

## The Valley - Dreams Begin Here

The Valley is a charming new community where modern residences sit harmoniously amid vast sands and expansive green spaces. Discover the new facets of this serene destination, where landscaped gardens and open meadows invite you to live an active, nature-inspired lifestyle. Here, the beauty of nature blends effortlessly with elegant modern living, creating a community where every moment invites you to unwind, explore, and connect.

## Why Avelia?

- Life Amidst Nature: Experience mindful living, inspired by the beauty of Emirati wadis and mountains. Terrace Trails, Central Park and Plateau Views boast nature-filled spaces to unwind.
- Nurturing Homes: 4- and 5-bedroom villas with open layouts, sunlit rooms, and indoor-outdoor living experiences.
- Conscious Living: Reconnect with nature and yourself through lush gardens, morning jogs, and peaceful rituals that nurture balance.
- Adventure Awaits: Abundant energising experiences, from thrilling activities to joyful moments with your furry friends.



## Location and Views

- Seamless Access: Well-connected via Jebel Ali Lahbab Road, linking Sheikh Zayed Road to Emirates Road and key hubs like Jebel Ali, JAFZA, Dubai South, DIP, and the Expo 2020 site.
- Nearby Landmarks: 5 mins Rugby Sevens, 8 mins Dubai Outlet Mall, 20 mins Downtown Dubai, 25 mins Dubai International Airport.
- Rooted in Nature: Gentle park horizons and rich greenery frame every day.
- Community at the Core: Terrace Trails and Central Park invite moments of connection.

Instalment	Payment Percentage	Date
Downpayment	10%	NOV 2025
1st Instalment	10%	JAN 2026
2nd Instalment	10%	JUL 2026
3rd Instalment	10%	JAN 2027
4th Instalment	10%	JUL 2027
5th Instalment 50% Construction Completion	10%	MAR 2028
6th Instalment 70% Construction Completion	10%	AUG 2028
7th Instalment 90% Construction Completion	10%	FEB 2029
8th Instalment 100% Construction Completion	20%	DEC 2029

## Residential Units

Bedroom	Units	Avg. BUA (sq. ft.)	Avg. Plot Area (sq. ft.)	Starting Price (in AED Mn)
4 Bedrooms	54	4,346	6,273	7.25 Mn
5 Bedrooms-Luxury	55	5,655	7,005	8.86 Mn
5 Bedrooms-Premium	30	7,857	8,883	13.09 Mn

- Total Units: 139
- Each 4- and 5-bedroom villas is nestled amid lush greenery, with elegant designs that celebrate nature and luxury.
- Homes that combine refined design, practical layouts, and quiet luxury for a contemporary life immersed in nature.
- Every detail is crafted to enhance wellbeing and comfort, with contemporary and earth-conscious touches.



## Amenities



- The Plantation
- Falaj Fountain
- Terrace Trails
- Viewing Platform & Stepped Terraces
- Plateau Views
- Sports Courts
- Themed Central Park
- Oasis Play Area
- Village Market Plaza
- Canopy Walk

## THE DEVELOPER

EMAAR'S REVENUE FOR 2024 – AED 35.5 Bn

With a proven track-record in delivery, Emaar has delivered approximately 118,400+ residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.