EMAAR

A New Chapter of
*Luxury Equestrian Living* Unfolds

GRAND POLO

CLUB & RESORT

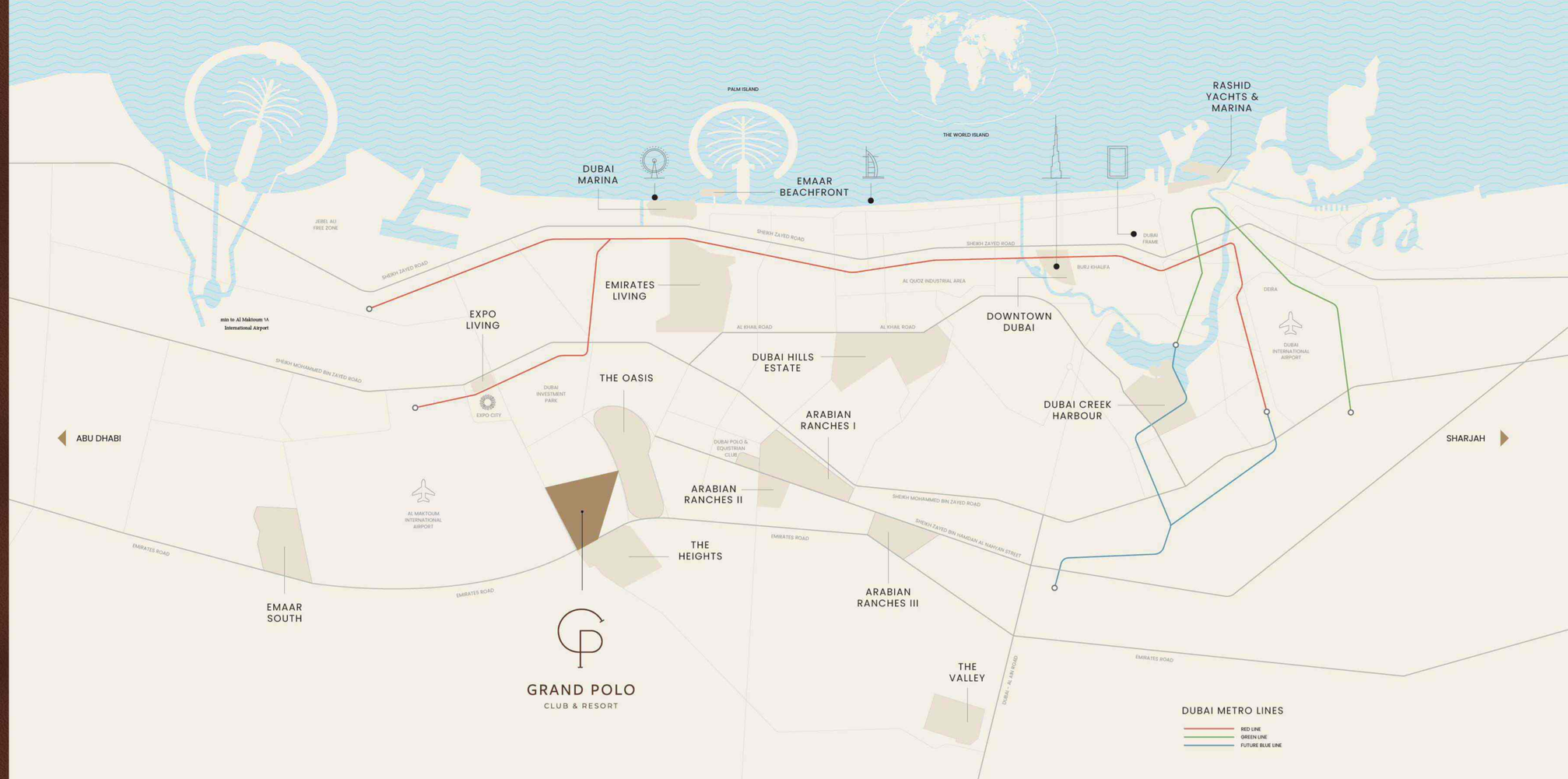
# Strategically *Located*

*5* Min to Al Maktoum International Airport

*20* Min to Dubai Hills Estate / Dubai Hills Mall

*28* Min to Dubai Marina and Dubai Marina Mall

*35* Min to Downtown Dubai and Dubai Mall



# An Unprecedented *Vision*

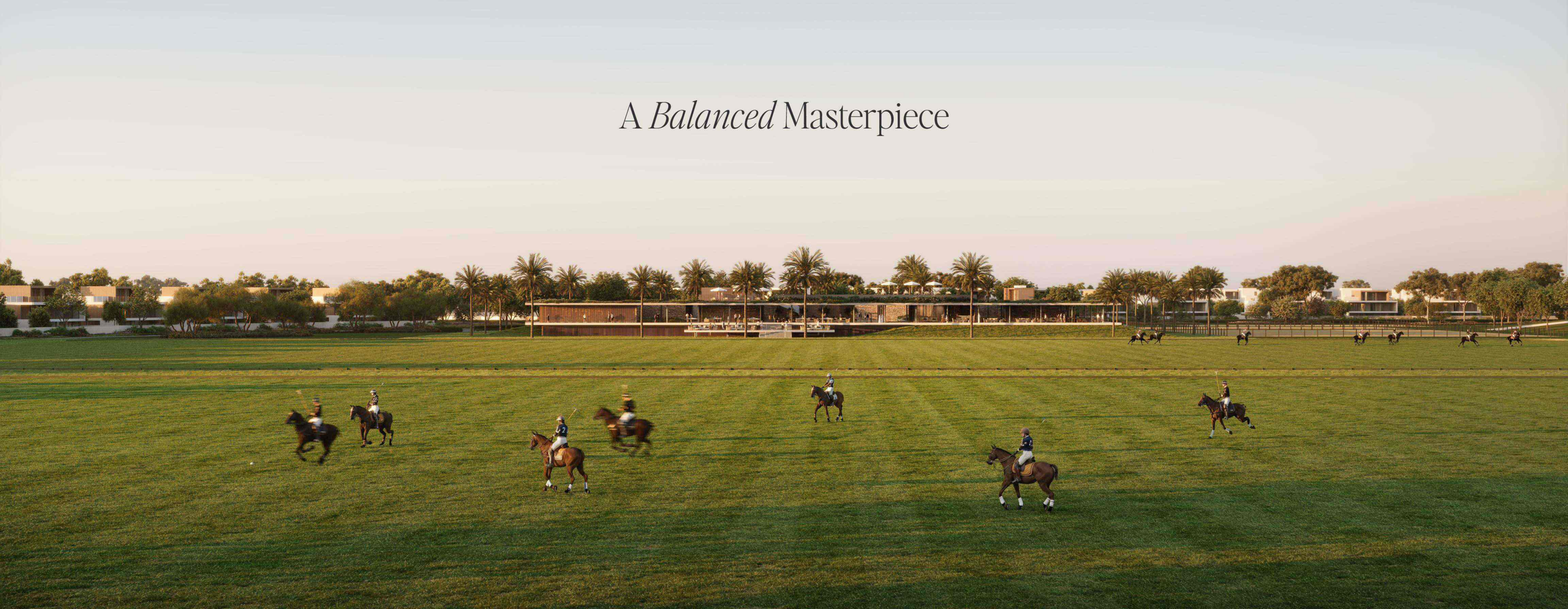
A manifestation of luxurious living, blending the heritage of captivating equestrian experiences with seamless landscapes exuding modernity. A lifestyle that offers an opportunity to be one with nature, every day.

Introducing the *Masterplan*

# Grand Polo
## *Club & Resort*

| | |
|---|---|
| Masterplan Total Area | 5.54 million SqM |
| Total Open Space | 1.59 million SqM |
| Total Polo Field & Stables Expanse | 340,000 SqM |
| Clubhouse GFA | 5,600 SqM |
| Total Mix Use GFA | 1.56 million SqM |
| Total Residential Clusters | 22 |
| Total Residences | 6,661 |
| Estimated Resident Population | 26,965 |

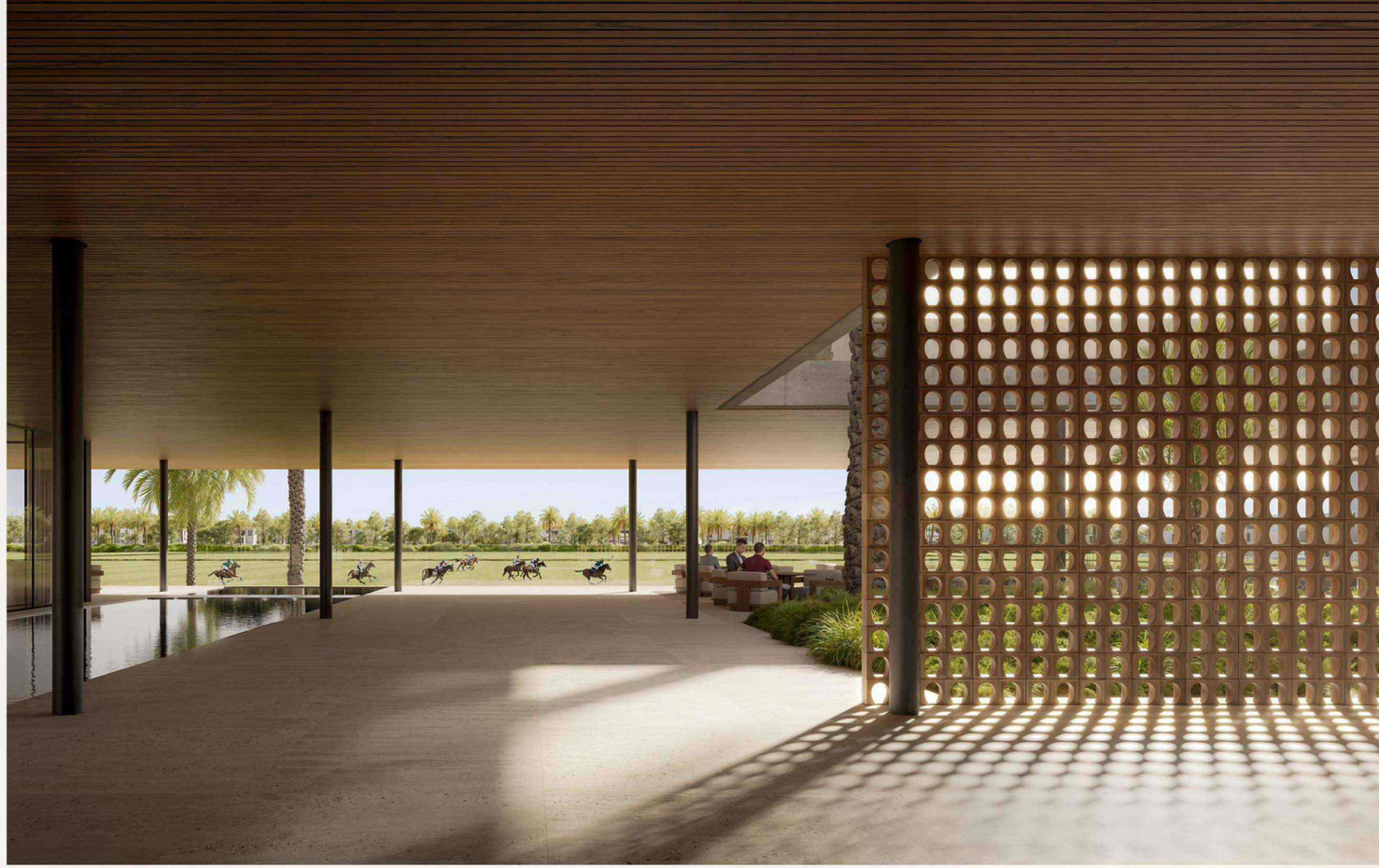
# A *Balanced* Masterpiece



# The *Architectural* Vision

An architecture concept that is less disruptive to the surroundings and crafted with moments of iconic landmarks.

It is accentuated further by using clean lines, gentle and almost silent gestures. And enhanced by playing with shade and shadows as fundamental element.

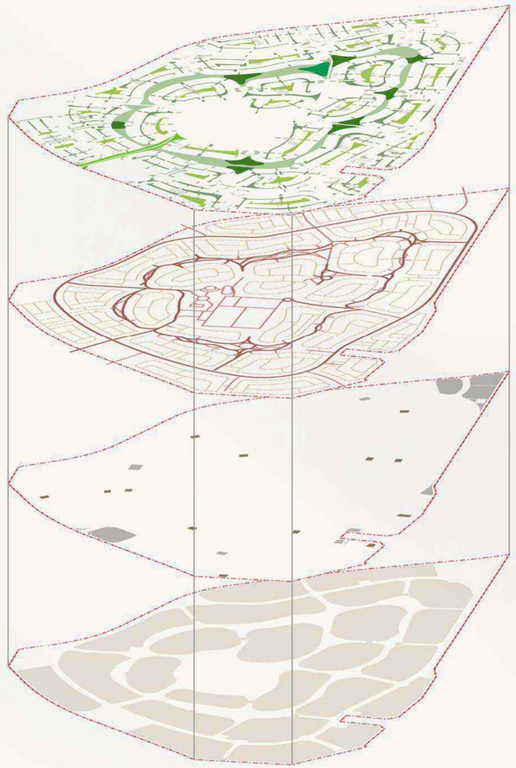


Open Space
Area

Pedestrian &
Cycling Network

Community
Assets

Residential
Clusters



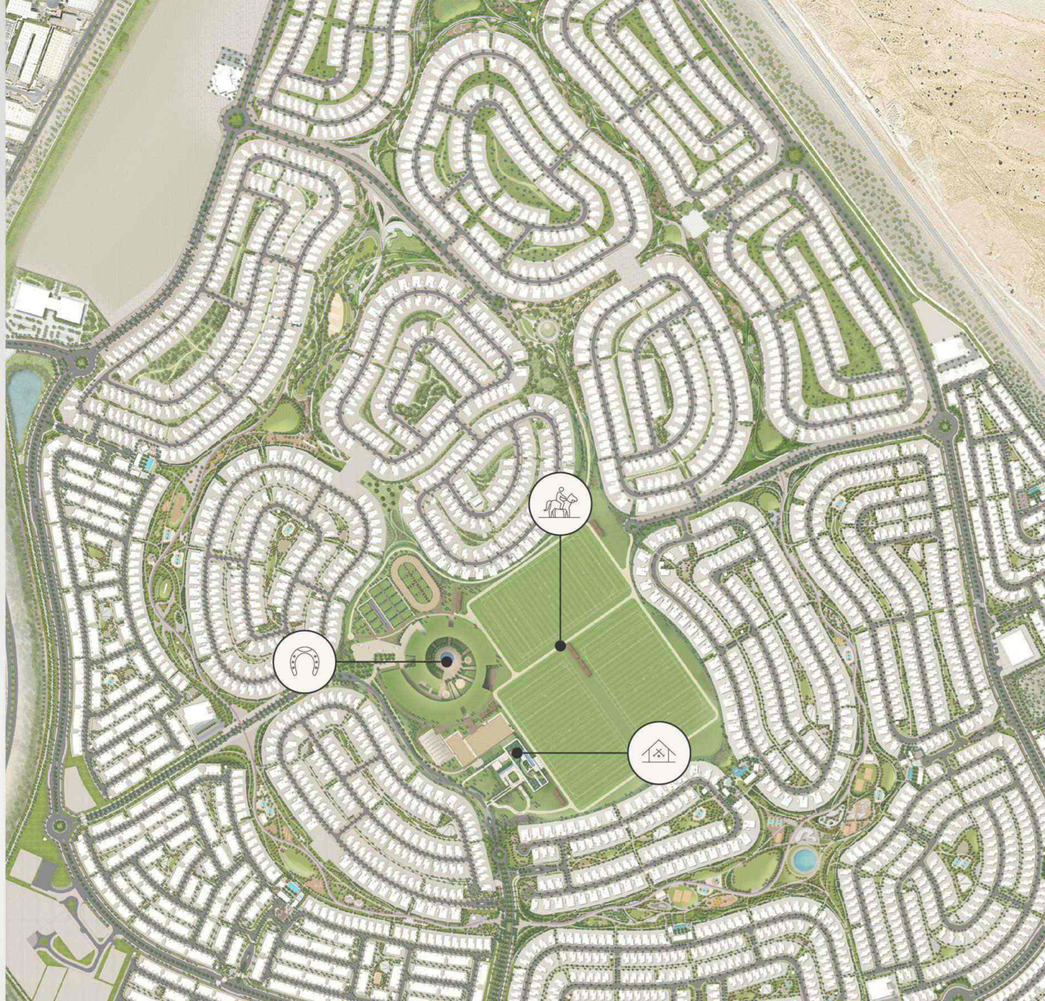
# The *Landscape* Vision

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.

# The *Green Core*

By using landscape berms and expansive lawns, the Green Core is created for a harmonious environment that emphasizes on the beauty of the exclusive equestrian experiences it has to offer. Situated in the heart of the masterplan, it not only enhances the aesthetic appeal but also promotes a sense of community and connection to nature.

- The Clubhouse
- The Polo Fields
- The Stables



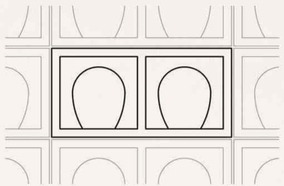
The *Clubhouse*

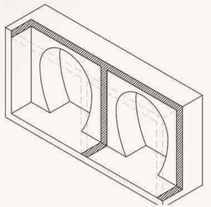
# Homage To *Design*

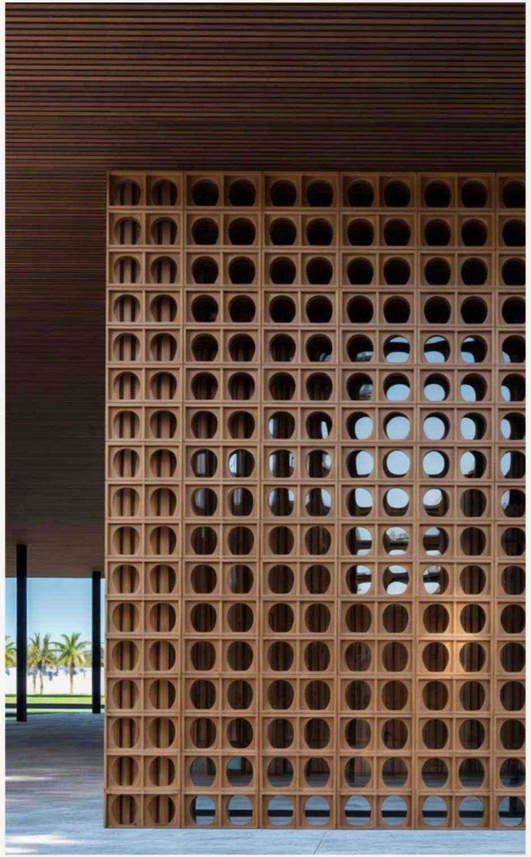
This Clubhouse is a fusion of cultural heritage with contemporary design principles emphasizes sustainability, honouring the past while addressing modern needs.

# *Echoes* of Elegance

A fundamental element of the Clubhouse architecture is the custom-made clay breeze blocks which stand out distinctively in the design. Inspired by the local history and traditions, these breeze blocks echo the elegance of traditional Islamic motifs further embedding cultural identity into the design.







# The Most
# *Sought-After Scene*

The elongated, single-storey Clubhouse boasts panoramic views of  Polo Fields and includes a spacious covered terrace for spectators of jumping events, complemented by natural grandstands for various activities.

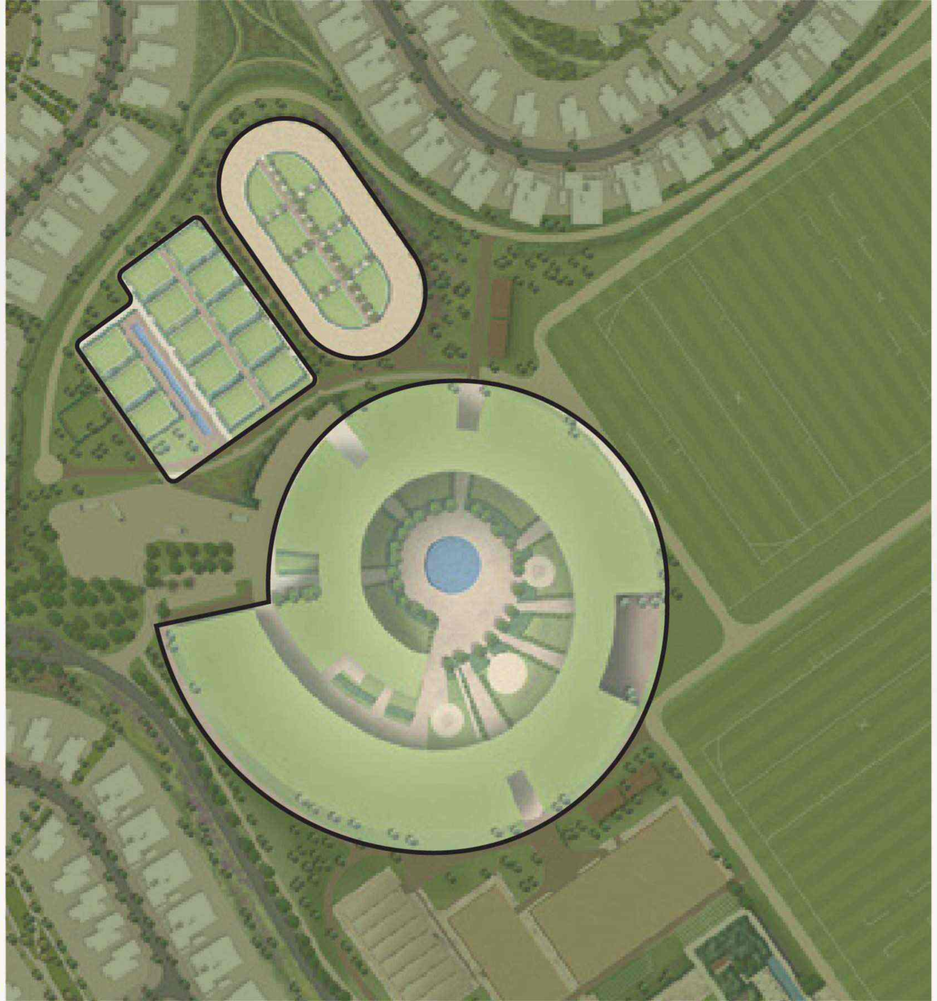
# *Geometric* Cohesion

For the true connoisseurs of architecture,
The Polo Fields will be a sight to behold.
As geometric cohesiveness is masterfully integrated
within horizontal and vertical expanses of the venue,
it weaves a visual narrative of endless panorama
of greens and infinite blue skies.

The *Stables*

# Experience
# The *Exceptional*

Featuring three polo fields, three jumping arenas, paddocks, a vareo track, elegantly curated horse stables, viewing decks and a social tack lounge – this remarkable destination is designed to have all the elements strategically placed to enhance the experience of both equestrians and spectators.



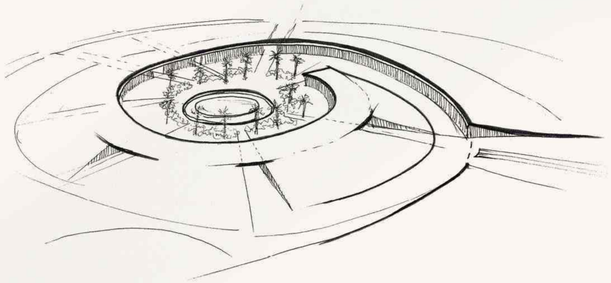
The Stables

The Members Lounge

Vareo Track & Jumping Arenas

Riding School

# A *Hidden* Gem



An organic, spiraling design that encircles a large, landscaped courtyard.

An inviting hidden gem is revealed upon entering the building. This iconic design of the stables is to become a significant global landmark in the equestrian realm.

# Thematic Play of
# *Form & Function*

The landscape defining moves and themes are at the forefront of unifying the vision of the Grand Polo Stables.

Purposeful integration of circular elements have been done to emphasize on expansiveness and to frame important landscape moments. Water feature is incorporated to serve a playful scenery.

# Where Luxury Meets *Equestrian* Heritage

A space crafted to harness the spirit and speed of the horses. Seamless landscapes envisioned to offer a contemporary take on classic polo grounds. Inspired by natural elements and textures of soil – these grounds define the monumentality of the vision spanning across 340,000 SqM.

Designing Natural
*Dreamscapes*

# The *Entryway*

Following the design for the masterplan and echoing the undulating landscapes of the open space the Entryway moment is crafted to assure continuity of visual appeal throughout the resident's journey home.

# A Vision of *Grandeur*

A beautiful contemporary take on the classic entrances to fields, surrounded by manicured landscape elements and dream-like outdoors. A compelling invitation to stride towards experiencing the elegance of captivating landscapes.

# Unforgettable *Landscapes*

Building on the key characteristics of the open spaces, the landscape design methodically examines the journeys of three key user groups: families, polo enthusiasts, and sports enthusiasts. The spatial design of the open areas is intricately tailored to accommodate and enrich their experiences.

Regal *Residences*

# Introducing the *First Phase*

WELLINGTON
POLO HERITAGE

# *Exclusive* Living

The design inspiration is invariably applied to the residences of Grand Polo Club & Resort. These exclusive homes are crafted with high emphasis on clean horizontal and vertical lines to exude grandeur and expansiveness.

# Built for *Families*

The core nature of the masterplan design principles is combined with instances of unobstructed views of the green core or countryside meadows, promising to offer a vibrant canvas for an exceptional equestrian lifestyle.

# Interior

## *Fixtures & Finishes*

JOINERY FINISH

WARDROBE CARCASS

JOINERY FINISH

METAL FINISH

FLOORING

COUNTERTOP AND BACKSPLASH

WALL AND CEILING PAINT FINISH

MIRROR

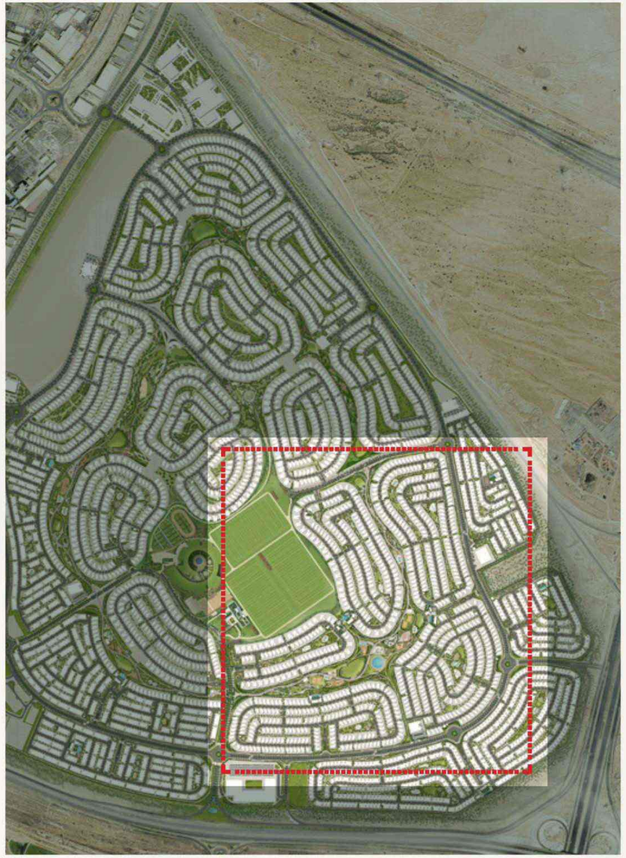
# The *Finest Finishes*

The interiors of these residences is a celebration of refined elegance, where the cool, polished stone floors reflect both light and luxury, creating a seamless connection with the natural beauty of the surrounding polo fields.

Soft, muted tones and rich textures evoke a sense of tranquility and adds a touch of dramatic sophistication. The space envelops you in a sense of timelessness, capturing the spirit of the polo fields with a serene yet opulent atmosphere.

# Life Beyond *Ordinary*

01 Grand Polo Club Estate
02 Community Centers
03 Galloping Fountain
04 Art Pavilion
05 Open Lawn
06 Football Courts
07 Muga Court
08 Baseketball Half Court
09 Padel Courts
10 Volleyball Sand Court
11 Mini Golf
12 Bounce Playground
13 Fitness Area
14 Dog Park
15 Forest Walk
16 Picnic Area
17 Floral Garden
18 Mounded Garden
19 Resting Areas
20 Playground
21 Pump Track
22 Mosque
23 Entrance & Guard House
24 Toilet Blocks



# An Unparalleled Vision of *Equestrian Lifestyle* Awaits

A regal home where the finest of inspired architecture, panoramas and experiences come together. A lifestyle dipped in ultimate opulence where every day unfolds like a poetic narrative.

# Typical *Floorplans*

# Grand Polo
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# 3 Bedroom
# Luxury

| | |
|---|---|
| Average BUA | 2,948 Sq.Ft |
| Average Plot Size | 5,197 Sq.Ft |

GROUND FLOOR

FIRST FLOOR

# 4 Bedroom
# Luxury

| | |
|---|---|
| Average BUA | 3,838 Sq.Ft |
| Average Plot Size | 5,209 Sq.Ft |

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

# 5 Bedroom
# Ultra Luxury

| | |
|---|---|
| Average BUA | 5,115 Sq.Ft |
| Average Plot Size | 6,009 Sq.Ft |

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

# 5 Bedroom
# Equestrian luxury

| | |
|---|---|
| Average BUA | 8,607 Sq.Ft |
| Average Plot Size | 10,012 Sq.Ft |

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

# Average *Prices*

| Typology | Avg. BUA (sq. ft.) | Avg. Plot Area (sq. ft.) | Average Prices (AED million) |
|---|---|---|---|
| 3 - Bed Luxury | 2,948 | 5,197 | 5.67 |
| 4 - Bed Luxury | 3,838 | 5,209 | 7.27 |
| 5 - Bed Ultra Luxury | 5,115 | 6,009 | 9.93 |
| 5 - Bed Equestrian luxury | 8,607 | 10,012 | 19.9 |

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