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OFF PLAN

Golf Edge

Location: Emaar South, Dubai

Starting From: AED 1,170,000

Permit No: 2

Golf Edge

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments & Townhouses**	**—**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Golf Edge at Emaar South is a golf-oriented residential development by **Emaar Properties**, combining contemporary apartments and a limited townhouse collection with panoramic views across the landscaped fairways of Emaar South's championship golf course.

The residential collection consists of **1, 2 and 3-bedroom apartments together with 3-bedroom townhouses**. Emaar directly confirms this property mix, while published floor-plan information places residences from approximately **796 sq. ft. to 2,987 sq. ft.**

Golf Edge is a relatively limited release compared with many of the newer apartment projects at Emaar South. Emaar's FY2025 investor reporting records only **169 residences**, which may help differentiate the development as the surrounding master community continues to expand.

The architecture follows a contemporary minimalist approach designed to complement the surrounding golf landscape. Emaar highlights **earthy tones and natural materials** throughout the development, creating a restrained aesthetic that connects the buildings visually with the greenery surrounding them.

Golf is central to the project's identity. Residents benefit from panoramic fairway views alongside access to Emaar South's **18-hole championship golf course, golf clubhouse and driving range**. This positioning makes orientation particularly important when comparing individual units, as golf-facing residences can offer a significantly different outlook from internally positioned homes.

The project's amenity programme includes **adult and children's swimming pools, an outdoor gym, yoga deck, jogging track, landscaped lawns, barbecue facilities, table tennis, an indoor multipurpose room and children's recreational spaces**. Controlled access and 24-hour security are also part of the development.

Residents additionally benefit from the wider infrastructure planned throughout **Emaar South**. The master community incorporates approximately **22,700 residential units, 15,360 apartments, 53,000 sq. m. of retail and dining space, 25 neighbourhood parks and the 18-hole championship golf course**.

The Dubai South location is another important element of Golf Edge's long-term proposition. Emaar highlights the community's proximity to **Al Maktoum International Airport and Expo City Dubai**, positioning Emaar South within one of Dubai's major long-term infrastructure and economic growth corridors.

Golf Edge launched from **AED 1.17 million** and is now effectively sold out from Emaar. The developer's FY2025 reporting shows **100% sales**, meaning buyers looking for Golf Edge today will primarily be evaluating assignment or resale opportunities rather than original developer inventory.

The project is scheduled for **Q1 2029**, with current reviewed project records indicating **February 2029** as the expected handover. Its payment structure is **80/20**, consisting of 10% at booking, 70% during construction and the final 20% at completion.

From an investment perspective, Golf Edge combines **Emaar branding, direct golf-community positioning, relatively limited inventory and an original entry price of AED 1.17 million**. Its location within Dubai South also provides exposure to the continued development surrounding Expo City and Al Maktoum International Airport.

Buyers considering resale units should compare **original purchase price, current premium, floor, golf-course orientation, square footage, balcony or terrace configuration and remaining payment obligations**. Three-bedroom townhouses should be assessed separately from apartments because their larger format and limited availability can result in different resale dynamics.

Why Buy Golf Edge Through A1 Properties?
Purchasing **Golf Edge at Emaar South** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare resale and assignment opportunities according to square footage, floor, golf-course orientation, view, original purchase price and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers compare Golf Edge against the expanding selection of Emaar developments throughout Emaar South.

For investors, our advisors can benchmark Golf Edge against **Golf Acres, Golf Dale, Golf Meadow, Golf Verge, Golf Hills, Golf Hills 2 and Vista Ridge**, considering entry price, handover timing, golf positioning and competing supply. For end-users, the selection process can focus on usable living space, golf views, outdoor areas and proximity to community facilities.

From unit selection and negotiation 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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