

# URBANA II

WITH THE BEAUTY  
OF NATURE ALL AROUND

EMAAR SOUTH





FIND  
YOURSELF IN  
A SPARKLING  
OASIS





A LIVING  
PLACE  
A  
BREATHING  
SPACE





















NEW  
CONCEPT  
OF FAMILY-  
FRIENDLY  
LIVING









# URBANA II

## MASTER PLAN

### LEGEND

- ① STACKED TOWNHOMES
- ② GATED ENTRY
- ③ REC CENTER
- ④ POOL
- ⑤ KIDS PLAY AREA
- ⑥ LINEAR PARK
- ⑦ SIKKA



# EMAAR SOUTH



1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever. \*Please note that landscaping and swimming pool are not provided by the developer.





# URBANA II

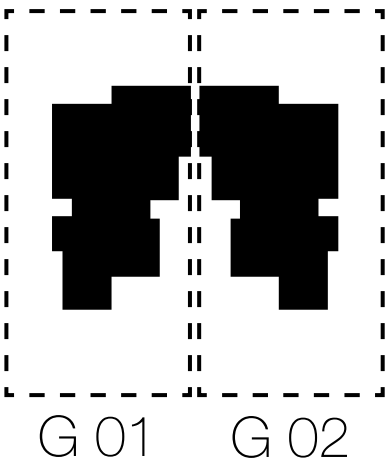
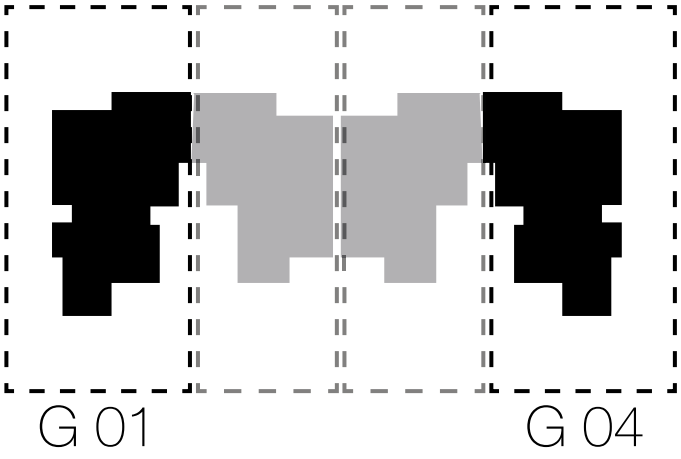
## FLOOR PLANS





Tiered Townhome

3 Bedroom End Unit  
(Ground Floor)

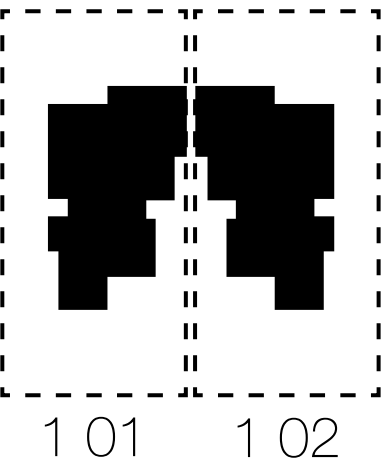
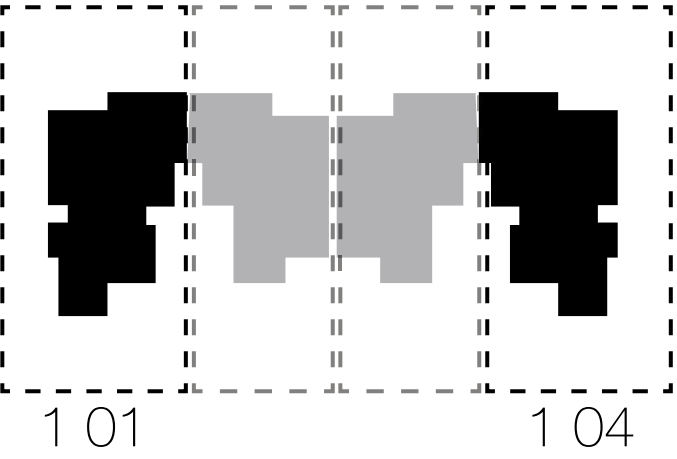
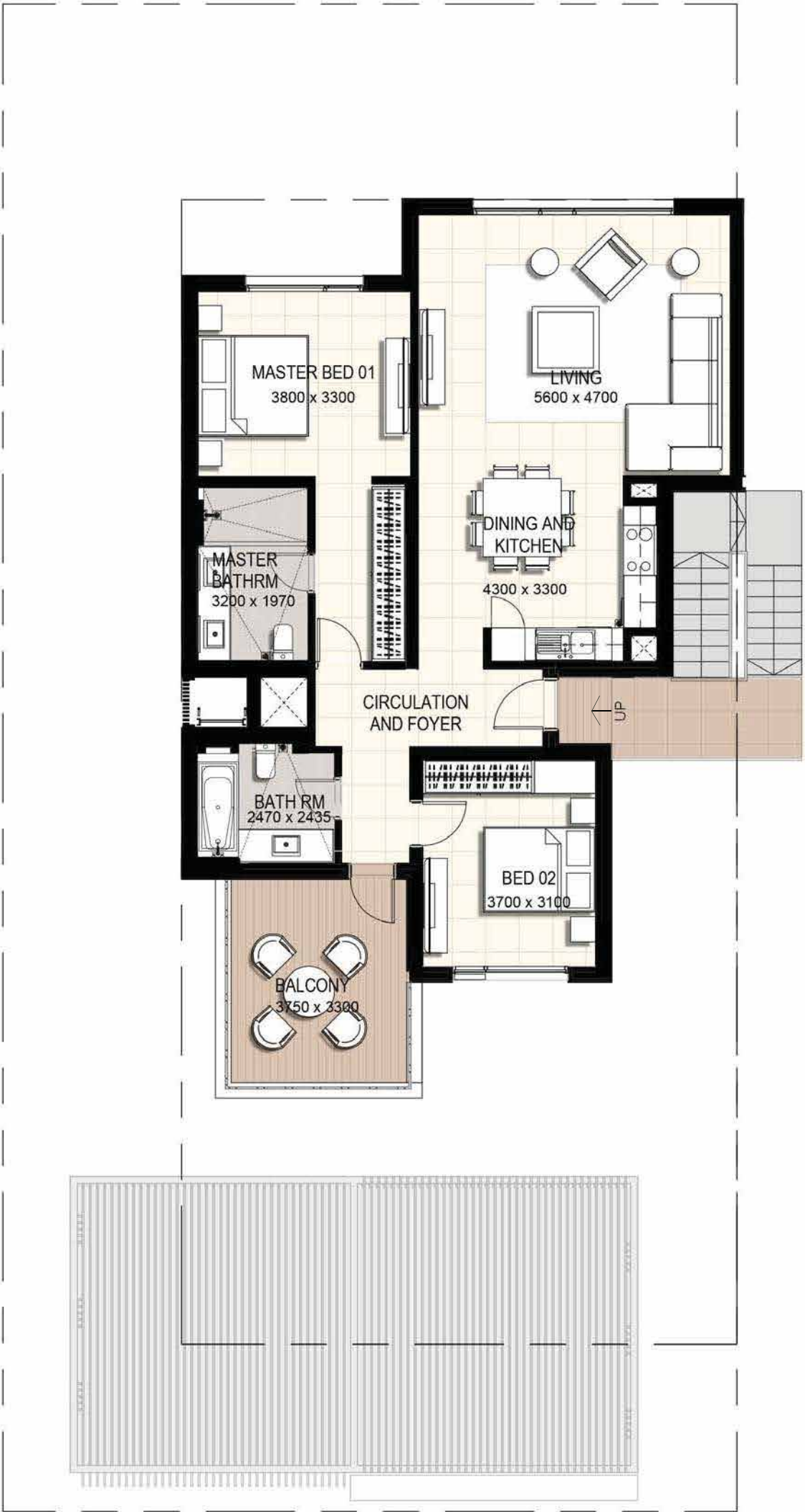


Suite Area	113.32 m2	1 220 sq.ft
Balcony/Terrace	21.24 m2	229 sq.ft
Total Area excluding garden/yard	134.56 m2	1 449 sq.ft



Tiered Townhome

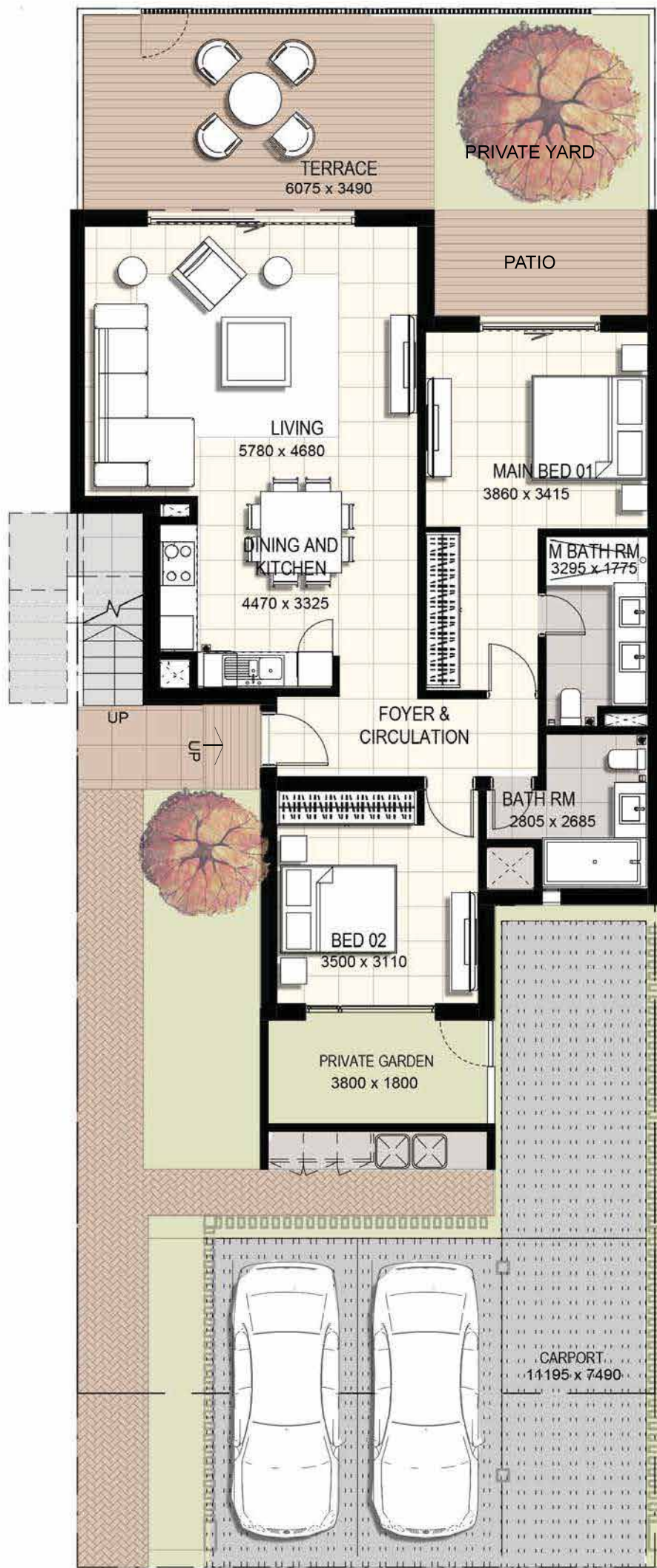
2 Bedroom End Unit  
(First Floor)



Suite Area	99.86 m2	1 075 sq.ft
Balcony/Terrace	12.92 m2	139 sq.ft
Total Area	112.78 m2	1 214 sq.ft

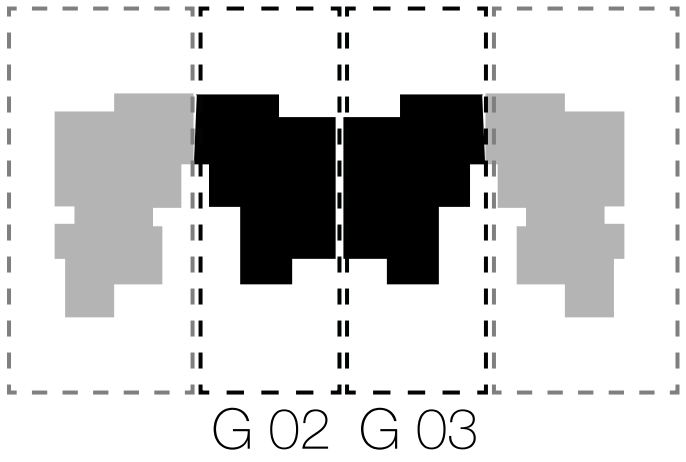
Betterhomes.





Tiered Townhome

2 Bedroom Mid Unit  
(Ground Floor)



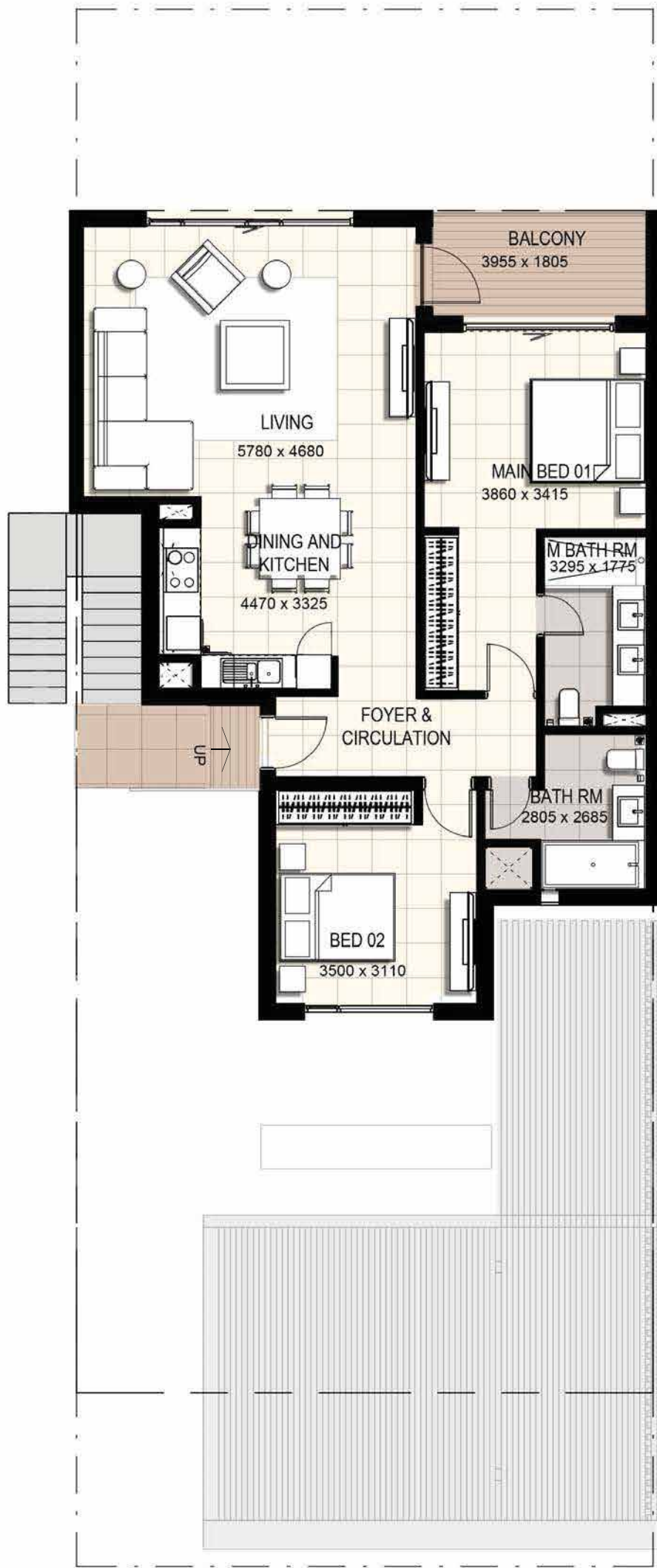
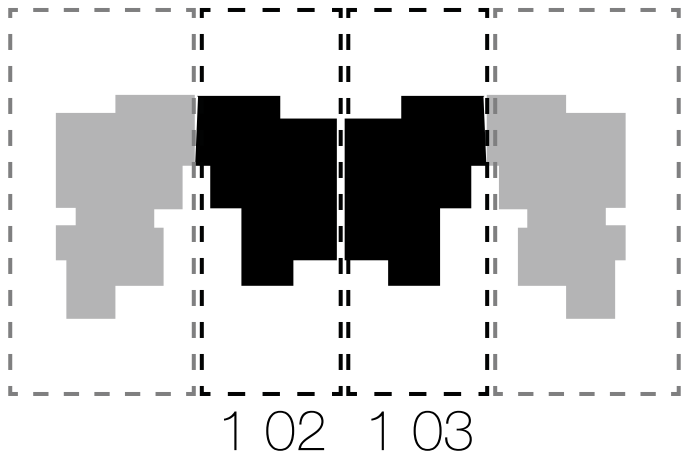
Suite Area	100.17 m2	1 078 sq.ft
Balcony/Terrace	29.72 m2	320 sq.ft
Total Area <small>excluding garden/yard</small>	129.89 m2	1 398 sq.ft

Betterhomes.



Tiered Townhome

2 Bedroom Mid Unit  
(First Floor)



Suite Area	100.17 m2	1 078 sq.ft
Balcony/Terrace	7.55 m2	81 sq.ft
Total Area	107.72 m2	1 159 sq.ft

Betterhomes.



# URBANA II

## Betterhomes.

Rated 'Excellent' on  Trustpilot



### Head Office

Vision Tower 42nd floor, Business Bay, Dubai

### Dubai Marina Office

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