

SAFFRON  
AT  
EMAAR SOUTH

EMAAR





# ABOUT EMAAR

We are Emaar, an award-winning developer with an enviable portfolio of large-scale urban design projects. The communities we've master-planned and delivered provide residents with a true sense of belonging in premium-quality homes set around picturesque settings. As Emaar, our job is to elevate your lifestyle to exceptional heights. As the owner of one of our properties, your job is to live life to the full.

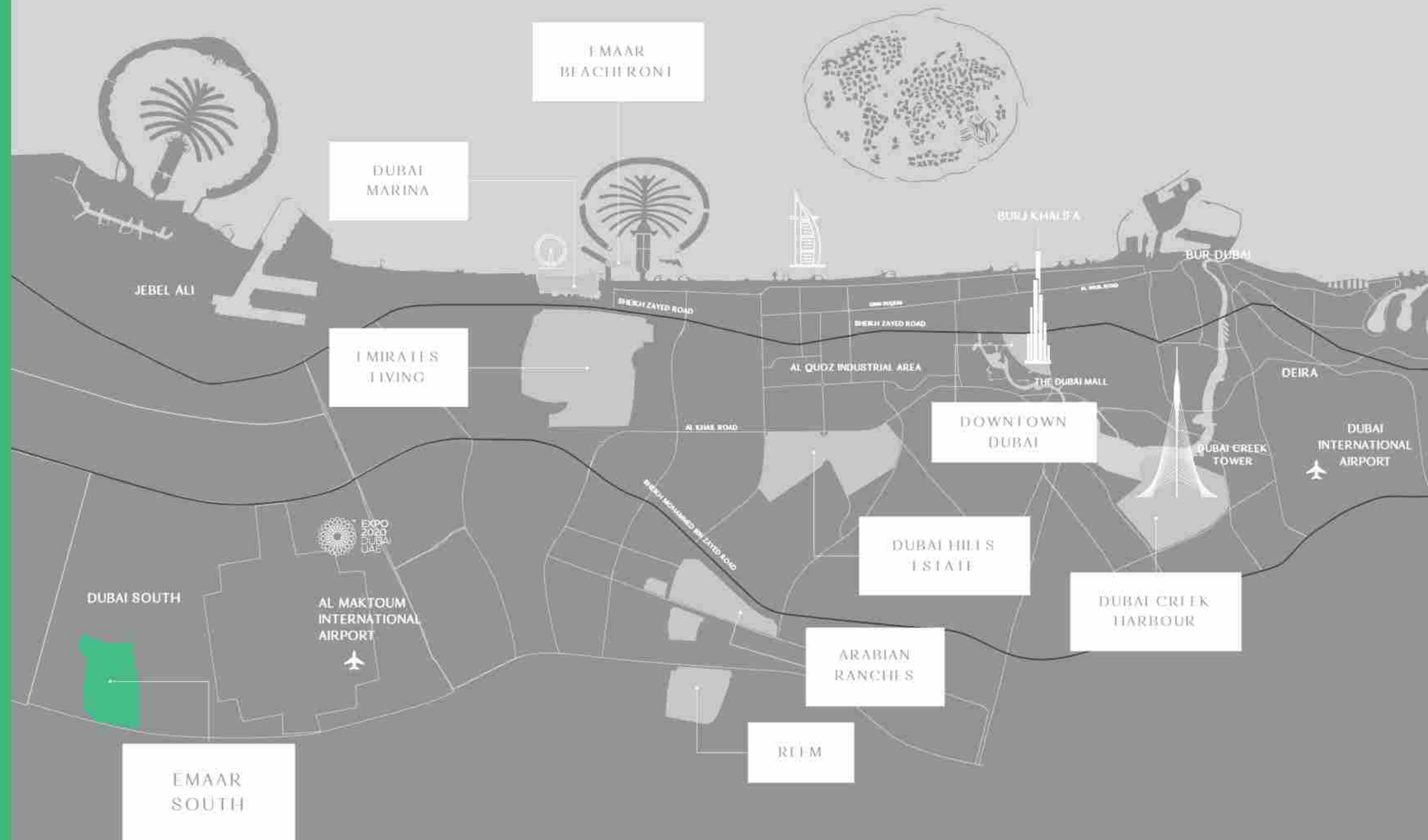




# DUBAI SOUTH

## THE NEW HEART OF DUBAI & THE HOME OF EMAAR SOUTH

Our newest family-oriented community is Emaar South, located in Dubai's emerging economic destination, Dubai South. This 145 sq km self-sufficient city is designed to create 500,000 jobs and sustain a population of near one million residents. Dubai South will encompass a world-class shopping mall, Dubai South Mall, the world's future biggest airport, the Al Maktoum International Airport, and the red metro line.





# EMAAR SOUTH

## HELLO, NEW BEGINNINGS

With Emaar South, we've gathered our best minds together to bring you a community of stylish townhouses, apartments and tiered townhomes encircling an 18-hole Championship golf course. Despite building you a peaceful golf community that encompasses a string of neighbourhood and district parks, we've made sure you're privileged to have key roads and landmarks in remarkable proximity. These include the Al Maktoum International Airport Road, hotels, retail centres, as well as proximity to the region's landmark event, Expo 2020.







22,700

Residential Units



15,360

Apartment Units



25

Neighbourhood parks



18-HOLE

Golf Course



53,000 SQM

Retail and FB



48 HECTARES

Open Spaces

#### LEGEND:

- 1- TOWNHOMES
- 2- GATED ENTRY
- 3- REC CENTER
- 4- POOL
- 5- KIDS PLAY AREA
- 6- LINEAR PARK
- 7- SIKKA







## SUBURBAN CHARM IN LUSH GREEN SURROUNDINGS

Saffron was born out of experience and our belief that there is an ever-increasing need for family-friendly communities that prize nature, space and the outdoors. Set amongst the many parks and green space at Emaar South, we bring you an elegant collection of garden townhouses within arm's reach of nature.


SAFFRON



SAFFRON IS A PLACE WHERE SUNLIGHT, PALM TREES AND LANDSCAPING  
COMBINE TO CREATE A NEIGHBOURHOOD OF CALM AND COMFORT.





A modern townhouse at night with a family in the garden. The townhouse has a grey stone upper level and a light grey lower level. Large windows and a glass door are illuminated from within, showing a living room and a kitchen. A man in a black shirt and shorts is walking in the garden, which has a yellow tent and a small child. A woman and another child are visible in the background near the entrance. The garden is landscaped with various plants and a stone path.

## A FAMILY-ORIENTED SANCTUARY

Live in a calm, family-friendly environment that seamlessly blends park-side living with suburban charm. Select between 3 and 4 bedroom townhouses, each with a private garden and a backyard.

SAFFRON



THE CONTEMPORARY ARCHITECTURE OF SAFFRON REFLECTS  
A MODERN FAMILY LIFESTYLE.







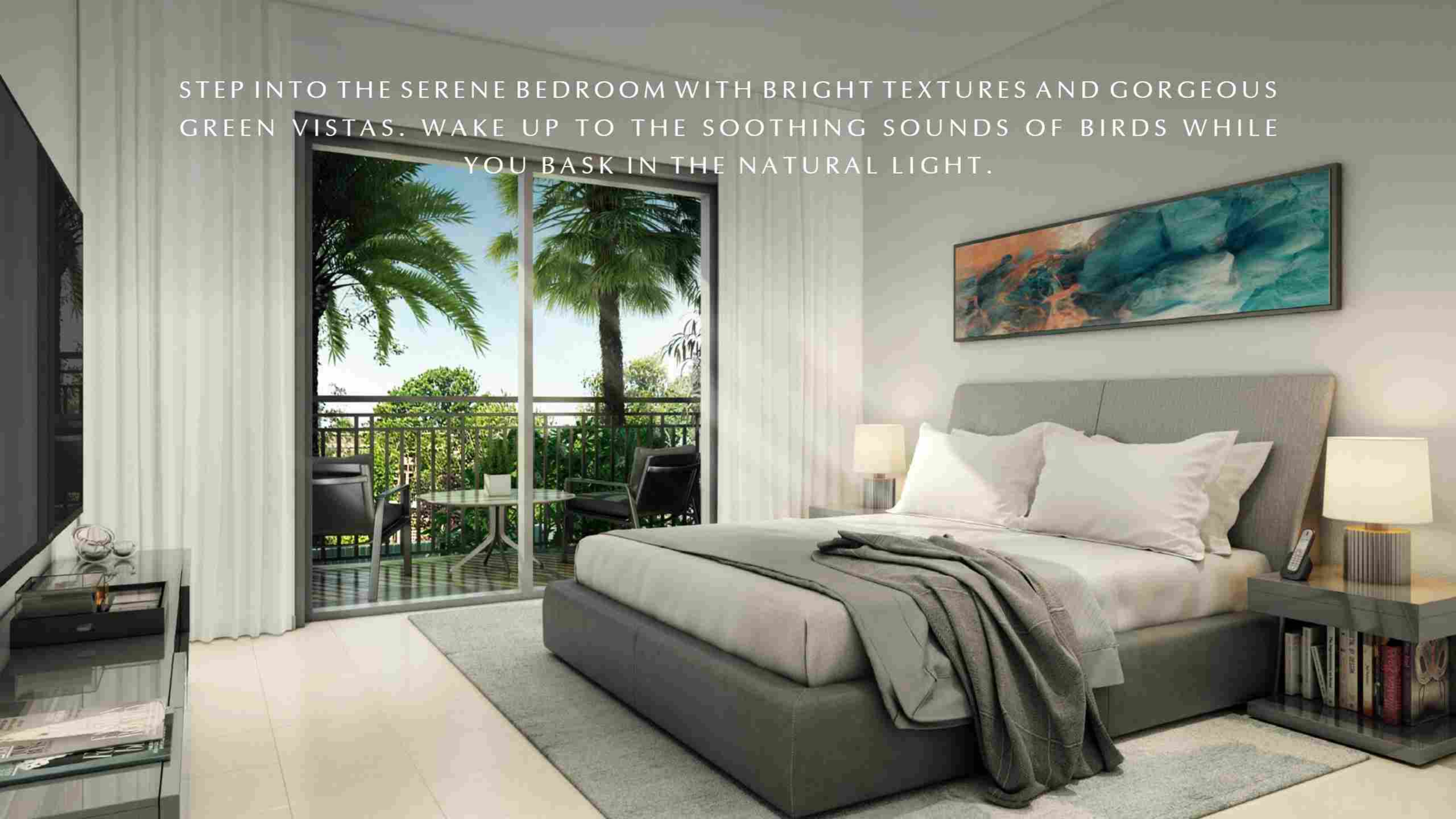
## INSPIRED BY TRIALLED TOWNHOUSE COMMUNITIES

Having taken queues from Emaar's most sought-after villa and townhouse communities like Arabian Ranches, The Springs and Reem, our architects have created an ideal family setting. The intelligently planned interiors are conceived to maximise space and provide the perfect ambience for you to entertain guests or just relax at the end of the day.

SAFFRON



STEP INTO THE SERENE BEDROOM WITH BRIGHT TEXTURES AND GORGEOUS  
GREEN VISTAS. WAKE UP TO THE SOOTHING SOUNDS OF BIRDS WHILE  
YOU BASK IN THE NATURAL LIGHT.







## GOLFING AS A WAY OF LIFE

Enjoy a life of leisure with a wide variety of amenities at your doorstep. Relish having an 18-hole championship golf course within walking distance of your home, as well as access to a driving range and a clubhouse.

SAFFRON



## PARKSIDE LIVING AT ITS FINEST

Enjoy al fresco picnics for most of the year or wander along the open palm tree-lined avenues while being surrounded by lush landscaping. Or simply pause on a park bench and admire the idyllic, sun-drenched neighbourhood.

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# LEAD AN ACTIVE AND SOCIAL LIFE

Completing the Saffron lifestyle are a retail town centre, a hotel, and several dining outlets. Lead an active and social life with community swimming pools, indoor and outdoor kids play areas, barbecue areas, a health & fitness facility, and a community clubhouse at your doorstep.

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OWN A HOME YOU AND YOUR FAMILY WILL LOVE.





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FLOOR PLAN



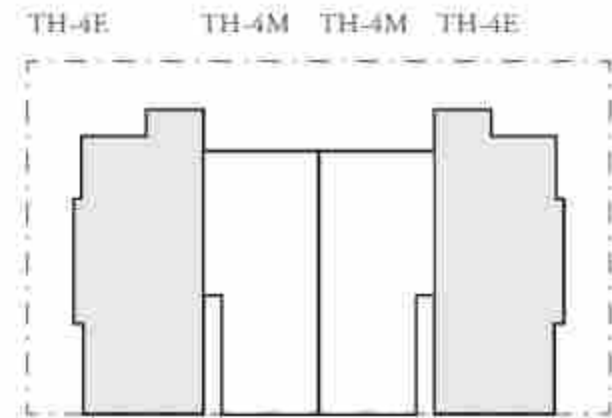


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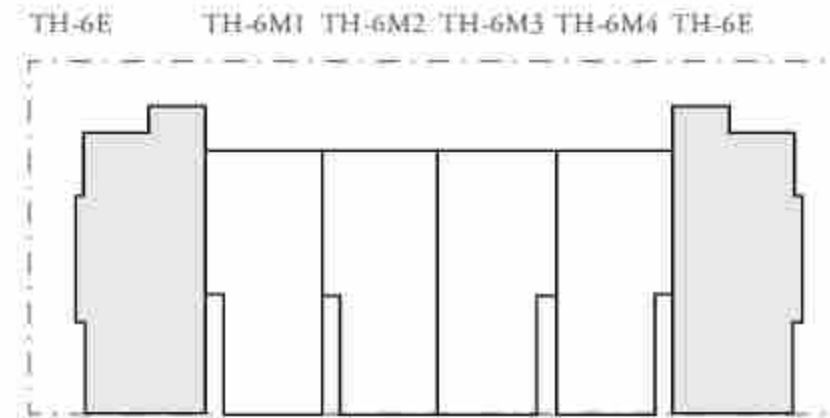
4 BEDROOM

UNIT	TOTAL AREA
TH4-E TH6-E TH8-E	234.91 SQM   2528.55 SQFT

KEY PLAN



4 UNIT CLUSTER



6 UNIT CLUSTER



8 UNIT CLUSTER



Ground Floor



First Floor

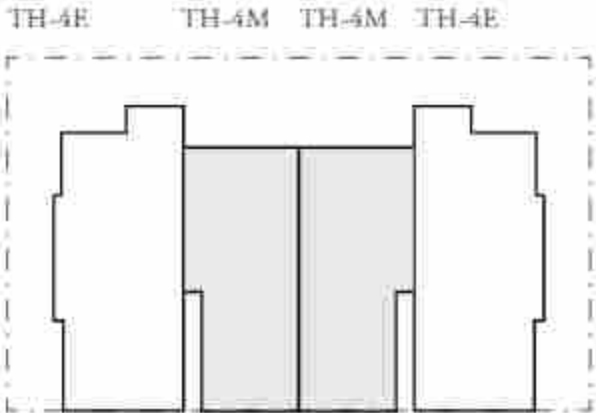


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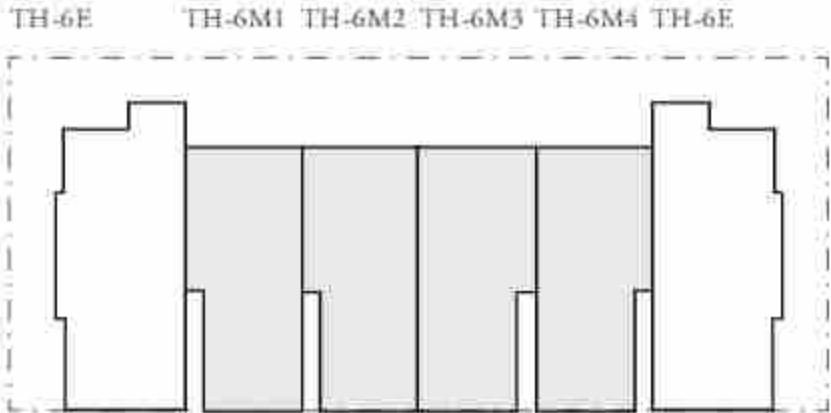
3 BEDROOM

UNIT	TOTAL AREA	UNIT	TOTAL AREA
TH4-M TH8-M1 TH8-M6	192.42 SQM   2071.19 SQFT	TH6-M2 TH6-M3 TH8-M2 TH8-M5	192.31 SQM   2070.01 SQFT
TH6-M1 TH6-M4	193.10 SQM   2078.51 SQFT	TH8-M3 TH8-M4	191.39 SQM   2060.10 SQFT

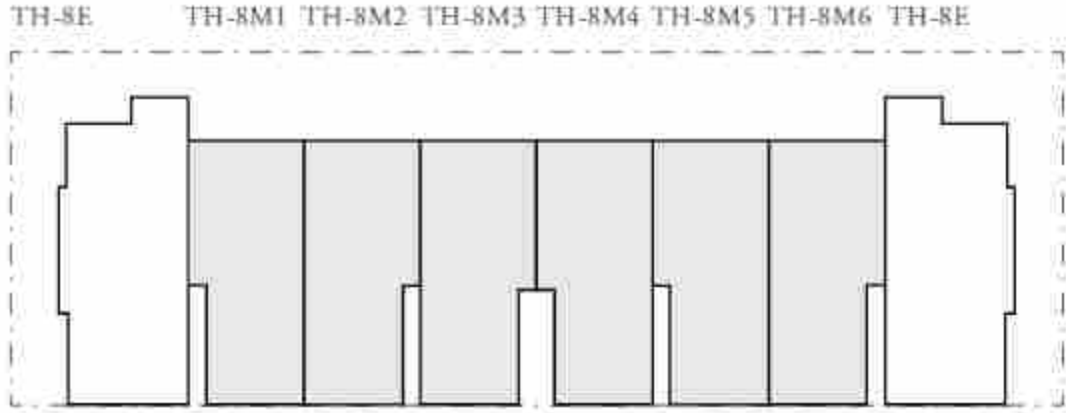
KEY PLAN



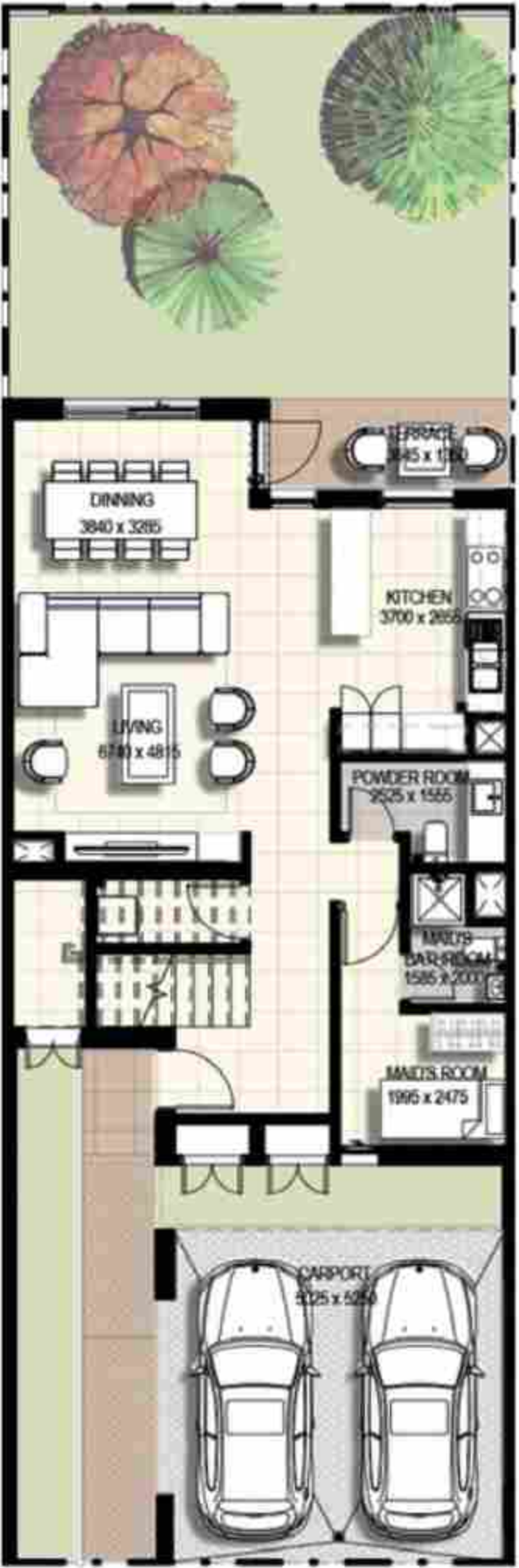
4 UNIT CLUSTER



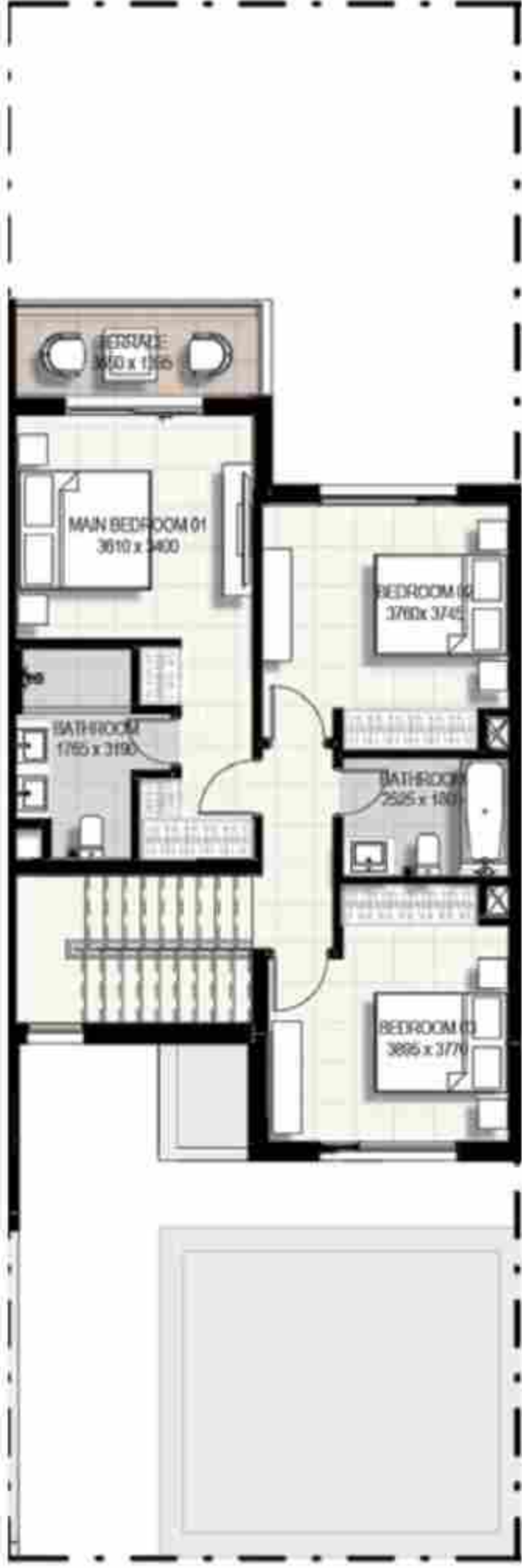
6 UNIT CLUSTER



8 UNIT CLUSTER



Ground Floor



First Floor

**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 its absolute discretion, without any liability whatsoever.