

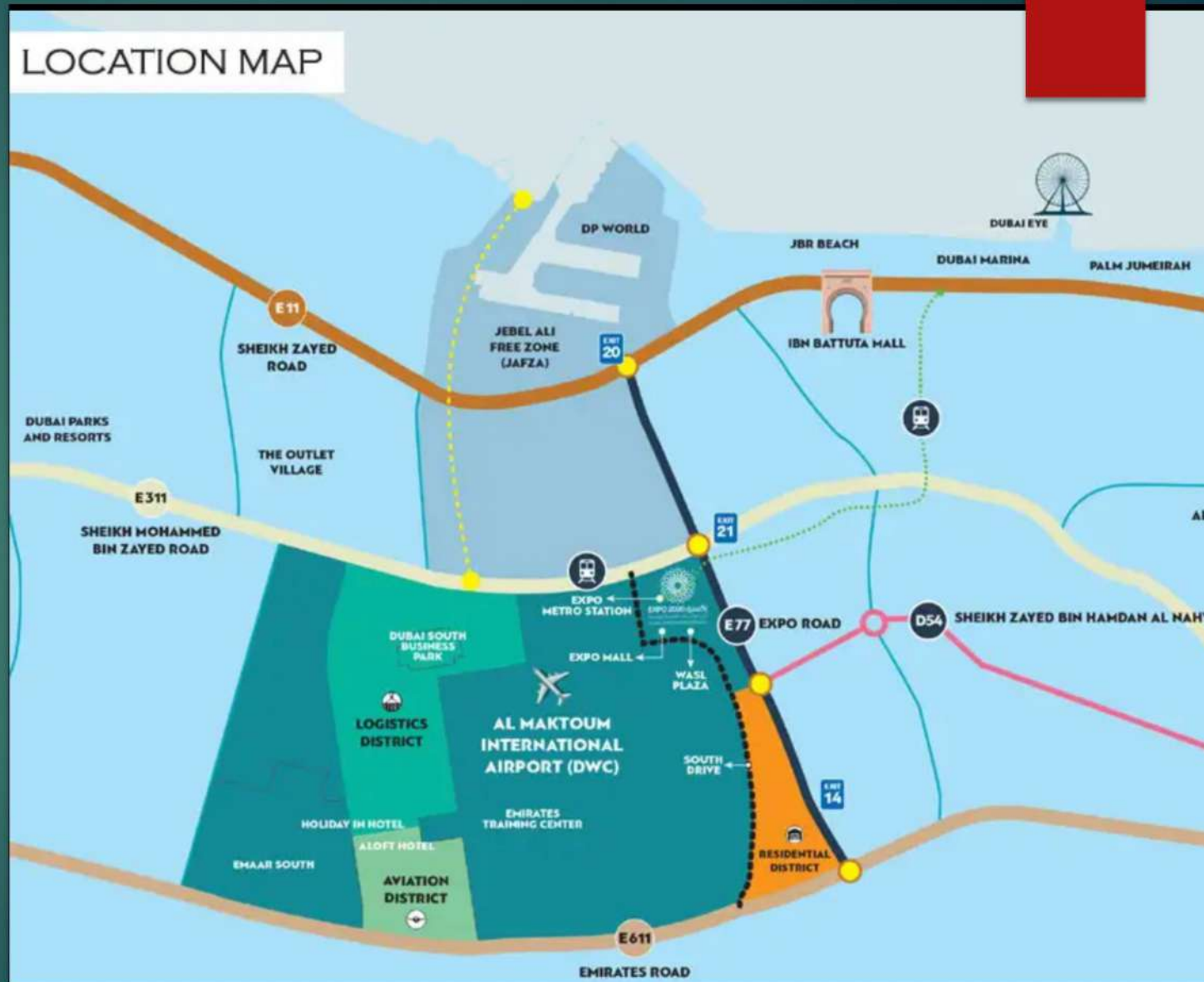


DUBAI SOUTH

THE PULSE RESIDENTIAL VILLAS

COMMUNITY OVERVIEW

- ▶ Dubai South is Dubai's largest single urban master development focusing on an aviation and logistics ecosystem that houses the world's largest airport when fully operational complemented by a multi-modal transport infrastructure connecting air, land and sea. Positioned as a global transport hub and major contributor to the economic growth of Dubai and the United Arab Emirates, Dubai South offers business-friendly free zone benefits and a living environment with a diverse range of residential homes and apartments to suit different lifestyles.



DUBAI SOUTH TILL NOW

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145 sq. km
master-planned city



7 sq. km
MBRAH a leading aerospace
hub



18 sq. km
multimodal logistics hub



35%
Of Dubai GDP expected to be
generated within Dubai South
by 2025



5000
residents living at Dubai South



12 Million
tons of cargo per year



More than
150
Nationalities



Create
500,000
Jobs



Home of Expo
2020



More than
5000
companies operating across
Dubai South

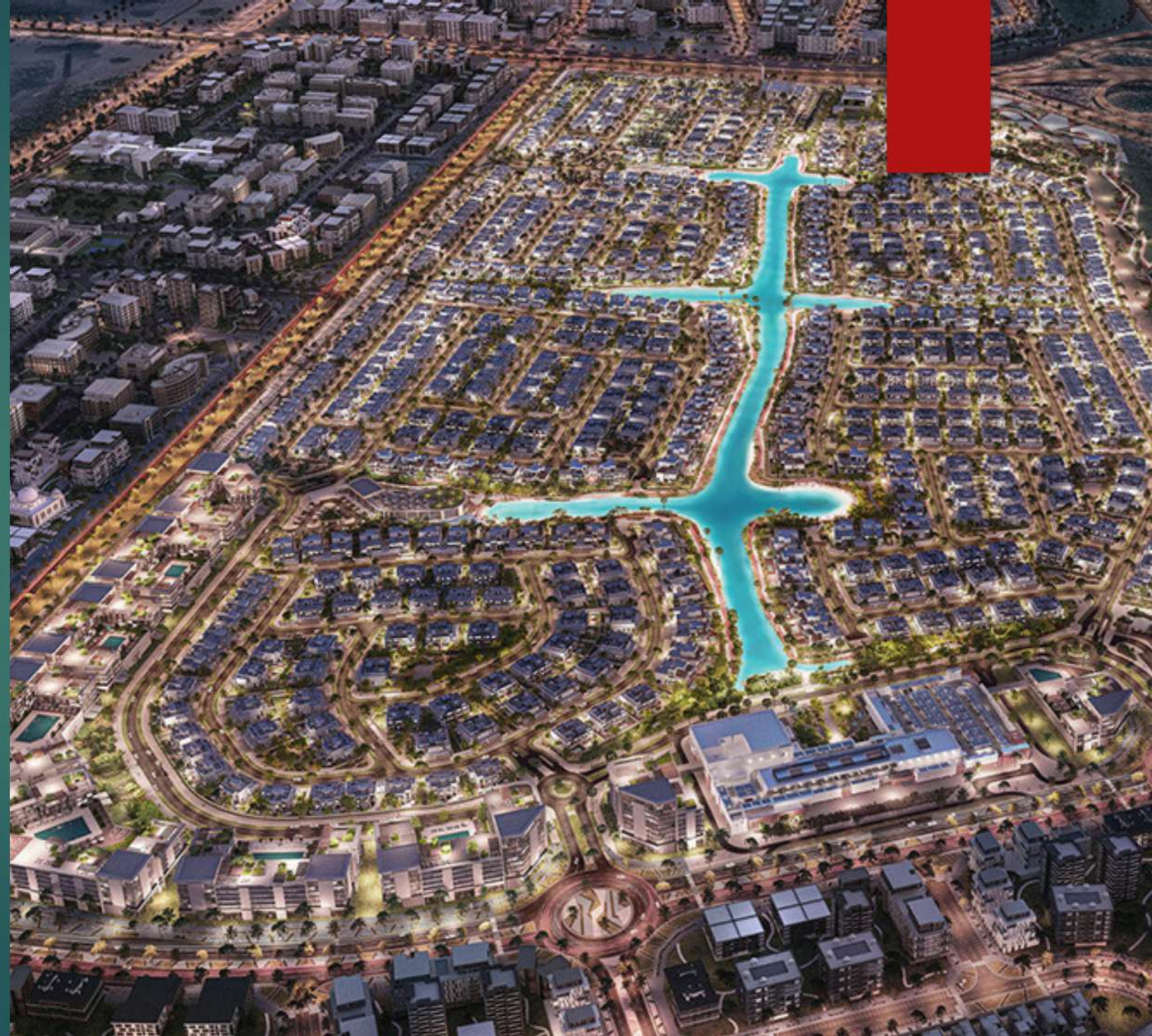


Home of
DWC
Al Maktoum International
Airport

Near Vicinity (South Bay Lagoon)

- ▶ The master-developer Dubai South Properties has launched the South Bay at the heart of The Residential District. To feature more than 800 villas and townhouses and more than 200 waterfront mansions, there will also be a 1-kilometre long crystal lagoon and 'multiple beaches'. The project includes more than 3 kilometres of a waterfront promenade.

Townhouses and villas at South Bay will be spread across a built-up area from 2,900 to 4,800 square feet in a mix of three-, four-, and five-bedroom townhouses and semi-detached villas. The mansions, all on the waterfront, will feature five-, six-, and seven-bedroom options with a maximum built-up area of around 13,000 square feet.

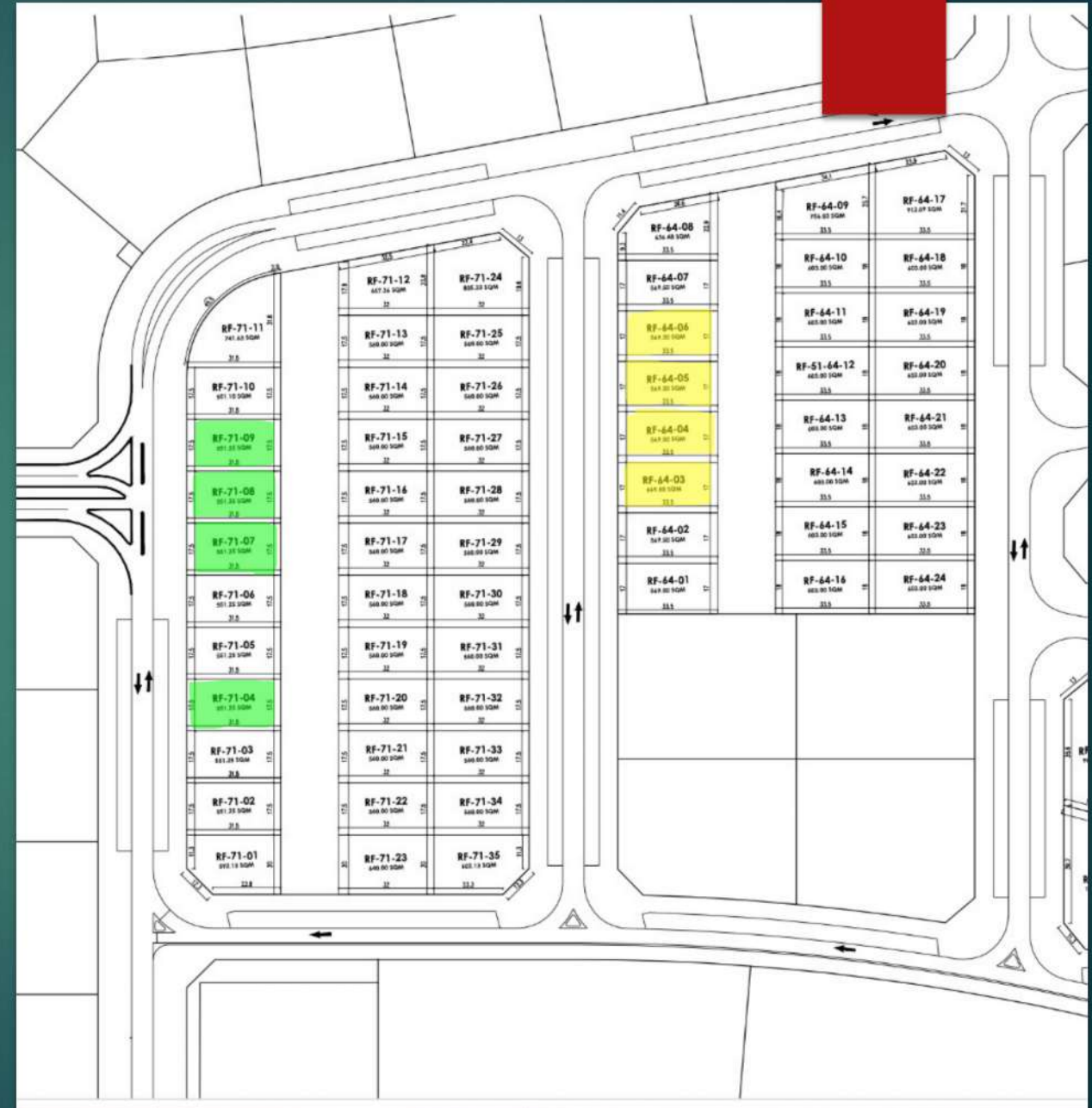


Exclusive 8 plots (SINGLE ROW)

- ▶ **Dubai South Plots**, a prestigious address that offers freehold villa plots for construction available with G+1 + roof/ Terrace located at Dubai South. These independent freehold designed plots are available for all nationalities .
- ▶ Enjoy access to its great location that offers you hassle-free connectivity to all the main roads. Residents can easily access the direct connection to the Expo Road and Emirates Road that provides you with great connectivity.
- ▶ While the community offers you a holistic lifestyle approach towards luxurious living with all the dedicated amenities and facilities. These beautifully designed plots are designed in a way that you can have all the essential at your doorstep, meanwhile offers you a serene atmosphere and locality for you and your little ones.
- ▶ **Key Highlights:**
 - Residential plots for all nationalities
 - Near to Maktoum International Airport
 - Located on Dubai South
 - Direct access from Expo Road and Emirates Road
 - Fully connected Infrastructure
 - Round the clock security
 - 250 meters from community center/ play area/ mosque
 - 200 meters from LULU supermarket

Available plots

S.no	Plot .No	Area (sqm)	Area (Sqf)
1	RF-71-04	551.3	5934.14
2	RF-71-07	551.3	5934.14
3	RF-71-08	551.3	5934.14
4	RF-71-09	551.3	5934.14
5	RF-64-03	569.50	6130.04
6	RF-64-04	569.50	6130.04
7	RF-64-05	569.50	6130.04
8	RF-64-06	569.50	6130.04



PLOT LOCATION



Approved Elevations

Design 1



Design 2



Design 3



Design 3 (Part II)



Design 4



Design 4 / part II



Design 5



Design 6



Dubai South Residential Villa

5-Bedroom Stand Alone Villa

-Ground Floor Plan-

Components

- Salon & Dining
- Open & Closed Kitchen
- Laundry
- Guest Bedroom
- Common W.C
- Driver room
- Maid room
- Main Entrance & Back Entrance
- Lift & Stairs



	Area (sq.ft)	Area (sq.m)
Suit	2009.6	186.7
Balcony	376.7	35
Overall	2387	221.7



FLOOR PLAN

1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances.
2. All materials, dimensions, and drawings are approximate only.
3. Information is subject to change without notice, at developer's absolute discretion.
4. Actual area may vary from the stated area.
5. Drawings not to scale.
6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

Dubai South Residential Villa

5-Bedroom Stand Alone Villa

-First Floor Plan-

Components

- 4 Master Bedrooms
- 2 Voids
- Stairs & Lift
- Balconies for all bedrooms



Suit	Area (sq.ft)	Area (sq.m)
Balcony	419.8	39
Overall	2391	222.14



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Dubai South Residential Villa

5-Bedroom Stand Alone Villa

-Roof Floor Plan-

Components

- Terrace
- Swimming Pool
- Small Kitchen
- Rest Room



	Area (sq.ft)	Area (sq.m)
Suit	705	65.5
Balcony	692	64.3
Overall	1399	130



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Comparative Analysis with South Bay (New Phases launching soon)

Property Location	Developer	Plot Size (Sq Ft)	Price (AED)
Furjan	Nakheel	6000	3.5- 4 Million
Jebel Ali Hills	Nakheel	10,000	2.5- 3.5 Million
Dubai South Residential District	Dubai South	6000	2.5- 3 Million

Note : Total 58 villa plots In the pulse residential district , out of which only 18 single row and 8 available for sale.

Comparative Analysis for ready villas

Property Location	Developer	Plot Size (Sq Ft)	Price (AED)
Furjan	Nakheel	6000+	7 Million onwards
Emaar Oasis	Emaar	5000+	7 Million onwards
Dubai South Bay	Dubai South	7000+	9 Million onwards