

## The Community

The Valley is a quaint new town consisting of modern townhouse complexes, where life finds its inspiration amidst the vast shimmering sands and lush green open spaces. It is a self-sufficient community offering a range of lifestyle amenities, educational options, healthcare services, leisure activities, and recreational facilities in a picturesque setting.

## Why NIMA?

- Ecological Elegance: Set amidst The Valley's canvas, Nima blends modern living with nature's caress.
- Premium Amenities: An exclusive clubhouse, regal gatehouses, wellness zones, and more luxury redefined at every corner.
- Neighbourhood Serenity: Experience tranquility in one of Dubai's most elegant neighbourhoods.
- A Plethora of Facilities: From the shimmering Golden Beach to the vibrant Town Centre and serene barbecue spots, Nima ensures you're always amidst luxury.
- Waterway Wonders: Beyond simple pathways, Nima's waterways connect hearts, offering serene vistas with every glance.
- Environmentally Conscious Living: Homes crafted with locally sourced materials, celebrating the surrounding landscape.
- Tailored Homes: Each 3 and 4 bedroom townhouse is a crafted masterpiece, resonating with discerning tastes and reflecting unconfined creativity.
- Celebration of Nature: With unique waterways and proximity to the majestic Valley Park, everyday at Nima is a retreat into nature's opulence.
- Waterway Lifestyle: Embrace the privilege of living by pristine channels, waking up to serene views, and the symphony of nature's best.



## Location & Views

- Perfectly positioned with easy access to all major areas of Dubai
- Beautiful views of verdant green landscapes
- Strategically located on the Dubai—Al Ain Road
- 5 mins from Rugby Sevens Stadium; 8 mins from Dubai Outlet Mall; 25 mins from Burj Khalifa & Downtown Dubai; 25 mins from Dubai Int' Airport

Instalment	Payment Percentage	Due Date
Down Payment	10%	September 2023
1 <sup>st</sup> Instalment	10%	November 2023
2 <sup>nd</sup> Instalment	10%	March 2024
3 <sup>rd</sup> Instalment	10%	July 2024
4 <sup>th</sup> Instalment	10%	May 2025
5 <sup>th</sup> Instalment 40% Construction Completion*	10%	November 2025
6 <sup>th</sup> Instalment 60% Construction Completion*	15%	May 2026
7 <sup>th</sup> Instalment 80% Construction Completion*	15%	October 2026
8 <sup>th</sup> Instalment 100% Construction Completion*	10%	July 2027

Townhouses	AVG BUA (Sq ft.)	AVG Plot Area (Sq ft.)	Starting Price (In AED Mn)
3-Bedroom Townhouse	2,344	1,959	2.1
4-Bedroom Townhouse	2,619	3,186	2.51

- 520 total units
- 362 units: 3-Bedroom Townhouse
- 158 units: 4-Bedroom Townhouse



## Residential Units

- Three and four-bedroom townhouses
- Contemporary design, blending elegant aesthetics with natural beauty
- Floor-to-ceiling windows welcome in natural light and provide views of the picturesque landscape
- Choose from two distinct styles: Canna and Cedar

## Amenities



- Playgrounds & Sports Facilities
- Golden Beach
- Barbecue & Picnic Areas
- Pocket Parks
- Retail & Dining
- Town Centre

## The Developer

EMAAR REVENUE FOR 2022 – AED 28.27 BN

With a proven track record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most visited retail and lifestyle destination.