



A NEW ICON OF GOLF COURSE LIVING IN DUBAI SPORTS CITY

Fairway Residences offers an extraordinary living experience in the heart of Dubai Sports City. This architectural marvel perfectly complements breathtaking golf course views with its sleek lines and expansive glass facades. Nestled in greenery and close to schools, dining, shopping, and attractions, it combines tranquility with vibrant city life. Ideal for families and professionals, Fairway Residences provides a harmonious blend of elegance, comfort, and convenience. Experience the unique spirit of this community that brings together the best of lifestyle and leisure.

Building Configuration	_____	G + 1P + 14 Floors + Roof
Number of Residences	_____	156 Units
Residential Units	_____	Studio, 1 , 2 , & 3 Bedrooms

STARTING PRICE
AED 585,000

UNIT TYPES

Studio: 419.79 sq ft – 463.60 sq ft
1 Bedroom: 874.89 sq ft
2 Bedroom: 1344.84 sq ft – 1404.47 sq ft
3 Bedroom: 1829.54 sq ft



PAYMENT PLAN 60/40

Down Payment – On Booking	:	20%
Installment 01 – Nov 2024	:	10%
Installment 02 – Mar 2025	:	10%
Installment 03 – Aug 2025	:	10%
Installment 04 – Nov 2025	:	05%
Installment 05 – Feb 2026	:	05%
On Completion – Handover	:	40%

Anticipated Completion: Q3 – 2026*

KEY FEATURES

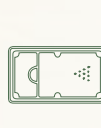
-  Fully Furnished and Fitted Apartments
-  Smart Homes
-  Prime Location
-  Golf Course Views
-  17+ World-Class Amenities
-  24x7 Privacy

LOCATION BENEFITS

-  10 Minutes Dubai Autodrome
-  20 Minutes Al Maktoum International Airport
-  20 Minutes Dubai Marina
-  20 Minutes Palm Jumeirah
-  20 Minutes Mall of the Emirates
-  25 Minutes Jumeirah Beach
-  25 Minutes Dubai International Airport
-  25 Minutes Burj Khalifa Downtown

WORLD-CLASS AMENITIES

ELEVATE YOUR WELLNESS

-  Jogging Track
-  Multipurpose Sports Court
-  Rooftop Gym
-  Yoga / Meditation Area

INDOOR ENTERTAINMENT

-  Indoor Kids Play Area
-  Gaming Zone
-  Games Room
-  Luxurious Cinema

WORK AND LEISURE SPACES

-  Grand Lobby
-  Business Lounge
-  Co-Working Spaces

FAMILY FUN AND RECREATION

-  Infinity Pool
-  Kids Pool
-  Splash Park & Fountains
-  Firepit Seating
-  BBQ Area
-  Garden Seating
-  Outdoor Kids Play Area

ABOUT THE DEVELOPER

20 Years of expertise in crafting exceptional residential and commercial projects at strategic locations. Over 2M sq ft delivered, 1M sq ft under construction, and 2.5M sq ft more planned by 2025. On-time delivery and high-end finishes define our success, establishing us as a leading developer in Dubai.

AFY

REALTY & DEVELOPMENT



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