

Prestigious Polo & Resort Living | Premier Family Villas |

Montura 2

📍 Grand Polo Club & Resort – Dubai – United Arab Emirates

[View in Map ↗](#)

Reference No. **PLS00056**

EMAAR Developer
EMAAR

Starting From
5,510,000 AED

Payment Plan
10/70/20

Handover From
Q2 2029

Location
Dubai Investment Park
Second

Property Type
Villa

DLD Fee
4 %



Download on Google Play

Download Prosper App












Download on the App Store

Description

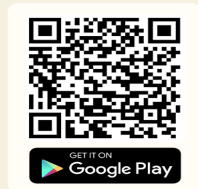
Montura 2 at Grand Polo Club & Resort is Emaar’s refined continuation of an elegant, equestrian-inspired lifestyle community, offering an elevated collection of 3 and 5 bedroom luxury villas set amidst one of Dubai’s most serene natural environments. Designed to capture the essence of modern resort living, the master development features expansive green meadows, forest-style walking trails, shaded pathways, floral gardens, and calm water bodies that create a tranquil backdrop for everyday life. The villas combine contemporary architecture with warm, natural materials, generous glazing, and spacious layouts that promote fluid indoor outdoor living, enhanced by private gardens, terraces, and premium finishes throughout.

Residents enjoy exclusive access to a full suite of wellness and leisure amenities including professional polo fields, equestrian facilities, a beautifully curated clubhouse, multiple sports courts, jogging and cycling tracks, children’s play zones, and community parks ideal for family gatherings. Strategically positioned in Dubai Investment Park, the development feels like a secluded resort while offering convenient connectivity to major highways, Al Maktoum International Airport, and key destinations across the city. Montura 2 is designed for those seeking a harmonious blend of luxury, nature, and lifestyle a rare opportunity to experience resort living wrapped in the sophistication of Emaar’s signature craftsmanship.

Amenities

- | | | |
|--|---|--|
|  Swimming Pool |  Gym Fitness Center |  Kids Play Area |
|  BBQ Area |  24/7 Security & CCTV |  Smart Home Integration |
|  Pet-friendly Zones |  Jogging Cycling Track |  Yoga Pilates Studio |
|  Clubhouse Community Center |  Restaurants Cafés |  Supermarket / Store |

Download Prosper App



Download on Google Play



Download on the App Store

-  Concierge Services
-  Gardens | Parks
-  Sports Courts
-  Multipurpose Hall

Payment Plan

Particulars	Period	Booking Amount %	
1	Immediate	10	

Particulars	Period	Date	Booking Amount %
2	After Booking	31-07-2025	10

Particulars	Period	Date	Booking Amount %
3	After Booking	31-12-2025	10



Particulars	Period	Date	Booking Amount %
4	After Booking	30-06-2026	15

Particulars	Period	Date	Booking Amount %
5	After Booking	31-10-2026	15



Particulars	Period	Date	Booking Amount %
6	After Booking	31-08-2027	10

Particulars	Period	Date	Booking Amount %
7	After Booking	30-06-2028	10

Particulars	Period	Booking Amount %	
-------------	--------	------------------	--



Download Prosper App



Download on Google Play

Download on the App Store

8

On Completion

20

Regulatory Information

Permit Number	1974307454
DED	771800
RERA	143033
BRN	40659

Trakheesi Permit



Images



Download Prosper App



Download on Google Play



Download on the App Store



Unit Types

View units which comes under this project.

Villa

Type	Bedroom	Area (sqft)	Price (AED)	Floor Plan
------	---------	-------------	-------------	------------

Download Prosper App



Download on Google Play



Download on the App Store

5 BEDROOM - TYPE 1

5

Built Up: 5280 - 5303
Plot: 6100 - 6127

9,860,000 AED



5 BEDROOM - TYPE 2

5

Built Up: 5280 - 5303
Plot: 6100 - 6127

9,860,000 AED



3 BEDROOM - TYPE 1

3

Built Up: 2950 - 2981
Plot: 5150 - 5196

5,510,000 AED



3 BEDROOM - TYPE 2

3

Built Up: 2950 - 2981
Plot: 5150 - 5196

5,510,000 AED



Download on Google Play

Download Prosper App

Download on the App Store

