



Reference No. **PLS00077**

DEVELOPER **EMAAR**

Refined Villa Living | Polo Lifestyle Community | Selvara

Starting from **₹ 6,200,000**

Grand Polo Villas and Townhouses - Dubai - United Arab Emirates [VIEW IN MAP](#)

Payment Plan 10/70/20	Handover From Q3 2029	Location Grand Polo Villas an...	Property Type Villa	DLD Fee 4%
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Description:

Selvara at Grand Polo Club & Resort is a refined residential villa community by **Emaar Properties**, set within Dubai's prestigious equestrian destination in **Dubai Investment Park 2 (DIP 2)**. The project features an exclusive collection of **elegantly designed 4 bedroom villas** that reflect a harmonious balance between contemporary architecture and the timeless charm of polo-inspired living. With clean lines, earthy tones, and thoughtfully planned layouts, each villa is designed to maximize space, privacy, and natural light while seamlessly connecting indoor and outdoor living areas.

Surrounded by **lush landscaped greenery, open meadows, and championship polo fields**, Selvara offers a serene, resort-style lifestyle that promotes wellness and relaxation. Residents benefit from access to world-class amenities including a **grand clubhouse, swimming pools, fitness and yoga facilities, walking and cycling trails, children's play areas, and equestrian facilities with private stables**. The community is carefully planned to foster a sense of exclusivity while remaining family-friendly, with safe pedestrian pathways and social spaces that encourage connection and leisure.

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Strategically located near **Emirates Road (E611) and Expo Road (E77)**, Selvara enjoys excellent connectivity to key destinations such as **Al Maktoum International Airport, Expo City Dubai, Dubai Marina, Dubai Hills Estate, and Downtown Dubai**. This prime location allows residents to enjoy peaceful suburban living without compromising on accessibility to Dubai's major business, retail, and lifestyle hubs.

With its limited inventory, strong Emaar brand value, and distinctive equestrian-themed setting, Selvara at Grand Polo Club & Resort appeals to both **end users seeking elegant family homes** and **investors looking for long-term capital appreciation**. The project represents a unique opportunity to own a sophisticated villa in one of Dubai's most character-driven and lifestyle-focused master communities.

Amenities

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

Payment Plan

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

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INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
2	After Booking	31-01-2026	10
3	After Booking	30-06-2026	10
4	After Booking	31-01-2027	10
5	After Booking	31-07-2027	10
6	After Booking	31-01-2028	10
7	After Booking	30-06-2028	10
8	On Completion	-	20

Regulatory Information

Permit Number:	0451128122
DED:	771800
RERA:	143033
BRN:	40659

Trakheesi Permit:



[more photos](#)

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Unit Types

View units which comes under this project.

Villa

TYPE	BEDROOM	AREA (SQFT)	PRICE	
4 BEDROOM A STYLE 1	4	Built Up: 3750 – 3802 Plot: 3570 – 3610	₹ 6,200,000	
4 BEDROOM A STYLE 2	4	Built Up: 3750 – 3802 Plot: 3570 – 3610	₹ 6,200,000	
4 BEDROOM A STYLE 3	4	Built Up: 3750 – 3802 Plot: 3570 – 3610	₹ 6,200,000	
4 BEDROOM B STYLE 1	4	Built Up: 3750 – 3802 Plot: 3570 – 3610	₹ 6,200,000	
4 BEDROOM B STYLE 2	4	Built Up: 3750 – 3802 Plot: 3570 – 3610	₹ 6,200,000	
4 BEDROOM B STYLE 3	4	Built Up: 3750 – 3802 Plot: 3570 – 3610	₹ 6,200,000	

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