



## Emaar|Gated Villa Community with Golden Visa #AS



### Agenten-Info

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Name:           | ArKadia                                                                                          |
| Name der Firma: |                                                                                                  |
| Land:           | Vereinigtes Königreich                                                                           |
| Telefon:        |                                                                                                  |
| Sprachen:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 997,716.86 |

### Standort

|                       |                              |
|-----------------------|------------------------------|
| Land:                 | Vereinigte Arabische Emirate |
| Staat/Region/Provinz: | Dubai                        |
| Veröffentlicht:       | 01.11.2025                   |

Beschreibung:

### Grand Polo Club & Resort by Emaar

A timeless blend of luxury, space, and equestrian charm.

Step into a serene, gated villa community where **European-inspired architecture** meets **polo lifestyle living**. Located in **Dubai Investment Park 2**, **4-bedroom townhouses** with grand double-height foyers, natural stone finishes, expansive layouts, and lush private gardens.

Live amidst **5.5 million sq. ft. of greenery**, with access to:

- Polo fields & horse trails
- Wellness spa & resort clubhouse
- Padel, basketball, football & mini-golf courts
- Water-view pools, yoga decks & cycling tracks
- Retail promenade & cafs

### Starting from AED 3.7M

10% booking | 20% on handover (Q2 2029)

Golden Visa eligible

Emaars newest luxury villa destination

It isnt just a home. Its a lifestyle rooted in elegance and escape.



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10 mins to Expo, 15 mins to Marina, 5 mins to Al Maktoum Airport.

CAPRI REALTY is a 13-year-old boutique real estate firm specializing in sales of villas and townhouses in secondary and primary market

Agents at Capri Realty have a combined experience of more than 100 years in real estate.

CALL us at +971508902658

**Yousuf Abdurahman**

#### PROPERTY FEATURES:

- Balcony
- BBQ area
- Broadband ready
- Broadband ready
- Built in wardrobes
- Central air conditioning
- Community View
- Covered parking
- Fully fitted kitchen
- Kitchen white goods
- Landscaped Garden
- Laundry/washing room
- Maid's room
- Pets allowed
- Private garage
- Private garden
- Private swimming pool
- Satellite/Cable TV
- Storage room
- Study
- View of gardens
- View of parkland
- 24 hours Maintenance
- Bank/ATM Facility
- Basketball Court
- Bus services
- Children's nursery
- Children's play area
- Clubhouse
- Communal gardens
- Concierge service
- Cycling tracks
- Fitness Center



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- Laundry Service
  - Metro station
  - Mosque
  - Polo club and clubhouse
  - Public park
  - Public parking
  - Public transport
  - Recreational Facilities
  - Restaurants
  - School
  - Shopping mall
  - Shops
  - Sports academies
  - Tennis courts
  - Valet Service
  - Walking Trails

## Allgemein

|                          |                         |
|--------------------------|-------------------------|
| Badezimmer:              | 3                       |
| Fertige m <sup>2</sup> : | 204.3867 m <sup>2</sup> |
| Grundstücksgröße:        | 167.2255 m <sup>2</sup> |

## Zimmerdetails

|                   |                |
|-------------------|----------------|
| Zimmer insgesamt: | 3              |
| Innenausstattung: | Fitted kitchen |

## Gebäudedetails

|                     |      |
|---------------------|------|
| Parkplatz:          | Ja   |
| Anzahl der Garagen: | 1    |
| Außen-Ausstattung:  | Pool |

## Mietdetails

|           |    |
|-----------|----|
| Möbliert: | Ja |
|-----------|----|

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                  |                                                                                                                                                                                                                             |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| URL der Website: | <a href="http://www.arkadia.com/BRIN-T20740/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/BRIN-T20740/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Kontaktinformation

|           |            |
|-----------|------------|
| IMLIX ID: | cr-s-34003 |
|-----------|------------|



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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