

The Community

Grand Polo Club & Resort is a masterplan which is built to strike fine balance between lifestyle principles of leisure, nature, connectivity, wellness and recreation. Whilst having the equestrian prestige at its heart, the green spaces loop-around and branch-out across the masterplan, connecting the residences thereby fostering a sense of community and belonging.

Why Montura?

- The Polo Fields are shaped by the spirit of the sport, horses, riders, and the grandeur of equestrian tradition.
- The Clubhouse is a striking fusion of bold architecture, designs and Arabian heritage, crafted to inspire camaraderie, connection, and sense of belonging.
- The Stables is a bold, spiralling masterpiece that celebrates the dynamism of equestrian life. With a central courtyard, flowing water features, and expansive views, this sculptural sanctuary is a hidden gem.
- The Green Core is a defining centrepiece, home to three polo fields that unfold like emerald tapestries, a luxury clubhouse, and private horse stables.
- Legacy of Refined Living: Interiors crafted with artistry, featuring fine marble, bespoke woodwork, and richly layered textures.
- Spaces and experiences that foster vitality, creativity, and peace with green landscapes, forest trails and floral gardens.



Location & Views

- Swift access to key destinations, 5 mins Al Maktoum Int'l Airport and 30 Mins from Downtown Dubai
- A collection of villas painted with green landscapes, forest trails and floral gardens, tucked within verdant landscapes.
- Each villa opens into a haven of calm, where equestrian grace and the spirit of polo echo through wide green fields and leafy canopies.
- A landscaped courtyard offers stillness, while water flowing features adds rhythm and reflection.

Payment Plan	Payment Percentage	Date
1st Instalment	10%	ON BOOKING
2nd Instalment	10%	JUL 2025
3rd Instalment	10%	FEB 2026
4th Instalment	10%	JUL 2026
5th Instalment 30% Construction Completion	10%	JAN 2027
6th Instalment 50% Construction Completion	10%	JUL 2027
7th Instalment 80% Construction Completion	10%	MAR 2028
8th Instalment 90% Construction Completion	10%	JUL 2028
9th Instalment 100% Construction Completion	20%	JUN 2029

Type	Units	Avg. BUA Area (sq. ft.)	Avg. PLOT Area (sq. ft.)	Starting Price (in AED Mn)
4 Bedrooms	183	3,840	5,184	7.06 Mn
5 Bedrooms	28	5,137	5,763	9.80 Mn



Residential Units & Facts

- 4 and 5 bedroom villas at Montura are a masterstroke of architectural grace featuring precise lines and grandeur.
- Inspired by equestrian heritage, homes offer a life of distinction, tranquility, and artful simplicity.
- Overlooking verdant meadows, each home is crafted for family life where light, space, and luxury flow in harmony with nature.



Amenities

- Padel Courts
- Fitness Area
- Floral Garden
- Forest Walk
- Stables
- Pedestrian & Cycling Network
- Galloping Fountain
- Art Pavilion
- Open Lawn
- Mini Golf

The Developer

EMAAR'S REVENUE FOR 2024 - AED 14.4 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.