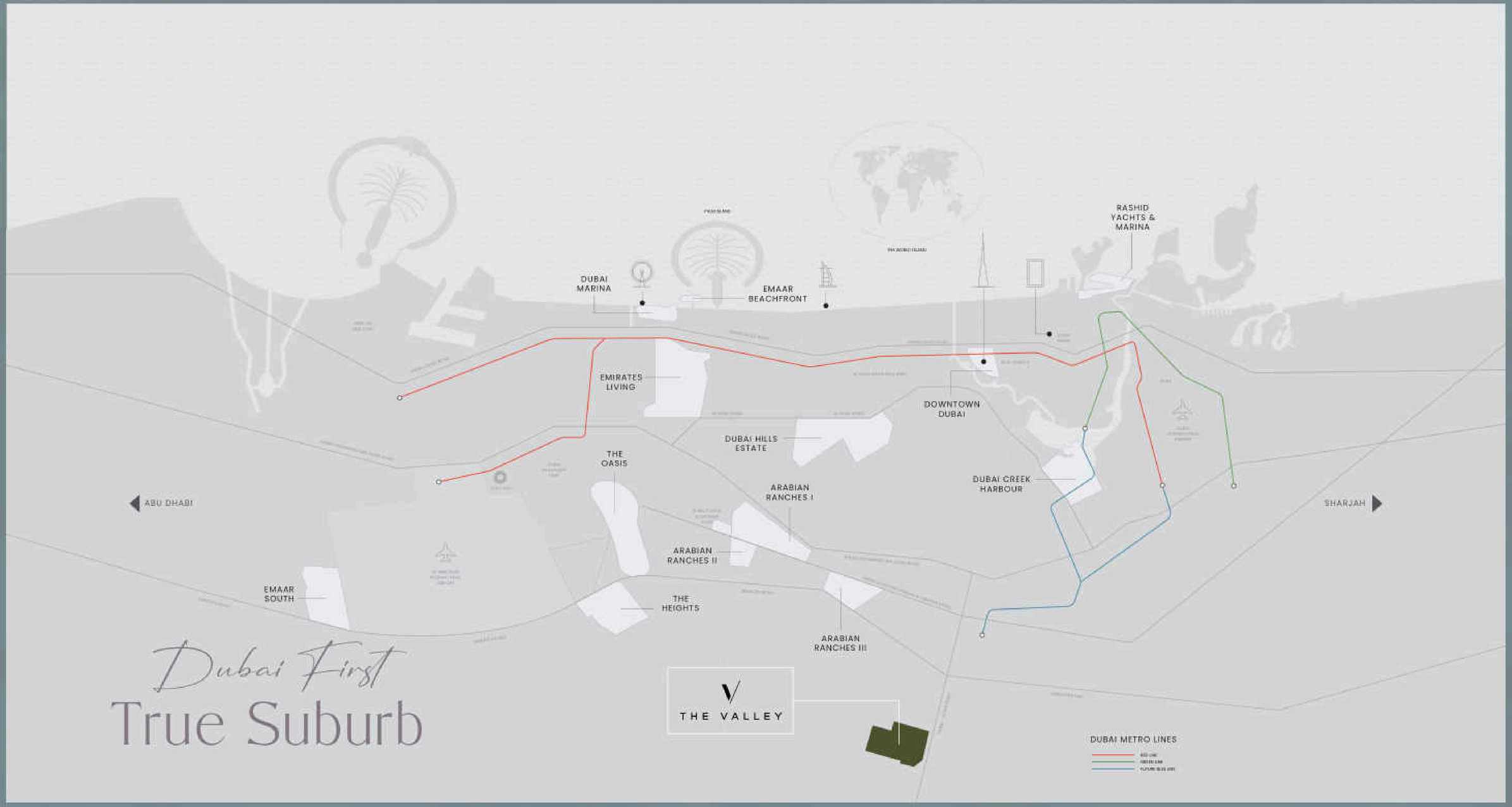

THE VALLEY



Dubai First

True Suburb

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	08 Minutes	25 Minutes	25 Minutes
Drive to Rugby Sevens Stadium	Drive to Dubai Outlet Mall	Drive to Burj Khalifa & The Dubai Mall	Drive to Dubai Int' Airport

Decoding The Reasons

For a Spectacular Demand









Introducing

THE VALLEY

Phase Two



The Vision

A haven where an adventure awaits you at every corner



Hills

Forest



Meadows

River

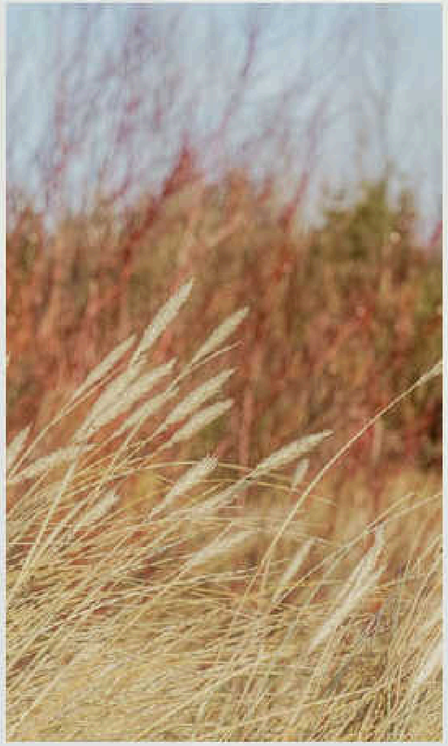
Valley

Find Your

Adventure

Explore the Winding Pathways

Inspired By Nature



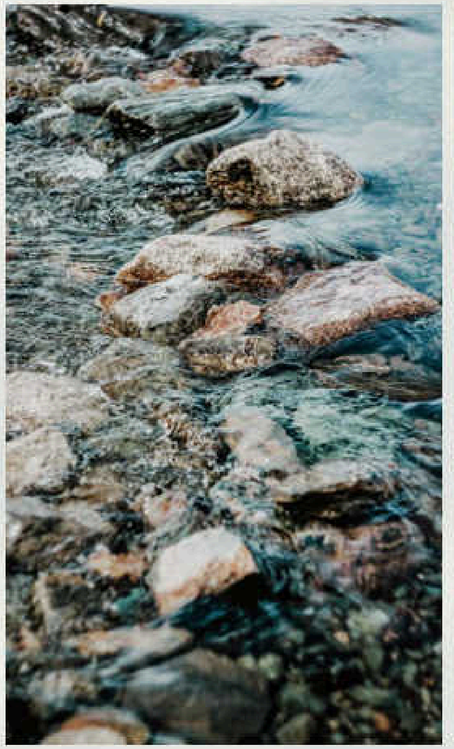
Hills



Meadows



Forest



River



Valley

Set 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 – AMPHITEATRE 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

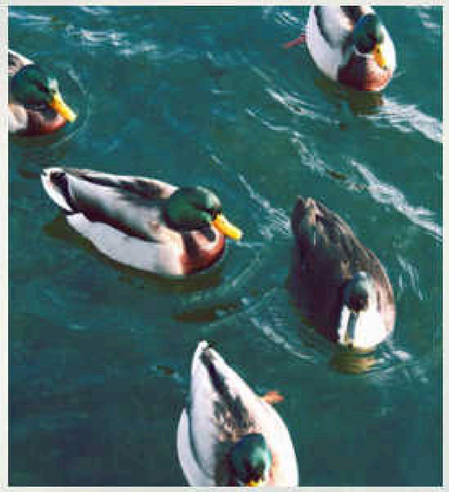
Hidden Gems



Dunescapes



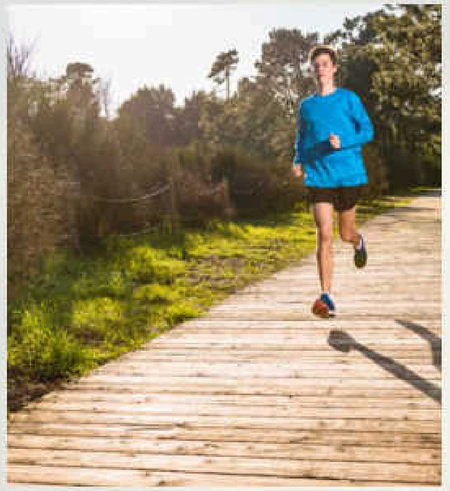
Forest Walk



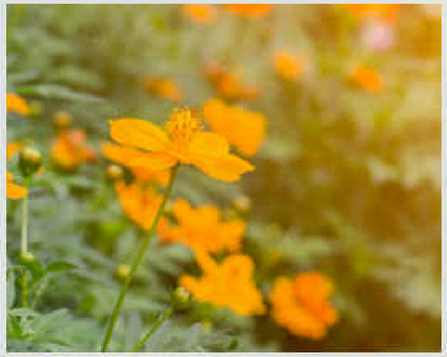
Shallow River



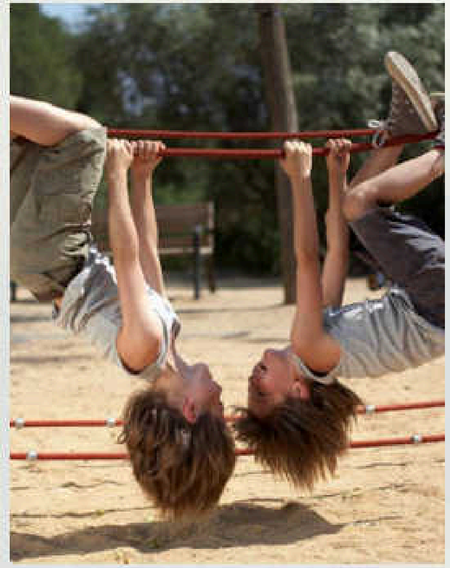
Nature-Themed Play



Meadow Walkway



Flower Farm



Adventure Play



River Crossing



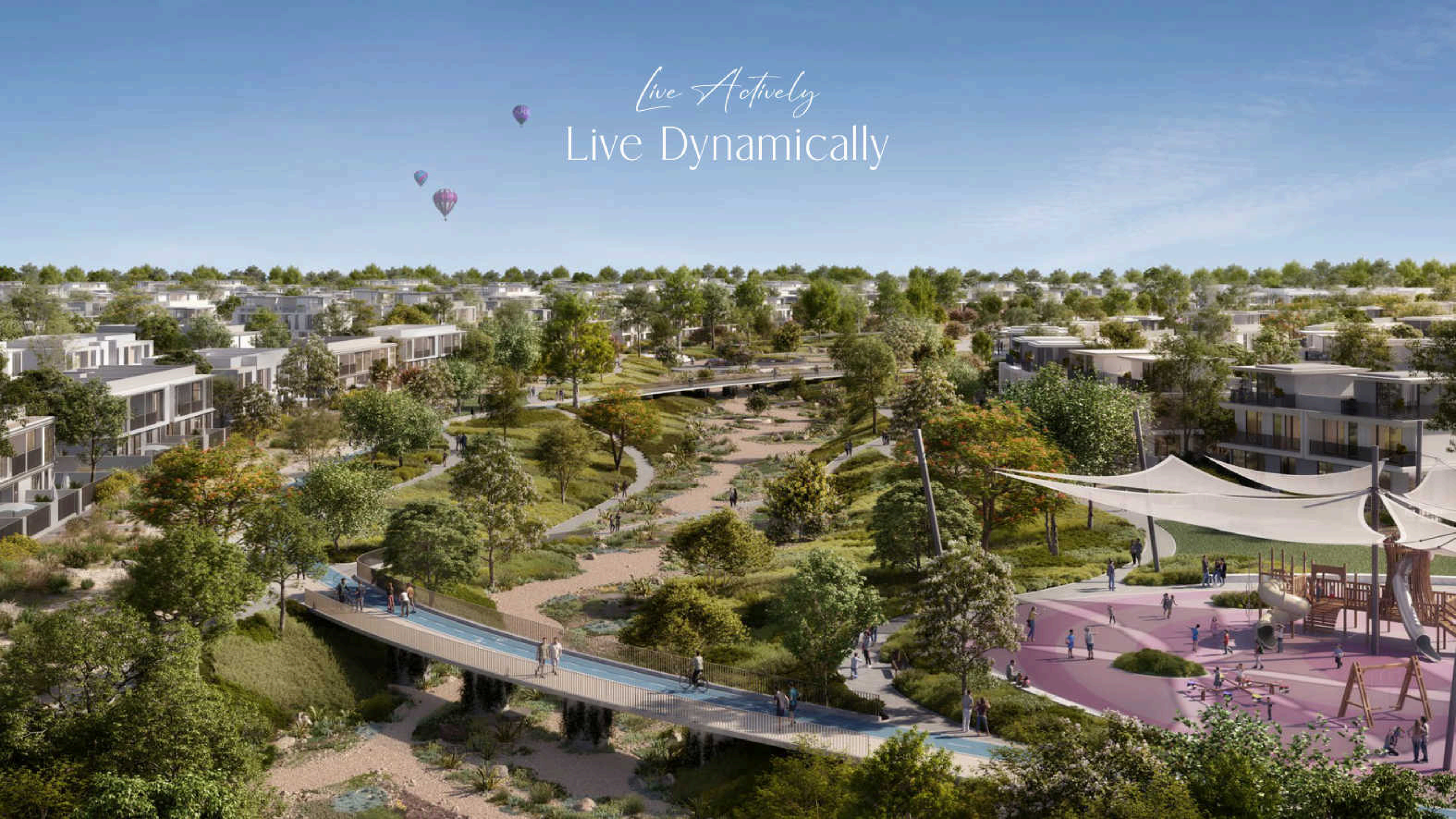
Skate Park



Sensory Play

Live Actively

Live Dynamically






Spaces That
Connect with Nature



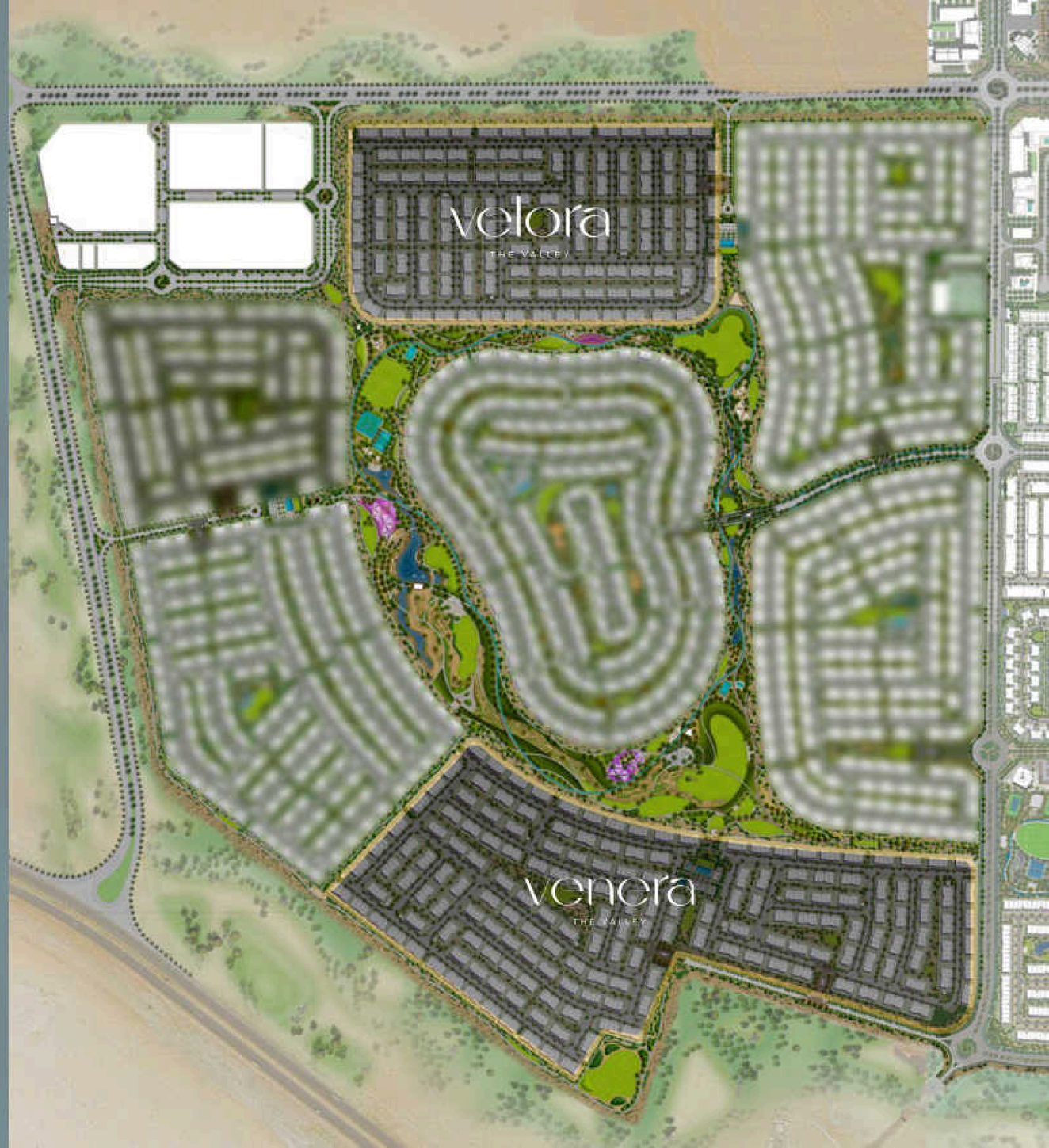
Communities that

Coexist with Nature

Unparelled

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



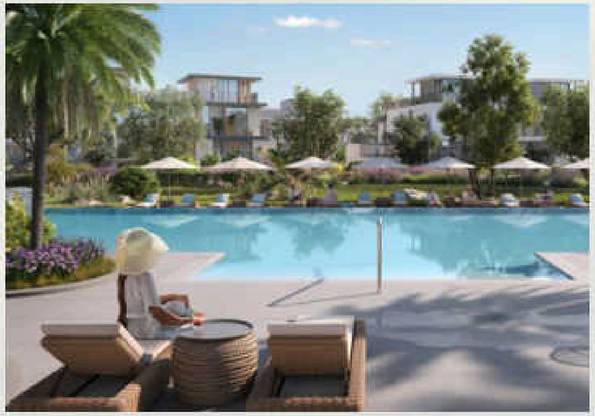


Open Lawns



Topography Play Areas

Outdoor Gathering Spaces

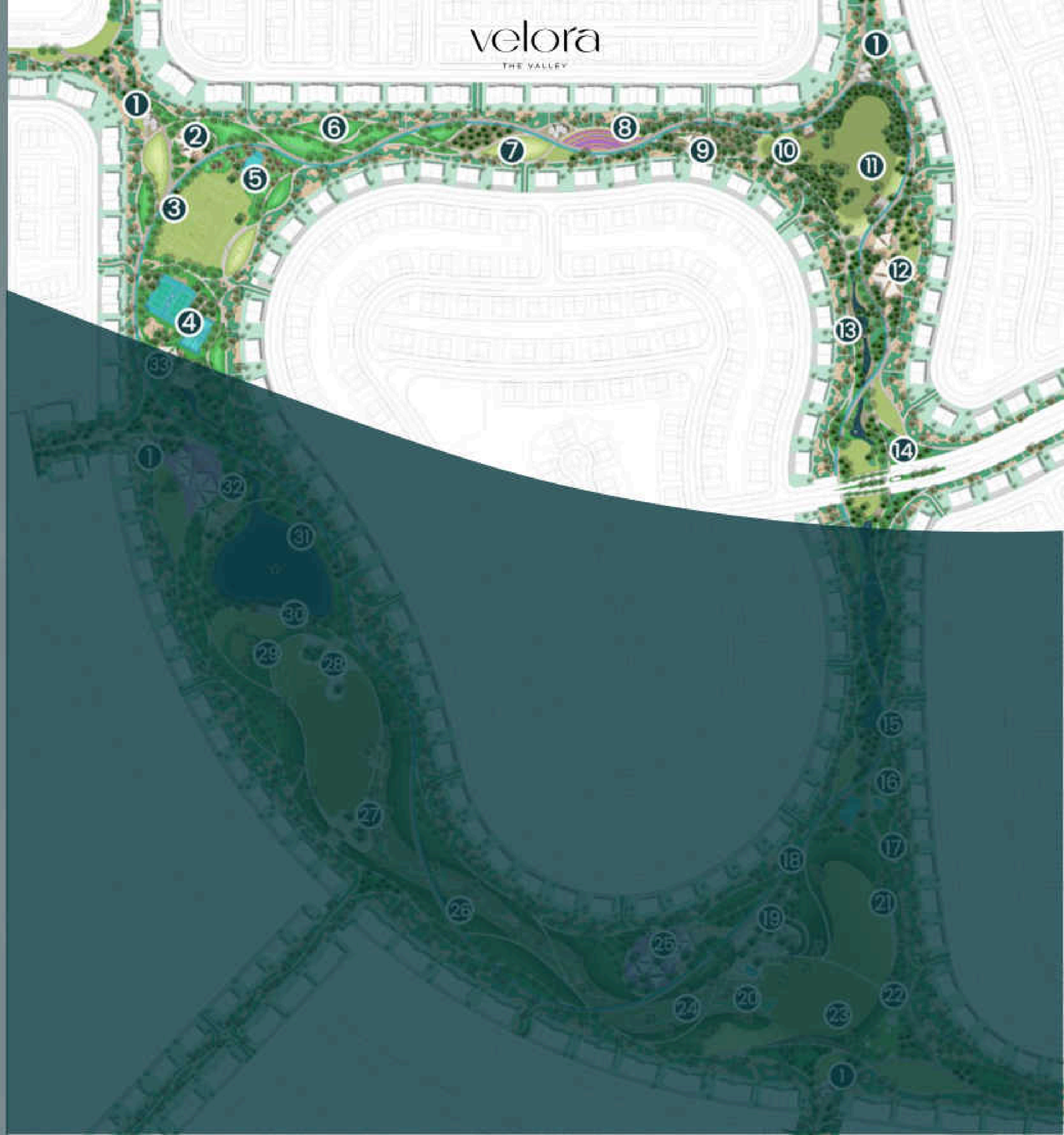


Amenities Landscape

Set the Explorer

in you free

1 - PARK ENTRY WITH FEATURE SHADE STRUCTURE
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14 - FOUNTAIN AND LOOK-OUT POINT



Set the Explorer

in you free

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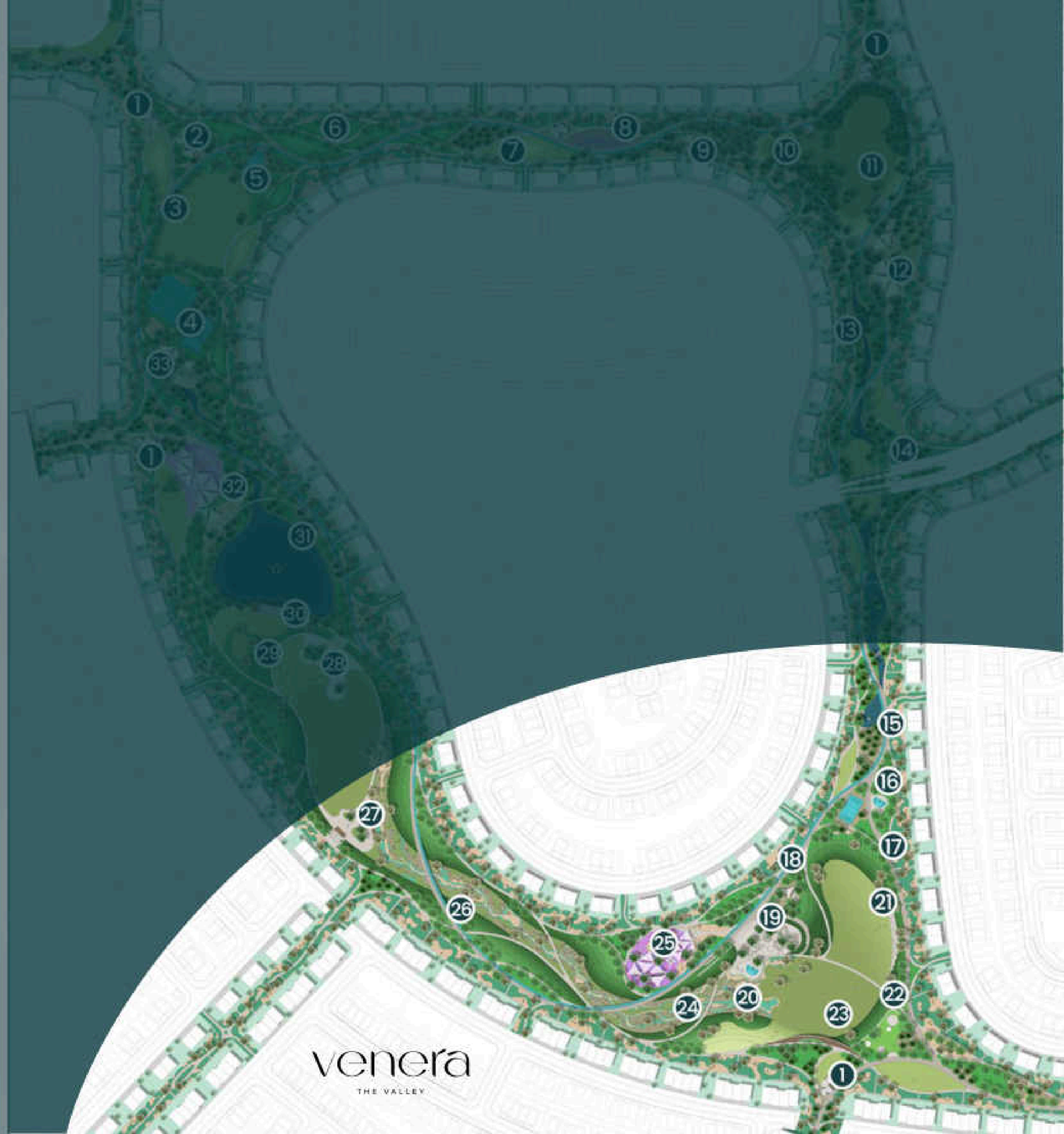
23 - DECKED OVERLOOK PLATFORM

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



velora

THE VALLEY

N



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

N



AMENITIES

- (A) Guardhouse
- (B) Community Center
- (C) Games & Fitness Pod
- (D) Flexible Lawn
- (E) Kids Play Area
- (F) Pet Park
- (G) Skate Park
- (H) Sculptural Kids Play Area
- (I) Mosque
- (J) Sports Center
- (K) Sports Node

STYLES

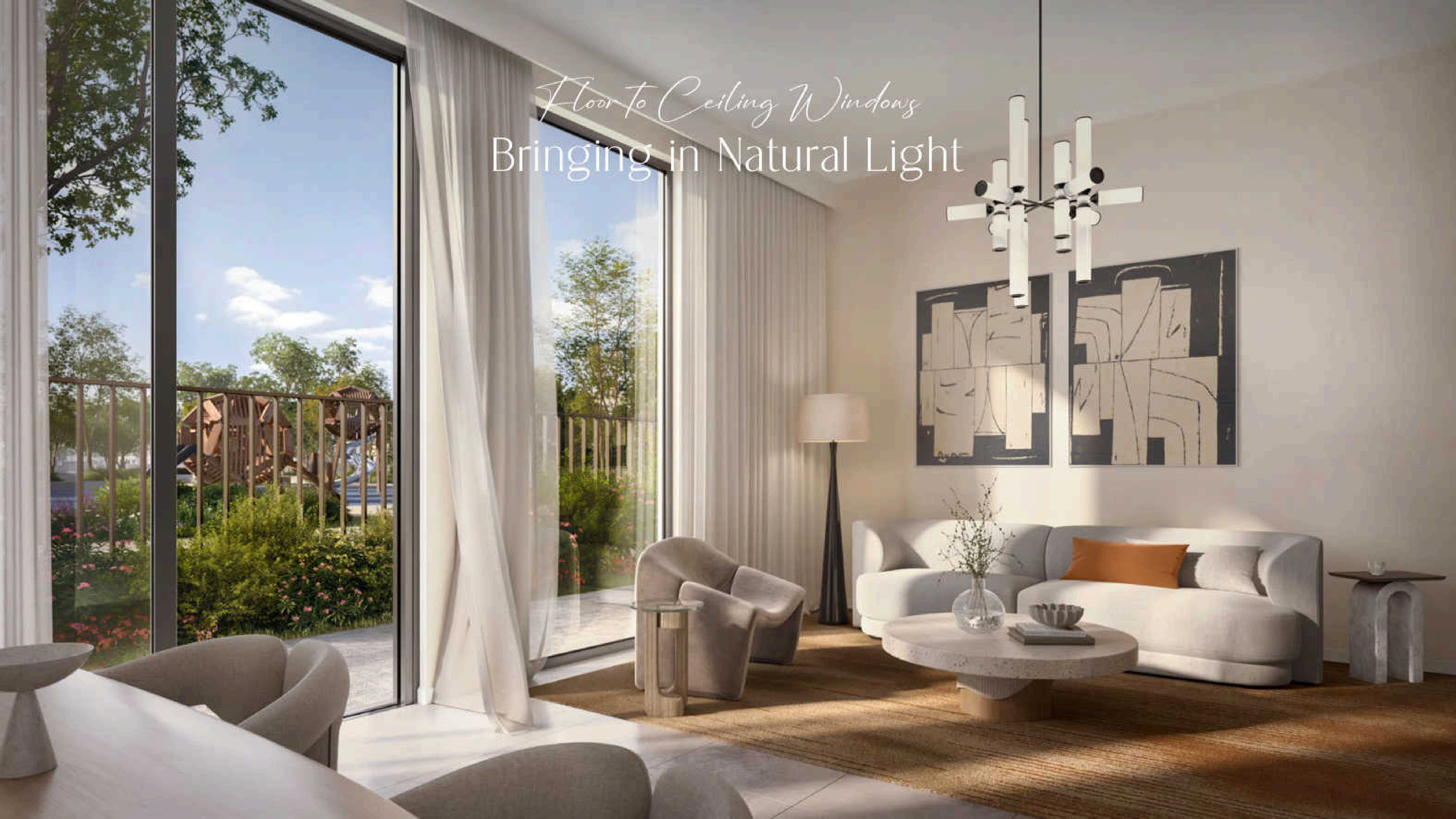
- SLATE
- OAKLEY
- RAVINE
- SERENE
- NASH
- VALE
- DALE

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