

## 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 Elora?

- ◆ Stylish community perfectly located away from the bustling city, yet close to the most exciting destinations.
- ◆ A private, gated neighbourhood within a natural setting.
- ◆ Contemporary, elegantly designed three and four-bedroom townhouses nestled in nature.
- ◆ The Valley's Golden Beach on the doorstep.
- ◆ Two architectural styles.



## 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'l Airport.

Instalment	Payment Percentage	Due Date
Down Payment	10%	January 2023
1st Instalment	10%	March 2023
2nd Instalment	10%	September 2023
3rd Instalment	10%	March 2024
4th Instalment 20% Construction Completion	10%	September 2024
5th Instalment 40% Construction Completion	10%	March 2025
6th Instalment 60% Construction Completion	10%	August 2025
7th Instalment 80% Construction Completion	10%	January 2026
8th Instalment 100% Construction Completion	20%	September 2026

Townhouses	Area Sq. ft.		Starting Price (In AED Mn)
	No. of Bedrooms	AVG BUA (Sq. Ft.)	
3-Bedroom Townhouse	2,111	1,485	1.6
4-Bedroom Townhouse	2,603	2,797	2.1

## Facts

- ◆ 430 Total Units
- ◆ 284 Units: 3-bedroom homes
- ◆ 146 Units: 4-bedroom homes



## 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: Moon and Mysk.

## Amenities



- ◆ Golden Beach
- ◆ Playgrounds & Sports
- ◆ Pocket Parks
- ◆ Facilities Barbecue & Picnic
- ◆ Town Centre
- ◆ Areas 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.