



Reference No. **PLS00075**

DEVELOPER **EMAAR**

Premium Family Villas | Equestrian-Inspired | Selvara 4

Starting from **₹ 6,430,000**

Grand Polo Villas and Townhouses - Dubai - United Arab Emirates
VIEW IN MAP

Payment Plan
10/70/20

Handover From
Q1 2029

Location
Grand Polo Villas an...

Property Type
Villa

DLD Fee
4 %

Description:

Selvara 4 at Grand Polo Club & Resort is an exclusive residential enclave by Emaar Properties, offering a limited collection of elegant 4 bedroom standalone villas within a prestigious equestrian-themed master community in Dubai. Crafted for families seeking space, privacy, and refined living, the villas showcase contemporary architecture with natural, earthy palettes that reflect the serene surroundings. Thoughtfully planned layouts include expansive living and dining areas, large windows that invite natural light, high-quality finishes, and private outdoor spaces that create a seamless connection between indoor comfort and outdoor relaxation.

Set amid lush landscaped greenery, Selvara 4 is designed around a distinctive polo lifestyle, with scenic polo fields, stables, and open green corridors forming the heart of the community. Residents benefit from a wide range of premium lifestyle amenities including a signature clubhouse, swimming pools, wellness and fitness facilities, yoga and meditation spaces, walking and cycling tracks, and family-friendly parks. The community also offers retail and dining options for everyday convenience, along with gated access and 24 hour security for peace of mind.

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Strategically located with excellent connectivity to major road networks, Selvara 4 provides easy access to key destinations such as business districts, leisure hubs, and international airports, while maintaining a calm, resort-like atmosphere away from the city's bustle. Combining timeless design, nature-focused living, and Emaar's hallmark quality, Selvara 4 at Grand Polo Club & Resort presents a sophisticated lifestyle choice and a strong long-term investment opportunity in one of Dubai's emerging luxury communities.

Amenities

Swimming Pool	Gym Fitness Center	Kids Play Area
BBQ Area	24/7 Security & CCTV	Concierge Services
Smart Home Integration	Pet-friendly Zones	Supermarket / Store
Restaurants Cafés	Jogging Cycling Track	Gardens Parks
Yoga Pilates Studio	Sports Courts	Clubhouse Community Center
Multipurpose Hall	Parking	Co-working Business Lounge
Maid's Room	Golf Course	

Payment Plan

INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
Down Payment	Immediate	-	10
1	After Booking	31-10-2025	10
2	After Booking	31-03-2026	10
3	After Booking	31-08-2026	10

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INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
4	After Booking	31-03-2027	10
5	After Booking	31-08-2027	10
6	After Booking	31-01-2028	10
7	After Booking	31-07-2028	10
8	On Completion	-	20

Regulatory Information

Permit Number: **0595149577**

DED: **771800**

RERA: **143033**

BRN: **40659**

Trakheesi Permit:



more photos



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Unit Types

View units which comes under this project.

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Villa

TYPE	BEDROOM	AREA (SQFT)	PRICE	
4 BEDROOM - VILLA A STYLE 2	4	Built Up: 3780 - 3805 Plot: 3450 - 3495	₹6,430,000	
4 BEDROOM - VILLA A STYLE 3	4	Built Up: 3780 - 3805 Plot: 3450 - 3495	₹6,430,000	
4 BEDROOM - VILLA B STYLE 2	4	Built Up: 3780 - 3805 Plot: 3450 - 3495	₹6,430,000	
4 BEDROOM - VILLA B STYLE 3	4	Built Up: 3780 - 3805 Plot: 3450 - 3495	₹6,430,000	

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