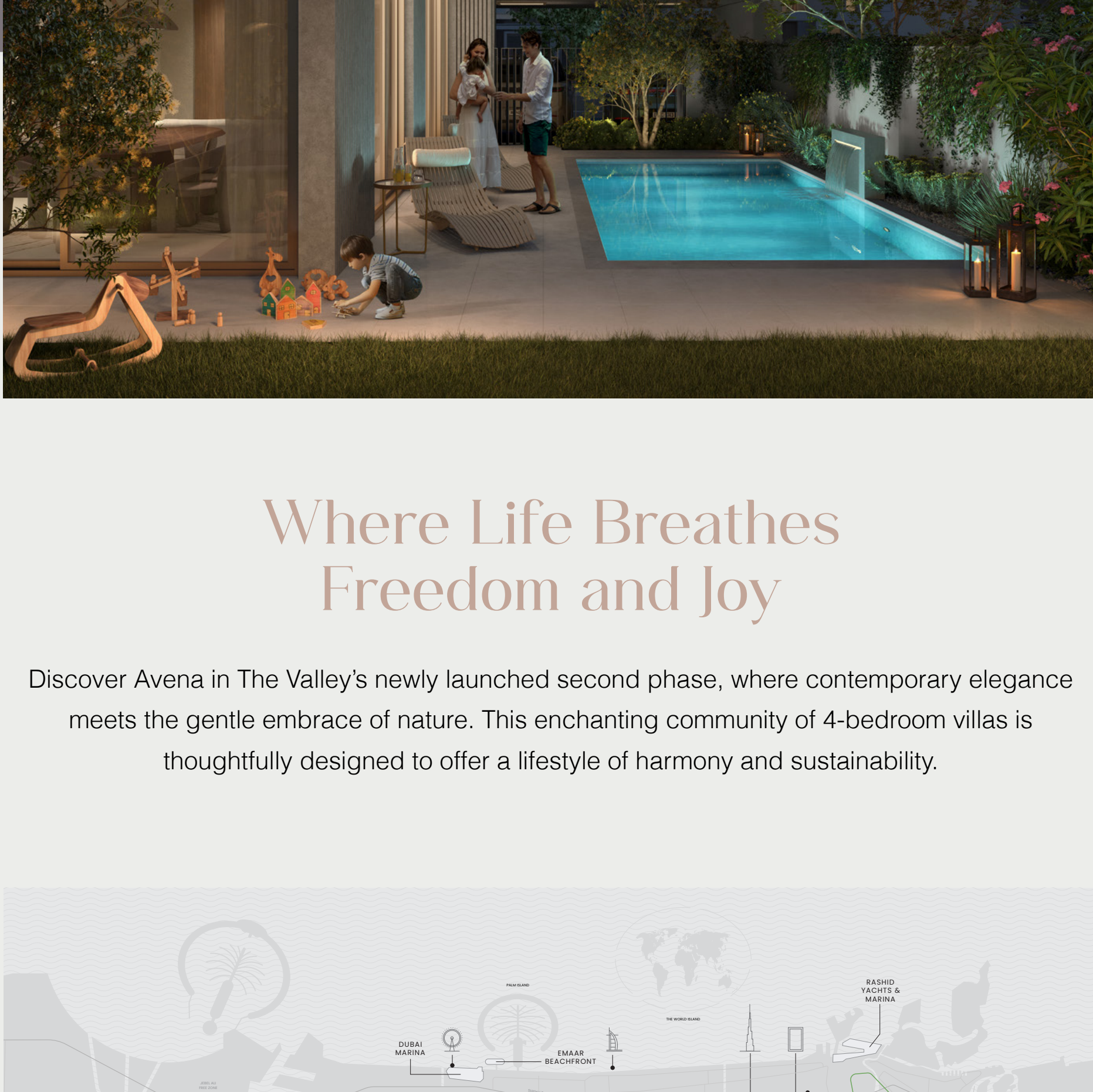


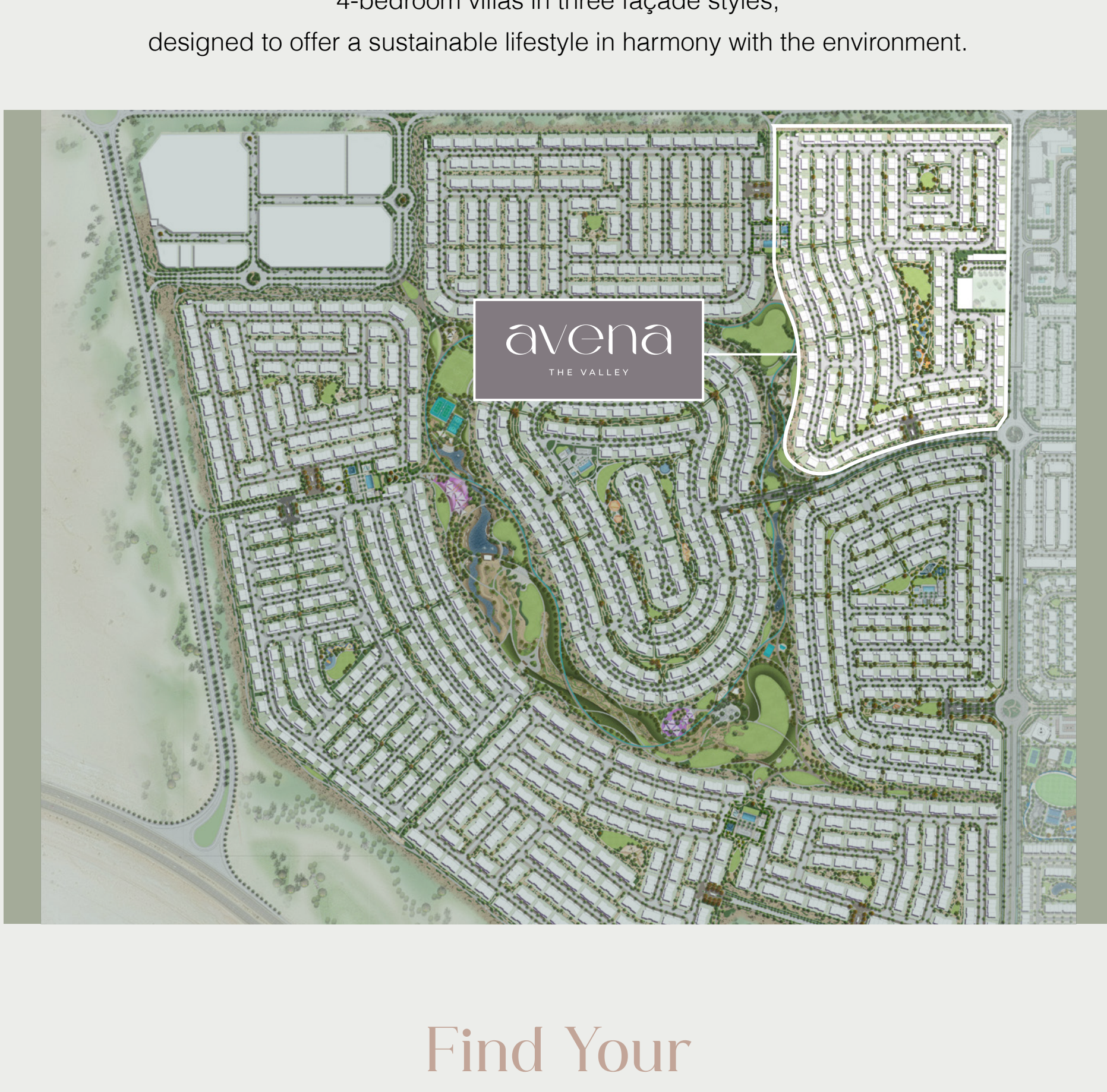
avena

THE VALLEY



Where Life Breathes Freedom and Joy

Discover Avena in The Valley's newly launched second phase, where contemporary elegance meets the gentle embrace of nature. This enchanting community of 4-bedroom villas is thoughtfully designed to offer a lifestyle of harmony and sustainability.



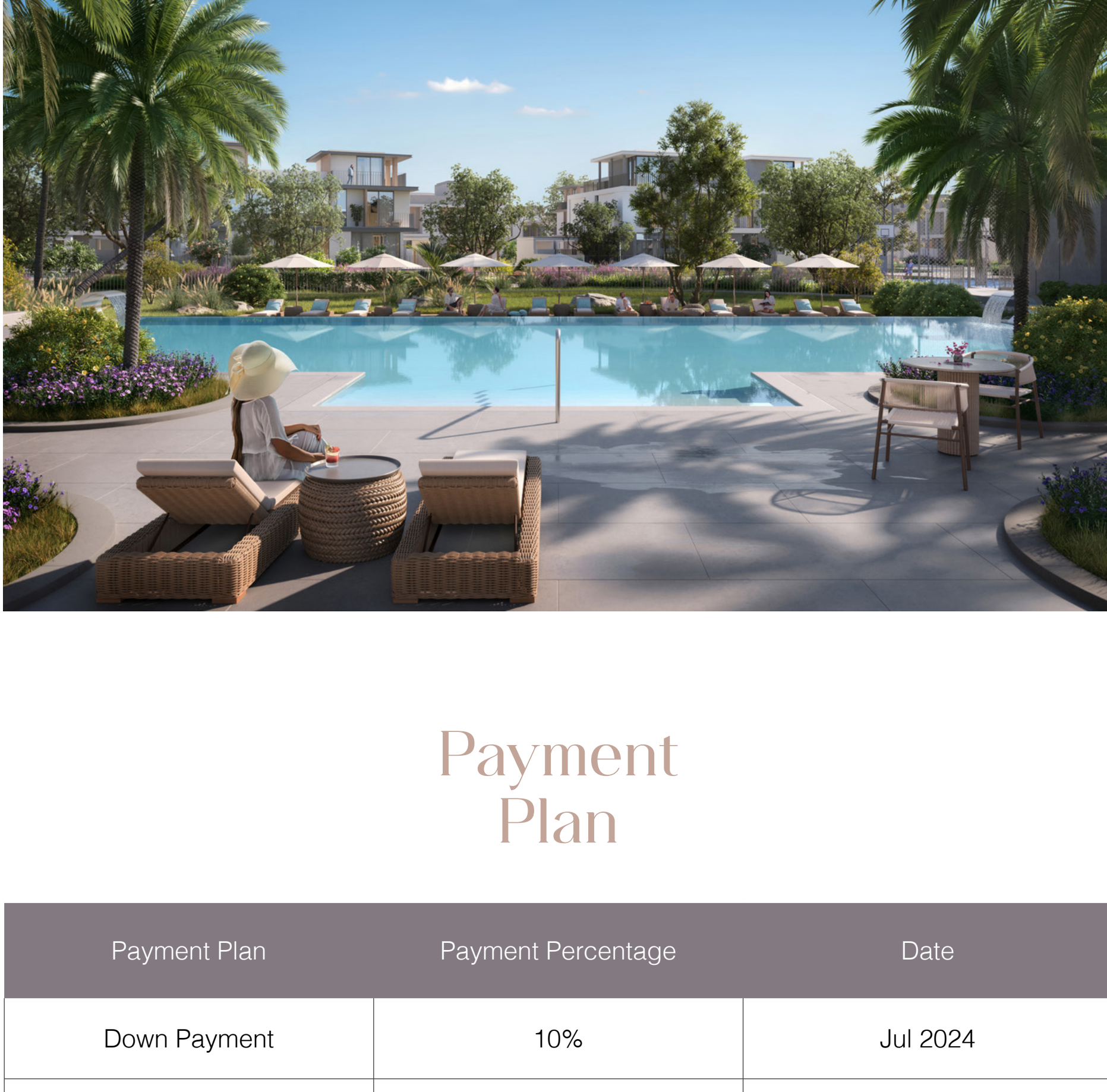
Modern Sophistication

4-bedroom villas in three façade styles, designed to offer a sustainable lifestyle in harmony with the environment.

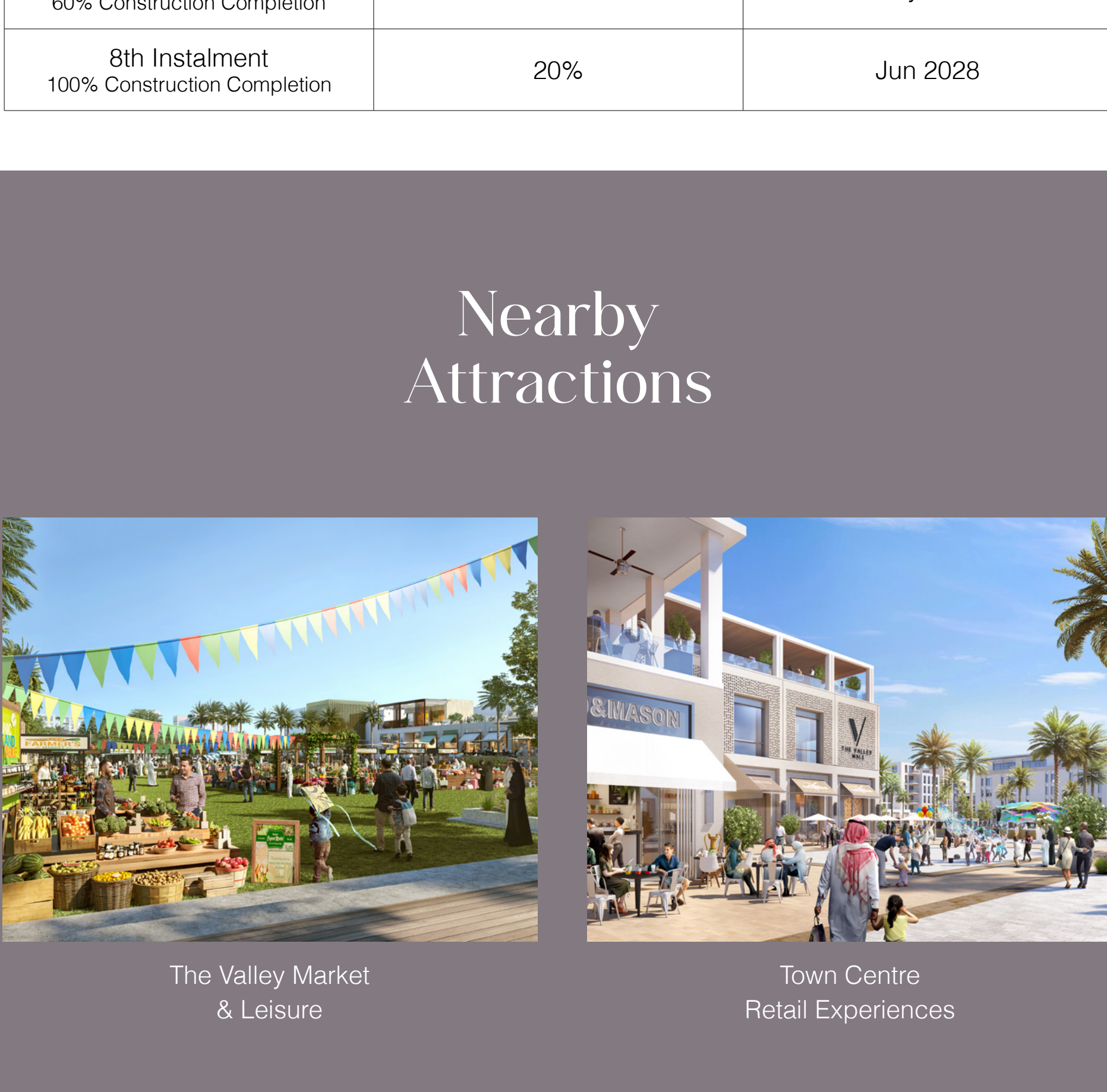


Find Your Nature's Adventure

Living at Avena means finding balance and forging connections. Stroll through lush landscapes, embark on outdoor adventures, and create lasting bonds with your neighbours. Here, every day offers a blend of relaxation and excitement.



Residential Units



Our villas, each boasting four bedrooms, are designed with families in mind. Spacious and luxurious, these homes provide the perfect combination of comfort and practicality for modern living.

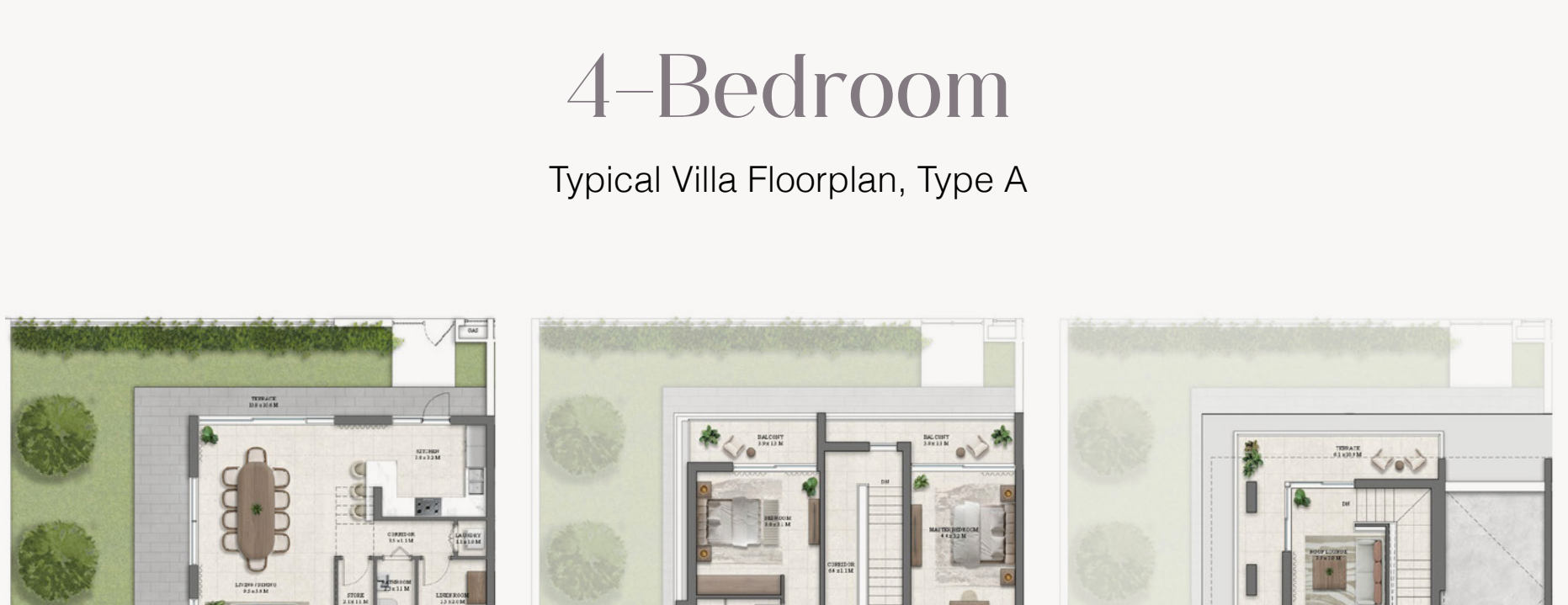
Villa	Area Sq. ft.		Starting Price (in AED Mn)
No. of Bedrooms	Min. Plot Area (sq. ft.)	Max. Plot Area (sq. ft.)	From
4-Bedroom	3,082	5,364	4.36



Payment Plan

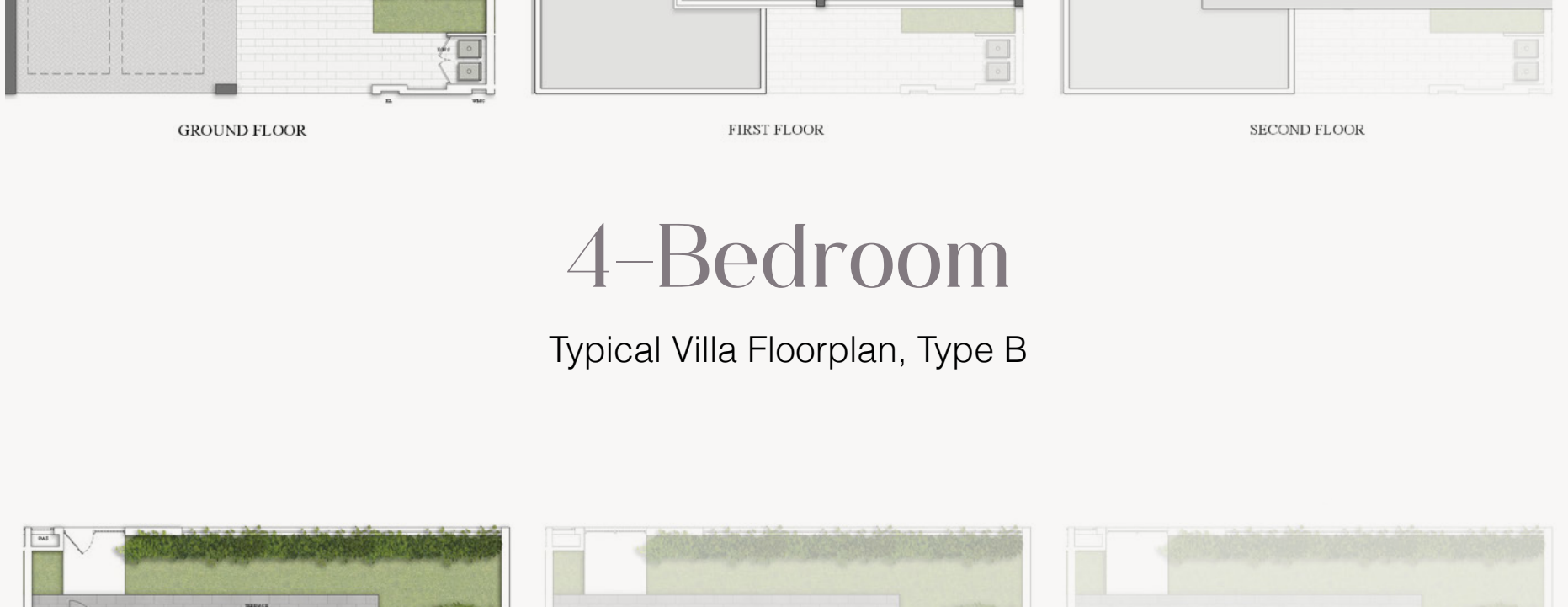
Payment Plan	Payment Percentage	Date
Down Payment	10%	Jul 2024
1st Instalment	10%	Sep 2024
2nd Instalment	10%	Feb 2025
3rd Instalment	10%	Jul 2025
4th Instalment 10% Construction Completion	10%	Jan 2026
5th Instalment 20% Construction Completion	10%	Jun 2026
6th Instalment 40% Construction Completion	10%	Jan 2027
7th Instalment 60% Construction Completion	10%	May 2027
8th Instalment 100% Construction Completion	20%	Jun 2028

Nearby Attractions



The Valley Market & Leisure

Town Centre Retail Experiences



Sports Village

Adventure Playscape



4-Bedroom

Typical Villa Floorplan, Type A

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

4-Bedroom

Typical Villa Floorplan, Type B

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR