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OFF PLAN

Equestra

Location: Dubai Investments Park (DIP), Dubai

Starting From: AED 3,700,000

Permit No: 2

Equestra

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Townhouses**	**Q3 2029**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Equestra is a premium townhouse development by **Emaar Properties** within **Grand Polo Club & Resort** , the developer's equestrian-inspired master community in Dubai Investment Park 2. Designed as a family-oriented residential neighbourhood, Equestra combines contemporary architecture with expansive greenery, landscaped corridors and the distinctive polo lifestyle that defines the wider master development. Emaar's official masterplan places Equestra as its own residential cluster within Grand Polo Club & Resort.

The project offers exclusively **3 and 4-bedroom townhouses**, positioning it at a more accessible entry point within Grand Polo Club & Resort than the community's larger standalone villa collections. Launch pricing starts from approximately **AED 3.7 million**. The residences are designed around modern family living, incorporating spacious layouts, private terraces, generous glazing and a strong connection between indoor spaces and the surrounding landscaped environment.

A major element of Equestra's design is its relationship with nature. Townhouses overlook **linear parks and landscaped open spaces**, while floor-to-ceiling windows and private terraces encourage natural light and indoor-outdoor living. Rather than functioning as an isolated townhouse compound, the neighbourhood is integrated into the broader green network of Grand Polo Club & Resort.

Residents are planned to have access to a comprehensive collection of recreational facilities, including **resort-style swimming pools, fitness areas, landscaped green corridors, walking and cycling trails, children's recreation spaces, barbecue areas and multi-use sports facilities**. These neighbourhood amenities are complemented by the wider facilities of Grand Polo Club & Resort.

The master community's defining attraction is its **equestrian and polo infrastructure**. Equestra residents will benefit from proximity to the community's polo fields, modern stables and signature clubhouse. Emaar's official masterplan clearly identifies **The Clubhouse, The Stables and The Polo Fields** as central components around which its residential neighbourhoods are organised.

The location within **Dubai Investment Park 2** also positions Equestra within Dubai's rapidly developing southern corridor. Current project information places **Al Maktoum International Airport approximately five minutes away, Expo City Dubai around eight minutes away, Dubai Hills Mall around 20 minutes away and Dubai Marina around 28 minutes away**.

Equestra follows Emaar's familiar **80/20 payment structure**, consisting of **10% at sales launch, 70% during construction and 20% upon handover**. Current project records specify an expected completion date of **31 August 2029**, placing handover firmly in **Q3 2029**.

From an investment perspective, Equestra occupies an interesting position within Grand Polo Club & Resort because its **3 and 4-bedroom townhouse format starts from AED 3.7 million**, substantially below the entry point of several standalone villa collections in the master development. This potentially broadens its future resale and rental audience to families seeking access to an Emaar villa community without moving into the higher price bracket associated with larger standalone villas.

Current project records report the original developer inventory as **sold out**. Buyers entering Equestra may therefore increasingly encounter assignment or resale opportunities, making the original purchase price, seller premium, amount already paid, remaining instalments, townhouse position and proximity to parks important considerations when comparing units.

Why Buy Equestra Through A1 Properties?
Purchasing **Equestra at Grand Polo Club & Resort** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors with knowledge of Emaar communities, family townhouse developments and Dubai's expanding southern residential corridor. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help compare available 3 and 4-bedroom townhouses according to layout, community position, orientation, original purchase price, current premium and outstanding payment obligations.

For investors, our advisors can benchmark Equestra against **Equiterra, Montura, Selvara, Chevalia Fields and other neighbourhoods within Grand Polo Club & Resort**, as well as competing Emaar communities elsewhere in Dubai. This helps buyers evaluate the relative value of townhouse inventory against larger standalone villas while considering future supply, resale positioning and rental demand.

For end-users, our consultants can focus on practical considerations including family space, privacy, proximity to parks and recreational facilities, community positioning and connectivity. From property selection and negotiation through documentation, financing, ownership transfer and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10%	70%	20%
Down Payment	During Construction	On Handover

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