



THE VALLEY

ORANIA

EMAAR

## The Community

The Valley is a quaint new town consisting of modern townhouse complexes, where life finds its inspiration amidst the vast shimmering sands and lush green open spaces. It is a self-sufficient community offering a range of lifestyle amenities, educational options, healthcare services, leisure activities, and recreational facilities in a picturesque setting.

## Why Orania?

- ◆ A peaceful family sanctuary away from the hustle and bustle of the city yet well connected to the best of Dubai
- ◆ A wide array of exceptional amenities, retail options and dining experiences
- ◆ Contemporary, elegantly designed three and four-bedroom townhouses nestled in nature
- ◆ The Valley's Golden Beach on the doorstep
- ◆ Direct access to linear parks and lush green open spaces



## Location & Views

- ◆ Perfectly positioned with easy access to all major areas of Dubai
- ◆ Strategically located on the Dubai - Al Ain Road
- ◆ Beautiful views of verdant green landscapes
- ◆ 5 mins from Rugby Sevens Stadium; 8 mins from Dubai Outlet Mall; 25 mins from Burj Khalifa & Downtown Dubai; 25 mins from Dubai Int' Airport

Payment Plan	Payment Percentage	Date
Down Payment	10%	10 Jun 22
1st Installment	10%	8 Aug 22
2nd Installment	10%	8 Feb 23
3rd Installment 10% Construction Completion*	10%	12 Sep 23
4th Installment 30% Construction Completion*	10%	27 Apr 24
5th Installment 50% Construction Completion*	10%	1 Oct 24
6th Installment 70% Construction Completion*	15%	10 Feb 25
7th Installment 100% Construction Completion*	25%	31 Dec 25

Townhouses	Area Sq. ft.		Starting Price (in AED mn)
	No. of Bedrooms	Min. Area	
3-Bedroom	1,896	2,044	1,528,888
4-Bedroom	2,265	2,346	1,944,888

## Facts

- ◆ 308 total units
- ◆ 236 units: 3-Bedroom townhouses
- ◆ 72 units: 4-Bedroom townhouses



## Residential Units

- ◆ Three and four-bedroom townhouses
- ◆ Contemporary design, blending elegant aesthetics with natural beauty
- ◆ Floor-to-ceiling windows welcome in natural light and provide views of the picturesque landscape
- ◆ Choose from two distinct styles: Bold and Sleek

## Amenities



- ◆ Golden Beach
- ◆ Playgrounds & Sports Facilities
- ◆ Pocket Parks
- ◆ Barbecue & Picnic Area
- ◆ Town Centre
- ◆ Retail & Dining

## The Developer

EMAAR REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.