



VILLANOVA

AMARANTA 3





## LIVING IN DUBAI

Year-round sunshine, thriving business environment and world-class infrastructure

As Dubai grows its reputation as a global point of reference for the tallest, largest and the most incredible, it's also widely regarded as a safe haven for investors, for more reasons than one.

Over the last two decades, the city's year-round sunshine, thriving business environment and world-class infrastructure have attracted business from all over the world, and with them, people from every corner of the globe.

# VILLANOVA

## Homes with room to grow

Home is not the house you buy. It's not the walls, the rooms or the doorways. It's the warmth you create with your loved ones, the memories you make together and that cozy feeling that rises as soon as you walk through the door.

At Villanova, community living plays out seamlessly against one of Dubai's most serene backdrops, enriched with the flair of modern Spanish architecture.

Embrace the feeling of home with all the things that bring you closer, from the wide open spaces to the thoughtfully planned amenities that appeal to every kind.

Life at Villanova is a choice of three neighbourhoods – La Quinta, Amaranta & Amaranta 3, a lifestyle that finds pride of place in the heart of this family-centric community.





Take a look around and discover why Villanova is more than just a house, with community centres, recreational areas, lush green spaces, walking trails and picnic areas in abundance.



# VILLANOVA Amaranta 3

## The green heart of Villanova

Villanova's Amaranta 3 is being developed with a focus on conscientious communities and creating a healthy space for families to grow together in their own home.

Encouraging the outdoor lifestyle, Amaranta 3 will have over 18,000 sq. m. of lush green landscapes and beautiful gardens. Families will even be able to walk directly out on to Amaranta 3's linear green-grassed park, which will become the heart of the community and a great place to host family gatherings.

The neighbourhood layout of Amaranta 3 will create an integrated community lifestyle while still providing each family with their own space to grow.





## A RARITY IN RETAIL

Give in to your desires without ever stepping out of Amaranta 3. Whether shopping your favourite labels or sipping a delightful evening coffee, all the things that enrich your life are within reach at Amaranta 3.





# SPACIOUS MODERN SPANISH TOWNHOUSES

Designed for life and how you live it

Amaranta 3 is composed of spacious three and four-bedroom townhouses with modern Spanish façades. Each house is built with the elaborate detail of modern Mediterranean architecture in mind.

The Amaranta 3 townhouses feature spacious, flexible floor plans. This means your imagination is the limit when it comes to creating and living in the home of your dreams. Elegantly finished interiors and bright natural colours offer a beautiful canvas to turn your house into your home.

Life at Amaranta 3 comes equipped with spacious gardens, utility spaces and private parking, together with a pool house, playground and sports court.

The thoughtfully designed two-storey layouts feature spacious floor plans for a laidback and relaxed lifestyle.

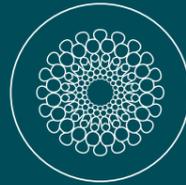


# LOCATION BENEFITS



30 MINS

Downtown Dubai



15 MINS

Expo 2020 Site



15 MINS

Al Maktoum  
International Airport



10 MINS

Dubai International  
Academic City



5 MINS

Mohammed Bin  
Zayed Road

# MASTER PLAN



# FLOOR PLAN

## Townhouses - Mid Unit 3 Bedrooms + Maid

Total Area: between 178.06 & 180.13 sq.m / 1917 & 1939 sq.ft



GROUND LEVEL

FIRST LEVEL

Disclaimer: All materials, dimensions, and drawings are preliminary and indicative only and are subject to design changes. The actual as built areas may vary from the stated areas. Furnishings, accessories, hard and soft landscaping, pavements, decorative features, swimming pool and other amenities displayed in this brochure are not part of a standard unit and are included for illustrative purposes only. Dubai Properties reserves the right to change any information within this brochure at its sole discretion and without providing any notice to the recipient. Dubai Properties reserves the right to make necessary revisions/alterations to any materials, plans, dimensions and drawings included in this brochure at its absolute discretion without incurring any liability from the recipient.

# FLOOR PLAN

## Townhouses - End Unit 4 Bedrooms + Maid

Total Area: 209.20 sq.m / 2252 sq.ft



GROUND LEVEL

FIRST LEVEL

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# LOCATION MAP

## EASY ACCESSIBILITY TO VILLANOVA

Villanova is conveniently located near the intersection of Al Ain Road, between Emirates Road and Academic City Road.



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