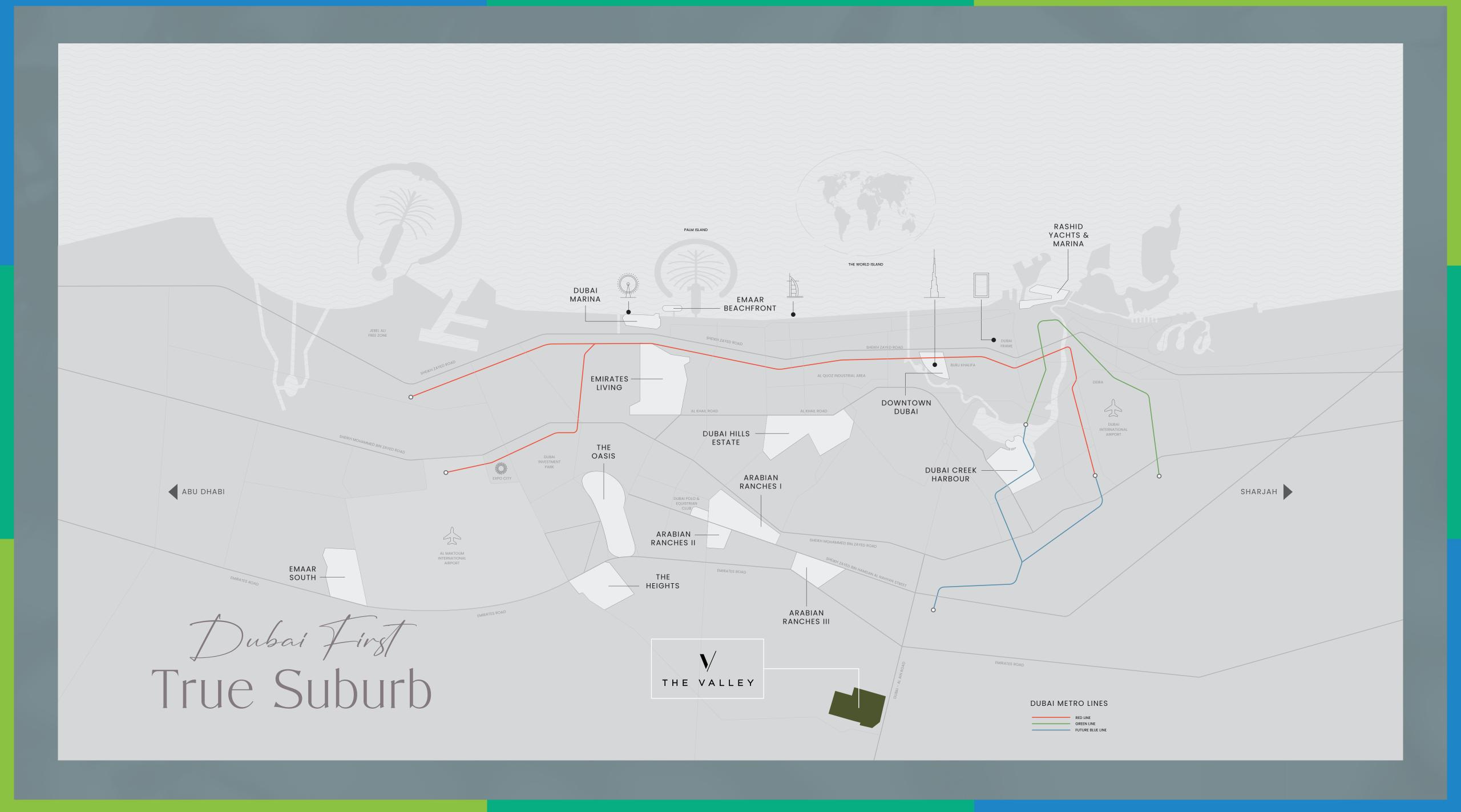


### THEVALLEY







## 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

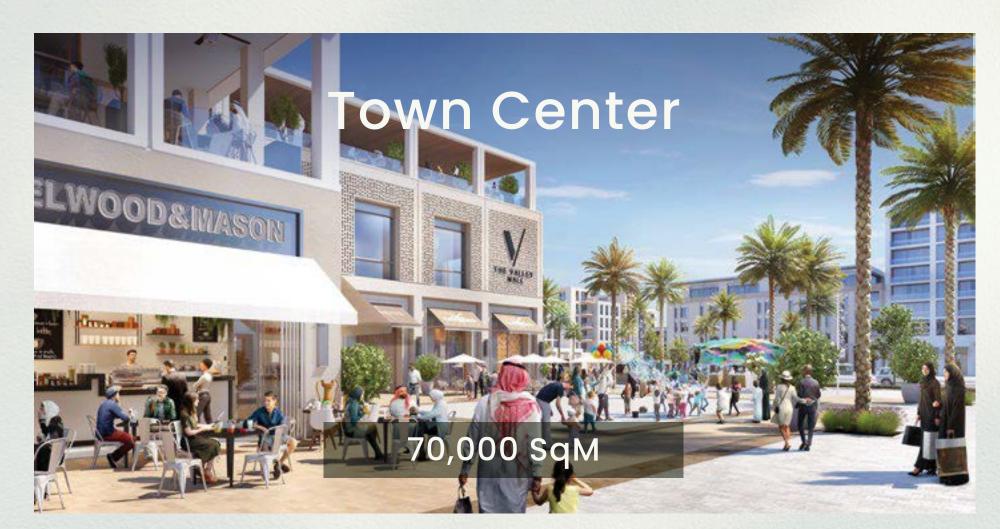
Drive to
Dubai Outlet Mall

25
Minutes

Drive to Burj Khalifa & The Dubai Mall 25
Minutes

Drive to Dubai Int' Airport

## Decoding The Reasons For a Spectacular Demand









Putroducing



### THE VALLEY

Phase Two



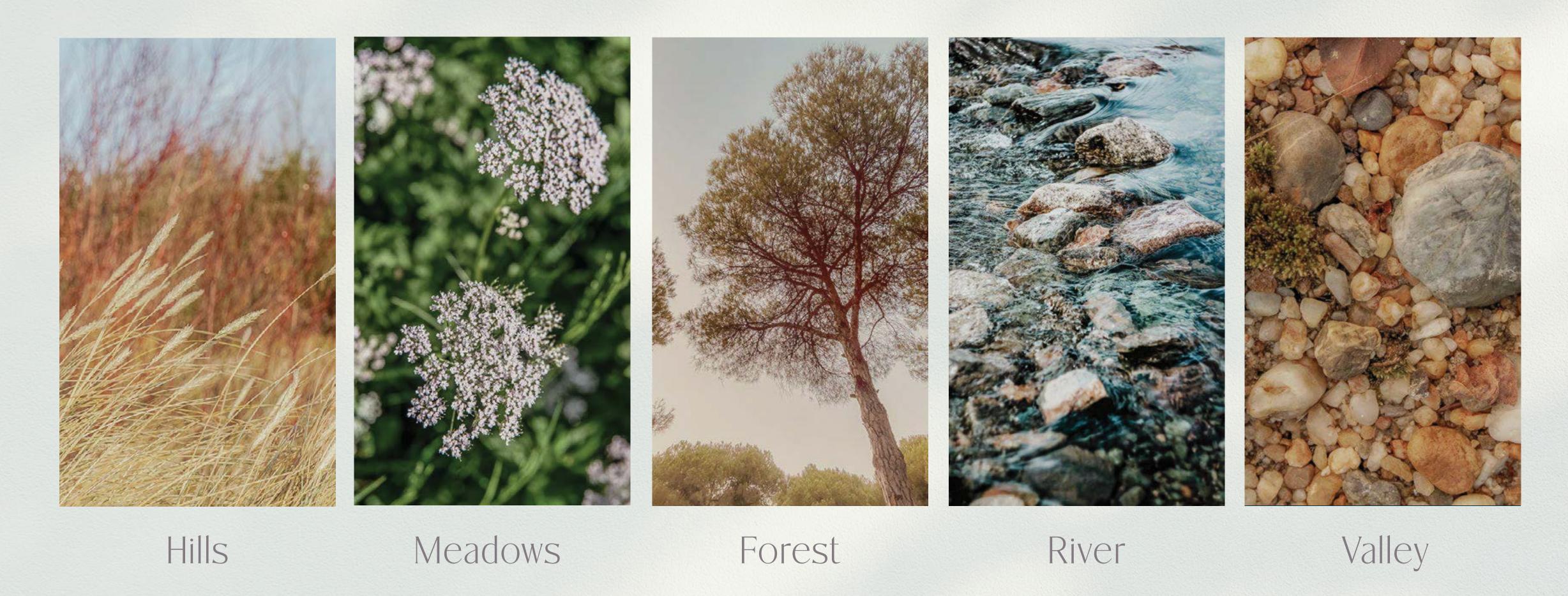
The Vision

A haven where an adventure awaits you at every corner





## Explore The Minding Pathways Inspired By Nature



### 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



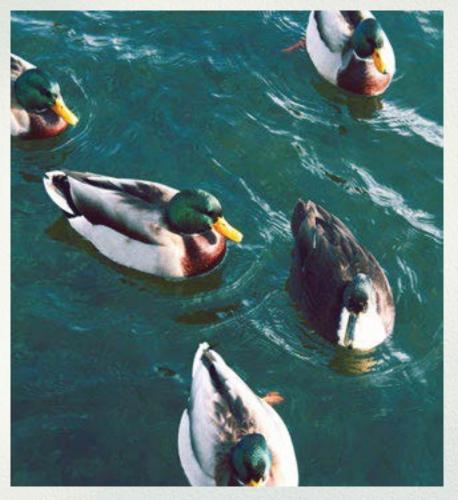
Flower Farm



Forest Walk



Adventure Play



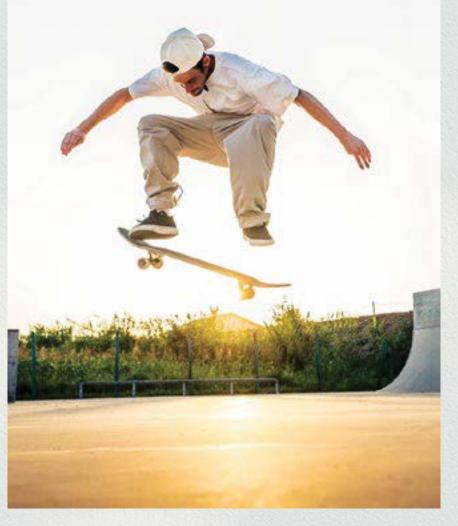
Shallow River



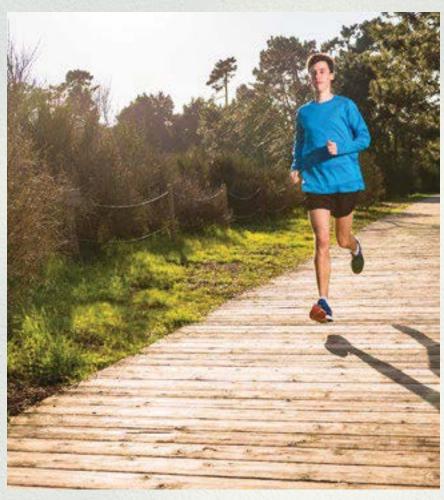
River Crossing



Nature-Themed Play



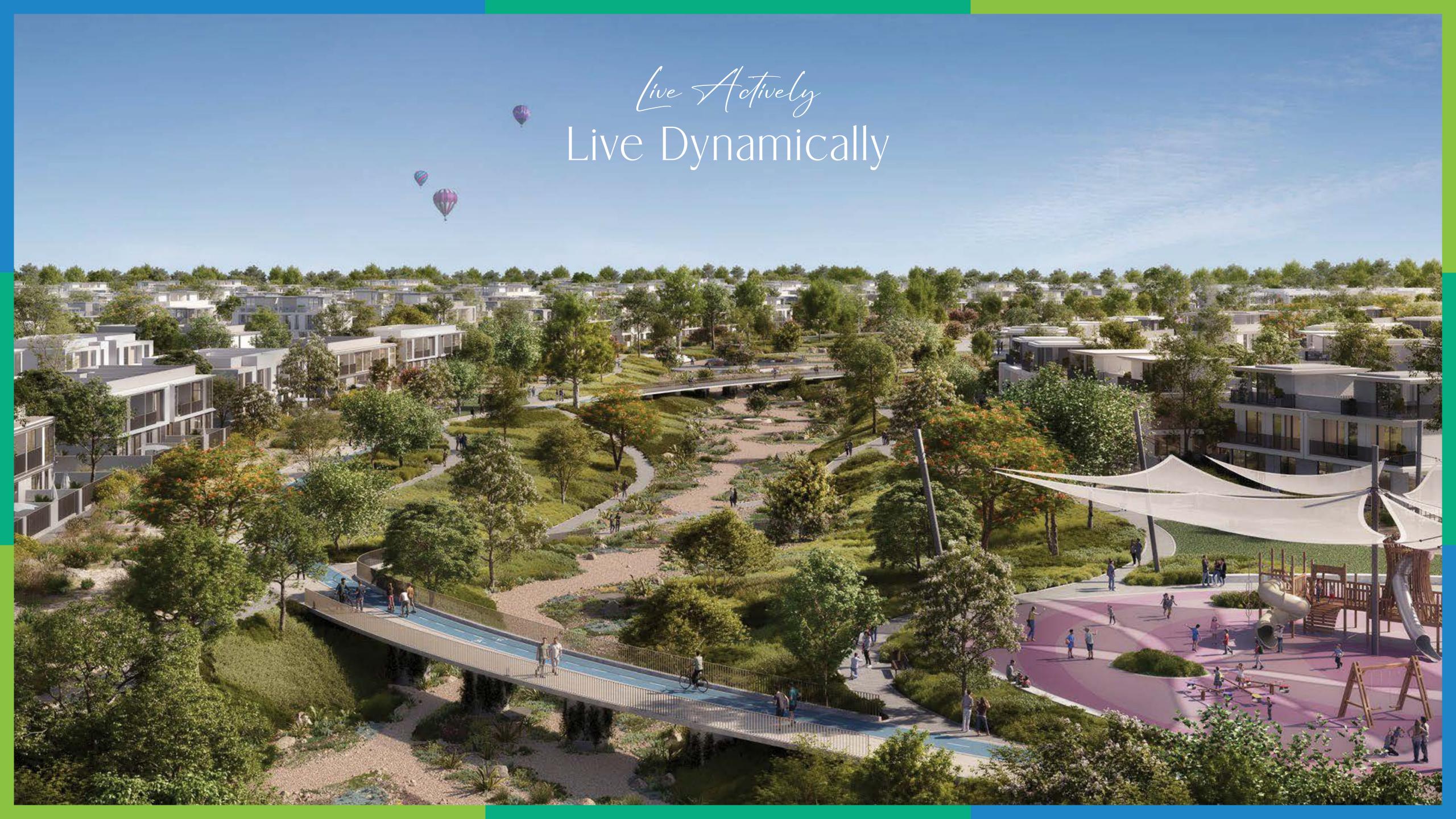
Skate Park



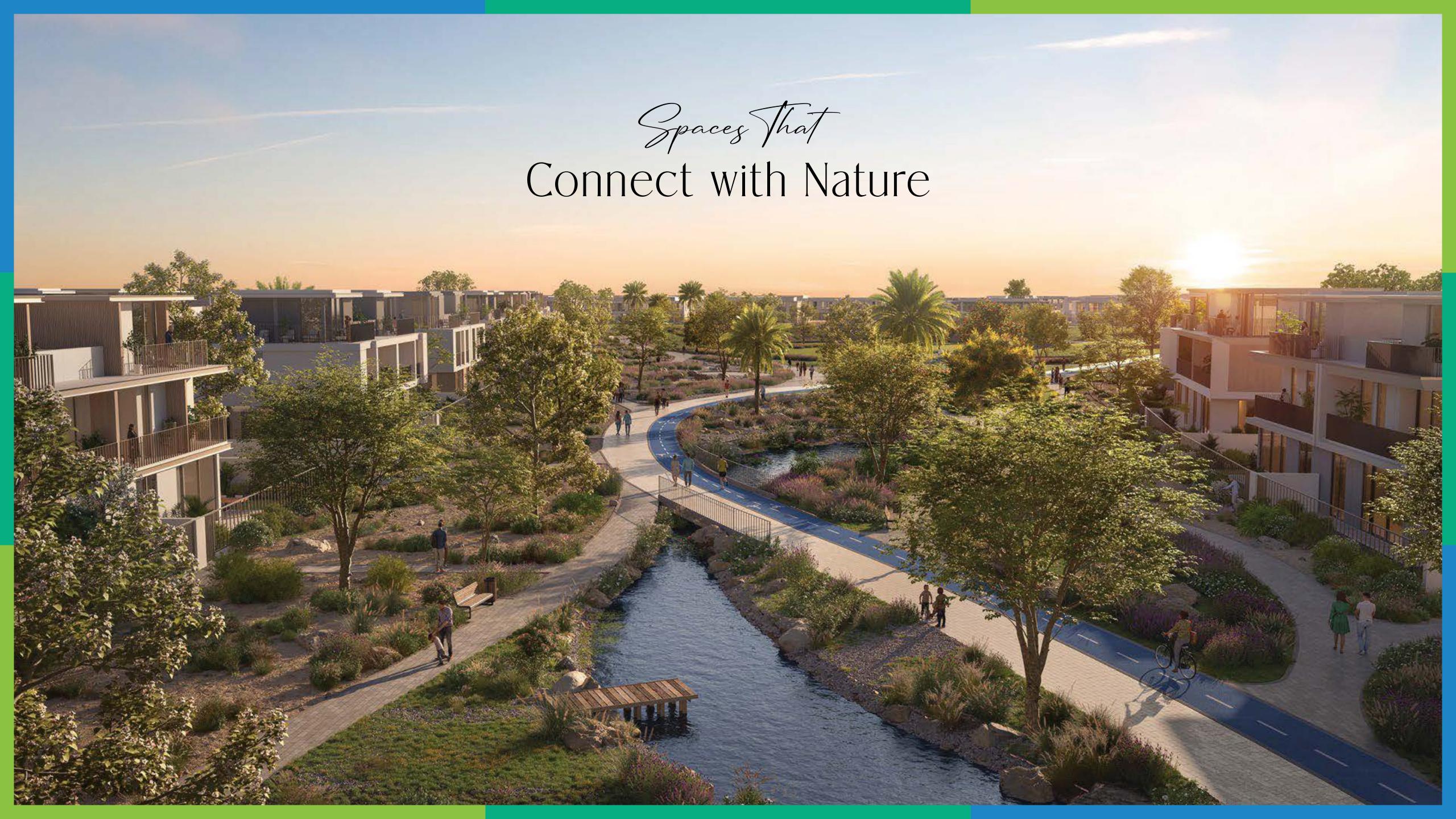
Meadow Walkway

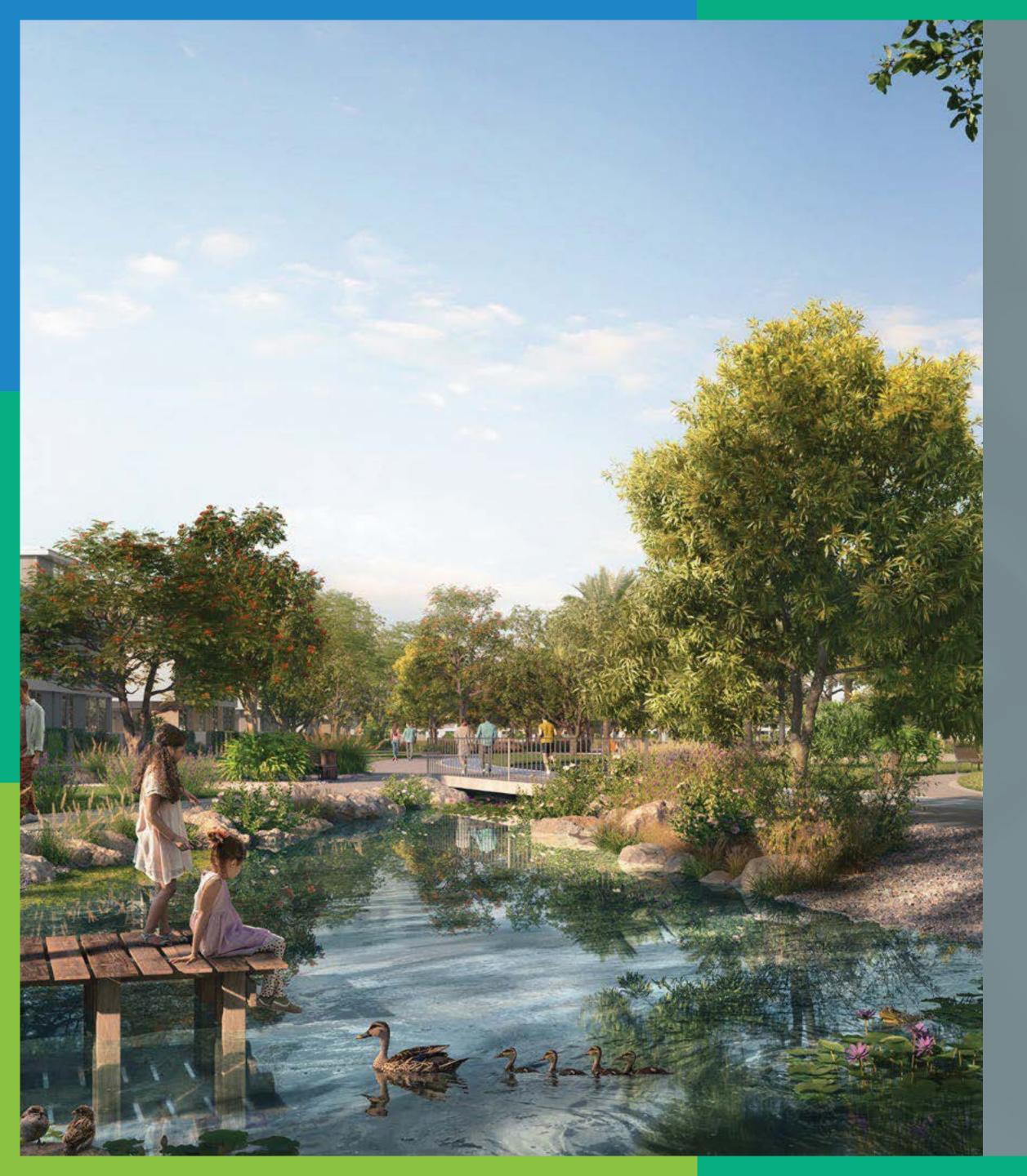


Sensory Play





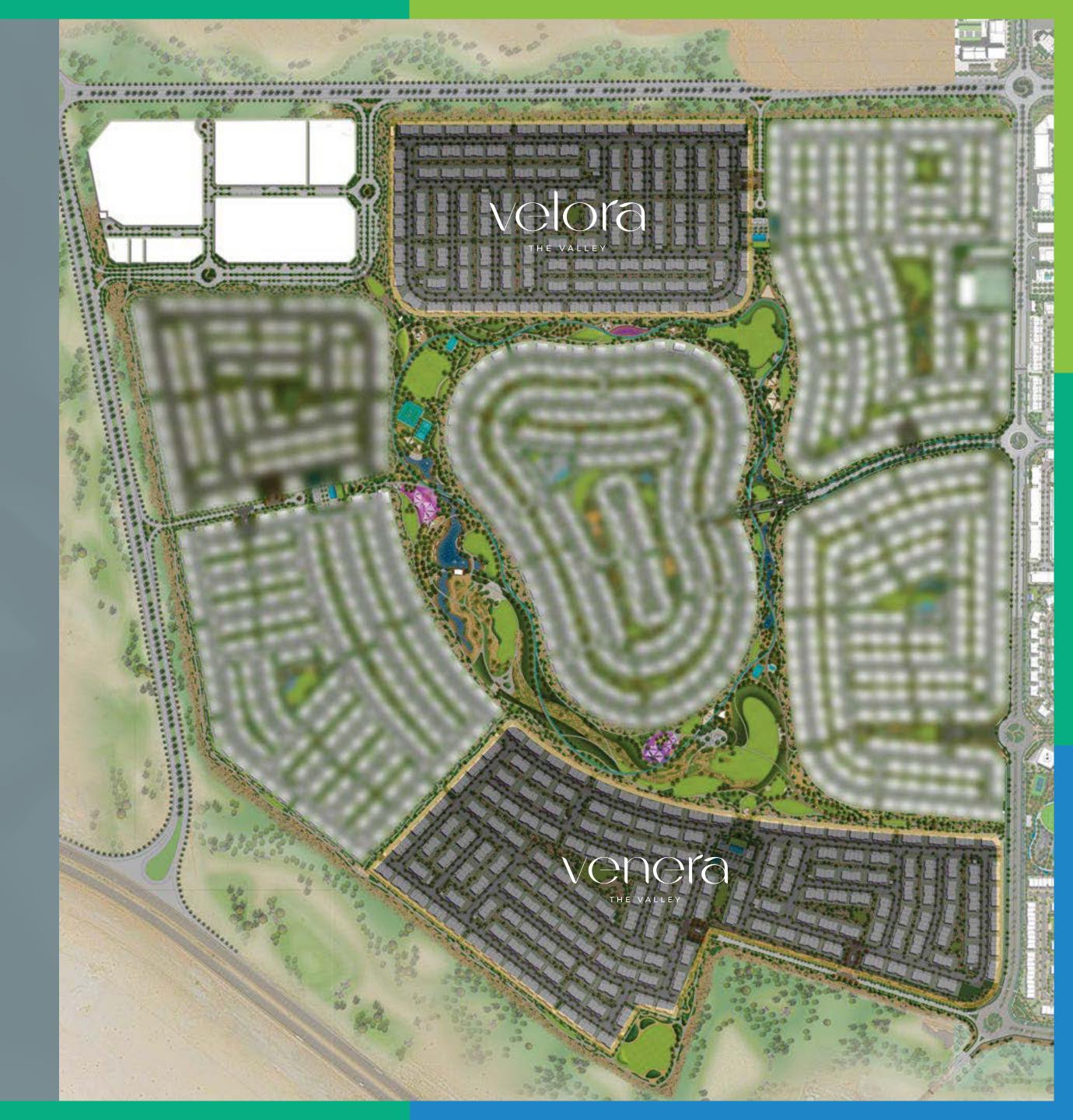




## Communities That Coexist with Nature

### Unparelled Residential Havens

Introducing
the first iconic townhouse clusters of
The Valley Phase Two





An Dorld Within
Each Community

### Vistas That Enrich Your Everyday Life



Winding Trails



Topography Play Areas



Outdoor Gathering Spaces



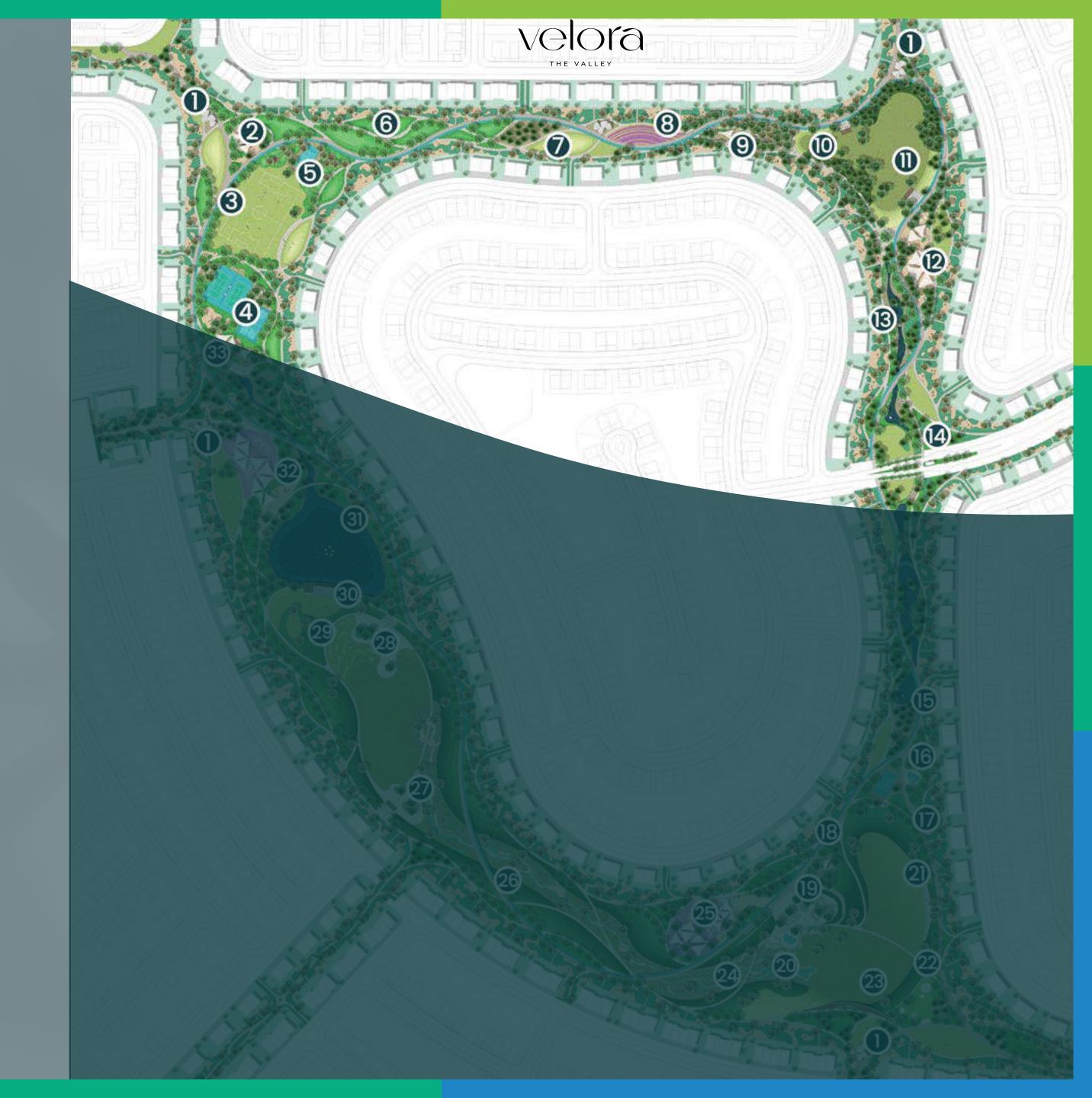
Open Lawns



Amenities Landscape

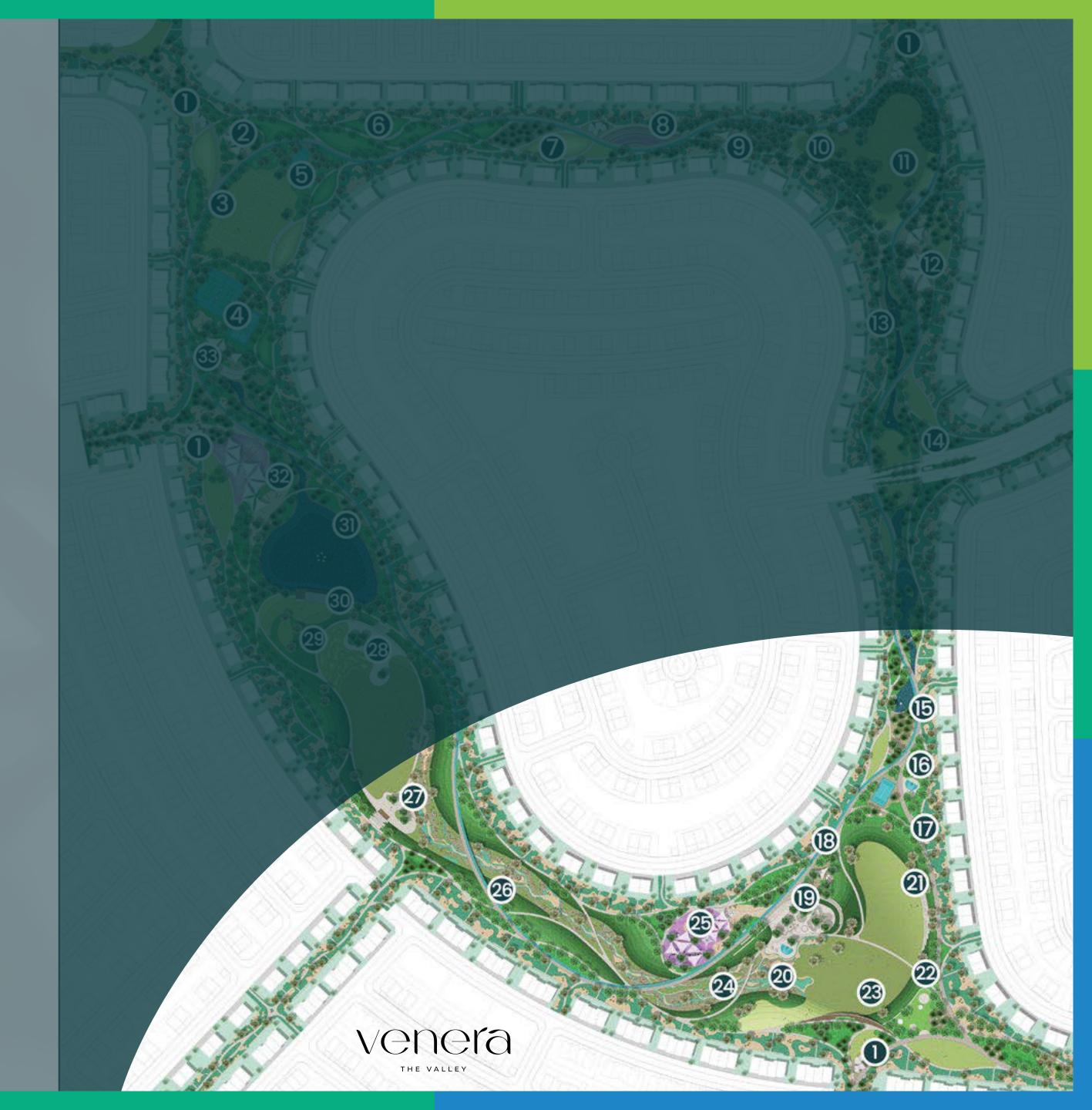
## Set the Explorer in you free

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#### 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







DALE

#### TYPES











UTILITIES









### AMENITIES

- (A) Guardhouse
- (B) Community Center
- © Games & Fitness Pod
- D Flexible Lawn

- (E) Kids Play Area
- (F) Pet Park
- © Skate Park
- (H) Sculptural Kids Play Area

- (J) Sports Center
- K Sports Node

### STYLES

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

#### TYPES







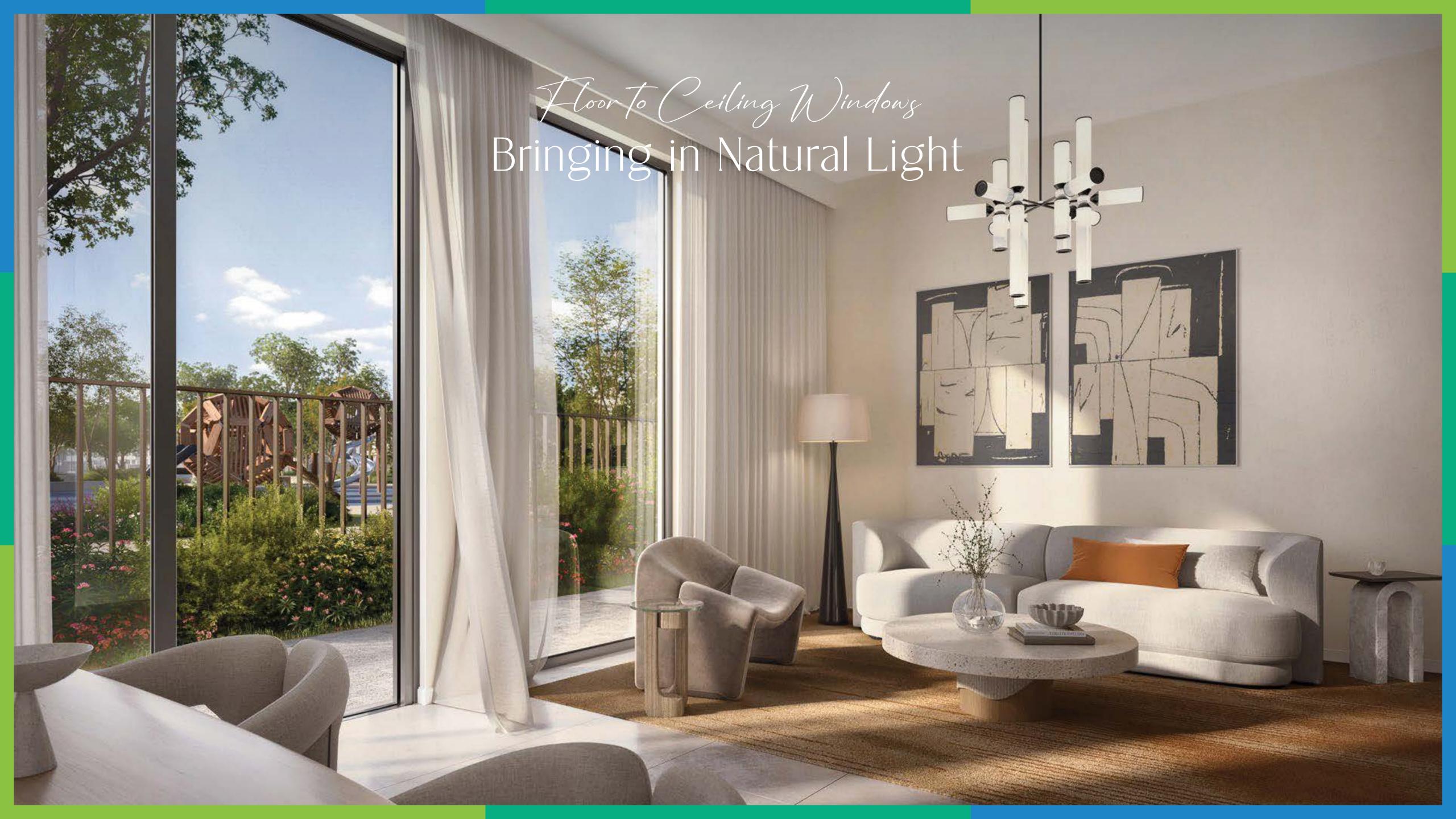
4 BEDROOM UNIT

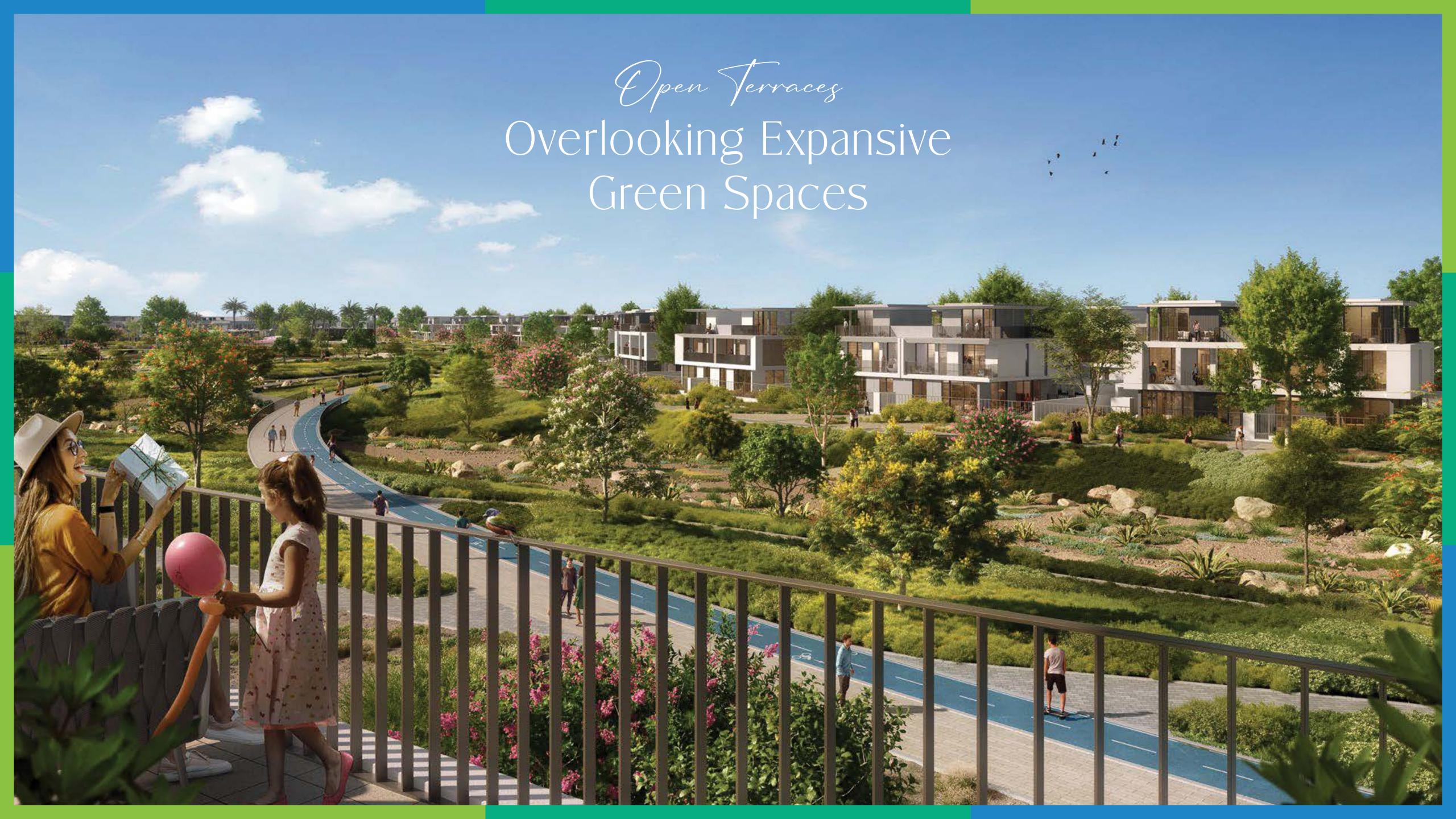


UTILITIES















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

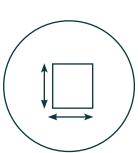
FIRST FLOOR

### 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

Mubeatable 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





#### FOR MORE INFORMATION PLEASE CONTACT



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