



## Emaars Polo Paradise Awaits Elegant 4BR Villas at Selvara #YAY



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,698,342.81

### Location

Country: United Arab Emirates  
State/Region/Province: Dubai  
Posted: Jul 01, 2025  
Description:

### Selvara at Grand Polo Club Emaars New Benchmark for Equestrian Luxury Living

Step into a world of refined countryside elegance with **Selvara**, the latest villa collection by Emaar nestled within the expansive **Grand Polo Club & Resort**. Located in **Dubai Investment Park 2**, this exclusive Phase 1 release offers a limited selection of **4-bedroom G+2 villas** thoughtfully designed for families seeking space, sophistication, and serenity.

Each home is set amidst lush green trails, with panoramic views of polo fields and landscaped gardens. With **floor-to-ceiling windows**, **natural stone and timber finishes**, and **intelligent layouts** spanning over **3,700 sq. ft**, Selvara seamlessly blends modern architectural finesse with timeless natural beauty.

### Key Features:

- Spacious **4-bedroom villas** (approx. 3,7003,850 sq. ft)
- Elegant G+2 layouts with **private gardens & terraces**
- Floor-to-ceiling glazing for seamless indoor-outdoor flow
- **High-quality natural finishes** (stone, timber, and earthy tones)



- **Smart-home enabled** with premium fittings throughout

## **Resort-Style Living in a Grand Equestrian Community**

- Set within a **5.54 million sq. m. masterplan** by Emaar
- Access to **3 polo fields**, riding trails & equestrian academy
- **5,600 sqm Arabian-inspired clubhouse** with wellness, fitness & spa
- Over **10 km of cycling, jogging, and forest trails**
- Landscaped parks, childrens play zones, picnic areas & BBQ lounges

## **Prime Connectivity:**

- 5 minutes from **Al Maktoum International Airport**
- 25 minutes to **Dubai Marina**, 35 minutes to **Downtown Dubai**
- Seamless access via **Expo Road (E77)** and **Emirates Road (E611)**

## **Pricing & Payment Plan:**

- **Starting from AED 6.2 Million**
- Flexible **10/70/20 payment plan**
- **Handover in Q2 2029**

CAPRI REALTY is a 13 years 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.

### **Yousuf Abdurahman**

#### **PROPERTY FEATURES:**

- Balcony
- BBQ area
- Broadband ready
- Broadband ready
- Built in wardrobes



- Carpets
- Central air conditioning
- Community View
- Covered parking
- Driver's Room
- Fully fitted kitchen
- Intercom
- Kitchen white goods
- Laundry/washing room
- Maid's room
- Pets allowed
- Private garage
- Private garden
- Storage room
- Study
- Upgraded interior
- View of gardens
- View of parkland
- 24 hours Maintenance
- Bank/ATM Facility
- Basketball Court
- Bus services
- Business Center
- Children's nursery
- Children's play area
- Clubhouse
- Communal gardens
- Concierge service
- Cycling tracks
- Fitness Center
- Laundry Service
- Metro station
- Mosque
- Polo club and clubhouse
- Public park
- Public parking
- Public transport
- Recreational Facilities
- Restaurants
- School
- Shopping mall
- Shops
- Sports academies
- Squash courts
- Tennis courts



- Valet Service
- Walking Trails

## Common

Bathrooms:	4
Finished sq. ft.:	353.2174 sq m
Lot Size:	335.38 sq m

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Parking:	Yes
Number of Garages:	1

## Rental details

Furnished:	Yes
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/BRIN-T17067/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/BRIN-T17067/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	cr-s-30299
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