

THE PULSE VILLAS

A development by

دبي الجنوب
**DUBAI
SOUTH**

قلل النبض

مشروع من تطوير

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للـعـقـارات
PROPERTIES

NEW SALES LAUNCH

Confidential & Privileged

PROJECT LOCATION

THE PULSE VILLAS

A development by 



MAG 5

THE PULSE

A development by 

THE PULSE VILLAS MASTER PLAN



THE PULSE VILLAS

A development by



قلل النبض

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THE PULSE VILLAS UNIT MIX & PRICE RANGE

- **The Pulse Villas - 268 Townhouses & Semi-detached Villas**
 - **Mix of 2, 3 & 4 Bedrooms**
 - **All units come with maid rooms, closed kitchen, private garden and 2 cars shaded parking**
 - **3BR type B & 4BR feature 1st floor family rooms**
- **Starting pricing:**
 - **2BR starting from AED 850K**
 - **3BR starting from AED 1M**
 - **4BR starting from AED 1.25M**

Pulse Townhouse – Unit Mix and Avg Areas		
Unit Type	No.Unit Mix	Area sq ft
2BD	134	1,895
3BD_A	56	2,115
3BD_B	52	2,218
4BD	26	2,710
Total	268	-

THE PULSE VILLAS DUBAI SOUTH

Special Offer

Payment plan 50:50

50% during Construction | 50% post completion on Two Years

50% DLD Fee Waiver

THE PULSE VILLAS DUBAI SOUTH

Hand Over 2024

Infrastructure ready & complete

**Roads, streetlights, multiple entry points, RTA public Bus,
jogging & cycling tracks, sports zone, Gyms, Pools, Landscaping**

THE PULSE VILLAS DUBAI SOUTH

key features:

- 2,3- & 4-bedroom “freehold” Town Houses and semi-detached villas
- G+1
- BUA ranging from 1,895 to 2,720 sqft
- Each unit type comes with the following
 - Maid room
 - Closed kitchen with direct access to the garden
 - Storage room
 - Laundry room
 - Master bedrooms (all en-suite rooms)
 - Private garden
 - 2 cars shaded parking space
 - Multiple access doors (front & back gates)
 - 3BR & 4BR units come with additional 1st floor family room, attached balcony, pantry, study room and larger garden/plot
- GYM & Fitness club & half Olympic swimming pool
- Retail center and F&B
- Contemporary design
- Bright and spacious interiors with natural lights windows, elegant finishes and private gardens
- Lively & vibrant gated community surrounded by lush greenery and jogging tracks
- Gated kids' playgrounds and children swimming pool
- Ample of guests parking spaces
- Sports zone (Football, Basketball, Tennis and Pedal Tennis)
- Direct access to Expo, 311 and 611 roads
- RTA Public Bus network (connected to Expo metro station and Shaikh Zayed Road)

THE PULSE VILLAS DUBAI SOUTH

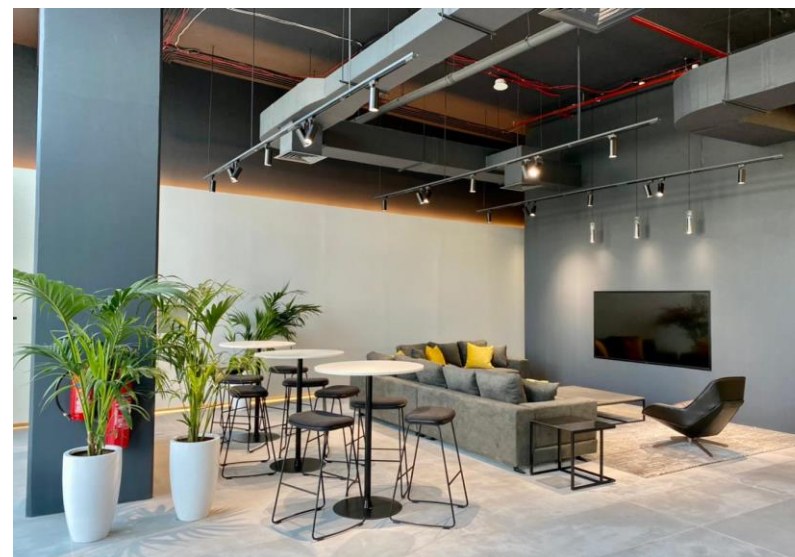
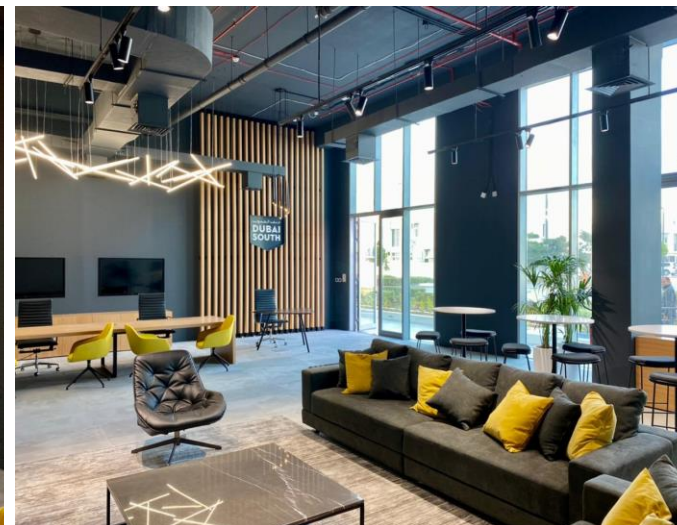
Sales policy :

1. Broker to attend the event and present his client to sales agent
2. Client to provide (copy passport, visa & EID if required plus 5% booking payment to secure the unit)
3. Payment accepted through (cheques, credit/debit cards & online payments)
4. Overseas clients are welcome (online bookings)
5. Client & broker to sign the reservation form in the presence of the sales agent
6. First come first serve
7. Bulk buyers are welcome
8. To start promoting the project. Each broker must obtain pre-approval or NOC from the master developer DSP

UNITS' RENDERINGS



SALES VENUE | THE PULSE SALES CENTER





Thank you

Contact Our Dubai South Specialist:
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