



GOLF GROVE

BY REGENT

regent
DEVELOPMENTS

A Sanctuary Awaits



Feel the embrace of a space where
nature's elegance meets life's
simplicity. Here, light dances through
open spaces, and tranquility
becomes your everyday companion.

This is more than a retreat—
it's the rhythm of life, reimagined.



Dubai

A World of Opportunity

Picture a city where every sunrise brings new opportunities, where ambition fuels innovation, and where cultures converge to create something extraordinary. Dubai is more than a place; it's a promise of a brighter future.

With world-class infrastructure, tax-free living, and unrivaled safety, it's no wonder Dubai continues to draw those who dream big. Whether it's the stunning skyline or the vibrant lifestyle, Dubai offers an unmatched blend of luxury and possibility.

Metropolis of the Future

5.8 Mn

Dubai's projected population by 2040, driving housing demand.

AED 761 Bn

Total real estate transactions in 2024, proving a thriving market.

5-7%

Among the highest rental yields globally, ensuring strong returns.

20%

Rental prices surged in 2024, reflecting strong market growth.

0% Tax

No property or capital gains tax, making Dubai investor-friendly.

Top 5

Ranked among the world's fastest-growing cities for investment.





IMPZ

Where Ideas Become Reality

IMPZ is a vibrant enclave where ambition meets tranquility. Just moments from the PGA-rated Jumeirah Golf Estates, it offers world-class amenities, seamless highway access, and proximity to the Expo 2020 hub.

Here, life flows effortlessly. Amidst the soft rustle of leaves and the gentle chirping of birds, every moment feels in harmony. This is more than a location—it's a lifestyle of sophistication and serenity.

Wake up to Golf Estate Views

03min

Me'aisem City
Centre

03min

JGE Golf
Course

10min

Route 2020
Metro Station

12min

Expo
City

12min

Dubai Hills
Mall

14min

Dubai
Marina

15min

Palm
Jumeirah

20min

Al Maktoum
Intl. Airport





Steps from Serenity

Imagine starting your mornings with golf course views, or spending weekends immersed in the beauty of a PGA-rated golf course, where every blade of grass is a testament to precision and elegance. It's not just a club—it's a world-class retreat where nature and leisure blend seamlessly.

Whether you're an avid golfer or someone seeking a serene escape, the Estates offer more than a game. Picture yourself savoring a quiet coffee at the clubhouse, soaking in the tranquil views, or connecting with a community that shares your passion for the finer things in life. Here, the best of golf course living is always within reach, ready to inspire your every day.



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Discover Serenity

The morning light pours through expansive windows, warming your open-plan living space as you sip your coffee, gazing at endless greenery. The day flows effortlessly—a refreshing rooftop swim, yoga with golf course views, and dinner under the stars in your private garden suite. At Golf Grove, life is not rushed but savored, one exquisite moment at a time.

Rooftop
Amenity
Deck

7 Residential
Floors

Podium
Parking

Grove Garden
Podium

Double
Height Lobby

▼ GL

Nature Inspired Craftsmanship

At Golf Grove, architecture pays homage to nature's elegance, blending clean, modern lines with organic elements for timeless harmony. The facade's understated design invites light to dance through expansive windows, seamlessly merging indoors with outdoors.

Built with precision and innovation, every material is handpicked for durability and refinement. Golf Grove isn't just a building—it's a testament to the perfect balance of nature and modernity.



Project Details

No of Units	No of Floors	Unit Types
98	B+G+1P+7+R	56 Studios, 42 One Bed

Units Breakdown and Pricing		
Studio	399 SQ.FT. - 430 SQ.FT	AED 586K onwards
1 Bed	671 SQ.FT. - 878 SQ.FT	AED 902K onwards
1 Bed Garden Suite	948 SQ.FT - 1173 SQ.FT	AED 1.04M onwards

Payment Plan			
10%	10%	40%	40%
On Booking	On Signing SPA	During Construction	On Handover

Ownership	DLD Project No.	Escrow Status
Freehold	3245	Open

Anticipated Service Charge	Anticipated Completion Date
AED 15/sqft	Q2 2027



Where Light and Life Converge

Step into a space that feels like a deep breath of fresh air. The natural textures soothe the senses, while smart home automation lets you set the perfect mood.

Expansive windows flood every room with light, creating a haven where every corner feels alive.

This isn't just a home; it's where your story unfolds—where quiet mornings and lively evenings meet under one elegantly designed roof.



Curated Comforts

Picture this: morning laps in an infinity pool where the horizon blurs into the greens.

Afternoons spent enjoying the rooftop BBQ with loved ones, and evenings unwinding at the outdoor cinema.

Here, wellness isn't just a feature; it's a way of life. From a pet zone for your furry companions to state-of-the-art fitness and wellness centers, Golf Grove ensures every moment feels extraordinary.

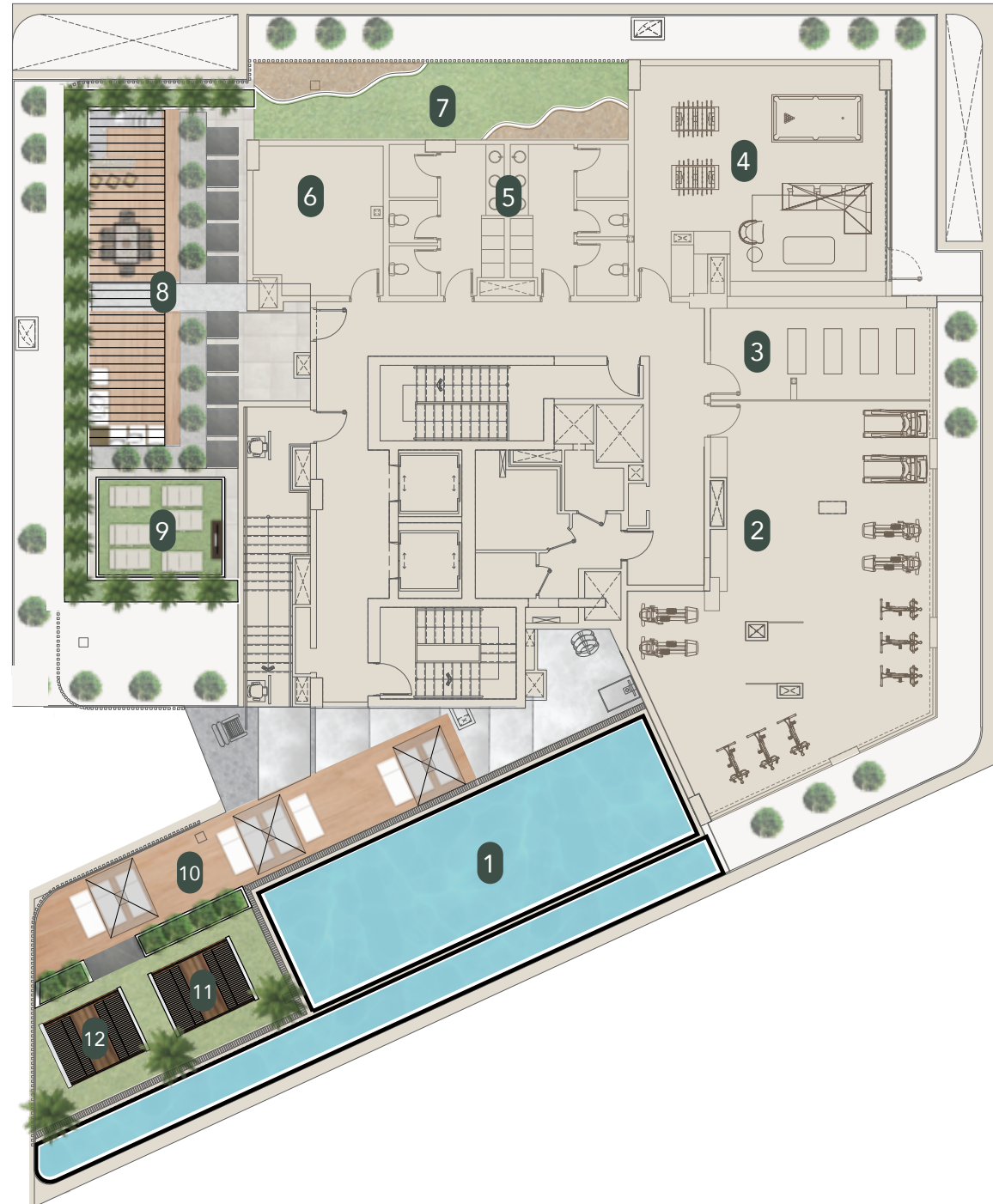
Podium Amenities

1. Open Air Yoga Zone
2. Oxygen Zone
3. Active Zone
4. Reflection Pond
5. Landscaped Area
6. Outdoor Seating



Rooftop Deck Amenities

1. Temperature Controlled Infinity Pool
2. The Fitness Lab
3. Rooftop Yoga Zone
4. Club Lounge & Games Room
5. Male & Female Changing Rooms
6. Golf Simulator
7. Paw Park
8. Grill & Chill
9. Sky Cinema
10. Pool Deck
11. Sauna
12. Cold Plunge





Luxury Living Made Seamless



Smart Home
Automation



24/7 CCTV on
every floor



High-Speed
Elevators



Facilities
Management



Co-Working
Spaces



Dedicated
Lifeguard



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