

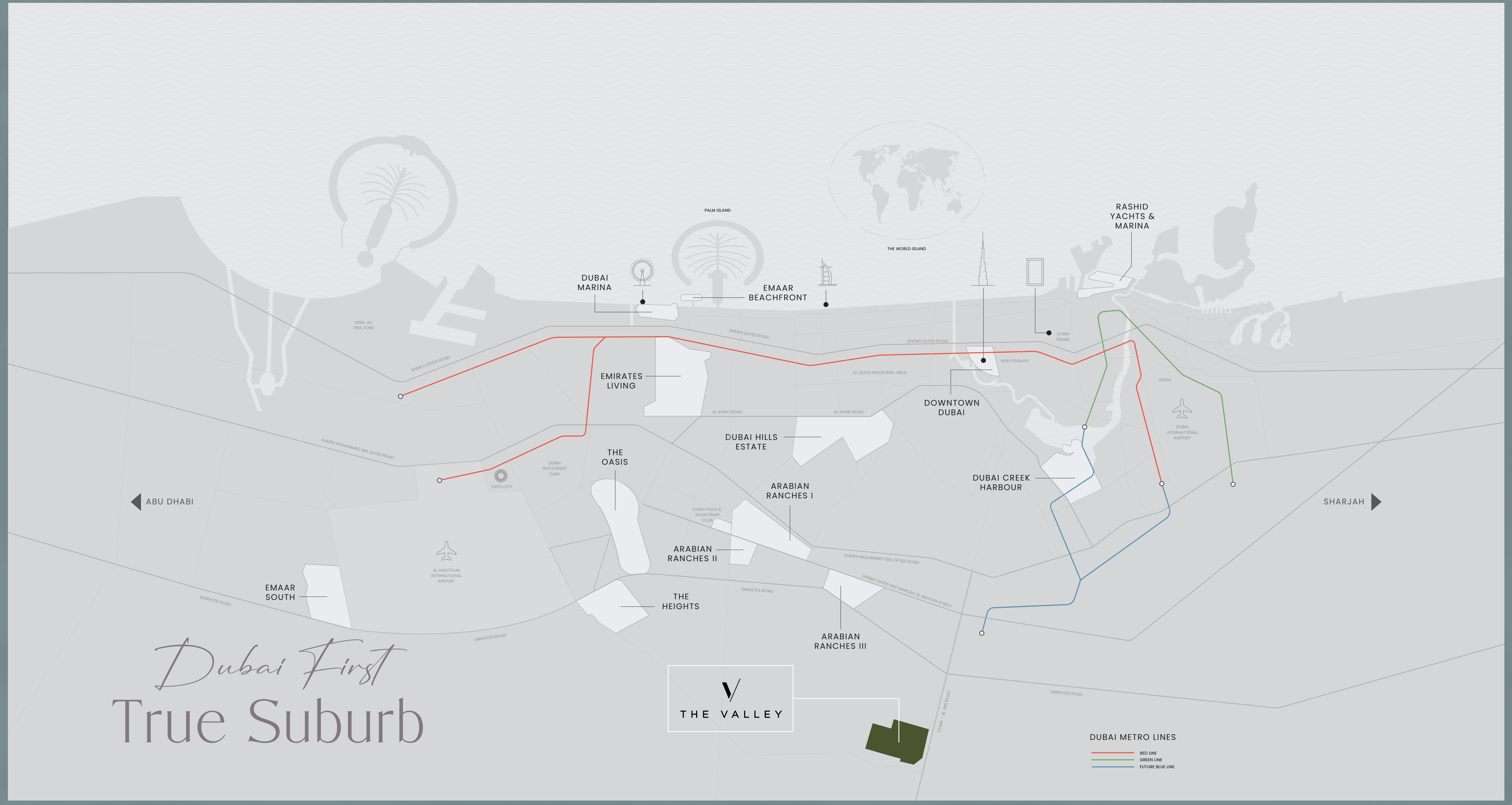


THE VALLEY

# Dubai First True Suburb



DUBAI METRO LINES  
— RED LINE  
— GREEN LINE  
— FUTURE BLUE LINE



# *Perfectly* Positioned

The Valley offers exceptional connectivity via Jebel Ali Lahbab Road, which starts at the Sheikh Zayed Road Interchange and extends to Emirates Road. This vital corridor drives rapid development, linking key areas such as Jebel Ali Industrial Area, JAFZA, Dubai South, DIP and culminating at the Expo 2020 site

---

**05**  
Minutes

Drive to Rugby  
Sevens Stadium

**08**  
Minutes

Drive to  
Dubai Outlet Mall

**25**  
Minutes

Drive to Burj Khalifa  
& The Dubai Mall

**25**  
Minutes

Drive to Dubai  
Int' Airport

---

*Decoding The Reasons*  
For a Spectacular Demand



# The Valley

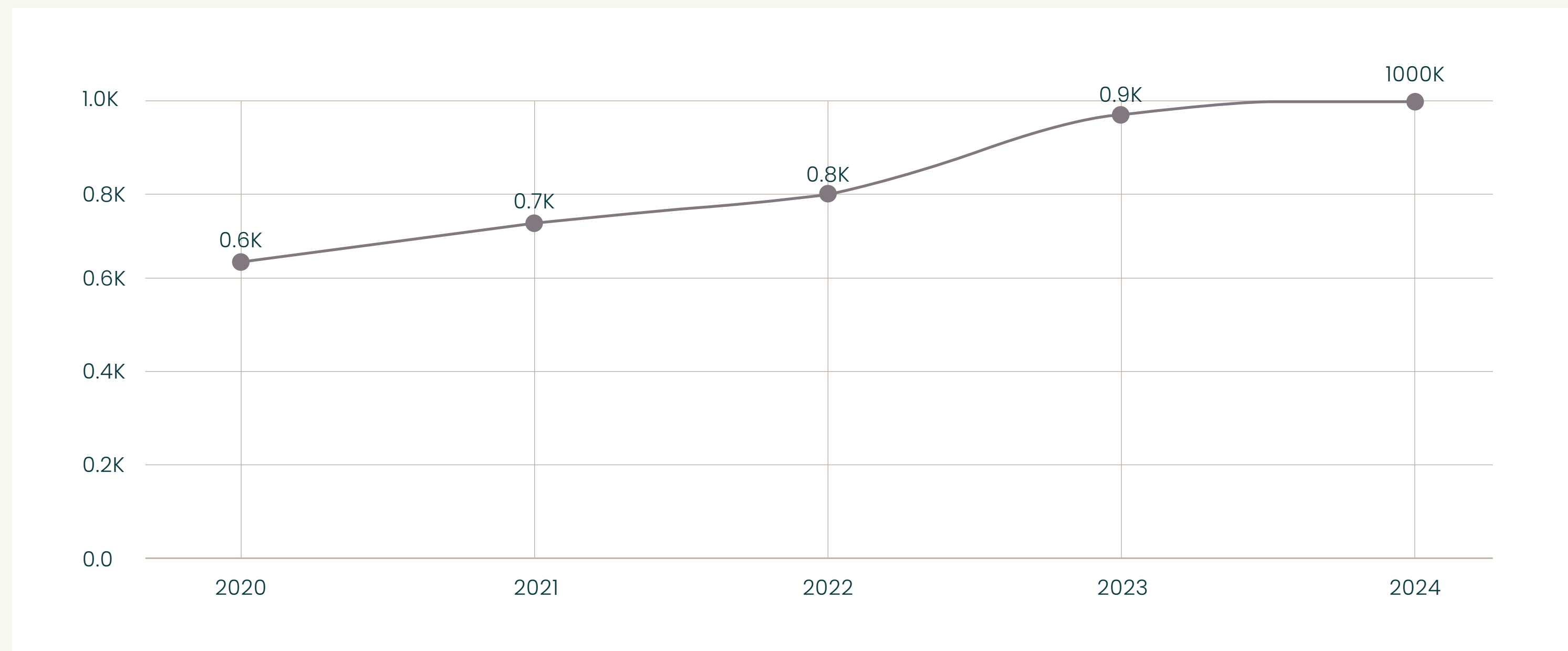
## Price Surge – Excellent Appreciation

Yearly

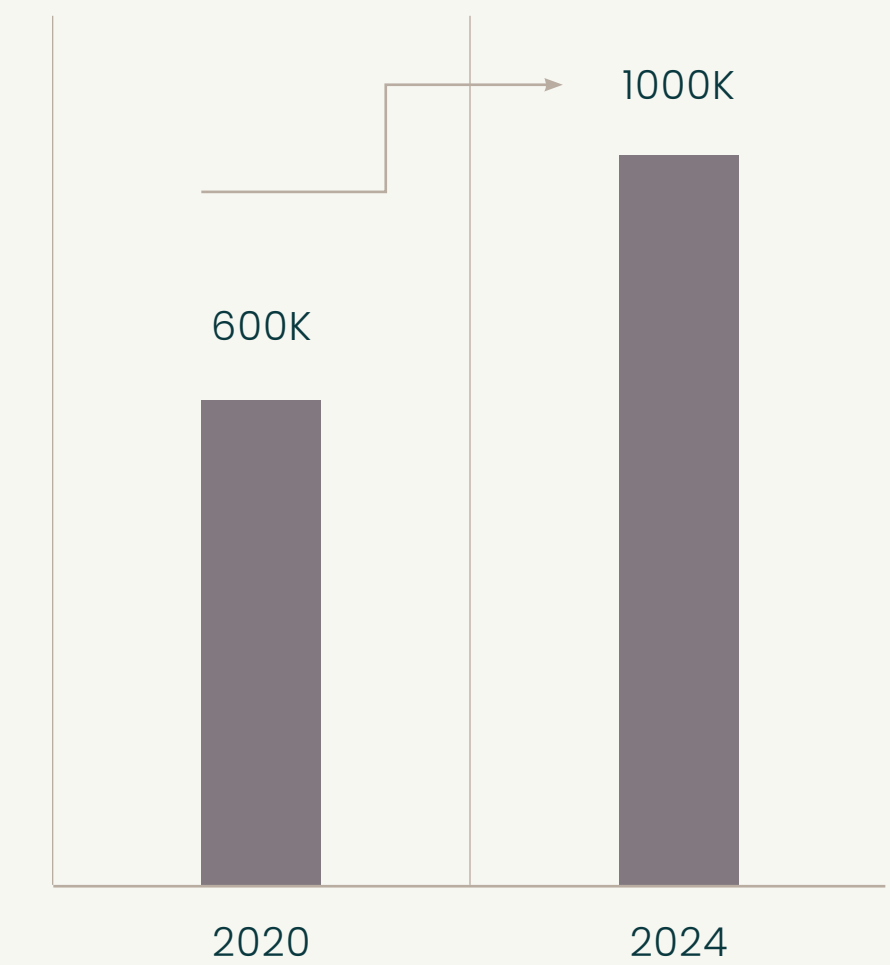
Monthly

Price Per Sqft

Sales Volume



The Valley  
Appreciation  
66%



*Introducing*



T H E V A L L E Y

Phase Two



*The Vision*

A haven where  
an adventure awaits  
you at every corner





Hills

Forest

Meadows

River

Valley



THE VALLEY  
PHASE TWO

*Find Your*  
Adventure

*Explore the Winding Pathways*  
Inspired By Nature



Hills



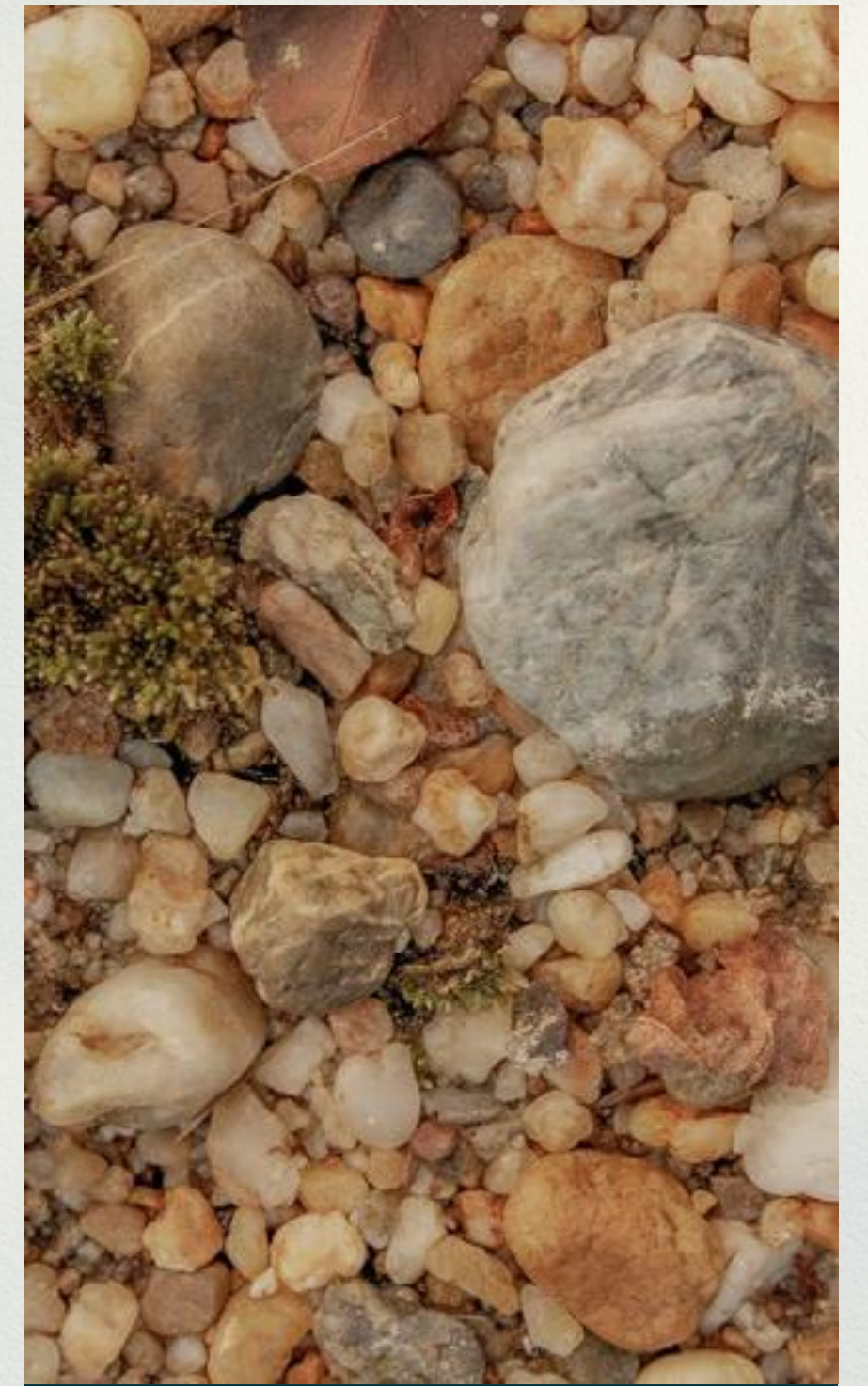
Meadows



Forest



River



Valley

# Get the Explorer in you free

- 1 - PARK ENTRY WITH FEATURE SHADE STRUCTURE
- 2 - FITNESS PLAY AREA
- 3 - JUNIOR SOCCER PITCH
- 4 - TENNIS AND BASKETBALL COURTS
- 5 - PADEL TENNIS COURT
- 6 - SCULPTURAL LANDFORM WALK
- 7 - ORCHARD / FRUIT TREE GROVE
- 8 - FLOWER FARM
- 9 - YOGA/MEDITATION AREA
- 10 - COMMUNITY GHAF TREE NURSERY
- 11 - SUNKEN RECREATION LAWN - STORMWATER POND
- 12 - ADVENTURE PLAY AREA
- 13 - MEANDERING RIVER
- 14 - FOUNTAIN AND LOOK-OUT POINT
- 15 - RIVERSIDE SUNKEN SEATING LOUNGE
- 16 - RIVERSIDE PALM GROVE-SEATING PLAZA
- 18 - CALISTHENICS AND PARKOUR FITNESS AREA
- 19 - SKATEPARK AND SCOOTER PUMP TRACK
- 20 - HALF BASKETBALL COURT AND TABLE TENNIS
- 21 - AMPHITHEATRE AT SUNKEN EVENTS LAWN-STORMWATER POND
- 22 - DOG PARK
- 23 - DECKED OVERLOOK PLATFORM
- 24 - VALLEY TRAILS - ROCKS, GRAVEL AND NATIVE PLANTING
- 25 - NATURE THEMED PLAY AREA
- 26 - PRIMARY PATH AND JOGGING ROUTE / VALLEY CROSSING POINT
- 27 - STEPPED DECK ACCESS TO VALLEY TRAILS
- 28 - SEATING PLAZA AT SUNKEN LAWN - STORMWATER POND
- 29 - UNDULATING MEADOW
- 30 - LAKESIDE PAVILION AND DECKED LOOK-OUT POINT
- 31 - LAKE AND MEANDERING STREAM
- 32 - TOPOGRAPHIC PLAY AREA
- 33 - FITNESS, GAMES AND HAMMOCK AREA



*Discover*  
Hidden Gems



Dunescapes



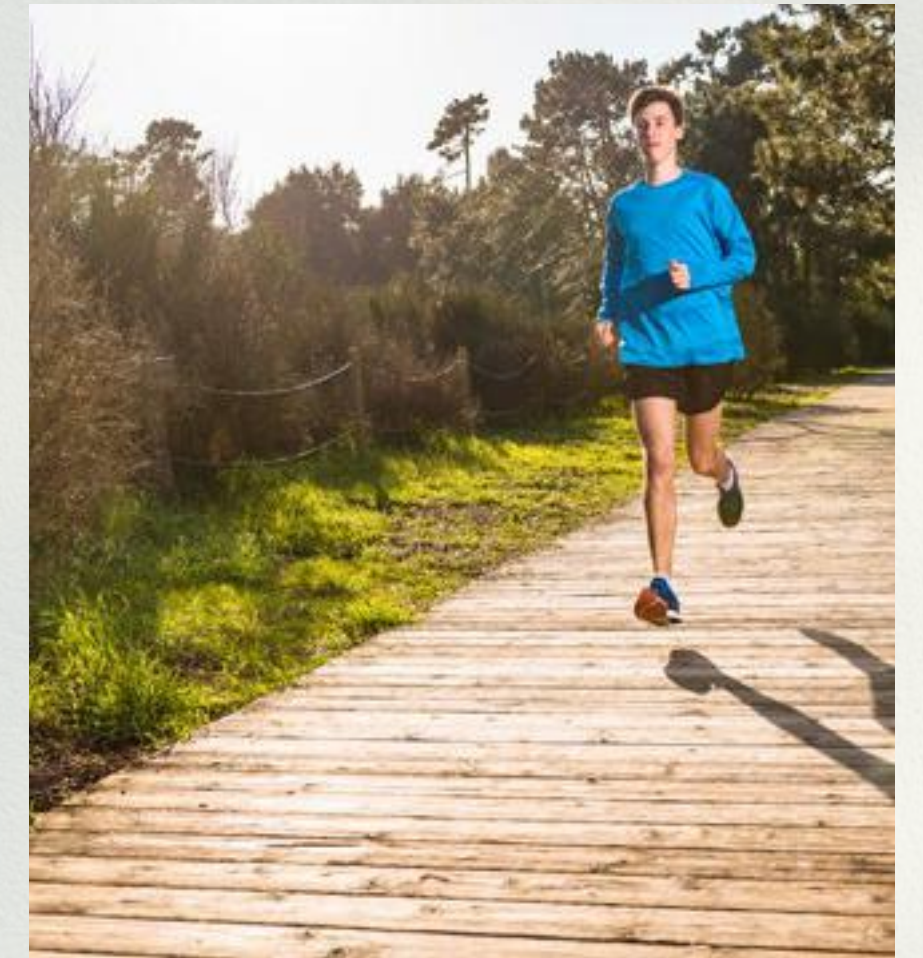
Forest Walk



Shallow River



Nature-Themed Play



Meadow Walkway



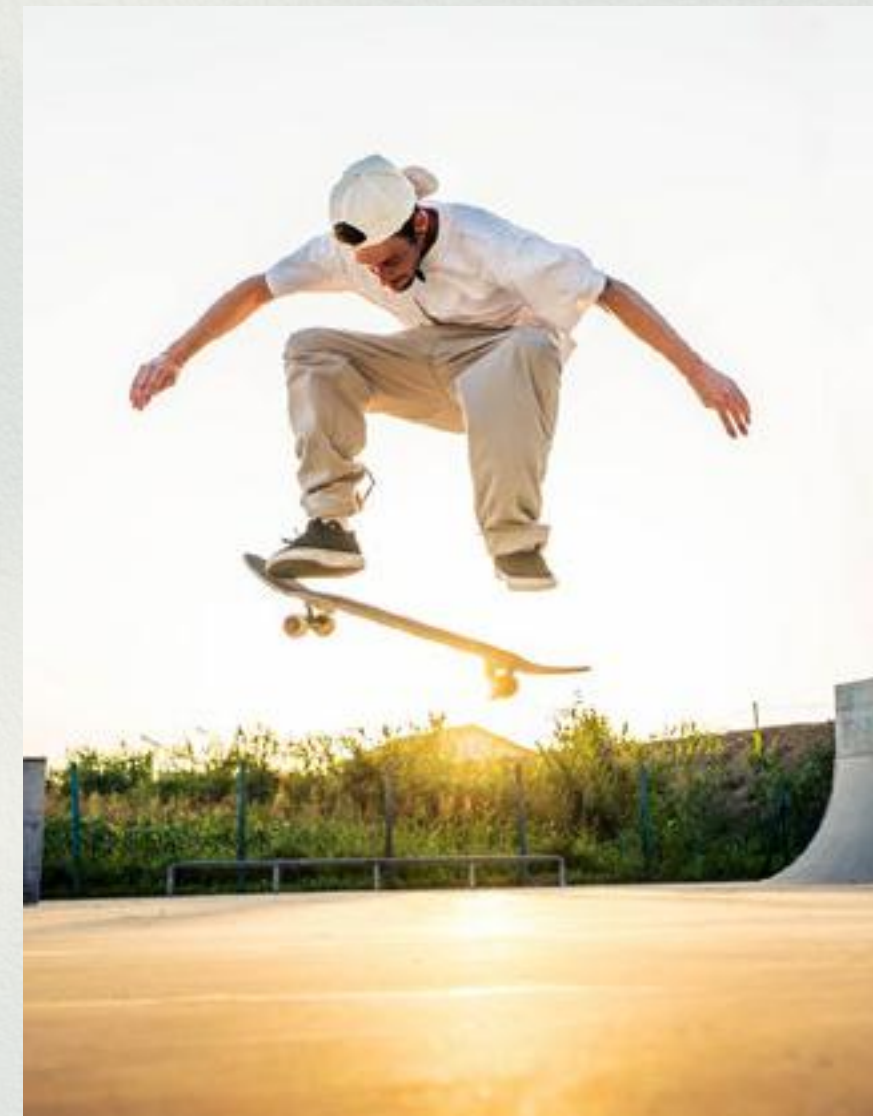
Flower Farm



Adventure Play



River Crossing

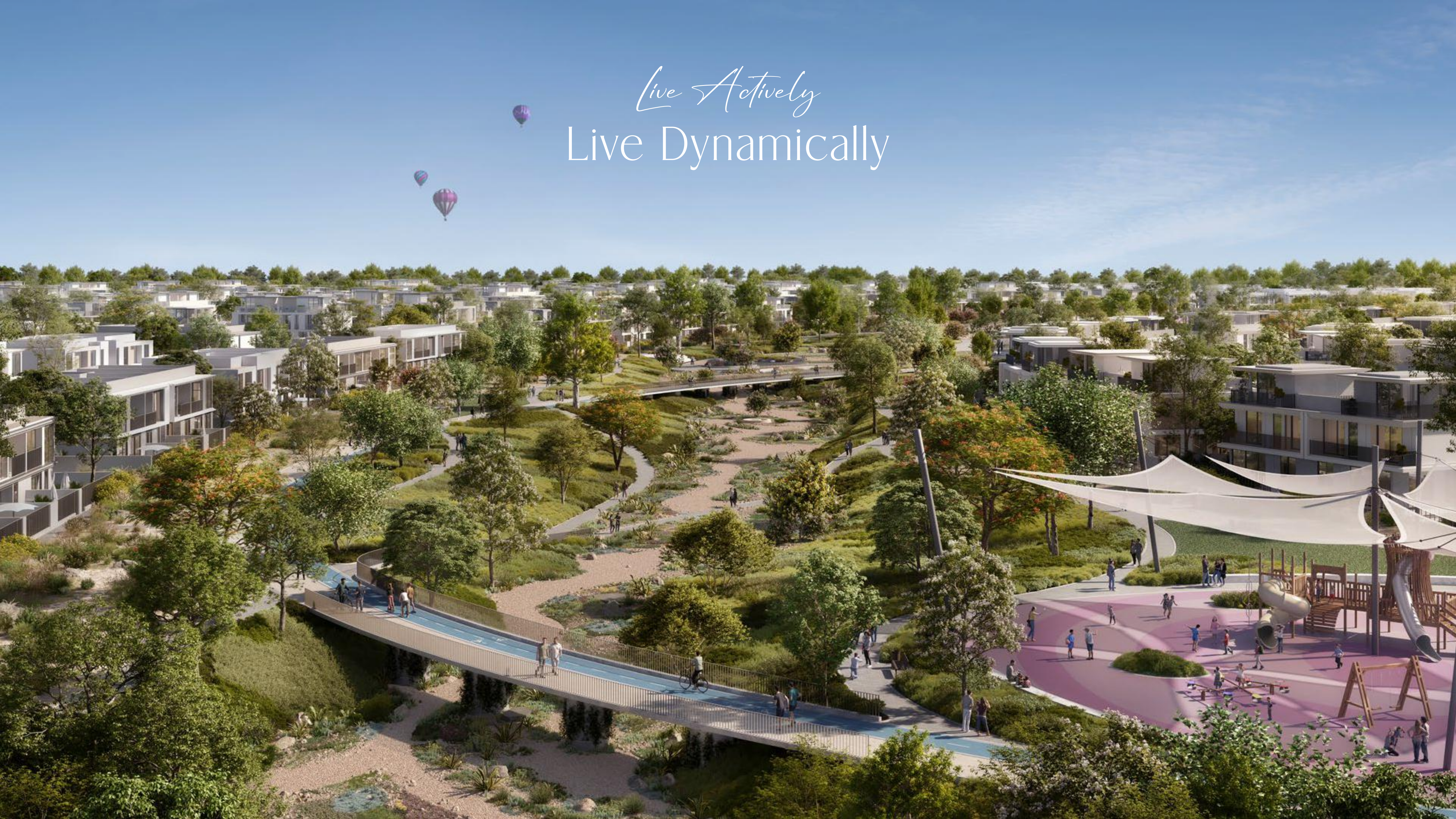


Skate Park



Sensory Play

*Live Actively*  
Live Dynamically





*Spaces That*  
Connect with Nature





*Communities that*  
Coexist with Nature

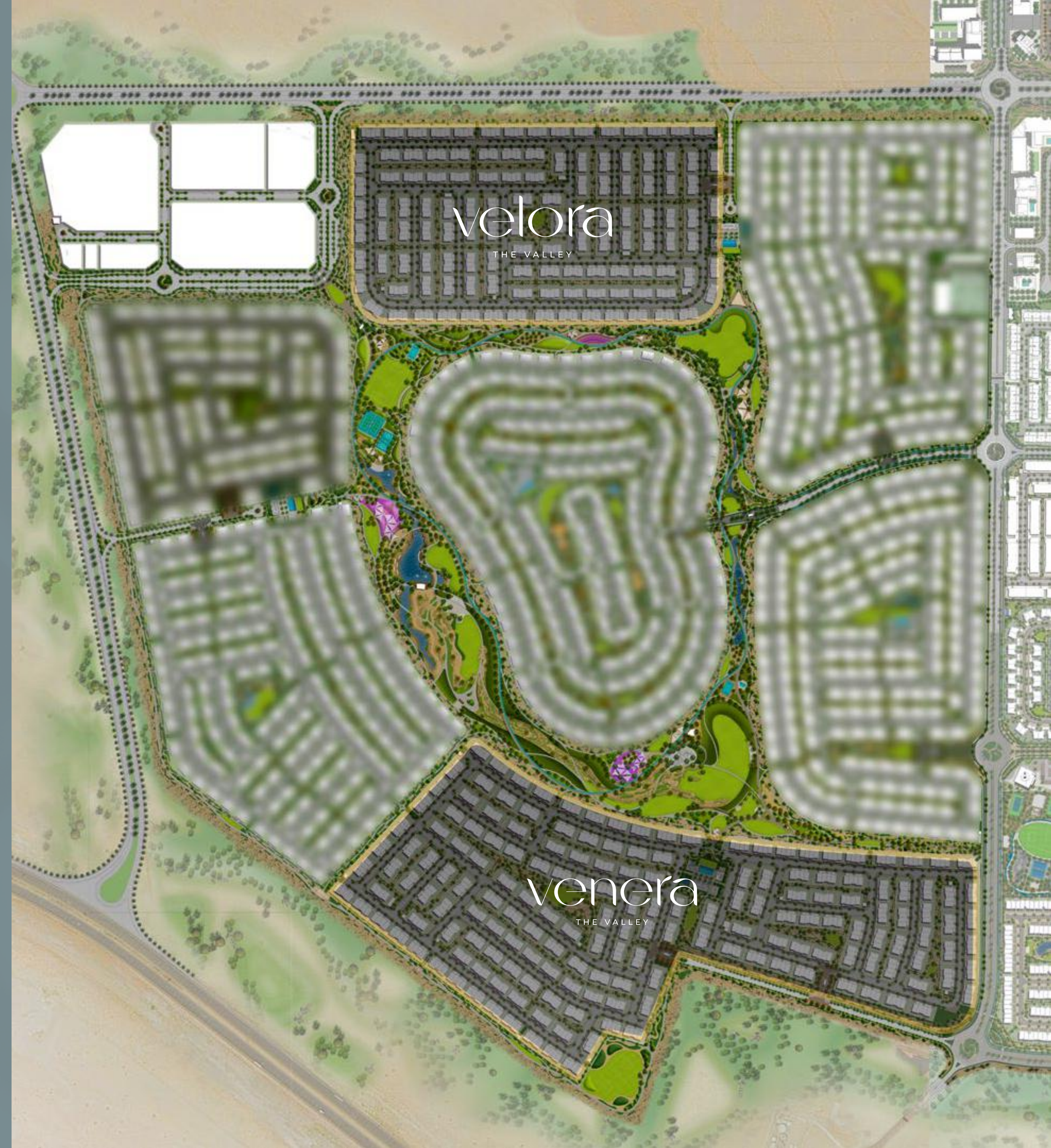


*Unparalleled*  
Residential Havens

---

Introducing  
the first iconic townhouse clusters of  
The Valley Phase Two

---





*A World Within*  
Each Community

*Vistas that Enrich*  
Your Everyday Life



Winding Trails



Outdoor Gathering Spaces



Open Lawns



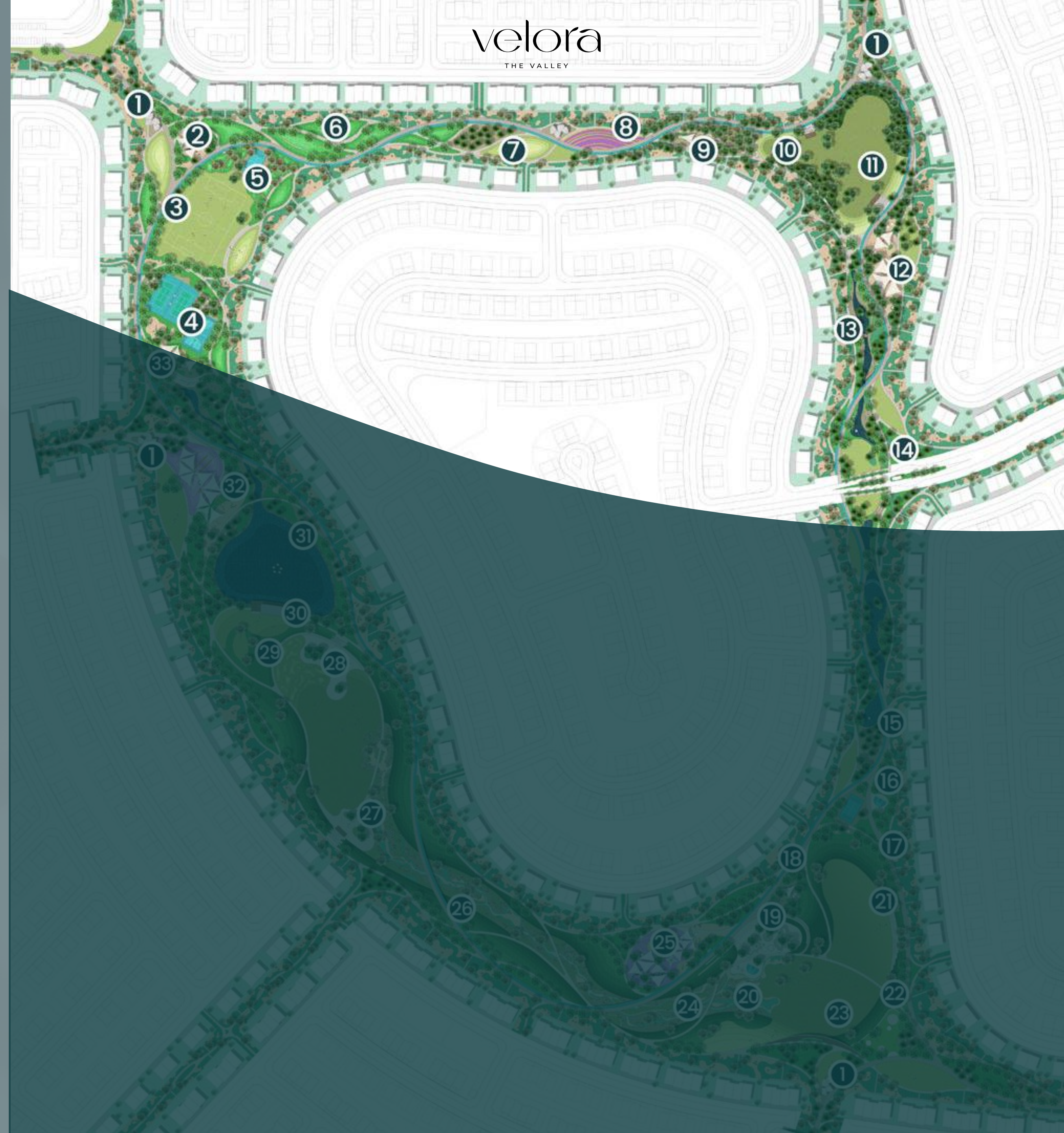
Topography Play Areas



Amenities Landscape

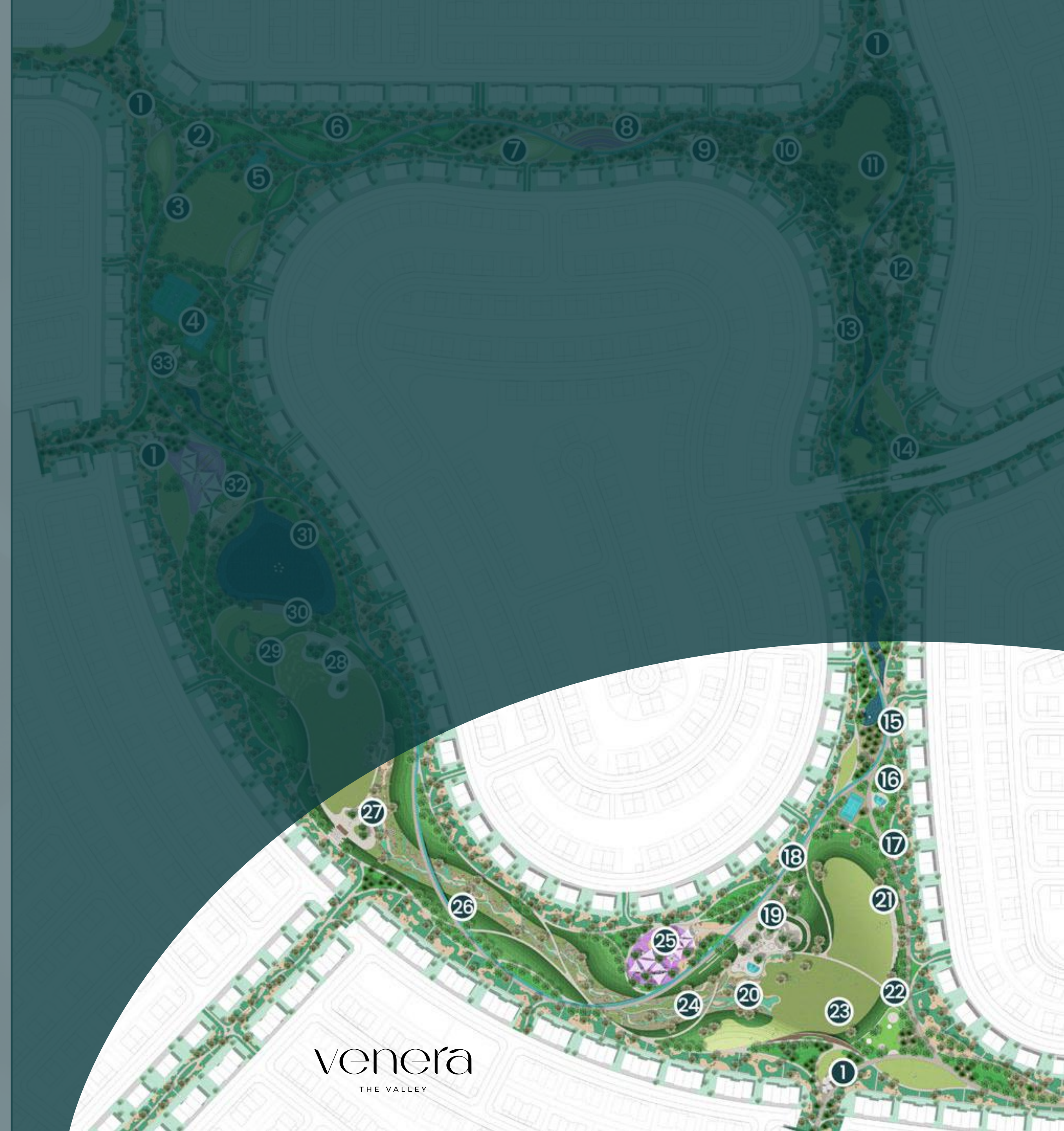
# Get the Explorer in you free

- 1 - PARK ENTRY WITH FEATURE SHADE STRUCTURE
- 2 - FITNESS PLAY AREA
- 3 - JUNIOR SOCCER PITCH
- 4 - TENNIS AND BASKETBALL COURTS
- 5 - PADEL TENNIS COURT
- 6 - SCULPTURAL LANDFORM WALK
- 7 - ORCHARD / FRUIT TREE GROVE
- 8 - FLOWER FARM
- 9 - YOGA/MEDITATION AREA
- 10 - COMMUNITY GHAF TREE NURSERY
- 11 - SUNKEN RECREATION LAWN - STORMWATER POND
- 12 - ADVENTURE PLAY AREA
- 13 - MEANDERING RIVER
- 14 - FOUNTAIN AND LOOK-OUT POINT



# Get the Explorer in you free

- 15 - RIVERSIDE SUNKEN SEATING LOUNGE
- 16 - RIVERSIDE PALM GROVE-SEATING PLAZA
- 18 - CALISTHENICS AND PARKOUR FITNESS AREA
- 19 - SKATEPARK AND SCOOTER PUMP TRACK
- 20 - HALF BASKETBALL COURT AND TABLE TENNIS
- 21 - AMPHITHEATRE AT SUNKEN EVENTS LAWN-STORMWATER POND
- 22 - DOG PARK
- 23 - DECKED OVERLOOK PLATFORM
- 24 - VALLEY TRAILS - ROCKS, GRAVEL AND NATIVE PLANTING
- 25 - NATURE THEMED PLAY AREA
- 26 - PRIMARY PATH AND JOGGING ROUTE / VALLEY CROSSING POINT
- 27 - STEPPED DECK ACCESS TO VALLEY TRAILS



# velora

THE VALLEY



## AMENITIES

- (A) Guardhouse
- (B) Community Center
- (C) Kids Play Area
- (D) Flexible Lawn
- (E) Sunken Event Lawn
- (F) Kids Adventure Play
- (G) Hills Walk
- (H) Sports Court

## STYLES

- OAKLEY
- RAVINE
- SERENE
- NASH
- VALE
- DALE

## TYPES

- ◇ 3 BEDROOM UNIT
- ◊ 4 BEDROOM UNIT
- ◆ UTILITIES



# venera

THE VALLEY



## AMENITIES

- (A) Guardhouse
- (B) Community Center
- (C) Games & Fitness Pod
- (D) Flexible Lawn
- (E) Kids Play Area
- (F) Pet Park
- (G) Skate Park
- (H) Sculptural Kids Play Area

- (I) Mosque
- (J) Sports Center
- (K) Sports Node

## STYLES

- SLATE
- OAKLEY
- RAVINE
- SERENE
- NASH
- VALE
- DALE

## TYPES

- ◇ 3 BEDROOM UNIT
- ◊ 4 BEDROOM UNIT
- ◆ UTILITIES



A modern, two-story house with large glass windows and a balcony. The house is surrounded by lush greenery, including palm trees and other tropical plants. In the foreground, a man and a woman are sitting on a patio, and two children are playing in a grassy area with a wooden swing set. The sky is blue with some clouds.

*Homes That Draw*  
Inspiration from Nature



*Floor to Ceiling Windows*  
Bringing in Natural Light



*Open Terraces*  
Overlooking Expansive  
Green Spaces



*Backyards*  
That Lead to Sikkas  
Allowing Exploration



Typical Townhouse  
3 Bedroom



Typical Townhouse  
4 Bedroom



*Investment*  
Opportunity

- 2297 Sqft BUA
- 1550 Sqft Plot

AED 1050 PSF

- 3407 Sqft BUA
- 2362 Sqft Plot

AED 1150 PSF

- 2277 Sqft BUA
- 1938 Sqft Plot

AED 1300 PSF

- 3100 Sqft BUA
- 3057 Sqft Plot

AED 1300 PSF

- Launched in June'24
- DIP area

- Launched in May'24
- On E311

Recent Competition Launches  
for Townhouses

- 2277 Sqft BUA
- 1900 Sqft Plot

AED 1200 PSF

- 3100 Sqft BUA
- 3050 Sqft Plot

AED 1200 PSF

- Launched in Nov'23
- On E611



GROUND FLOOR



FIRST FLOOR

# 3 Bedroom Townhouse

Avg BUA: 2,450 Sqft | Avg Plot Size: 1,950 Sqft

- 450 Sqft Living / Dining space : One of the largest spaces in contemporary 3 bed townhouses
- Closed Kitchen as required by many customers buying Townhouses for end use
- Lavish 90 Sqft entry foyer which elevates the luxurious entrance
- Large bedroom sizes with one bedroom having over 5 Meters in length
- Massive plot of 1,950 Sqft for a 3-bed Townhouse as compared to 1,500 Sqft plot area provided by contemporary competition



# 4 Bedroom Townhouse

Avg BUA: 2,754 Sqft | Avg Plot Size: 3,289 Sqft

- Large efficient Living / Dining space
- Closed Kitchen as required by many customers buying Townhouses for end use
- Lavish 75 Sqft entry foyer which elevates the luxurious entrance
- All en-suite bedrooms on the first floor
- Massive plot of 3,289 Sqft for a 4-bed Townhouse as compared to 2,300 Sqft plot area provided by contemporary competition



GROUND FLOOR



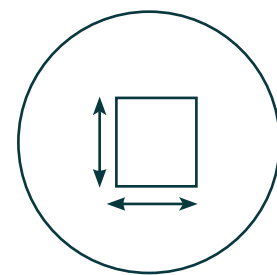
FIRST FLOOR

*Most Attractive*

# Townhouse opportunity for the customers



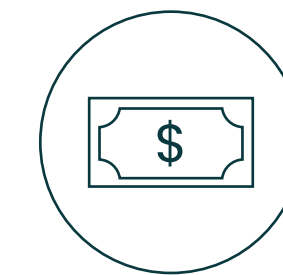
Expansive  
Built-up areas with  
Efficient designs



Largest Plot sizes  
for 3 & 4 bed THs  
in the market



Success story of  
The Valley Phase -1  
(Safe and Secure  
investment)



Relaxed 80/20 Payment  
plan with 20% every  
calendar year

*Unbeatable Starting Price*  
Per Sqft

AED 993 PSF

# Property Commercials

No. of Bedrooms	Av. BUA (Sqft)	Av. Plot Area (Sqft)	Starting Price (AED Million)	Starting PSF (AED)
3 BEDROOMS	2,487	1,952	2.48	993
4 BEDROOMS	2,715	3,289	2.84	1,049



# Booking Process

Registration to commence  
from 27<sup>th</sup> June

---

Bookings to start  
from 29<sup>th</sup> June





THE VALLEY

Phase Two