ELEVIA

RESIDENCES



VALORES

A pioneering real estate developer formed by two industry leaders. Our founders, experts in contracting and property management, have united to revolutionize luxury living in the region.

By combining their extensive knowledge and experience, Valores aims to set new benchmarks in real estate development, offering outstanding returns and elevating the standards of luxury living.



INSPIRED BY LIFE

Values are the foundation of our identity and our actions. They guide us, shape our culture, and help us evolve. Our core values ensure each project respects the essence of humanity, harmonizing with nature for lasting positive impacts.

LUXURY DOESN'T NEED A PLACE TO STAND OUT

At Valores, we build luxury in emerging neighborhoods, delivering premium quality and exceptional design. This visionary approach creates outstanding living experiences and strong investment value, raising the benchmark of luxury across all locations.



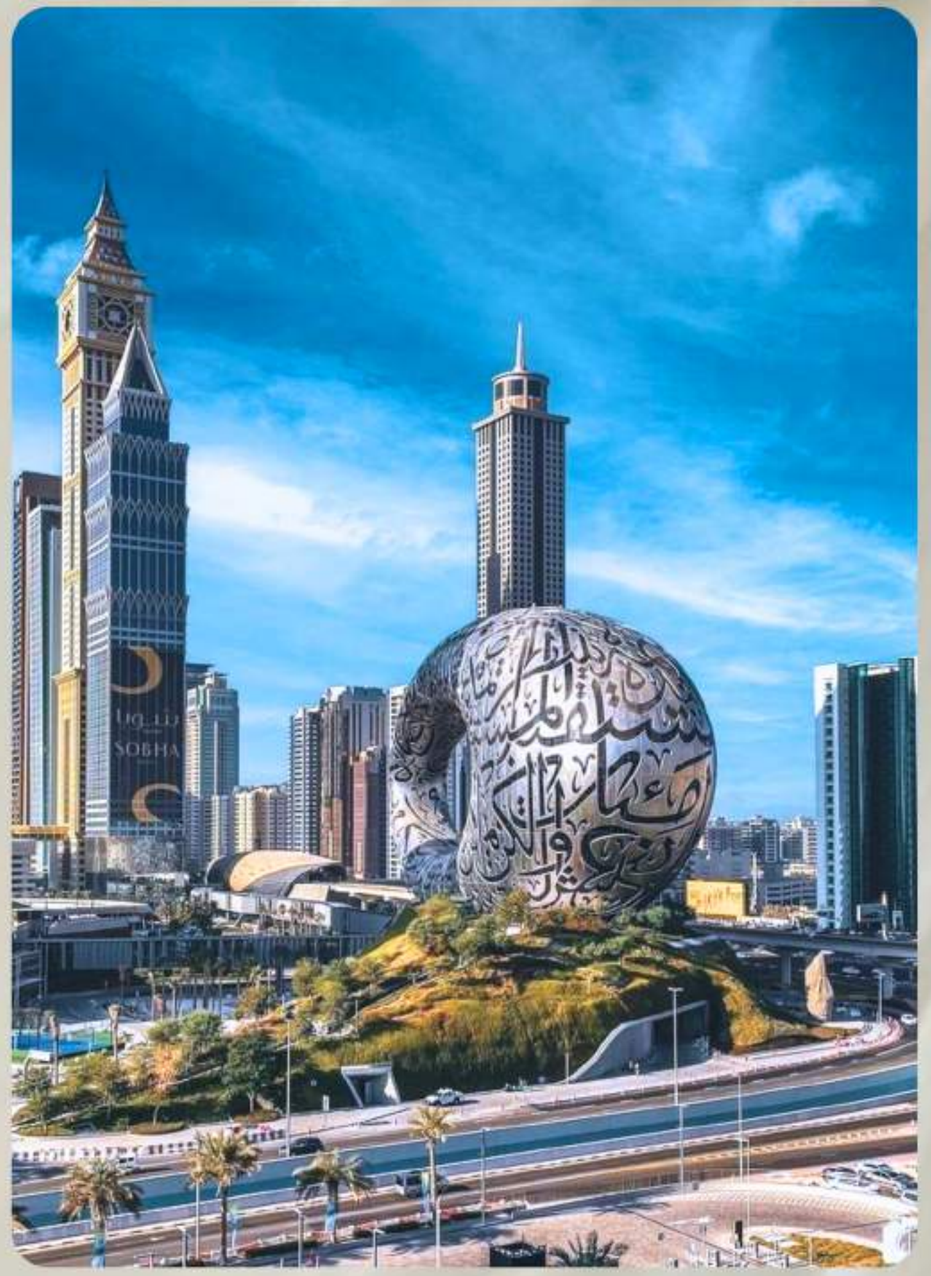
SMART DESIGN, LASTING VALUE

A true masterpiece, Elevia Residences blends sleek, modern design with impeccable craftsmanship, creating a home that's both luxurious and built to stand the test of time. Every space is meticulously planned for ultimate comfort, functionality, and efficiency, ensuring long-term investment value. Whether you're a homeowner seeking sophistication or an investor eyeing exceptional return, this is where quality meets opportunity.






Creek
Festival City Mall
Centrepoint
Mirdif City Centre Mall
New Downtown of Dubai
Dragon Mart
DUBAI INTERNATIONAL CITY
International City 2 Metro Station
Dubai Silicon Oasis
Academic City
CITYCENTRE MIRDIF
SEAMLESSLY CONNECTED LIVING



WHY INVEST IN DUBAI?

STRATEGIC LOCATION

Over 100 airlines and 260 destinations worldwide.

The world's biggest and fastest growing passenger and cargo hubs

#1 airport for international passengers according to Airports Council International

Source, dubaiairports.ae

BUSINESS SENSE

- 100% foreign ownership: repatriation of capital and profits
- Safe and secure environment
- Golden Visa
- Open and free systems
- World class infrastructure and outstanding Covid crisis management
- Stable currency begged to USD
- Dubai expected to achieve 70% population growth from 2020 through 2040

INVEST SMART – CHOOSE STUDIO FLATS

Studios in Dubai offer the best investment opportunity with high rental yields, fast occupancy, affordable prices, and rising rental costs.

Highest Rental Yields

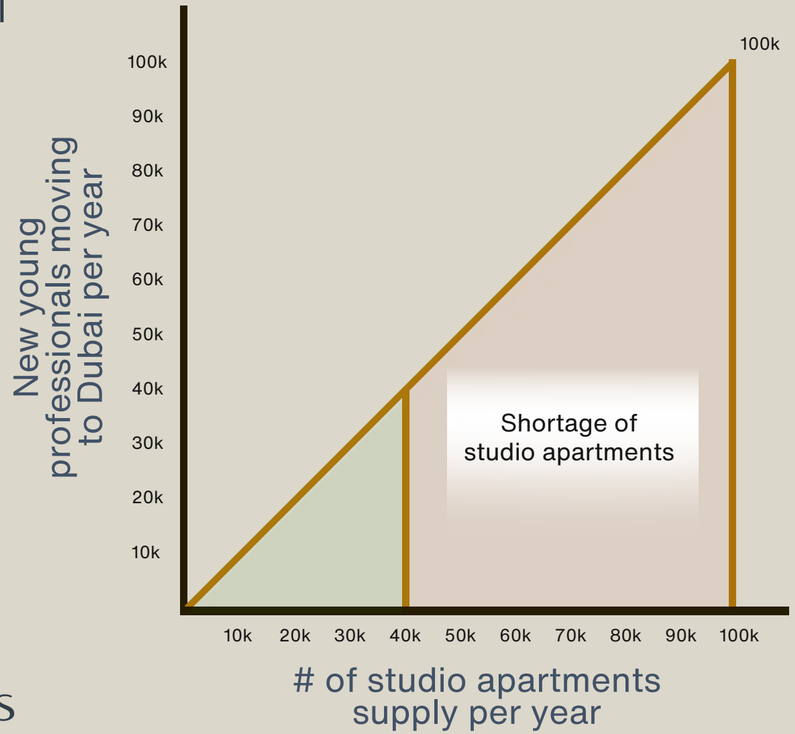
Property Type Average Rental Yield

Studio	7% - 9%
1BHK	5% - 6%
2BHK	4% - 5%

Fastest Rental Turnaround

Property Type Avg. Time to Rent

Studio	7-14 Days
1BHK	21-30 Days
2BHK	30-45 Days

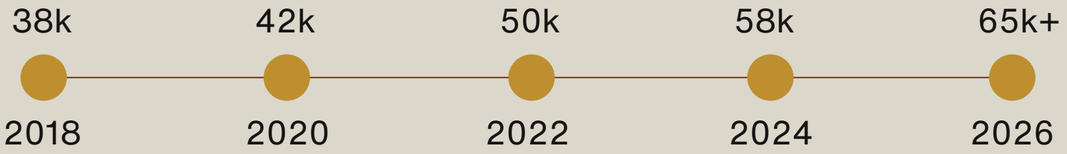


Most Affordable Entry Price

Property Type Average Price (AED)

Studio	450K-700K
1BHK	800K - 1.2M
2BHK	1.3M - 2M

Soaring Rental Prices for Studios



Studios offer the **best ROI, lowest entry price, fastest rental, and highest demand in Dubai**

WHY INVEST IN INTERNATIONAL CITY 2

Huge Demand, Limited Supply – Dubai gains 100K+ young professionals yearly, but only 40K new units—our prime location perfectly caters to this growing demand!



Next to Key Hubs – Minutes from Silicon Oasis, International City & 35+ universities—ideal for professionals & students.

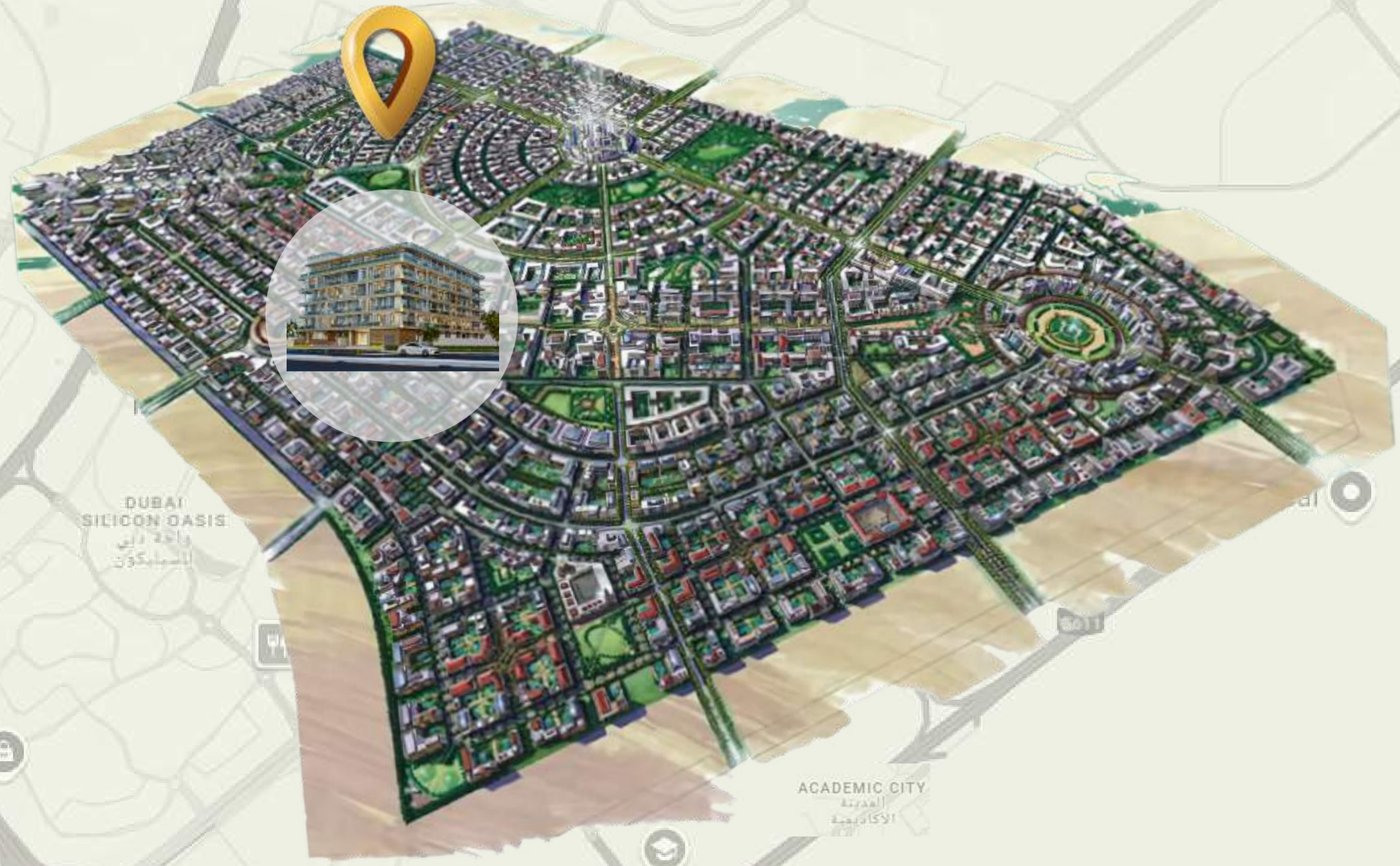
Metro-Driven Growth – The upcoming Blue Line Metro will boost property values & resale potential.

Strong Yields – Earn 7-8% rental returns, fueled by high demand & competitive pricing.

Smart Investment – High occupancy, future growth & resale value make this a high-reward opportunity.

ELEVIA

RESIDENCES






LOBBY


STUDIO APARTMENT


STUDIO APARTMENT


1 BEDROOM


1 BEDROOM



2 BEDROOM



2 BEDROOM


POOL


GYM


KIDS PLAY AREA