



Reference No. **PLS00015**

DEVELOPER **EMAAR**

## Spacious Modern Villas | Resort-Style Living | Montura 3

Starting from **₹ 7,070,000**

Grand Polo Club & Resort, Emaar polo club and resorts - Emirates Road - Dubai - United Arab Emirates [VIEW IN MAP ↗](#)

<b>Payment Plan</b> 10/70/20	<b>Handover From</b> Q3 2029	<b>Location</b> Grand Polo Club & ...	<b>Property Type</b> Villa	<b>DLD Fee</b> 4 %
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### Description:

**Montura 3 at Grand Polo Club & Resort** is a prestigious villa development by **Emaar Properties**, set within the tranquil and exclusive surroundings of **Dubai Investment Park Second**. This luxurious community offers 4 and 5 bedroom villas designed to embody modern sophistication while celebrating the equestrian heritage of the area. Each villa features expansive, open-plan interiors with floor-to-ceiling windows that invite natural light and provide seamless connectivity between indoor and outdoor living spaces.

Residents can enjoy beautifully landscaped private gardens, terraces, and thoughtfully crafted interiors with premium finishes, bespoke woodwork, and high-quality materials that reflect elegance and comfort. The development is part of the **Grand Polo Club & Resort**, offering a unique lifestyle with access to world-class polo fields, equestrian facilities, a clubhouse, fitness and wellness zones, jogging and cycling tracks, children's play areas, and multiple recreational spaces.

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Montura 3's location provides excellent connectivity to **key Dubai destinations** including Downtown Dubai, Dubai Marina, Expo City, and Al Maktoum International Airport, while maintaining a peaceful retreat-like environment. Combining a resort-style ambiance, exclusive privacy, and an investment-friendly masterplan by Emaar, Montura 3 is ideal for those seeking a refined, luxurious lifestyle amidst nature, elegance, and world-class amenities.

### Amenities


Yoga | Pilates Studio


Swimming Pool


Golf Course


Gym

### Payment Plan

INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
Down Payment	Immediate	-	10
2	After Booking	31-07-2025	10
3	After Booking	28-02-2026	10
4	After Booking	31-07-2026	10
5	After Booking	31-01-2027	10
6	After Booking	31-07-2027	10
7	After Booking	31-03-2028	10
8	After Booking	31-07-2028	10
9	On Completion	-	20

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Regulatory Information

Permit Number:	<b>347578688</b>
DED:	<b>771800</b>
RERA:	<b>143033</b>
BRN:	<b>40659</b>

Trakheesi Permit:



more photos



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### Unit Types

View units which comes under this project.

#### Villa

TYPE	BEDROOM	AREA (SQFT)	PRICE	
5 BEDROOM - TYPE 3	5	Built Up: 5100 - 5137 Plot: 5910 - 5935	₹ 9,720,000	
5 BEDROOM - TYPE 4	5	Built Up: 5100 - 5137 Plot: 5910 - 5935	₹ 9,720,000	
4 BEDROOM - TYPE 1	4	Built Up: 3450 - 3480 Plot: 5040 - 5088	₹ 7,070,000	
4 BEDROOM - TYPE 2	4	Built Up: 3450 - 3480 Plot: 5040 - 5088	₹ 7,070,000	

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