

*Sahara  
Meadows 2*

# TOWN HOUSES

in Dubai Industrial City



Developed by **Top3 Real Estate Development**



# Dubai

## An ever-growing economy

Dubai's strategic geographic location has seen it quickly grow as a trade and logistics hub to important markets such as Europe, Africa, India and China. Its proximity to major cities and accessibility to the world's busiest airports and seaports has bolstered its position as a global transport and logistics gateway and a key contributor to the growth of international trading.

Dubai's real estate sector witnessed stable rents and prices during Q4 2014. The residential sector of the market has experienced strong growth over the past 2 years and is now poised at the top of its cycle.

2015 promises to be a more prominent year for Dubai. As Dubai's economy continues to expand and job creation grows, demand for affordable housing is expected to increase over the next 12 months.

# Expo 2020

Dubai will be hosting the World Expo 2020. Under the theme of 'connecting minds, creating the future', Dubai is the first city in the MENASA region to host this highly celebrated international exhibition. The venue for the exhibition will be the exhibition district at Dubai World Central. Its location and integration with DWC's larger aerotropolis concept enables the Expo to leverage the connectivity to Al Maktoum International Airport, logistics, aviation, residential and commercial facilities.

Over 25 million visitors are expected to arrive for Expo 2020 alone, with over 200 countries participating, the highest international representation in the World Exhibition's history.

275,000 jobs are estimated to be created in and around the region to service the expo over next 6 years, USD \$ 19.6 billion estimated to be generated by the expo between now and 2020. Source: [www.dubaiairports.ae](http://www.dubaiairports.ae) / August 2015

# Dubai Parks and Resorts

Taking shape at Jebel Ali, Dubai Parks and Resorts will become the Middle East's largest multi-themed leisure and entertainment destination comprising three separate theme parks: motiongate™ Dubai, a Hollywood movie inspired theme park concept; LEGOLAND® Dubai, the first LEGOLAND® theme park in the Middle East; and Bollywood Parks™ Dubai, a first-of-its-kind entertainment destination that will showcase the authentic Bollywood movie experience.

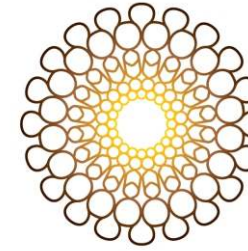
The project aims to become a premier year-round global entertainment destination, catering to a wide variety of visitor segments from the Middle East, the Indian sub-continent and globally by offering world-class and varied attractions based on an exclusive portfolio of globally-recognised licenced brands.

Located on Sheikh Zayed Road, the theme parks are 63km from Dubai International Airport, 68km from Abu Dhabi International Airport and 20km from the new Al Maktoum International Airport in Dubai, and a short 18 minute drive from Dubai World Central.



# Dubai Metro - Route 2020

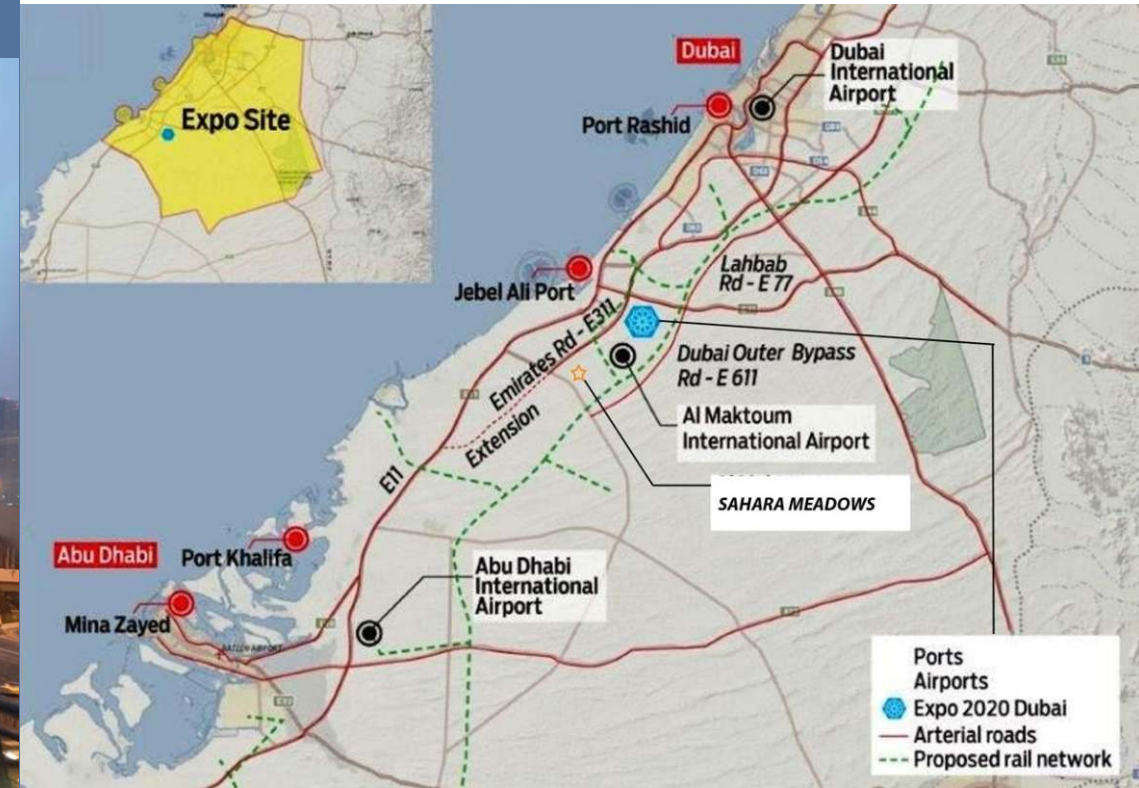
The Roads and Transport Authority (RTA) has announced that the Dubai Metro will be extended for 14.5 kilometers, branching out from Nakheel Harbour and Tower station to the Expo 2020 site in Dubai South. This means Sahara Meadows 2 will let you stay connected to Dubai city with the dedicated metro line and to the world through Al Maktoum International Airport. The much anticipated extension of Dubai Metro's Red Line, named 'Route 2020', is expected to link the Etihad Rail as well. Route 2020 will offer safe and smooth mobility to the residents of Dubai South, providing a vital transit corridor linking various Dubai districts.



**إكسبو 2020**  
دبي، الإمارات العربية المتحدة  
DUBAI, UNITED ARAB EMIRATES

## The UAE's World Expo Location

Dubai has selected a strategic location for the World Expo 2020, equidistant between Dubai and Abu Dhabi. It was chosen to provide the best possible operational and logistical efficiencies for participants bringing in the material, as well as providing easy access for the expected 25 million visitors.





## Al Maktoum Intl. Airport

An international airport designed to handle more than 200 million passengers and 12 million tonnes of cargo annually upon completion

Passenger terminal now operational with capacity to serve seven million passengers per year

Passenger operations commenced in October 2013



## Aviation District

The only dedicated aviation and aerospace zone in the region

Caters to MRDs, FBOs, light industries, educational institutions and R&D facilities

Landside and airside plots available

Permanent new home of the Dubai Airshow



## Golf District

A high-end residential development built around a worldclass golf course in partnership with Emaar

Mix of villas and townhouses

Extensive practice facilities, driving ranges, putting greens, pro shops and a luxury clubhouse



## Residential District

A range of quality residential offerings for middle-income households

A community of up to 250,000 people, with access to amenities such as schools, community centers, medical facilities and retail outlets



## Logistics District

A multimodal logistics platform dedicated to logistics and value-added services including light manufacturing and assembly

Caters to contract logistics, integrators, freight forwarders and agents

Access to Al Maktoum International Airport for air cargo operations

Home to multinationals such as Aramex, Panalpina, DHL and Kuehne + Nagel



## Business Park

Centrally located – 20 minutes from New Dubai and 45 minutes from Abu Dhabi

Business Park Free Zone comprises eleven ready-to-use commercial buildings which offer multiple office solutions to a wide range of businesses



## Commercial District

A mixed-use development comprising high-end commercial, residential and leisure offerings

A mixture of multi-storey buildings

Subdivided into numerous zones, each with its own distinctive features



## Humanitarian District

Dedicated district facilitating regional and global humanitarian aid operations and missions

Warehouses, buildings, conference and training facilities for UN, International Humanitarian City and other aid agencies

Envisioned as a base for emergency response operations



# مدينة دبي لتجارة الجملة DUBAI WHOLESALE CITY

Dubai Wholesale City, is a member of the TECOM Group, and is a global fully integrated wholesale trading hub. Spanning an area of over 550 million sq ft, the destination was established to serve as a global primary one-stop shop for traders, catering to all wholesale needs.

## Main Features



STRATEGIC LOCATION  
10 MINUTES FROM AL MAKTOUM I  
INTERNATIONAL AIRPORT  
10 MINUTES FROM JABAL ALI PORT



ONE-STOP-SHOP FOR WHOLESALE TRADERS  
SHIPPING, CUSTOMS, INSURANCE, FINANCE,  
RESIDENTIAL, HOTELS, SHOWROOMS AND OTHERS



BASE FOR THE TOP 15,000 WHOLESALE TRADERS  
IN THE WORLD



INTEGRATED CITY WITH  
MODERN INFRASTRUCTURE  
AND SMART SERVICES



NEW GLOBAL TRADING HUB  
CAPITAL OF WHOLESALE  
TRADING FOR THE WORLD





## Top3 Real Estate Brokers

We deliver service that is high in quality and tailored according to distinct client requirement. We are the one-stop shop for all your real estate needs. As a real estate agency in one of the most exciting cities in the world, we focus on the success, development and promotion of the most sought-after properties globally, with specific concentration on the actively rising UAE property market.



## Top3 Real Estate Development

We are one of the emerging developers in UAE having successfully completed and delivered a community of 115 townhouses (G+1) in Dubai Industrial City. We expertise in property development, supervision, construction and management. We provide advisory services to real estate owners based on market trend and feasibility studies, act as client's representative during architect briefing and design development process. We construct residential and commercial projects like individual villas, row villas, retail shops, hotels, residential and mixed use buildings, commercial plots as per customer's requirement with or without partnership with land owners.

### Project Portfolio



Sahara Meadows 1  
(G+1) 115 Three Bedroom  
Townhouses

Yasmeen Building - Jordan



LNOF Villa - Sharjah UAE

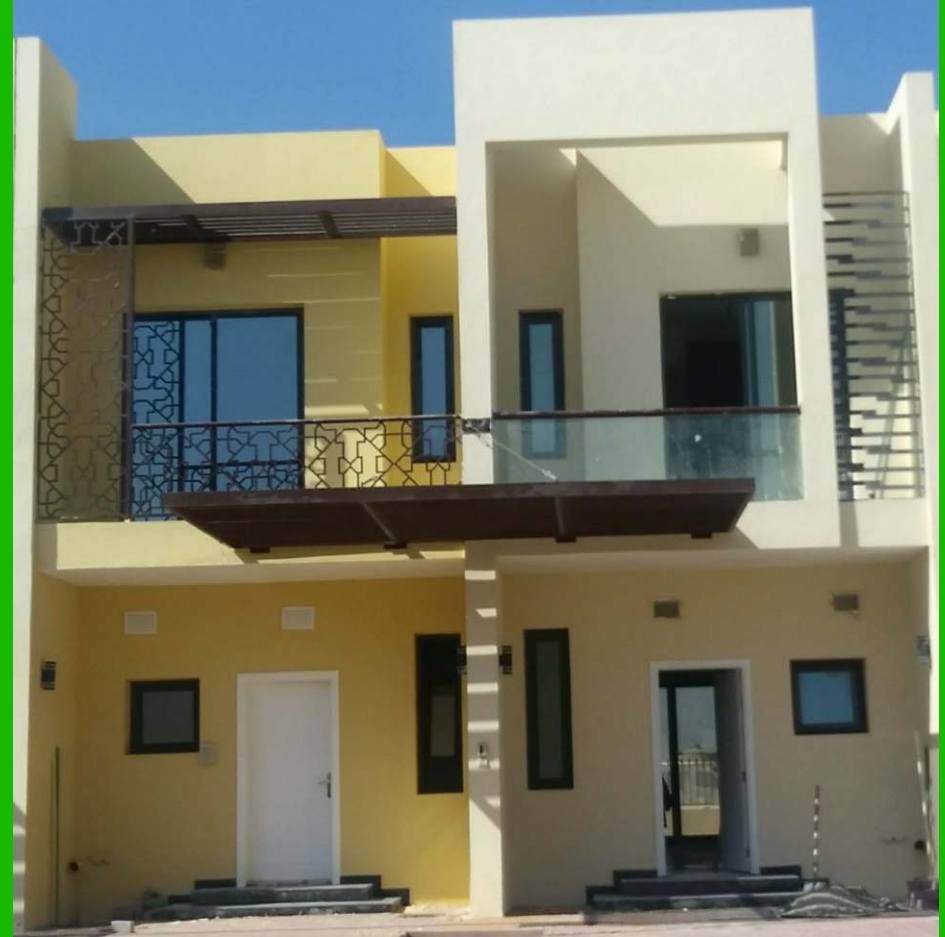
# Sahara Meadows 2

## Town Houses in Dubai Industrial City

Sahara Meadows 2 is a new town house community comprising of 1 bedroom and 2 bedroom town houses planned for the heart of the Dubai Industrial City and Dubai World Central. With a focus on convenience, value creation and community living. It is an ideal choice for buyers and investors seeking affordable and well-planned real estate development. The project is expected to provide an attractive residential proposition to people working in the surrounding areas, especially, Dubai Industrial City, Dubai World Center, Dubai Investment Park and Jebel Ali.



# Sahara Meadows 2



# Sahara Meadows 2

One Bedroom  
Ground Floor



One Bedroom  
First Floor



Two Bedroom  
Ground Floor



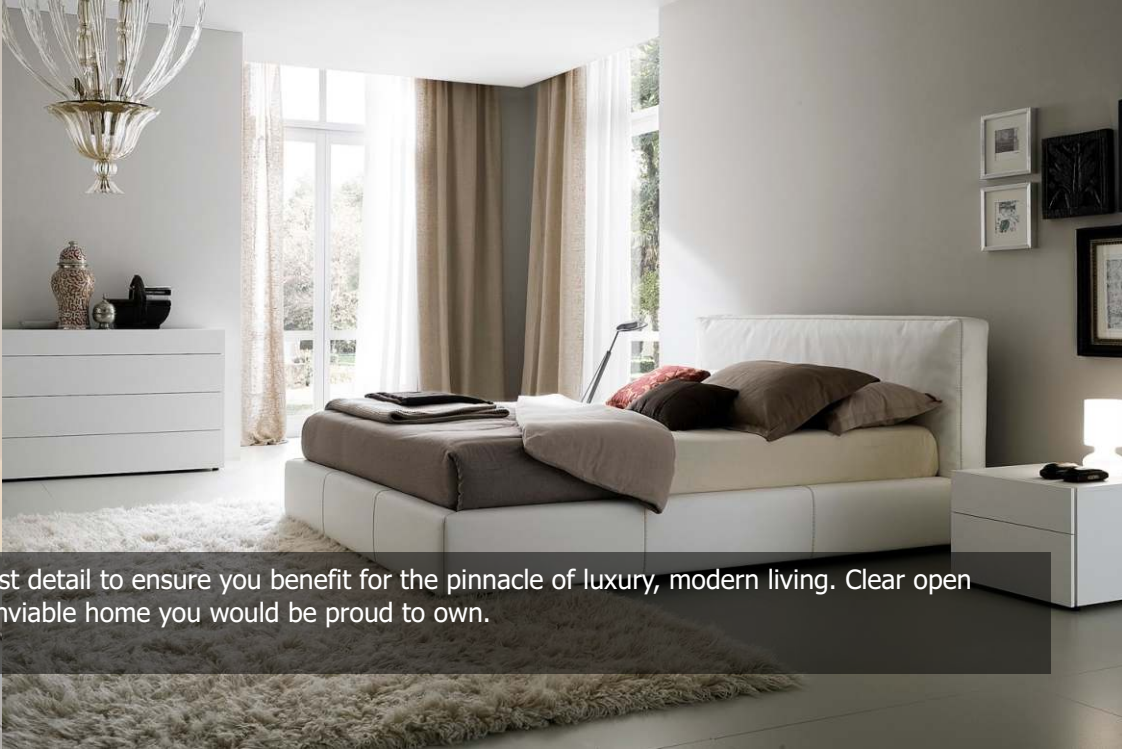
Two Bedroom  
First Floor



## Floor Plans

All one bedroom and two bedroom townhouses are carefully considered to the smallest detail to ensure you benefit for the pinnacle of luxury, modern living. Clear open spaces flooded with natural light and the very finest fittings and finishes to create an enviable home you would be proud to own.

(Images used are for interpretation purpose only)

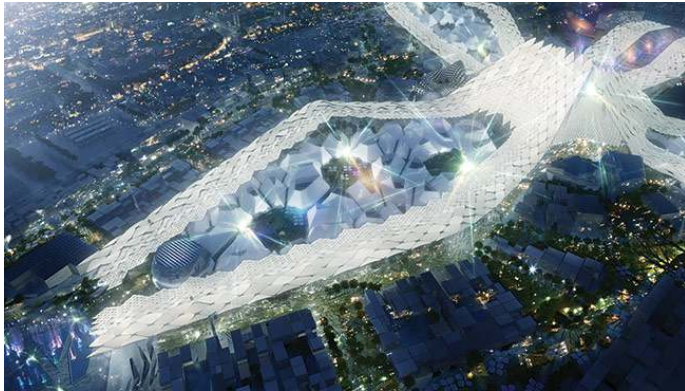


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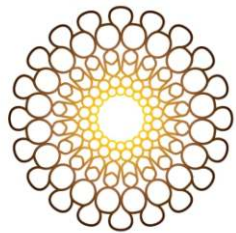
# Key Features

## Sahara Meadows 2

Close to EXPO 2020



Close to Dubai Parks & Resorts



إكسبو 2020  
دبي، الإمارات العربية المتحدة  
DUBAI, UNITED ARAB EMIRATES

دبي پارکس  
AND RESORTS

motiongate  
DUBAI

Bollywood  
PARKS | DUBAI

ريفرلاند  
RIVERLAND  
دبي

LEGO  
LEGOLAND  
DUBAI



- Located a driving distance from the largest park in UAE "The Green Belt"
- Fully Gated community
- High Rental income expected
- Drive away from new proposed Metro Station

CALL US ON +971 4 4470014



# Sahara Meadows

## Close by:

- Al Makhtoum Airport Road (5 Km approx)
- Dubai Expo 2020 site (14.3 Km approx)
- Dubai World Central (14.3 Km approx)
- Six Flags Parks & Resorts (15 Km approx)
- Dubai Wholesale city (1 km approx)
- Jebel Ali (JAFZA) (21 Km approx)
- Logistic city (10 Km approx)
- Humanitarian City (2 Km approx)
- Abu Dhabi Airport (81 Km approx)
- Dubai International Airport (68 Km approx)



# Why Invest With Us



**Master Developer**



**Developer**



**The Development**

## Community Living

- ✓ Low rise residential community
- ✓ Plenty of complementary lifestyle options including dining, shopping, leisure and entertainment in close communities and landmarks such as Dubai South and Dubai Parks & resorts
- ✓ Balcony and parking for each unit
- ✓ Swimming pool, Gym, Children play area and 24x7 security

## Value Creation

- ✓ High rental demand and desirable ROI expected from Dubai South project
- ✓ Dubai South set to become the future center of Dubai by 2020
- ✓ Dubai South is an emerging city built to support 1 million residents and create 500,000

## Trusted Developer

- ✓ Well-established and one of the growing developers in the UAE
- ✓ Delivery of projects on time
- ✓ Strong management team with an extensive development experience locally and internationally
- ✓ A well diversified and established Real estate entity



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