

## THE COMMUNITY - GRAND POLO CLUB & RESORT

A celebration of opulent living, where the legacy of noble equestrian traditions gracefully melds with sweeping landscapes that whisper modern elegance. This visionary architectural masterpiece fuses artistry and purpose in an extraordinary dance of design. It's a sanctuary where every day invites you to immerse yourself in nature's embrace.

### WHY SELVARA 3?

- **Rarity & Refinement:** A serene collection of villas shaped by contemporary design and architecture. Earthy tones, sculpted forms, and graceful details compose a life of quiet elegance.
- **Renaissance of Estate Living:** Selvara is part of the Grand Polo Club & Resort masterplan - where equestrian spirit, nature, wellness, and connection come together.
- **Realm of Leisure:** From tranquil pool and organically laid out garden paths. Wellness spaces, parks, and boutique retail — Selvara offers a seamless blend of leisure, privacy, and everyday indulgence.
- **Well-connected:** Steps away from curated liner parks, mosque and spaces that offer glimpses of the Green Core, Selvara offers seamless connectivity to the heart of this iconic masterplan
- **Contemporary Luxury Havens:** 4-bedroom villas designed for families with layouts that offer spaces to grow and thrive – indoors as well as outdoors
- **The Clubhouse:** Set in the Green Core, the Clubhouse stands as a bold architectural landmark, reflecting the grace and power of polo.
- **The Polo Fields:** Crafted to embody the essence of equestrian heritage, where the elegance of the horse and the passion of its riders.
- **The Stables:** A bold architectural statement in a sweeping spiral, celebrating equine grace and freedom — redefining modern equestrian design.



### LOCATION & VIEWS

- **Prime Location** - 5 mins from Al Maktoum Int'l Airport, 10 mins to Expo City, 30 mins to Downtown Dubai
- **Grand Polo Club & Resort:** Equestrian community with 5.54 million Sqm Masterplan Total Area and 1.59 million Sqm Open Space

Payment Plan	Payment Percentage	Date
Down Payment	10%	On Booking
1st Instalment	10%	OC T2025
2nd Instalment	10%	MAR 2026
3rd Instalment	10%	AUG 2026
4th Instalment 30% Construction Completion	10%	MAR 2027
5th Instalment 50% Construction Completion	10%	AUG2027
6th Instalment 70% Construction Completion	10%	JAN 2028
7th Instalment 90% Construction Completion	10%	JUL 2028
8th Instalment 100% Construction Completion	20%	MAY 2029

Type	Units	Avg. BUA (sq. ft.)	Avg. Plot Area (sq. ft.)	Starting Price (AED Million)
4 - Bedroom	138	3,805	3,718	6.49 M

## RESIDENTIAL UNITS



- A refined collection of 4-bedroom villas with contemporary, nature-inspired façades and earth-kissed hues
- Seamless indoor-outdoor flow designed for connection and ease
- Soft palettes and textured finishes create a calm, expressive living environment
- Crafted for understated grandeur and timeless family living

## SERVICES & AMENITIES

Beyond the gallop, life unfolds as a harmonious interplay between the thrill of sport and the tranquility of nature. Sunlit days by the Galloping Fountain, exhilarating matches enjoyed from your private vantage, tranquil evenings spent amidst the floral garden and along verdant paths.



- Lush Communal Landscapes
- Tranquil Pool Terrace
- State-of-the-Art Gymnasium
- Yoga Pavilion
- Multipurpose Lounge
- Community Parks
- Accessibility to Polo Fields & The Clubhouse
- 24-Hour Security & Gated Access

## THE DEVELOPER

EMAAR'S REVENUE FOR 2024 – AED 35.5 BILLION

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world\* and lifestyle destination.