

VALORES  
RESIDENCES

A woman with long, light-colored hair is seen from the side, walking away from the camera on a sandy beach. She is wearing a flowing, white, short-sleeved dress. The fabric of the dress is catching the wind, creating large, billowing waves that extend across the left side of the frame. The background is a bright, clear blue sky. The overall aesthetic is ethereal and suggests a sense of freedom and movement.

CRAFTED FOR LIFE

## PRELUDE

### DUBAI

Crafted to great standards

### AL FURJAN

The heart of new Dubai

### VALORES RESIDENCES

Crafted for life

### THE AMENITIES

Crafted for wellbeing

### THE DESIGN

Crafted for style

### THE APARTMENTS

1, 2 & 3-bed apartments

### PROJECT NAME

Valores Residences

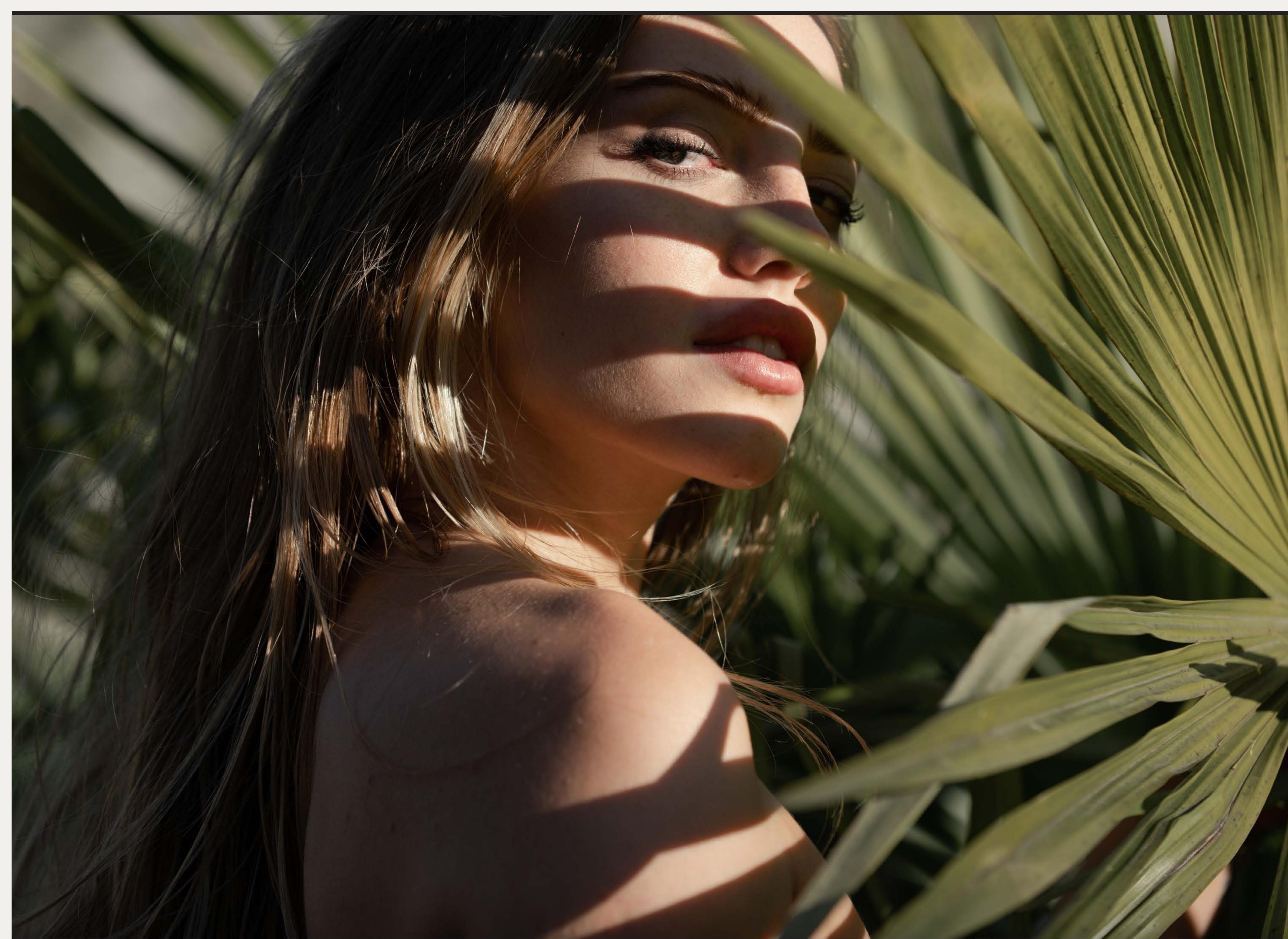
### DEVELOPER & STRATEGIC PARTNERS

Valores Property Development LLC

AROMA - Main Contractor

Cedor Consulting - Design, Sales  
and Marketing Management.





## CRAFTED FOR LIFE

**Home** – one of the rare things you hold close to your heart. This is where you find that warm feeling of laughter shared with neighbours and the comfort of knowing that you belong.

Welcome to a place that feels like home. Where life unfolds amidst vibrant energy and a genuine connection to the city's pulse, here's to a place made so precious for you to relax, recharge, and create lasting memories. This is a community crafted for life.



DUBAI



CRAFTED TO  
GREAT STANDARDS

Dubai is a city where dreams take shape, sculpted by ambition and a relentless pursuit of excellence. From pristine beaches lapped by warm turquoise waters to bustling souks overflowing with treasures, Dubai is where ancient treasures meet cutting-edge innovation.

INVEST IN DUBAI

- Strategic Location
- Investor Friendly Policies
- Tax-free Economy
- Golden Visa
- One of the World's Safest Cities
- World-class Infrastructure
- Quality of Life
- State-of-the-art Education & Healthcare
- The Cleanest City in the World\*
- Most Desirable Global Destination for Expats\*\*

\*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.  
\*\* Dubai topped the wish lists of an incredible 60 countries in Remitly study 'The cities the world wants to move to'



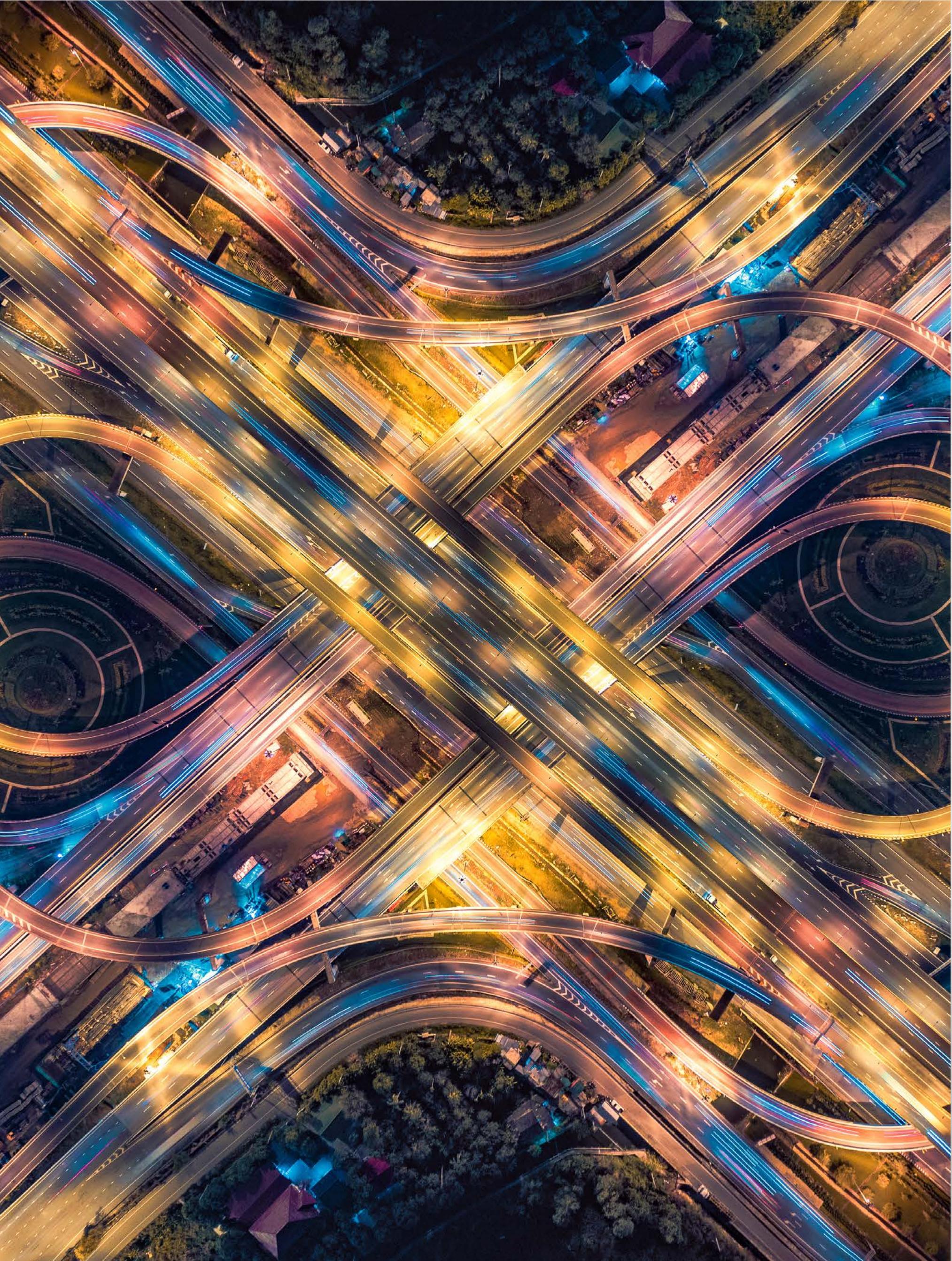


AL FURJAN

## THE HEART OF NEW DUBAI

Al Furjan is one of the most sought-after residential communities in Dubai. Located strategically, it provides easy access to major landmarks and commercial hubs, making it an ideal place for families and professionals alike.

This vibrant district by master developer Nakheel is known for its beautifully landscaped surroundings, modern infrastructure, and a sense of community that is truly unique.



## THE CENTER OF EVERYTHING

With the future launch of the world's biggest International Airport, Al Furjan is poised to become a central hub.

Al Furjan is thoughtfully designed, placing you amidst lush parks, prestigious schools, vibrant shopping experiences, and top-notch healthcare facilities. It's crafted for a life that's both enriching and effortless.

## UNMATCHED ACCESSIBILITY

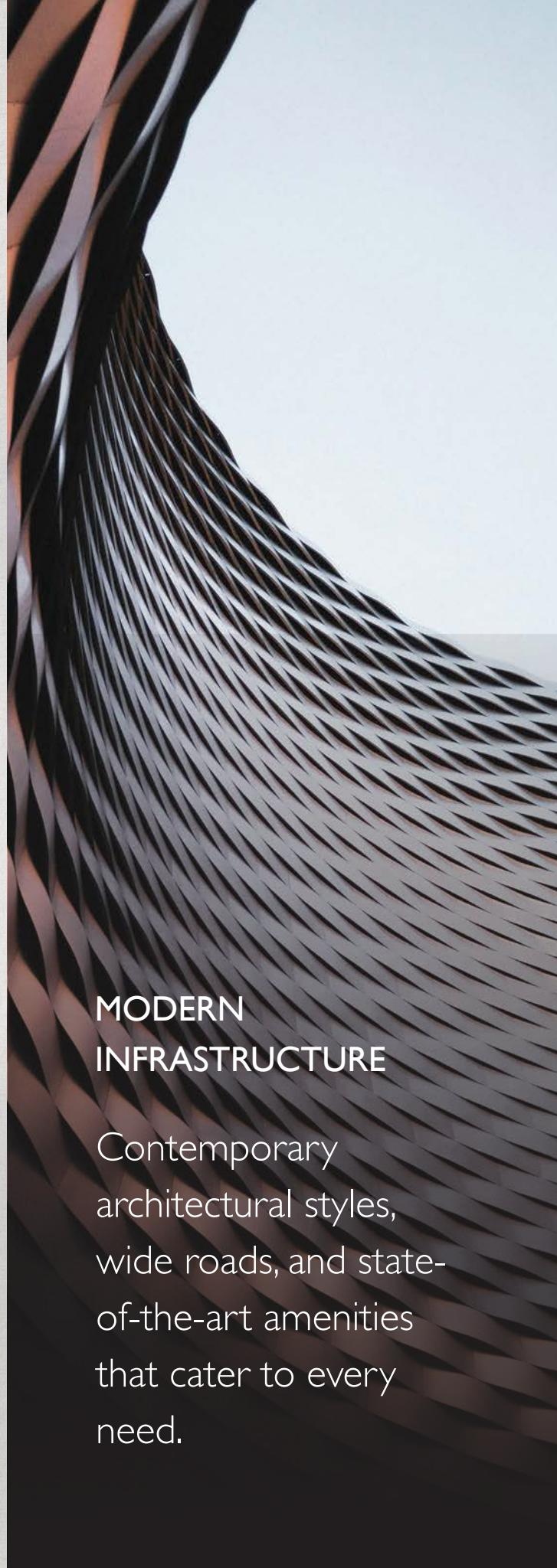
The community fosters a sense of belonging, a place where lasting friendships are built and happiness thrives.

In Al Furjan, you're not just investing in a community, you're investing in a lifestyle crafted for you.



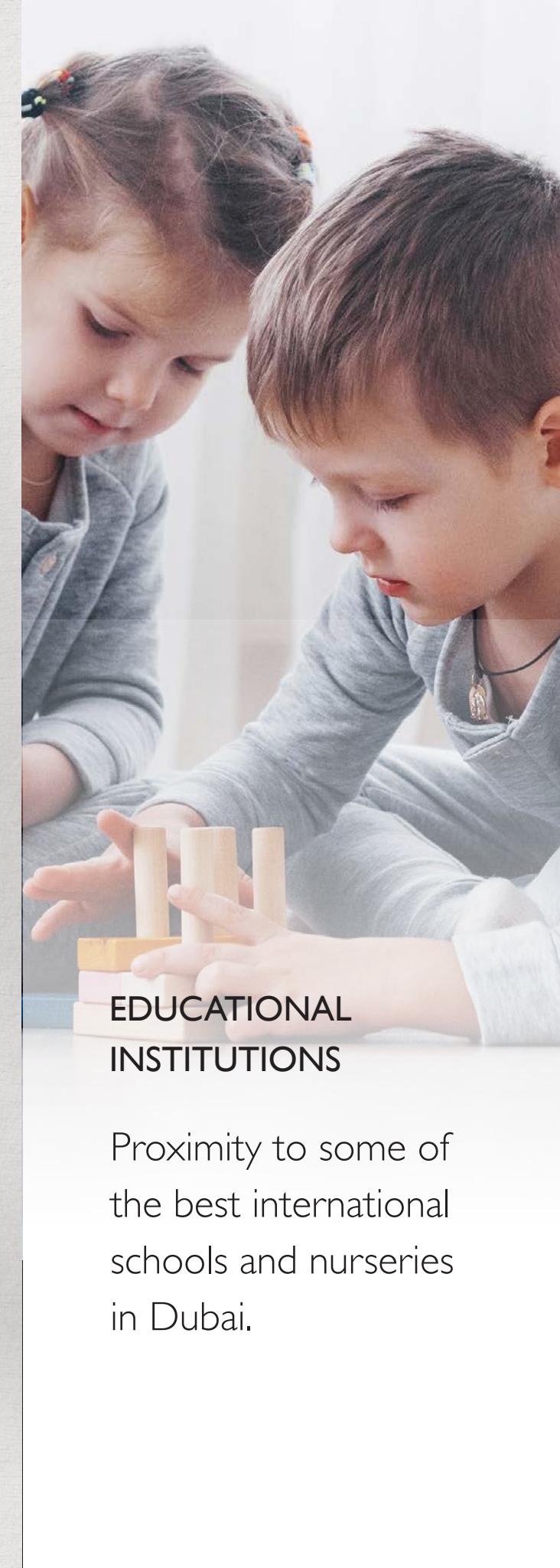
### FAMILY-FRIENDLY ENVIRONMENT

Numerous parks, playgrounds, and communal spaces where neighbours can connect and children can play safely.



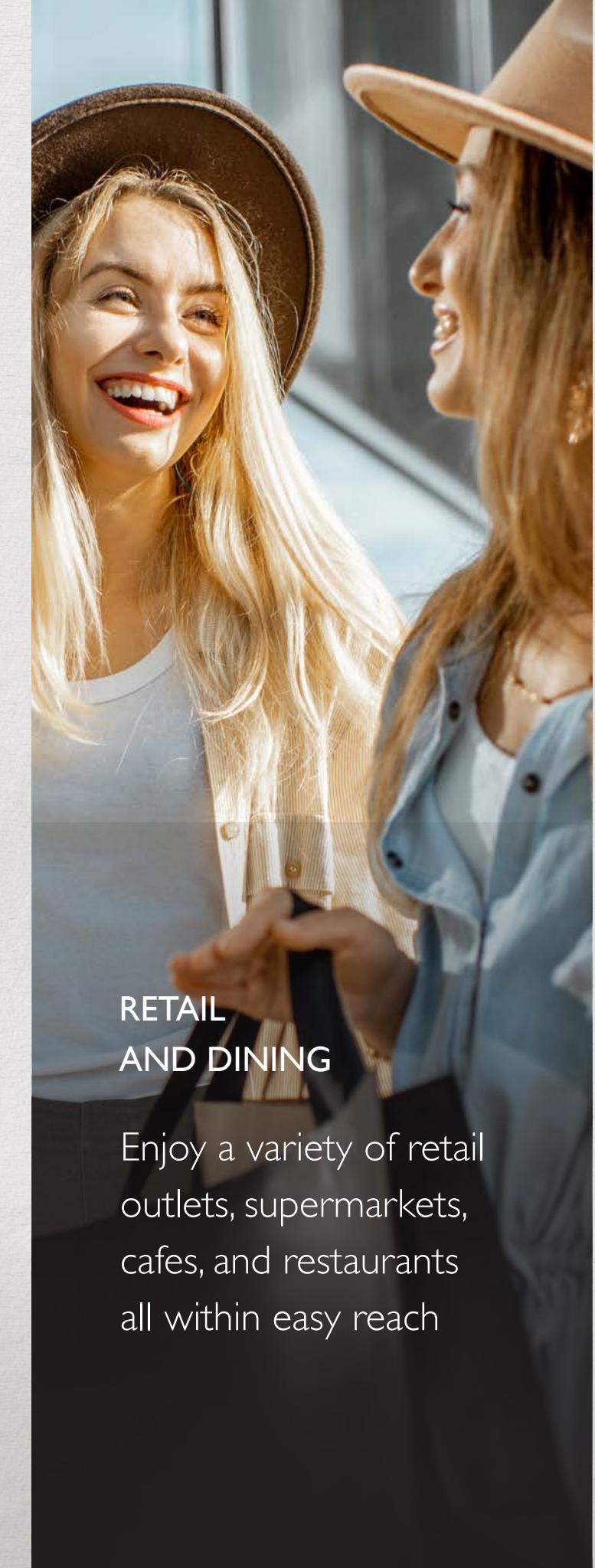
### MODERN INFRASTRUCTURE

Contemporary architectural styles, wide roads, and state-of-the-art amenities that cater to every need.



### EDUCATIONAL INSTITUTIONS

Proximity to some of the best international schools and nurseries in Dubai.



### RETAIL AND DINING

Enjoy a variety of retail outlets, supermarkets, cafes, and restaurants all within easy reach



### HEALTHCARE FACILITIES

Access to top-notch medical centres and clinics.

The background of the image is a high-angle aerial photograph of a coastal scene. The top half shows the ocean with varying shades of turquoise and light blue. The bottom half shows a wide, light-colored sandy beach. Small white waves are breaking onto the shore, creating a textured pattern of white foam and wet sand. The overall composition is a clean, modern, and peaceful coastal landscape.

# VALORES RESIDENCES



WELCOME TO  
VALORES  
RESIDENCES

**Valores Residences** is a community crafted for life. Experience elevated living with world-class amenities in a collection of apartment residences. Strategically located in Al Furjan, this is the place for great returns and a stellar lifestyle.

Discover the perfect mix of elegance, comfort, and convenience in a community that thrives on connection. Live a lifestyle full of amenities that seamlessly blends into your aspirations. At Valores Residences, it's all finely crafted for you.

- Sky forest trail
- State of the art gym
- Private Beach club
- Crafted for wellbeing





PINNED TO  
PERFECTION

Centrally located at the crossroads of Al Furjan, Valores Residences keeps you in touch with all the city hotspots.

WITHIN  
10 MINUTES

Sheikh Zayed Road	2 min
Hindu Temple & Gurudwara	3 min
Expo City	10 min

WITHIN  
20 MINUTES

Palm Jumeirah	15 min
Dubai Marina	15 min
Palm Jebel Ali	20 min
Al Maktoum Int'l Airport	20 min

WITHIN  
30 MINUTES

Downtown Dubai	25 min
Dubai Int'l Airport	28 min

# VALORES RESIDENCES



AL MAKTOUM INTERNATIONAL AIRPORT

PALM JEBEL ALI

IBN BATTUTA MALL

INTERFAITH  
WORSHIP SPACES

EXPO CITY



PALM JUMEIRAH

DUBAI MARINA

ENERGY METRO STATION

DUBAI INTERNATIONAL AIRPORT

DOWNTOWN DUBAI

SHEIKH ZAYED ROAD



A photograph taken from an elevated position, looking down into a large, rectangular swimming pool. The water is a clear, light blue, with sunlight creating a pattern of bright, wavy reflections across the surface. In the foreground, the fronds of several palm trees are visible, their green and yellow leaves partially obscuring the view of the pool. The overall atmosphere is tropical and serene.

AMENITIES





CRAFTED FOR  
WELLBEING

At Valores Residences, we believe your home should be a sanctuary for your mind, body, and soul.

That's why we've curated a collection of unparalleled amenities designed to nurture your well-being and elevate your everyday life.





### THE PRIVATE BEACH CLUB

Immerse yourself in a tropical getaway just steps away. Discover a sprawling resort-style beach club, a stunning 35-meter pool, and a sunken bar for enjoying cool cocktails.

Relax in the leisure area, watch the kids have fun in their pool, and enjoy the tranquillity of lush, landscaped gardens.



VALORES

PRIVATE BEACH CLUB



## THE SKY FOREST TRAIL

Breathe in the fresh air and reconnect with nature on our rooftop sky forest. A 200-meter jogging loop, a dedicated yoga area, and barbecue stations create the perfect space for exercise, reflection, and social gatherings.

Take time to rejuvenate your senses in this peaceful sanctuary, crafted to refresh both body and spirit.



## STATE-OF-THE-ART GYM

Experience complete wellness at our advanced private gym with stunning beach club views. Discover exclusive spaces for both men and women, each featuring a lavish sauna and steam facilities.

Unwind in a serene environment designed to enhance both physical fitness and mental well-being.



#### THE KIDS' ZONE

Let your little ones explore their imaginations within thoughtfully designed play areas. With a dedicated pool and access to the rooftop greenscape, ensure endless fun and safe playtime.

At the Kids' Zone, there are plenty of areas seamlessly blending into the rooftop's lush greenery.

#### F&B AND RETAIL

Make the most of this idyllic community with everything at your convenience. With leading food, fashion, and frolic brands situated in the community, Valores Residences has all that you need to live a fulfilling lifestyle.

#### SHUTTLE SERVICE TO DUBAI METRO

Your life at Valores Residences is crafted for convenience. Commute to Energy metro station is just 10 minutes with a complimentary shuttle service at your disposal.



RECEPTION

VALORES

LIFT LOBBY

5

7



THE DESIGN

**CRAFTED  
FOR STYLE**

Valores Residences boasts a clean, breathable, and spacious layout with intuitive floor plans that promote a seamless flow between rooms. High ceilings and expansive windows create a sense of openness and bathe the space in natural light.

The low-density design fosters privacy and exclusivity, while the contemporary facade seamlessly integrates with the modern aesthetic of Al Furjan.





**DESIGNED  
TO LAST**

Experience unmatched peace of mind with industry-leading 5-Year Defect Liability Period, a groundbreaking guarantee in the GCC region.

The residences are crafted with high-quality materials and feature modern kitchens with sleek countertops and luxurious bathrooms with elegant fixtures.

We back our craftsmanship, ensuring your dream home is built to last and your investment is protected for years to come.





# THE APARTMENTS



CRAFTED  
FOR YOU

Your home at Valores Residences is built with the principle of open living. With a diverse unit mix, find a style of life that suits your vibe.

Upgrade your kitchen setup as per your wish, as all apartments at Valores come with an option to have a closed kitchen.



THREE BEDROOM





TWO BEDROOM





ONE BEDROOM



LIVING ROOM



BATHROOM



PROJECT DETAILS

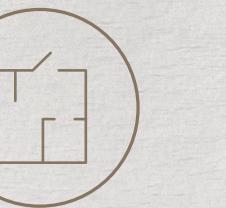
## PROJECT DETAILS



G+2P+7 storey  
Building



Al Furjan,  
Dubai



Distinctive  
Architectural Design



Premium  
Amenities



Spacious Living  
Areas And Balconies

**COMPLETION Q3 | 2027**

UNIT TYPES & SIZES	
One-Bedroom Apartments	692 sq. ft - 818 sq. ft
Two-Bedroom Apartments [+ Maid's / Study Room]	1,168 sq. ft - 1,485 sq. ft
Three-Bedroom Apartments	2,045 sq. ft - 2,237 sq. ft





DEVELOPER & STRATEGIC PARTNERS

THE DEVELOPER

# VALORES

A collaboration between the founder of one of the UAE's largest contractors and a leading property management expert in Dubai.

Valores transforms real estate into sanctuaries that enrich lives, with a focus on meticulous craftsmanship, thoughtful design, and higher returns.

EXCLUSIVELY REPRESENTED BY

 CLÉ DOR

CLEDOR, a development management firm, successfully launched and sold its first project for AED 425M in January 2024. The company has a pipeline of projects worth over AED 3B set to launch in 2024 and Q1 2025.

VALORES  
RESIDENCES