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OFF PLAN

# Golf Acres

**Location:** Emaar South, Dubai

**Starting From:** AED 950,000

**Permit No:** 2

Golf Acres

| DEVELOPER | PROPERTY TYPE | HANDOVER | PAYMENT PLAN | STATUS |
|---|---|---|---|---|
| **Emaar** | **Apartments & Townhouses** | **Q4 2028** | **80/20** | **Off Plan** |

## ABOUT THE PROJECT

**Golf Acres at Emaar South** is a golf-oriented residential development by **Emaar Properties** in Dubai South, offering contemporary apartments and townhouses within the landscaped surroundings of Emaar South. The project is positioned alongside the community's championship golf course, giving selected residences open views across fairways and green spaces.

The residential collection comprises **1, 2 and 3-bedroom apartments alongside 3-bedroom townhouses**. Published layouts place residences from approximately **738 sq. ft.**, while the larger townhouse configurations extend to approximately **2,564 sq. ft.** This range allows Golf Acres to cater to investors seeking compact residences as well as families looking for substantially larger homes.

The architecture follows a contemporary, understated approach designed to complement the golf-course setting. Expansive windows and balconies maximise natural light and views, while the townhouse residences provide larger layouts and more private outdoor space.

Interiors use warm neutral colours, natural textures and modern finishes to create bright, functional living environments. Open-plan living and dining spaces are designed to maximise usable area, while balconies and terraces strengthen the connection between the residences and the surrounding landscape.

The golf course is central to the project's identity. Selected homes overlook the fairways of **Emaar South's 18-hole championship golf course**, providing a greener and lower-density outlook than conventional

urban apartment developments.

Residents have access to a comprehensive amenity programme that includes **swimming pools, children's play areas, indoor and outdoor fitness facilities, landscaped lawns, multipurpose spaces and sports facilities**. These amenities are complemented by the wider recreational infrastructure throughout Emaar South.

The broader **Emaar South** masterplan incorporates residential neighbourhoods, parks, retail and dining destinations and the championship golf course. The community's suburban environment is designed primarily around families, greenery and outdoor recreation.

Golf Acres also benefits from its location within **Dubai South**, close to **Al Maktoum International Airport and Expo City Dubai**. This places the project within one of Dubai's principal long-term infrastructure and economic growth corridors.

The development launched from approximately **AED 950,000**, making it one of the more accessible Emaar golf-community projects at its original release. However, current resale and assignment prices may differ significantly from launch pricing depending on unit type, view, floor and remaining payment obligations.

Golf Acres is scheduled for **Q4 2028**, with **December 2028** used as the expected completion period. The project follows an **80/20 payment plan**, comprising 10% at booking, 70% through construction-linked instalments and 20% upon handover.

From an investment perspective, Golf Acres combines **Emaar branding, golf-course positioning, a comparatively accessible original entry price and exposure to Dubai South's long-term development**. Its apartment and townhouse mix also provides different investment profiles within the same project.

Buyers should compare individual residences according to **built-up area, floor, golf-course orientation, view quality, balcony or terrace size and acquisition price per square foot**. Townhouses should be evaluated separately from apartments because their larger layouts and limited supply can produce different rental and resale dynamics.

Why Buy Golf Acres Through A1 Properties?
Purchasing **Golf Acres at Emaar South** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare apartments and townhouses according to square footage, floor, orientation, golf views, price per square foot and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers compare Golf Acres with the growing selection of Emaar golf-oriented projects across Emaar South.

For investors, our advisors can benchmark Golf Acres against **Golf Hills, Golf Hills 2, Golf Meadow, Golf Vale, Golf Trails and Vista Ridge**, considering entry price, handover timing, view quality, future supply and potential resale performance. For end-users, the selection process can focus on usable space, golf views, outdoor areas and proximity to community amenities.

From unit selection and reservation through documentation, financing, ownership transfer, leasing 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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