

The background of the entire image is a soft-focus photograph of palm fronds in a valley. The fronds are light-colored, possibly due to overexposure or a filter, and they create a sense of depth and texture. The lighting is warm and even, contributing to a serene and elegant atmosphere.

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THE VALLEY

EMAAR

‘THE VALLEY’ – Success Story Which Stunned The Market!!!



Both Projects With ~ 500 Units Each
Sold Out In Couple of hours

'THE VALLEY'- 3 Reasons For The Spectacular Demand

SPECTACULAR CONNECTIVITY

AED 2 Billion Dubai-Al Ain Road Upgrade Transforms Connectivity

1

17 KM Road Completed

Doubling of the number of lanes

Service Roads on both the sides

Upgrade to Six Interchanges

Construction of New Bridges

05

Minutes Drive to
Rugby Sevens Stadium

25

Minutes Drive to
Burj Khalifa and Dubai Mall

12

Minutes Drive to
Dubai Outlet Mall

25

Minutes Drive to
Dubai Int' Airport

'THE VALLEY'- 3 Reasons For The Spectacular Demand

SPECTACULAR AMENITIES

A Resort Lifestyle – Here Every Day Is Exceptional

2

GOLDEN BEACH 47,000 SqM



Water
Splash



F&B
Options



Kids'
Play Areas



SPORTS VILLAGE 25,000 SqM



Sports
Courts



Bicycle & Running
Tracks



Playground
& Gym



'THE VALLEY'- 3 Reasons For The Spectacular Demand

SPECTACULAR AMENITIES

A Resort Lifestyle – Here Every Day Is Exceptional

2

KIDS DALE 13,000 SqM



Rock
Climbing



Amphitheatre
Space



Archaeological
Play Area



TOWN CENTER 70,000 SqM



Farmers'
Market



Gourmet
Dining



Indoor & Outdoor
Retail



'THE VALLEY'- 3 Reasons For The Spectacular Demand

SPECTACULAR ARRAY OF PROJECTS..

Premium Community With An Array Of Boutique Townhouses, Expansive Villas & Unique Twin Villas



EDEN
ELORA
NARA

ORANIA
NIMA
TALIA



RIVANA



FARMGARDENS

2700+ DREAMS
CLOSE TO
BEING
REALIZED

The Valley's Next Masterpiece To Be Unveiled

‘Premium Waterfront Twin Villas Await !’

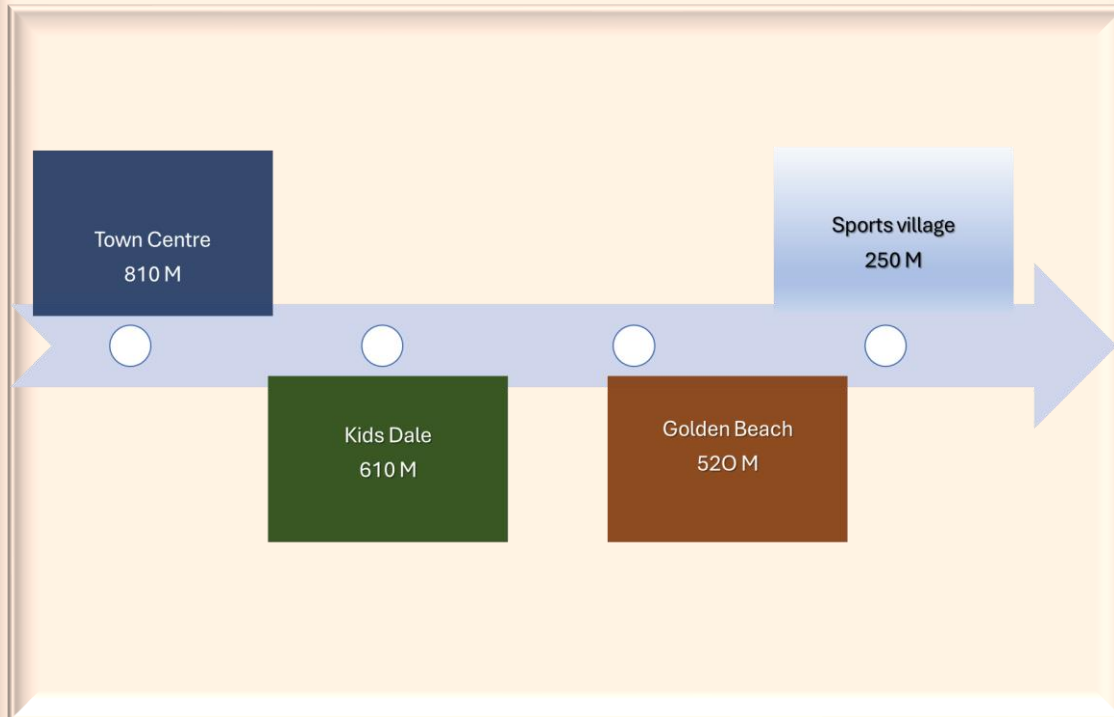
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THE VALLEY

Pristine Waterways interlocked within
Lush Landscapes ... Grand, Green, Gorgeous

EMAAR

Where Luxury Resides in Nature's Loving Embrace





PREMIUM WATERFRONT TOWNHOUSES WITH TWO DISTINCT ARCHITECTURAL FACADES

SIERRA

Celebrating Elegance - Merging Straight Lines and Graceful Curves, this design embraces warmth and fluidity, mirroring nature's rhythm, & shaping interconnected, boundless spaces."

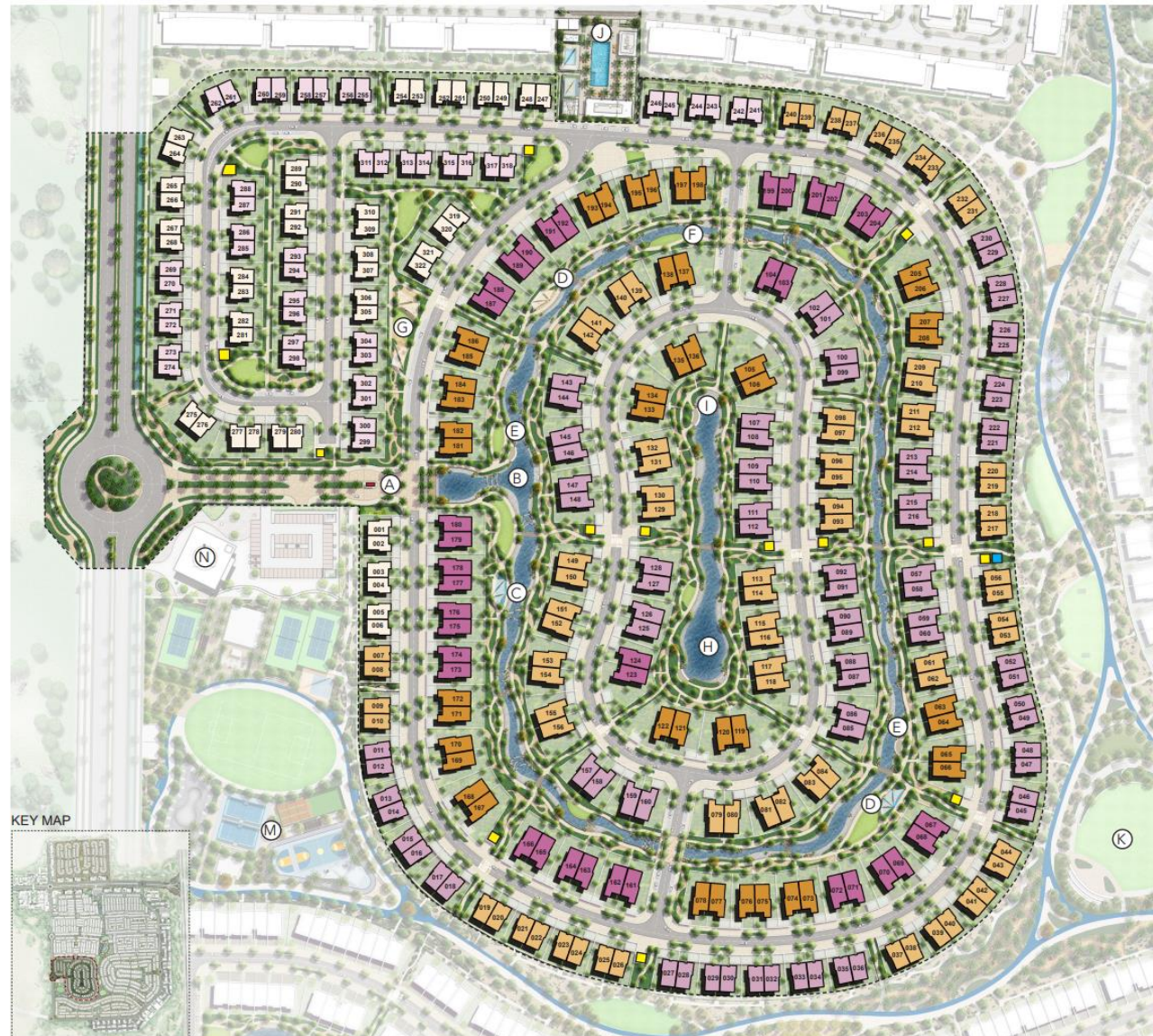


LILAC

Celebrating Contemporary Art: This design exudes meticulous precision, with its sleek, straight lines. It's an edgy aesthetic that embodies strength and modern sophistication."



Alana Cluster Map – Waterfront Twin Villa Cluster With Premium Amenities



THE VALLEY ALANA

- A Community Entrance
- B River Cascades
- C Kid's Play Area
- D Outdoor Fitness
- E Riverside Seating Deck
- F Recreation Lawn
- G Pocket Park
- H Central Open Pond
- I Concrete Seating Blocks
- J Shared Community Center
- K Central Open Lawn
- M Sports Village
- N Mosque

- Sierra - 5 Bedroom
- Sierra - 4 Bedroom
- Sierra - 3 Bedroom
- Lilac - 5 Bedroom
- Lilac - 4 Bedroom
- Lilac - 3 Bedroom
- Guardhouse
- Substations
- Utility

Sierra



Lilac





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THE VALLEY

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Sustainable Excellence



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Visual & Sensory Retreat

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Waterfront Bliss



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THE VALLEY

Most Generous Sizes For TH's/Twin Villas
@The Valley so far!!!

	Average BUA 3 BR (SqFt)	Average BUA 4BR (SqFt)	Average BUA 5 BR (SqFt)
ALANA	3,788	4,157	4,859
RIVANA	3,152	3,430	4,487

~ 20% Bigger Sizes Than Rivana (3/4 BR Units)

EMAAR

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THE VALLEY

FLOOR PLANS

EMAAR

Floor Plans - 3 BR Twin Villas

Avg Area – 3,788 SqFt, Avg Plot Size -3,456 SqFt



- Spacious Layouts
- Separate Formal & Informal Living Room
- Roof Terrace With Family Lounge
- Semi Closed Fully Fitted Kitchens

Floor Plans - 4 BR Twin Villas

Avg Area -4157 SqFt, Avg Plot Size - 4147 SqFt



- Spacious Layouts
- Separate Formal & Informal Living Room
- Roof Terrace With Family Lounge
- Semi Closed Fully Fitted Kitchens

Floor Plans - 5 BR Twin Villas

Avg Area – 4,859 SqFt, Avg Plot Size -5,096 SqFt



- Spacious Layouts
- Separate Formal & Informal Living Room
- Roof Terrace With Family Lounge
- Semi Closed Fully Fitted Kitchens

Most Spacious Internal Layouts @The Valley !!!

	Kitchen/Living/ Dining (SqFt)
ALANA	614
RIVANA	372

Alana has ~60% Larger Living Room Sizes Than Rivana

ALANA LAYOUT (3 BR Unit)



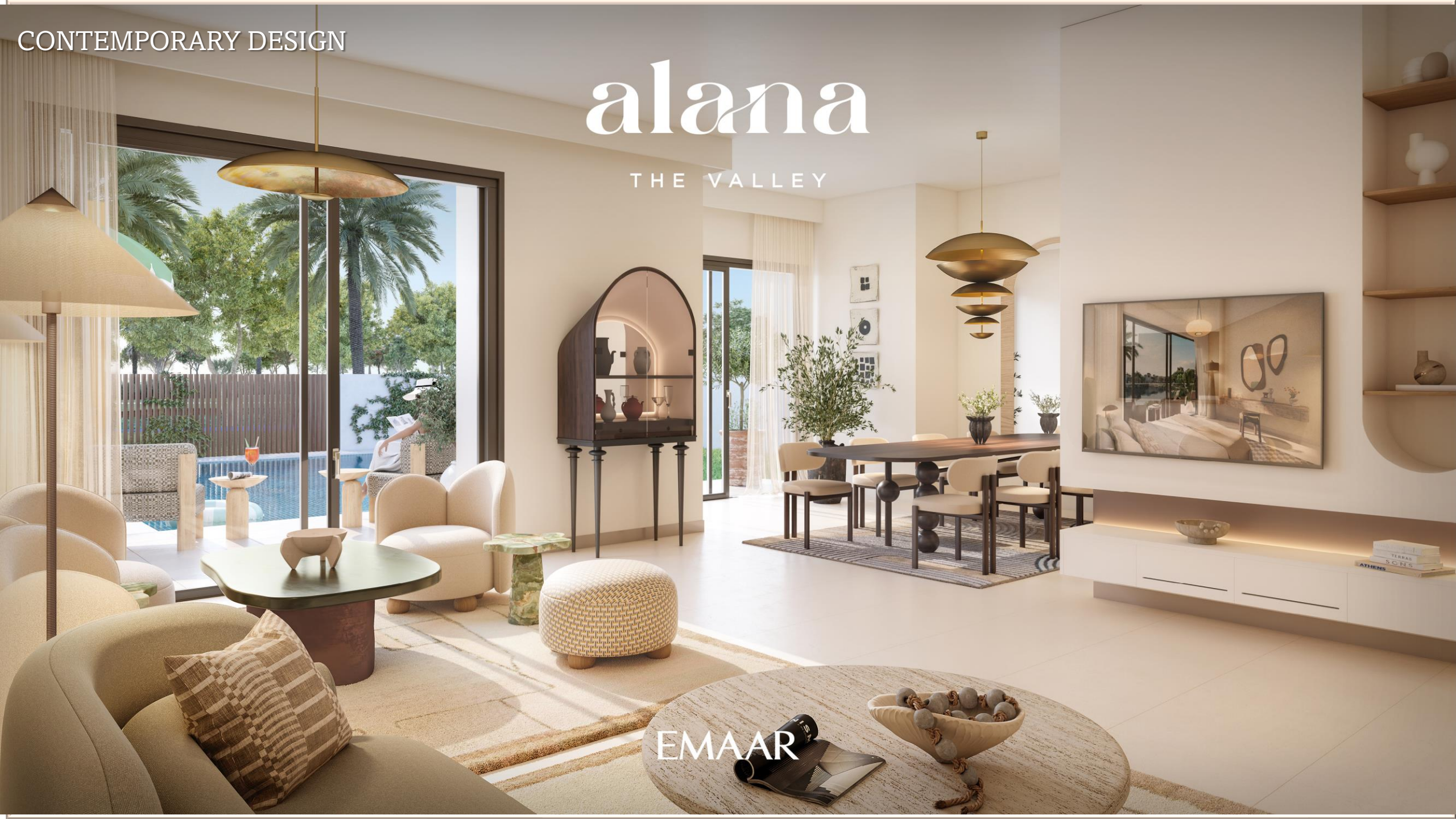
RIVANA LAYOUT (3 BR Unit)



CONTEMPORARY DESIGN

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THE VALLEY



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URBAN SOPHISTICATION

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THE VALLEY

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STYLISH FINISHES

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A Great Opportunity



- Starting from AED 950 psf

COMMERCIALS

Unit Types	No of Units	Avg BUA (SqFt)	Avg Plot Size (SqFt)	Starting Price AED (Mn)
3 BR Twin Villas	27%	3,788	3,456	3.50
4 BR Twin Villas	48%	4,157	4,147	4.11
5 BR Twin Villas	25%	4,859	5,096	5.34

Total Inventory for sale- 270 units

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THE VALLEY

PAYMENT PLAN

Instalment	Payment %	Due Date
Down payment	10%	Oct-23
2nd Instalment	10%	Dec-23
3rd Instalment	10%	Apr-24
4th Instalment	10%	Aug-24
20% Construction Completion	15%	Apr-25
40% Construction Completion	15%	Oct-25
60% Construction Completion	10%	Mar-26
80% Construction Completion	10%	Sep-26
100% Construction Completion	10%	May-27

Handover Date – May 2027



EOI Registrations Start From 17th Oct
Bookings Start From 18th Oct



Thank
you

