

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 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.
- Legacy of Refined Living: Interiors crafted with artistry, featuring fine marble, bespoke woodwork, and richly layered textures.
- The Clubhouse is a striking fusion of bold architecture, designs and Arabian heritage, crafted to inspire camaraderie, connection, and a sense of belonging.
- The Green Core is a defining centrepiece, home to three polo fields that unfold like emerald tapestries, a luxury clubhouse, and private horse stables.
- 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
- 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 collection of villas painted with green landscapes, forest trails and floral gardens, tucked within verdant landscapes.
- 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 70% 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	187	3,840	5,088	7.07 Mn
5 Bedrooms	32	5,137	5,935	9.72 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
- Pedestrian & Cycling Network
- Fitness Area
- Galloping Fountain
- Floral Garden
- Art Pavilion
- Forest Walk
- Open Lawn
- Stables
- Mini Golf

The Developer

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