

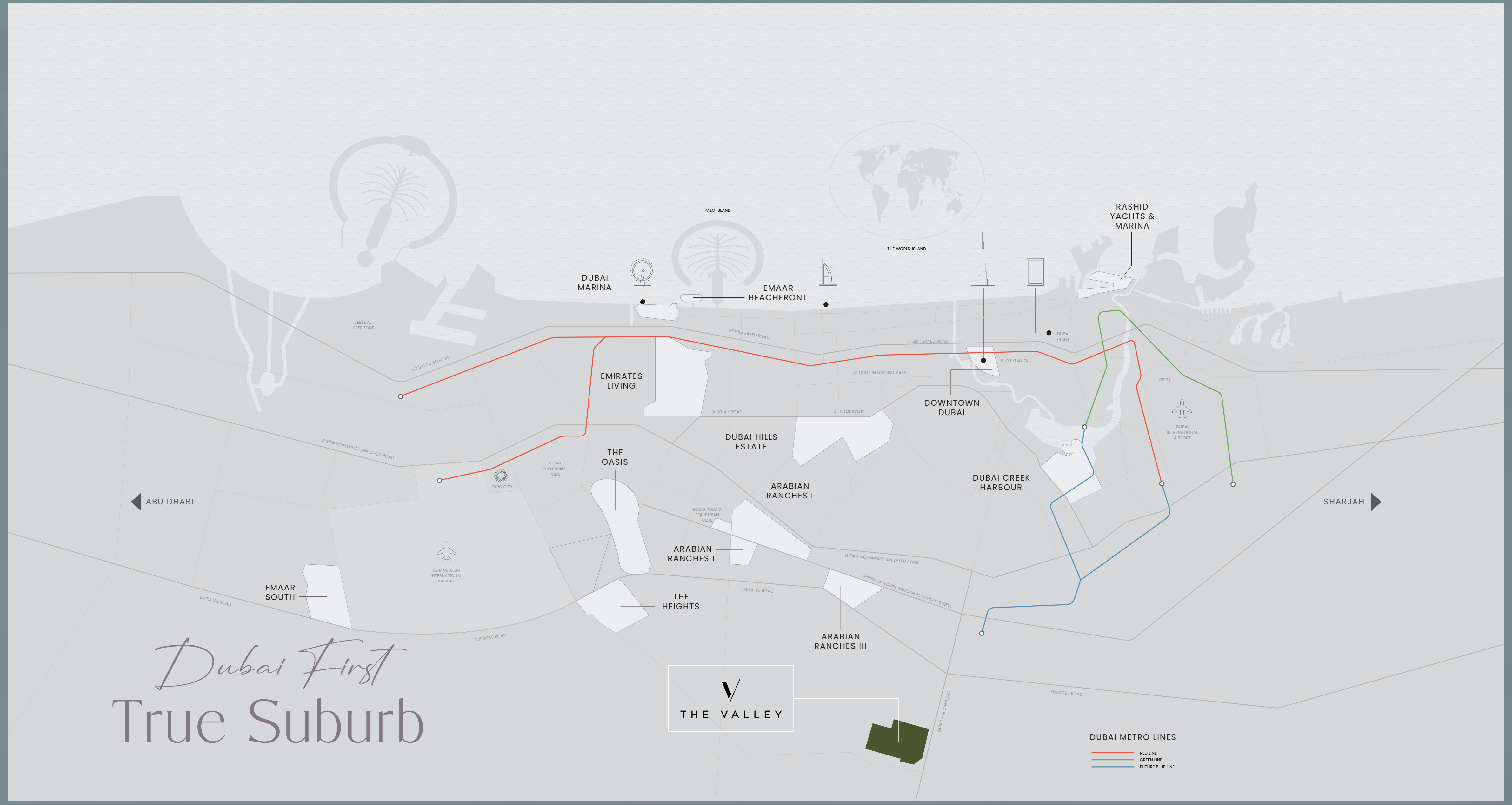


THE VALLEY

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



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

*Find Your
Adventure*

Valley



V
THE VALLEY
PHASE TWO

Explore the Winding Pathways
Inspired By Nature



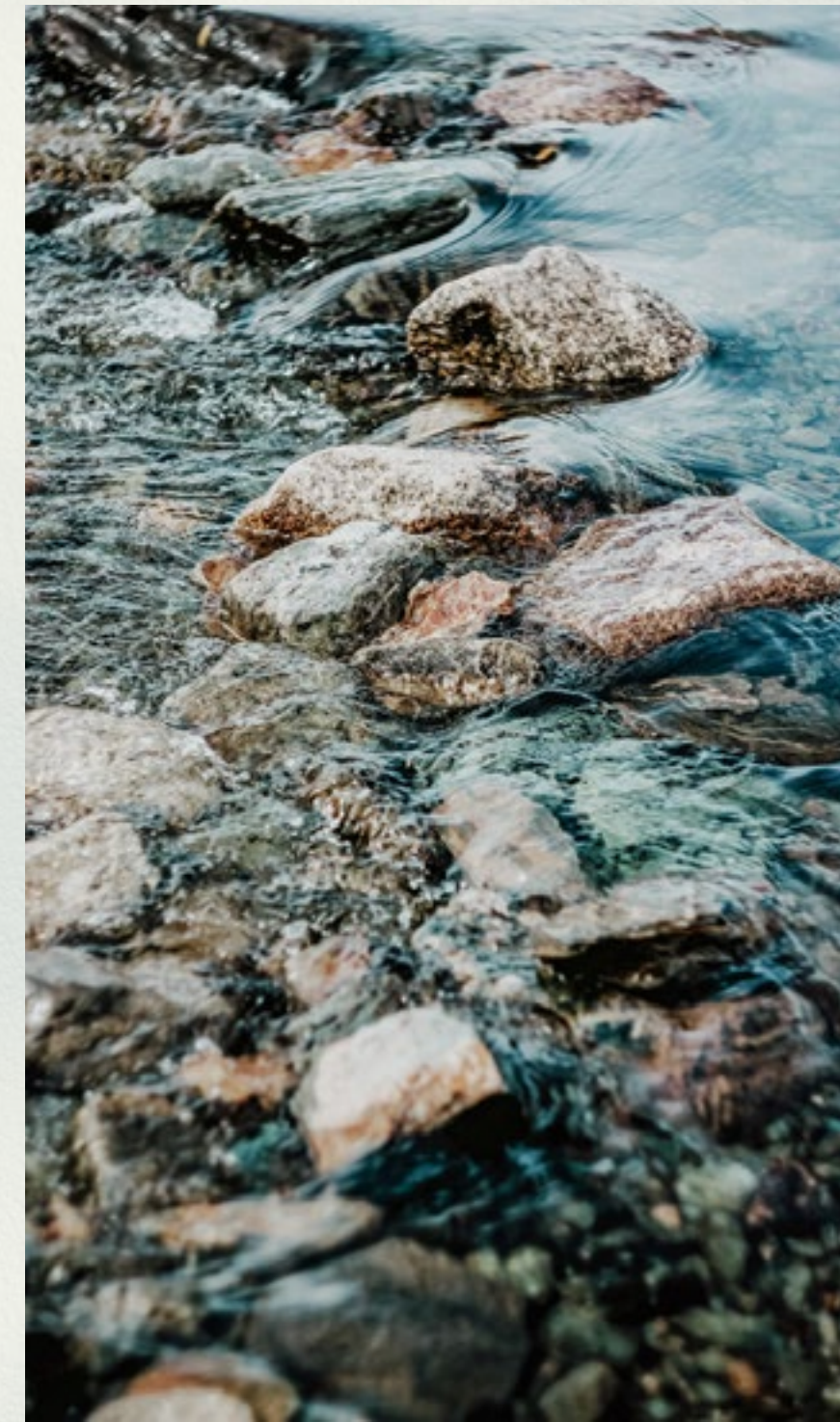
Hills



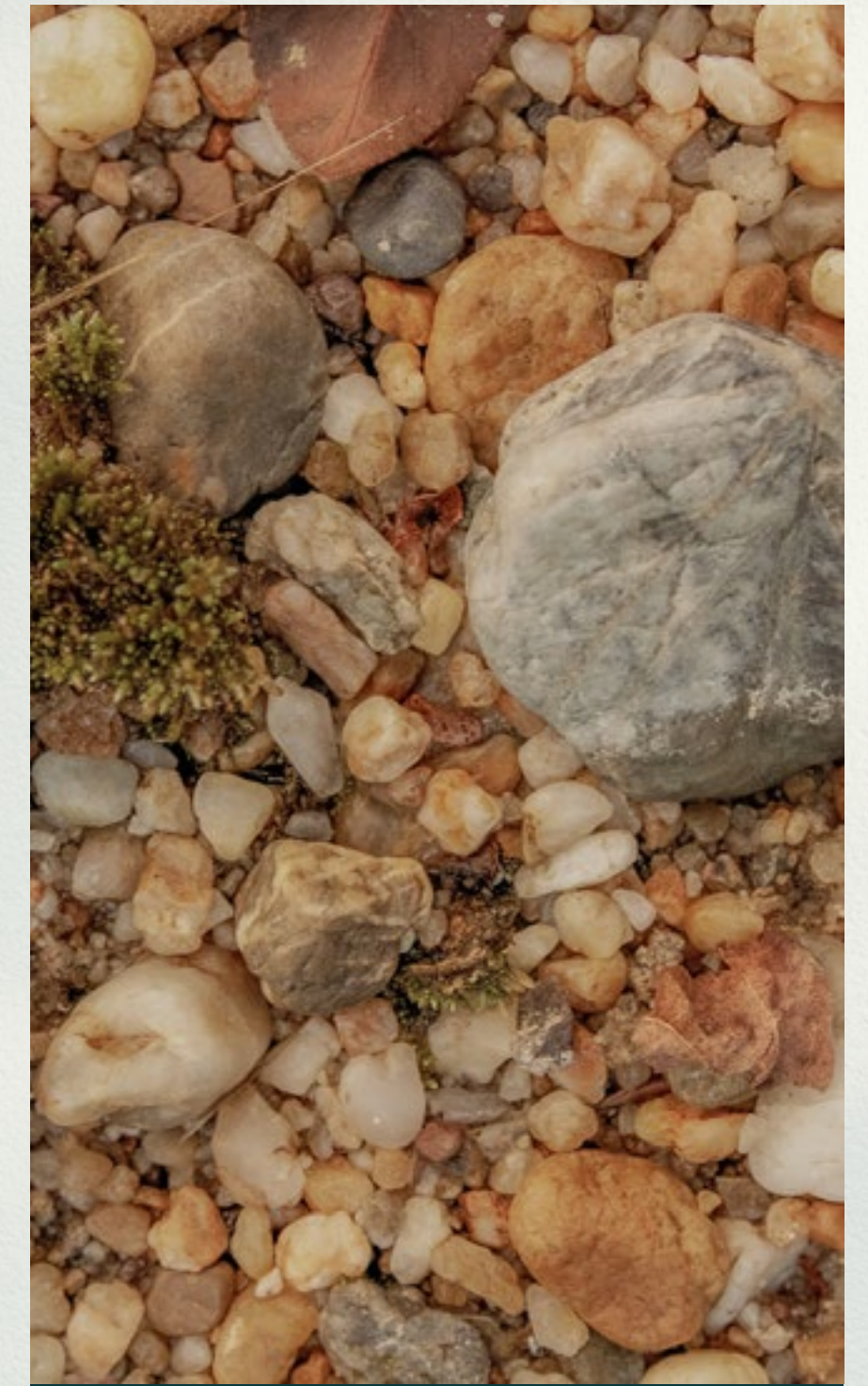
Meadows



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



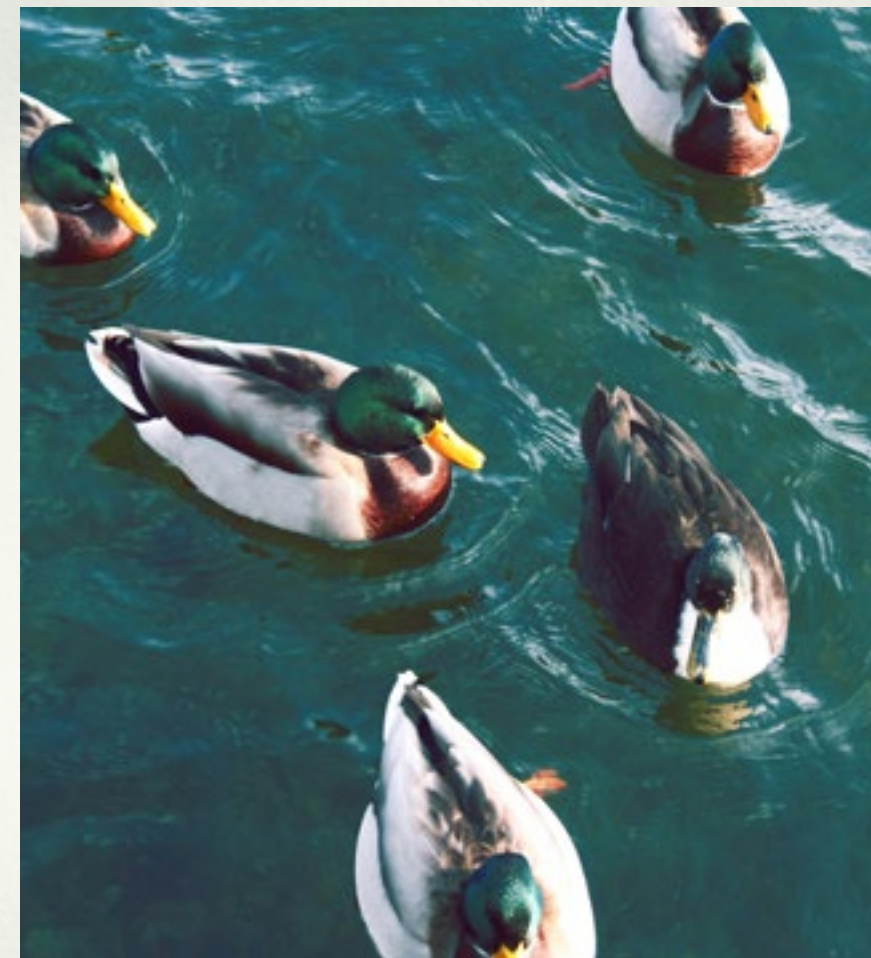
Discover
Hidden Gems



Dunescapes



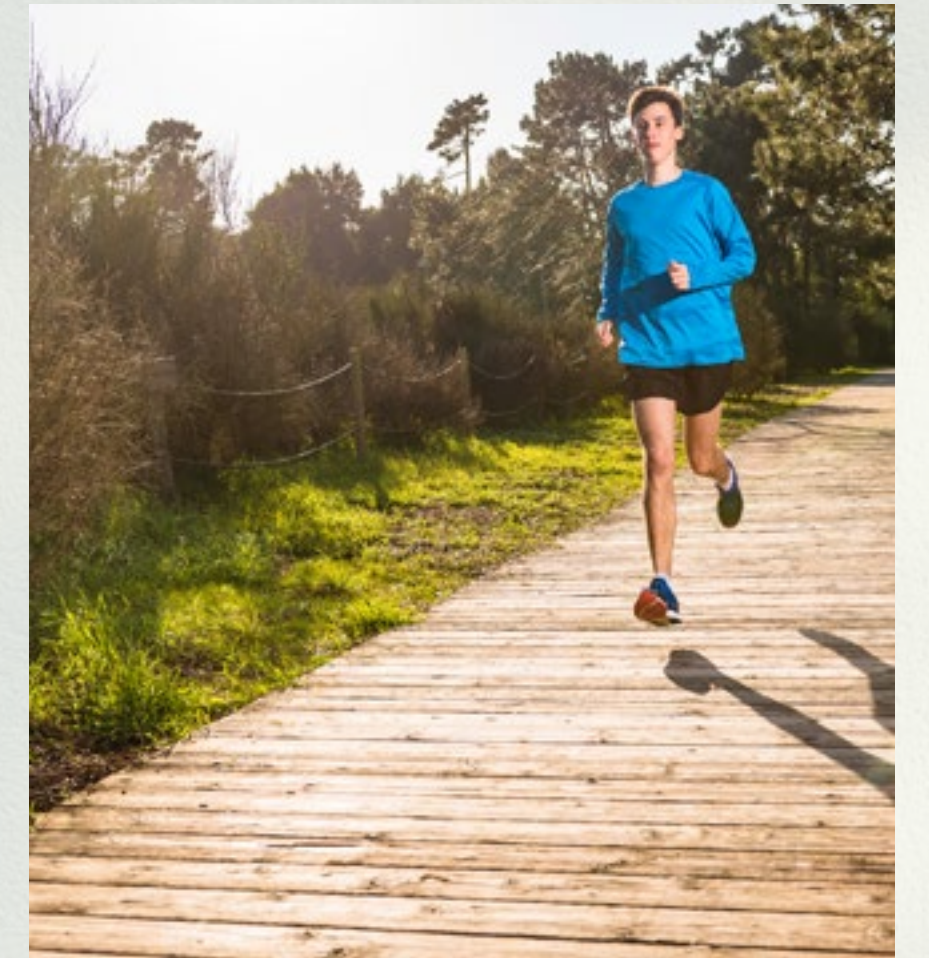
Forest Walk



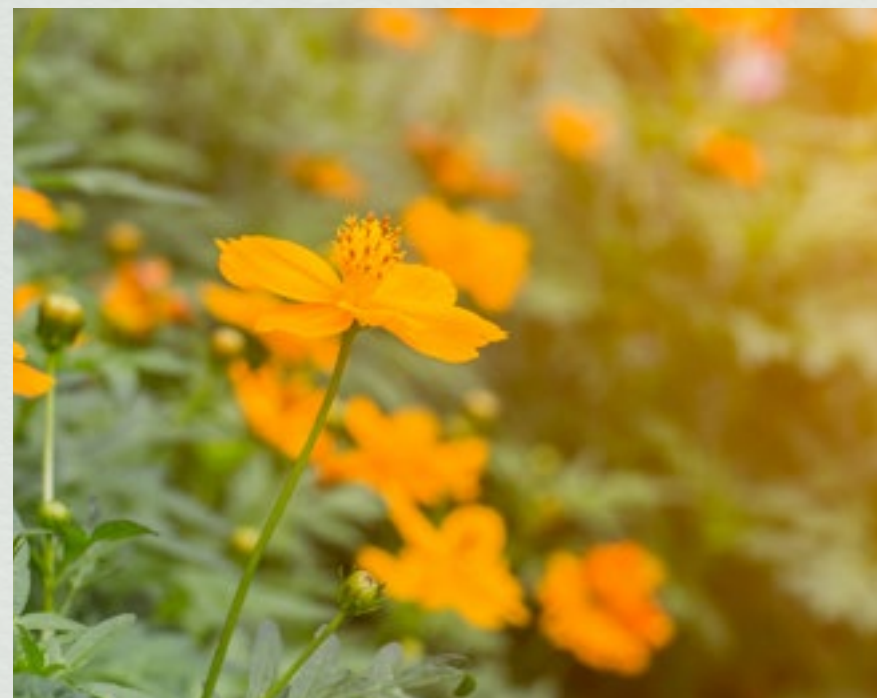
Shallow River



Nature-Themed Play



Meadow Walkway



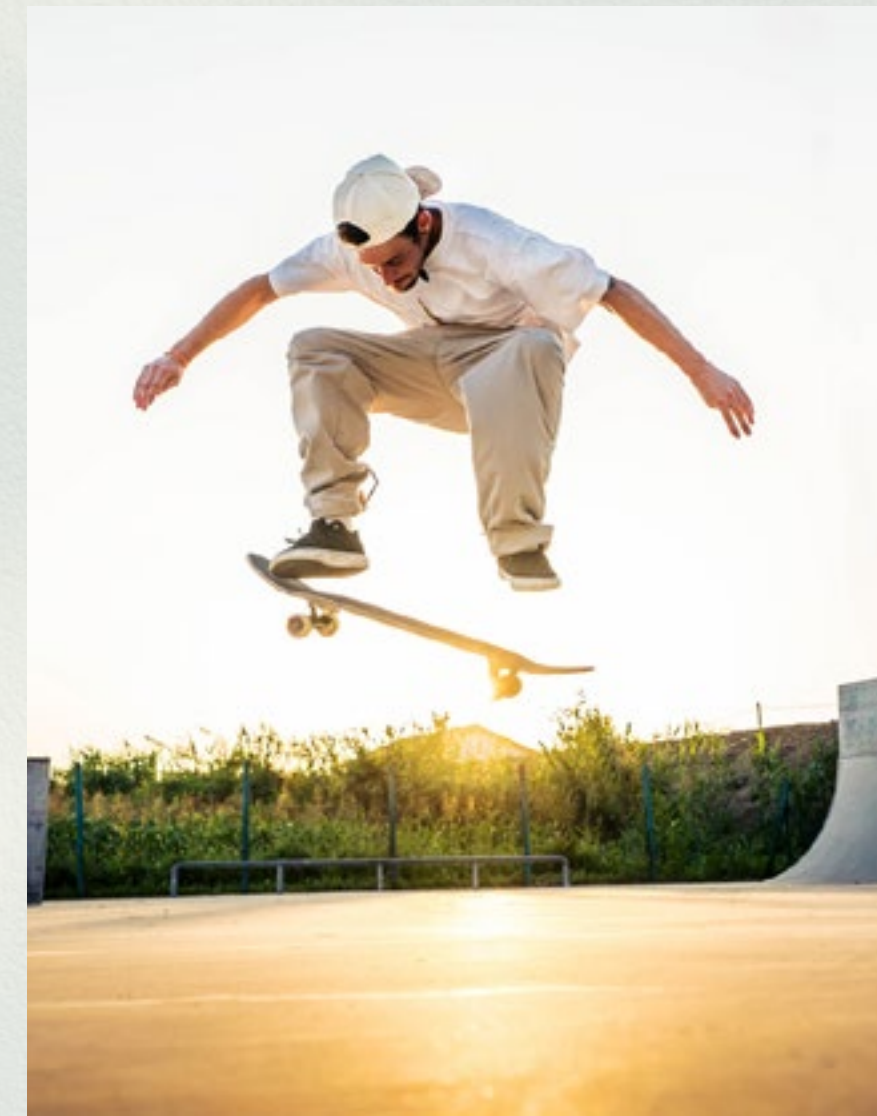
Flower Farm



Adventure Play



River Crossing

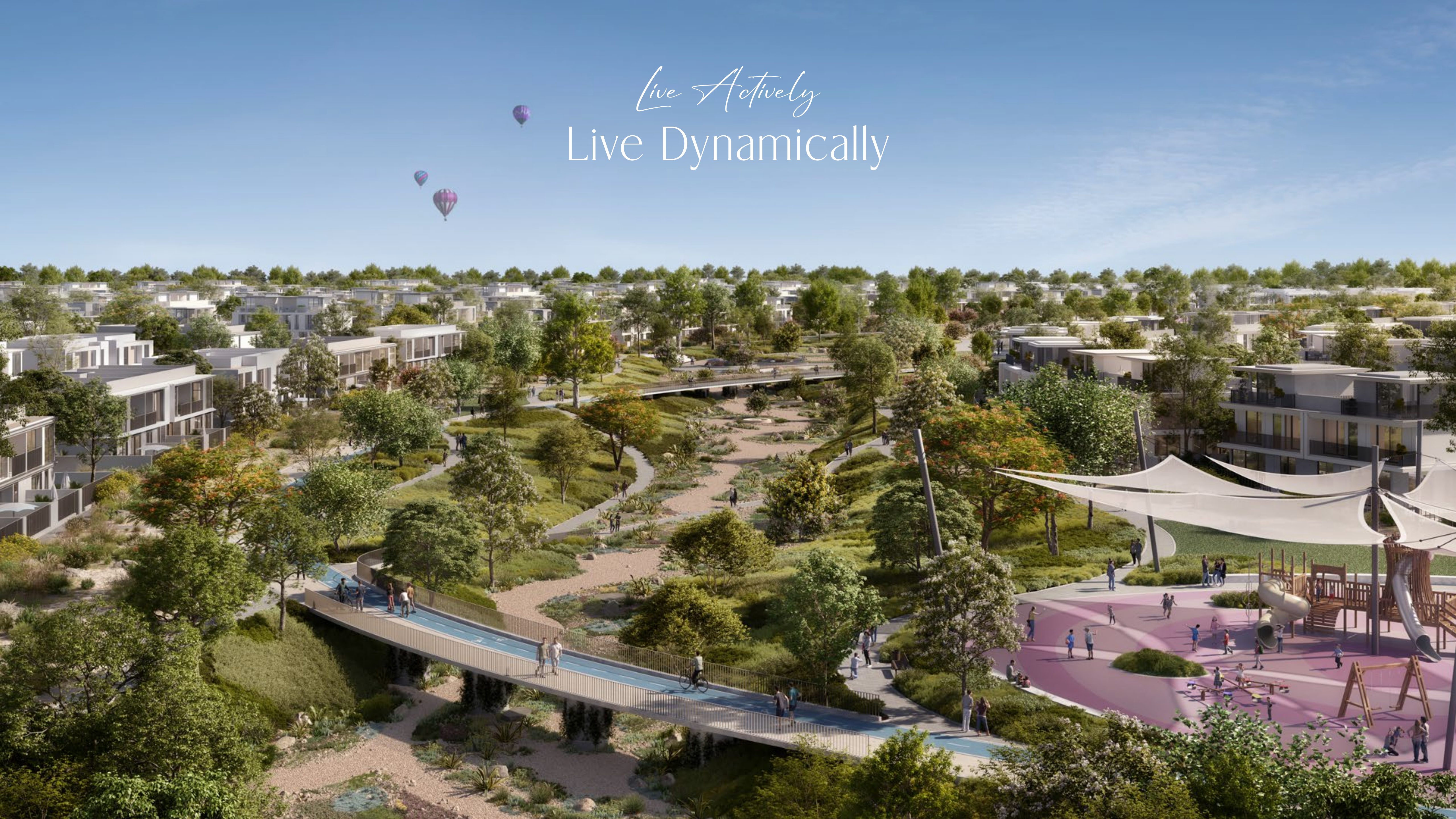


Skate Park



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



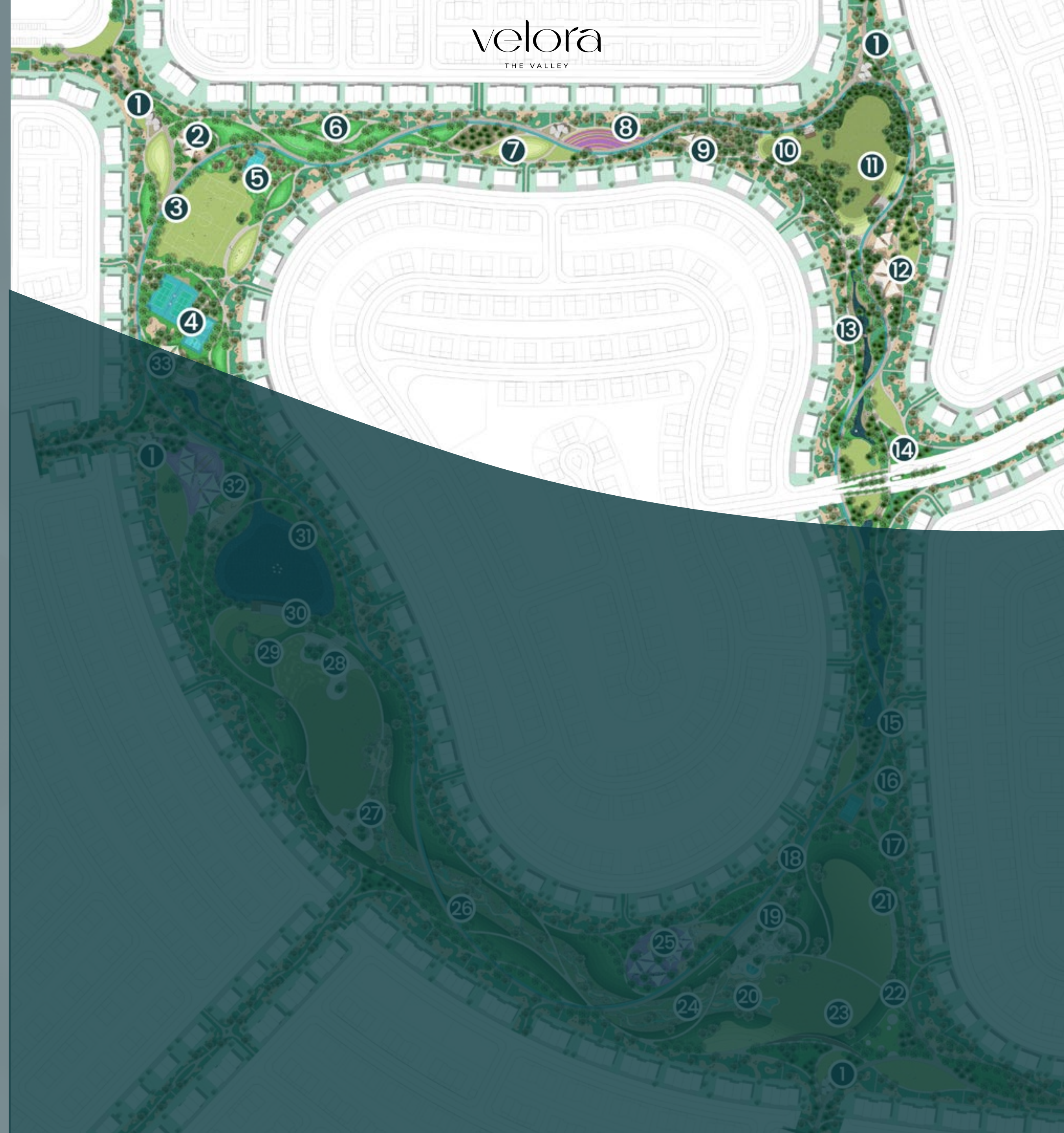
Topography Play Areas



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

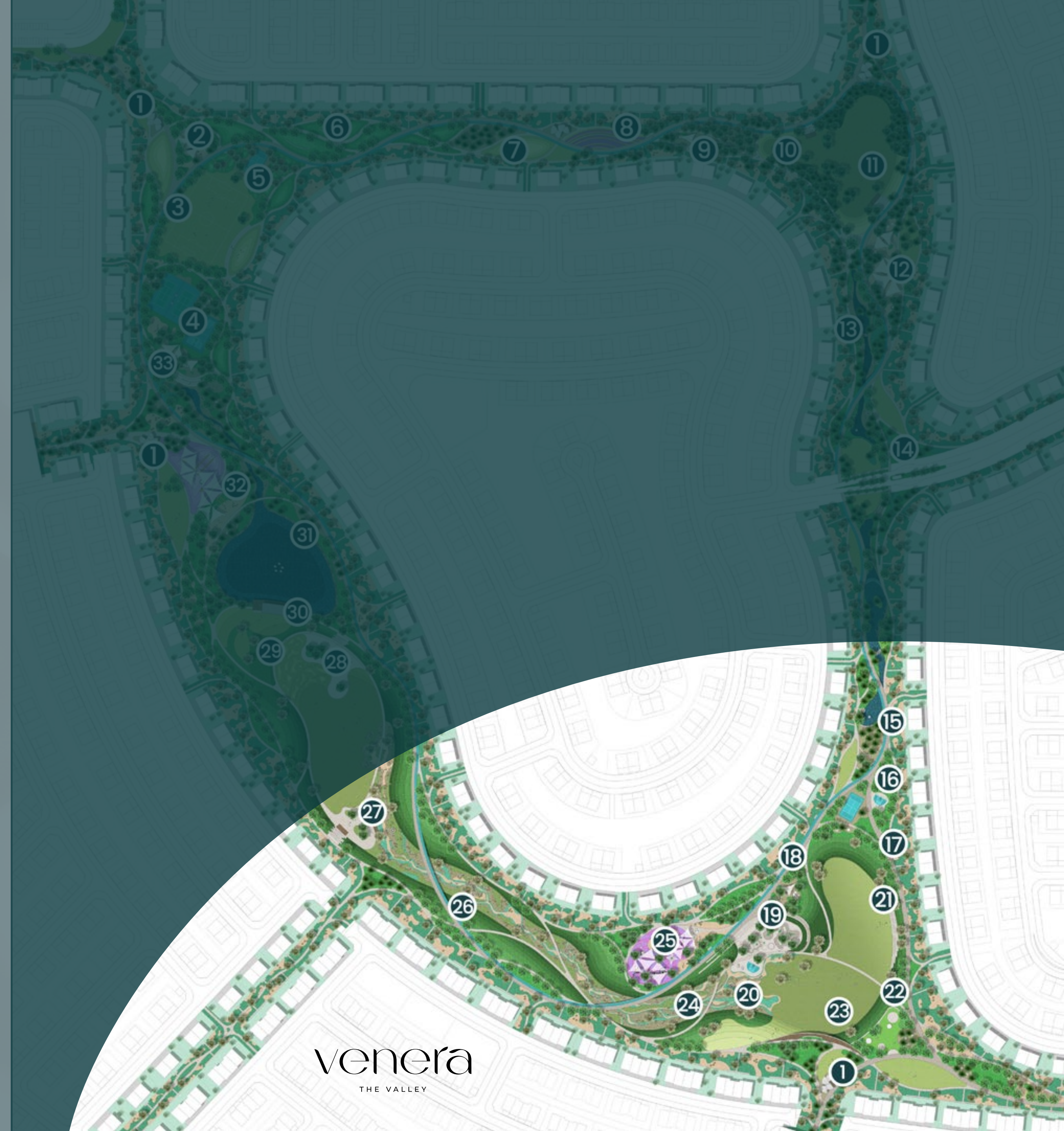
23 - DECKED OVERLOOK PLATFORM

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



venera
THE VALLEY

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 | (E) Kids Play Area |
| (B) Community Center | (F) Pet Park |
| (C) Games & Fitness Pod | (G) Skate Park |
| (D) Flexible Lawn | (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





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



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



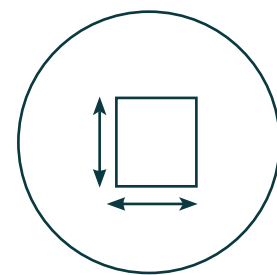
FIRST FLOOR

Most Attractive

Townhouse opportunity for the customers



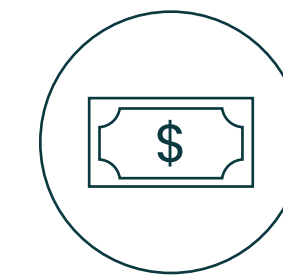
Expansive
Built-up areas with
Efficient designs



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





THE VALLEY

Phase Two