



DISCOVERY DUNES
GOLF CLUB



DISCOVERY DUNES IS DISCOVERY LAND COMPANY'S FIRST PROPERTY IN THE MIDDLE EAST.

Located near the new Al Maktoum International Airport and several of the private jet terminals, Discovery Dunes is removed from the city's congestion but still close enough to Dubai's sophisticated heart. The first private, gated club and community in the UAE, Discovery Dunes creates the ideal environment for families to share unforgettable experiences, create lifelong friendships and lasting memories. Its simple, elegant lifestyle will be accentuated by a sense of security and well-being, attentive service and close-knit camaraderie. Its light-hearted, carefree ambiance will inspire members to play, learn, and explore as they share precious time with friends and loved ones.

AREA MAP



SITE PLAN

- A

Golf Club/Spa/Fitness
- B

Golf House
- C

Practice Range
- D

Club Suites
- E

Club Residences
- F

Sales Center
- G

Entry
- H

Second Entry
- I

Neighborhood Park
- J

Equestrian Center
- K

Clinic
- L

Multipurpose Trail
- M

Helipad
- N

Sports Courts/Soccer
- O

Family/Kids' Club
- P

Waterpark
- Q

Organic Farm
- R

Lake House
- S

Comfort Station

Masterplans, illustrations and sections are “work in progress” which may periodically change as circumstances require and according to applicable government regulations and permits. Overall concepts may be used as general reference source, but specific details are not to be viewed as “set in stone.”



DISCOVERY DUNES

LOCATION



- Along the corridor of growth near the new **Al Maktoum International Airport** and the **private jet terminals**
- Bridges the distance between Dubai City's sophisticated heart and the emirate's sublime natural beauty

EXCLUSIVITY



- The first property of its kind in the region
- **Fewer than 340 homes and memberships**
- **84% open spaces**
- Membership available by invitation only
- The **first truly private golf course** in Dubai and UAE
- **Discovery's exclusive Member and Residential Services**

GLOBAL DESIGN



- The signature architecture style, created by globally renowned design teams **Olson Kundig, Champalimaud Design,** and **Killa Design**
- **Extremely customizable** to complete diverse lifestyles

DISCOVERY DUNES AMENITIES

Private Club: The private club will be the heart and soul of Discovery Dunes. With fewer than 340 memberships, the highly personalized Member Service experience will be unlike any other in the market.

Golf Course: Discovery Dunes will be the first private golf course in Dubai and the first in the region to be designed by Tom Fazio. The course will gently wind through the stunning natural terrain, taking advantage of elevation changes to provide panoramic views and exhilarating challenges for players. Discovery's signature comfort stations will provide cascading flavors of food, drinks, and snacks. The practice facilities at Discovery Dunes will be among the best in the world, with fully integrated TrackMan technology.

HIGHLIGHTED FEATURE

- *First private golf course in Dubai*
- *Tom Fazio design*
- *18-hole golf course*





Comfort Stations: The Discovery Dunes comfort stations are nestled within the contours of the golf course and are unique to their location, highlighting snacks and flavors that accentuate the local culture and heritage. They are enchanting, one-of-a-kind sanctuaries with vivid cascading flavors of nourishing, invigorating food, drinks, snacks, and other favorites. During events, members can even hit tee shot off their green roofs.

HIGHLIGHTED FEATURES

- *2 on-course comfort stations*
- *Stocked with snacks and refreshments that reflect the local culture*
- *Green roofs that can be used as tees*





Clubhouse: The clubhouse will provide sweeping views across the course. The interior will evoke a warm atmosphere of casual elegance and well-being. Amenities will include a world-class health and wellness center with lap and relaxation pools, lounging cabanas, locker rooms, barbershop and salon, movie theater, ice cream and candy shop, and general store. The clubhouse will also contain a vibrant kids' club with play spaces, gaming room, and large outside lawns. An on-site clinic will handle everything from basic medical requirements to emergency response.

HIGHLIGHTED FEATURE

*Approximate Size: 5,600 SQ.M - 6,500 SQ.M.
(60,000 SQ.FT - 70,000 SQ.FT.)*





Wellness Center: The wellness center will promote both fitness and recovery, with a wide variety of options, including private treatment rooms for massage; salon and body care services; light therapies and regenerative facilities; nutritional counseling; locker rooms; wet areas for hot and cold treatments, sauna and steam; pools for plunging, relaxing or lap swimming; meditation and Zen rooms. Plus, med spa and medical facilities will be available for full-body, common-ailment healing programs and integrated medicine to extend and improve quality of life. Fitness programs will include state-of-the-art equipment as well as inspiring indoor/outdoor training facilities.

Equestrian Center: Building upon Dubai's heritage, the equestrian center will include horse-care facilities and elite training for both riders and horses. State-of-the-art stables will enable members to maintain their own horses. Club-owned horses will be available, as well. Discovery Dunes' equestrian center also will offer training in dressage, and hunter jumper activities. Guided and unguided rides will be available on community trails.

Adventure Park/Kids' Club: The adventure park and kids' club will provide a safe, interactive, and entertaining playground for the entire family. Sports-related amenities will include tennis, pickleball, cycling center, padel and basketball courts, as well as a multipurpose sports field for family softball, cricket, football, rugby, and soccer matches. Other amenities will include a surf rider, family barn, picnic area, splash pads, and family pool in addition to arts, crafts, sports training, offsite adventures, and educational experiences. The park comfort station will provide Discovery Dunes' signature snacks and refreshments.





Sports Park: Near the adventure park is a beautiful open space designed for athletics. The sports park features a football (soccer) field and multiple courts for padel, tennis, pickleball, and basketball, as well as a batting cage for cricket and baseball all nestled in an inviting garden-like setting. A dedicated comfort station will be fully stocked with healthy snacks and beverages to help recover and rehydrate, including protein shakes and other sports nutrition supplements, natural fruit popsicles, and much more.

HIGHLIGHTED FEATURES

- 4 tennis courts
- 1 basketball court
- 1 batting cage
- 2 pickleball court
- 6 padel courts
- 1 soccer/football/ multipurpose pitch



Lake House: This experience center is nestled along the shore of the lake with sweeping views across the 11th hole of the Tom Fazio-designed golf course. Lake House is home to a signature, farm-to-table restaurant and bar with menu items based heavily on produce from the neighboring organic farm. Lake House provides members access to a variety of lake-focused recreational activities including swimming and paddleboarding. The spacious events lawn provides spaces for yoga classes, cinema nights, and communal firepits.







CostaTerra

Trail System: Connecting community neighborhoods, the club's extensive trail system will provide ample opportunities for families to enjoy biking and hiking throughout Discovery Dunes.

HIGHLIGHTED FEATURES

- Horse trail: 6,000m
- Bike trail: 6,050m

Discovery Downtown: Discovery Dunes' city club, Discovery Downtown, connects the main club community with Dubai's vibrant downtown, providing members with a luxurious private home base from which to explore the excitement and wonders of the city. Located on the 23rd floor of the Dubai Edition Hotel, Discovery Downtown is accessed by a private elevator and features an expansive terrace with sweeping views of the Burj Khalifa and Downtown Dubai. It includes a Discovery signature restaurant and lounge, a bar, private dining room, work pods, and an amazing indoor/outdoor terrace. It also offers a golf simulator which allows the club to host cinema screenings, as well.





Silo Ridge

Organic Farm & Greenhouse: The organic farm and greenhouse will add to Dubai’s recent initiatives to become a world leader in smart farming. A variety of crops that thrive in this harsh climate will be cultivated in the state-of-the-art indoor greenhouse using vertical-farming techniques and solar power to grow fruits, vegetables, and other produce year-round. Members may cultivate their own vertical towers using cutting-edge techniques that are the future of world food production. An educational center for cooking, agriculture, and sustainability practices will help families learn to enhance and preserve the local culture and ecosystem anywhere in the world.



CostaTerra



REAL ESTATE

Discovery Dunes' 600-acre masterplan features home and land plots that preserve views and protect privacy while offering an estate ambiance. The design guidelines will establish a consistent level of quality while providing latitude for members to customize their homes to suit their individual tastes and lifestyle needs.

Villa Mirabel

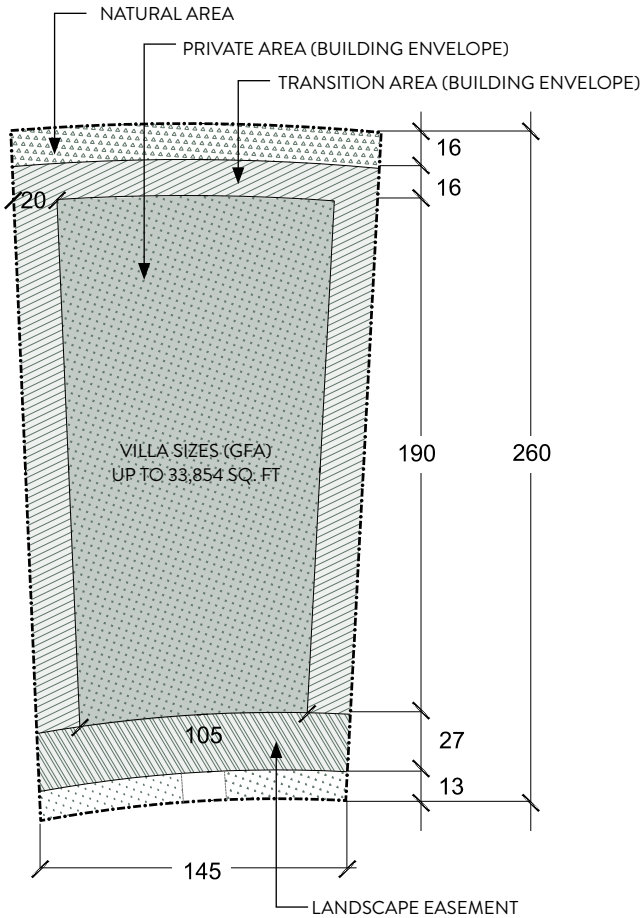
Custom Estate Land Plots: Providing the highest level of personalization within the community, the Custom Estate Land Plots range from 36,746 square feet (0.84 acres) to 73,119 square feet (1.68 acres) and feature a variety of golf views, with enough private space to accommodate large custom homes or one of Discovery Builders' spectacular "homes-in-a-book." Owners will have the option of purchasing and combining multiple land plots to create large residences and family compounds.

Lifestyle Estate Land Plots: The Lifestyle Estate Land Plots come in two categories, Lifestyle Estate Land Plots A and Lifestyle Estate Land Plots B. Each provides ample space and privacy with added efficiency for families desiring a streamlined ease of ownership. These land plots range in size from 22,667 square feet (0.52 acres) to 51,681 square feet (1.19 acres) with exceptional views and convenient access to club amenities.



CUSTOM ESTATE LAND PLOT

Plot Size Range (SQ M)	3,414 SQ M - 6,793 SQ M
Plot Size Range (SQ FT)	36,746 SQ FT - 73, 119 SQ FT
Total Allowable GFA	Up to 46% of Land Size
Villas That Fit	All 8 Villa Designs + Alternates



CUSTOM ESTATE LAND PLOT

SIZES FROM: 0.8 ACRE

This Lot Diagram is preliminary, based on the master plan linework and grading information, and remains subject to review and modification. This plan shall be considered for general guidance purposes only. All lot line dimensions are approximate. This plan is not a substitute for a lot survey and no representation regarding the accuracy or completeness of the information shown is made. Purchasers are advised to verify the information shown on this diagram prior to commencing the design process by obtaining a lot survey from a registered surveyor. Refer to the Design Guidelines for more information.

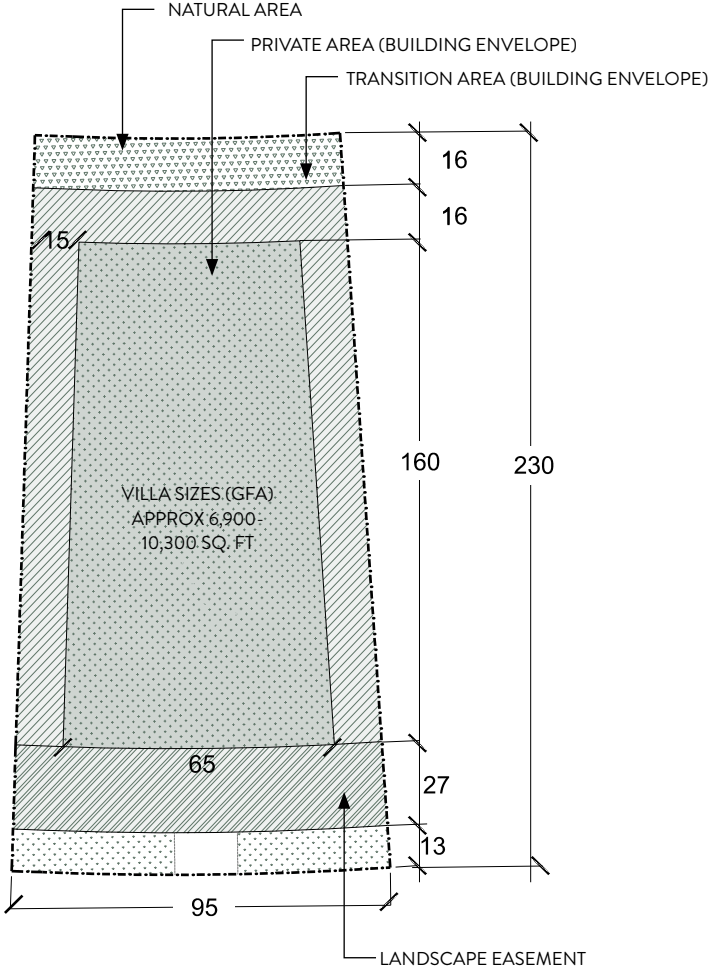
LIFESTYLE ESTATE LAND PLOT A

Plot Size Range (SQ M)	2,590 SQ M - 4,801 SQ M
Plot Size Range (SQ FT)	27,878 SQ FT - 51, 681 SQ FT
Total Allowable GFA	Up to 15,000 SQ FT
Villas That Fit	All 8 Villa Designs + Alternates



LIFESTYLE ESTATE LAND PLOT B

Plot Size Range (SQ M)	2,106 SQ M - 3,004 SQ M
Plot Size Range (SQ FT)	22,667 SQ FT - 32, 340 SQ FT
Total Allowable GFA	Up to 10,350 SQ FT
Villas That Fit	4 Villa Designs + Alternates (Mirabel, Driftwood, Mākena, Chileno)



LIFESTYLE ESTATE LAND PLOT B

SIZES FROM: 0.5 ACRE

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Luxury Developer Residences: The collection of clubhouse suites, luxury residences, and villas provide turnkey residential options capable of meeting the needs of a wide array of lifestyles and interests. Our global design partners, Olson Kundig, Champlimaud Design, and Killa Design, will create a unique style not yet seen in Dubai. Each home will have customizable components to consider. Increased setbacks and lush landscaping plans will create privacy..

The smaller Lifestyle Estate Land Plots are designed to accommodate Dune Villas, a selection of convenient, turnkey luxury residences that range from 6,900 square feet to 10,300 square feet, while the larger land plots can accommodate Dune Villas up to 14,870 square feet. A collaboration between Discovery's global design partners, Olson Kundig and Killa Design, the villas offer elegant floor plans filled with natural light and beauty, comfortable, inviting spaces, and thoughtful modern luxuries. Paired with Discovery's Member and Resident Services, the villas provide easy, turnkey access to Discovery Dunes' unmatched lifestyle.

[VIEW DUNE VILLAS](#)





CLUB STRUCTURE

Membership privileges are extended to immediate family including unmarried children up to 23 years of age, making Discovery Dunes a true safe haven where your family will play, learn, and grow together.

SIMPLIFIED LIVING

Discovery's home and member services programs are designed to enhance members' enjoyment of their homes, club amenities, and all the wonders Dubai and the surrounding emirates have to offer. This includes concierge-style services, such as making travel arrangements, prepping member homes, making reservations, and coordinating visits to the region's best restaurants, cultural attractions, and events.

Dedicated home managers and property services aid members in the care and maintenance of their homes. This includes landscape, interior and exterior maintenance, payment of utility bills and much more. Finally, to care for members' health and safety, Discovery Dunes will feature on-site, round-the-clock medical and safety professionals who are highly trained to provide immediate assistance, should a need arise.





DISCREET SAFETY AND SECURITY

Discretion and privacy are central to the safety and security strategies at Discovery Dunes. We take a holistic approach to protecting our members and their families, using discrete techniques and technologies that blend seamlessly within the natural and built environments to create a comfortable sense of community.

These smart technologies enable our team to continuously monitor the entire property from a central facility located in the heart of the community. This allows us to enhance situational awareness without disturbing our members or invading their privacy.

Additionally, your family will be looked after by highly qualified safety and security professionals with hospitality training and experience to ensure every interaction with members is pleasant and seamless. These professionals will be outfitted with attractive, non-traditional security uniforms to further enhance discretion, and they will be strategically posted throughout the community to ensure members of prompt response should their assistance be required.



CULINARY

Discovery Dunes' diverse culinary program will provide unforgettable opportunities to share meals with those you love most. Led by fresh, seasonal fruits and vegetables grown in the community's farm and greenhouse, and enhanced by locally sourced ingredients from top producers, members will enjoy true farm-to-table experiences in all venues. Likewise, the culinary team will provide unique educational opportunities for member families to participate in the process and learn new techniques to prepare favorite dishes at home.



Chileno Bay Club

OUTDOOR & LIFE PURSUITS

Outdoor Pursuits (OP) is Discovery's signature recreational service, connecting families with all the playful fun and adventure each unique destination offers. At Discovery Dunes, this will include a long list of land and ocean activities, such as golf, road biking and organized bike tours, equestrian sports, padel and other racquet sports, kite surfing, ATV excursions, sand boarding, archery, and many more. The OP team also will look to expand relationships with local vendors to provide VIP access and exclusive service at Dubai and the UAE's top amenities.



SUSTAINABILITY

Discovery is dedicated to establishing sustainable development, combining sustained growth and responsible custody of the environment with respect for authentic social and cultural life. We will aggressively incorporate these same tenets at Discovery Dunes with a focus on nature, energy and water conservation, renewable energy, sustainable construction practices, waste reduction and recycling, local community outreach, and nature experiences for members, their families, and guests.





DISCOVERY LAND COMPANY

Discovery Land Company enjoys a long history of creating one-of-a-kind experiences and unforgettable memories for families throughout the world. Our portfolio of more than 35 private clubs attracts the world's elite from a variety of industries. Our ability to deliver the highest levels of luxury, service, family-focused amenities, adventure, and well-being-inspired programming is a proven recipe that has enabled Discovery to create the finest communities in the world.

The Madison Club