



THE VALLEY

ORANIA

FS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS

EMAAR





THE VALLEY

Dreams Begin Here

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.

The Valley is the perfect place for you to empower your dreams and become the innovators and visionaries to lead the future of the world.



A Lifestyle at One with Nature

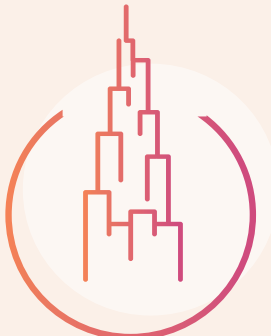
Picture yourself in your dream home in a vibrant gated community, connected to nature, yet footsteps from every amenity you could possibly need – where your family can enjoy space, comfort and natural beauty all around them, while embracing a wonderfully balanced lifestyle.

Perfectly Positioned

With easy access to all major areas of Dubai and an array of green open spaces, The Valley is strategically located on the Dubai—Al Ain Road, a major connection point between the emirates of Dubai and Abu Dhabi.



05 Minutes
Drive to Rugby Sevens Stadium



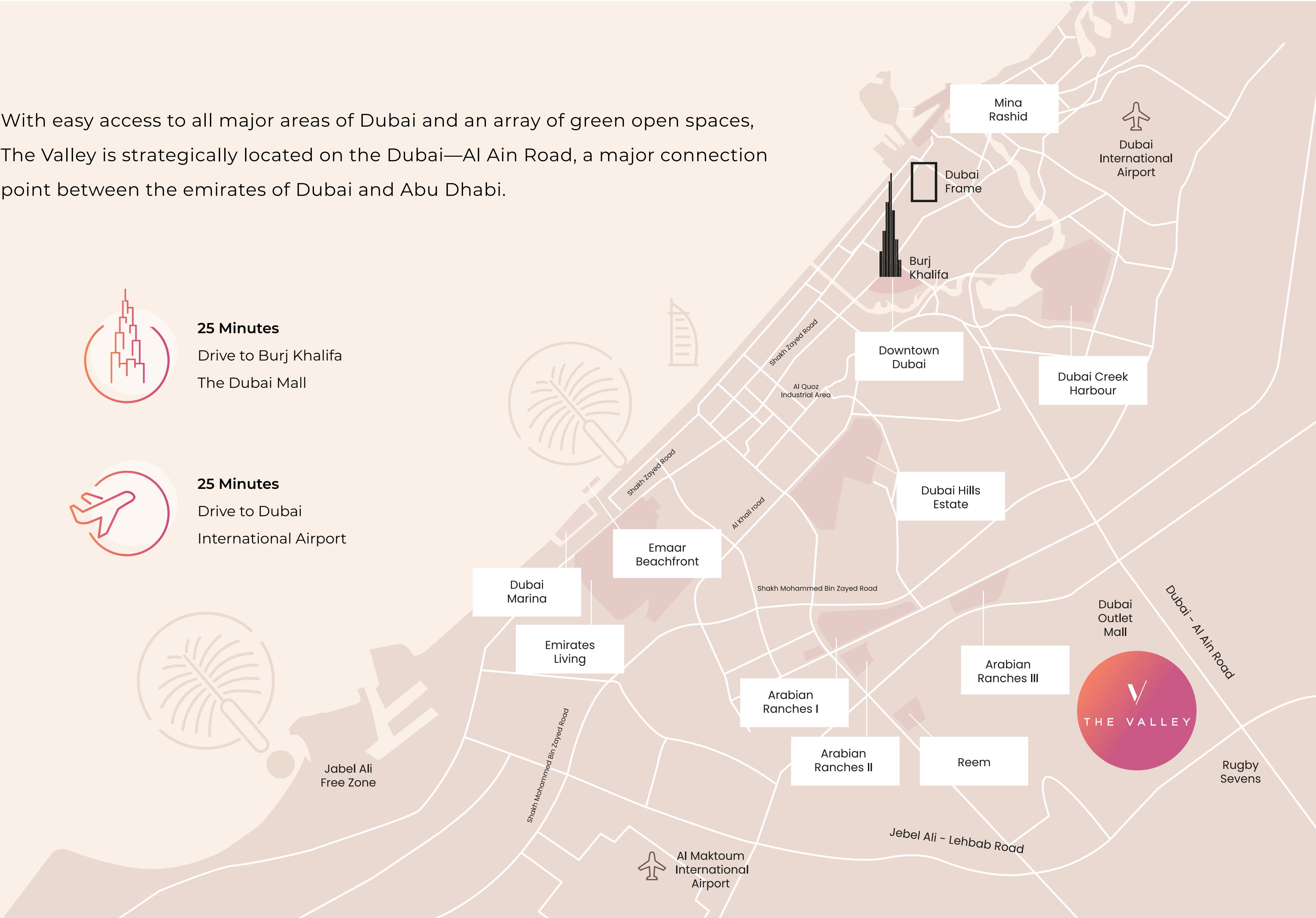
25 Minutes
Drive to Burj Khalifa
The Dubai Mall



08 Minutes
Drive to Dubai Outlet Mall



25 Minutes
Drive to Dubai International Airport



Welcome to
ORANIA



ORANIA AT THE VALLEY

Peaceful Family Sanctuary

Your dream home in ORANIA is perfectly positioned in a peaceful family sanctuary that is away from the hustle and bustle of the city, while still being well-connected to everything Dubai has to offer.





CLOSER TO NATURE

A True Sense of Community

ORANIA brings you and your loved ones closer to nature. With a world of recreational options all around you, including The Valley's Golden Beach, this idyllic neighbourhood offers residents the ideal blend of leisure, convenience and tranquillity.



Where Life, Leisure & Nature Meet

The Valley's fourth neighbourhood of modern townhouses, ORANIA brings balance to your lifestyle, in a community you can feel proud to call home. With a wide array of indoor and outdoor retail options, The Valley's Golden Beach, lush linear parks, a local farmers' market, and gourmet dining options just footsteps away, your family can embrace a true sense of community amidst the serenity of nature.

-  Minutes from The Pavilion
-  Footsteps from Golden Beach
-  A short walk to the Sports Village



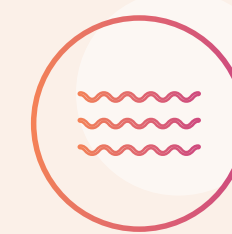
A Leisure &
Recreation Haven



AMENITIES

Exceptional Amenities to Elevate Your Lifestyle

Live life to the full, with exceptional amenities, complemented by verdant open spaces and beautiful greenery, right on your doorstep. From relaxing evening strolls and fun-filled time with the kids, to family beach days and barbecues with friends, ORANIA is the ideal setting for an elevated lifestyle.



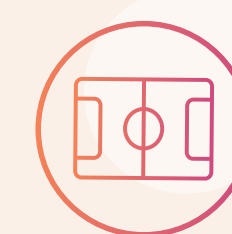
Golden Beach



Pocket Parks



Town Centre



Play Grounds & Sports Facilities



Barbecue & Picnic Areas



Retail & Dining

Stylish, Spacious & Ideal
for Modern Living





DREAM HOME

A Home that
Dreams are Made Of

Contemporary design, modern amenities
and timeless natural beauty blend seamlessly with
each other.



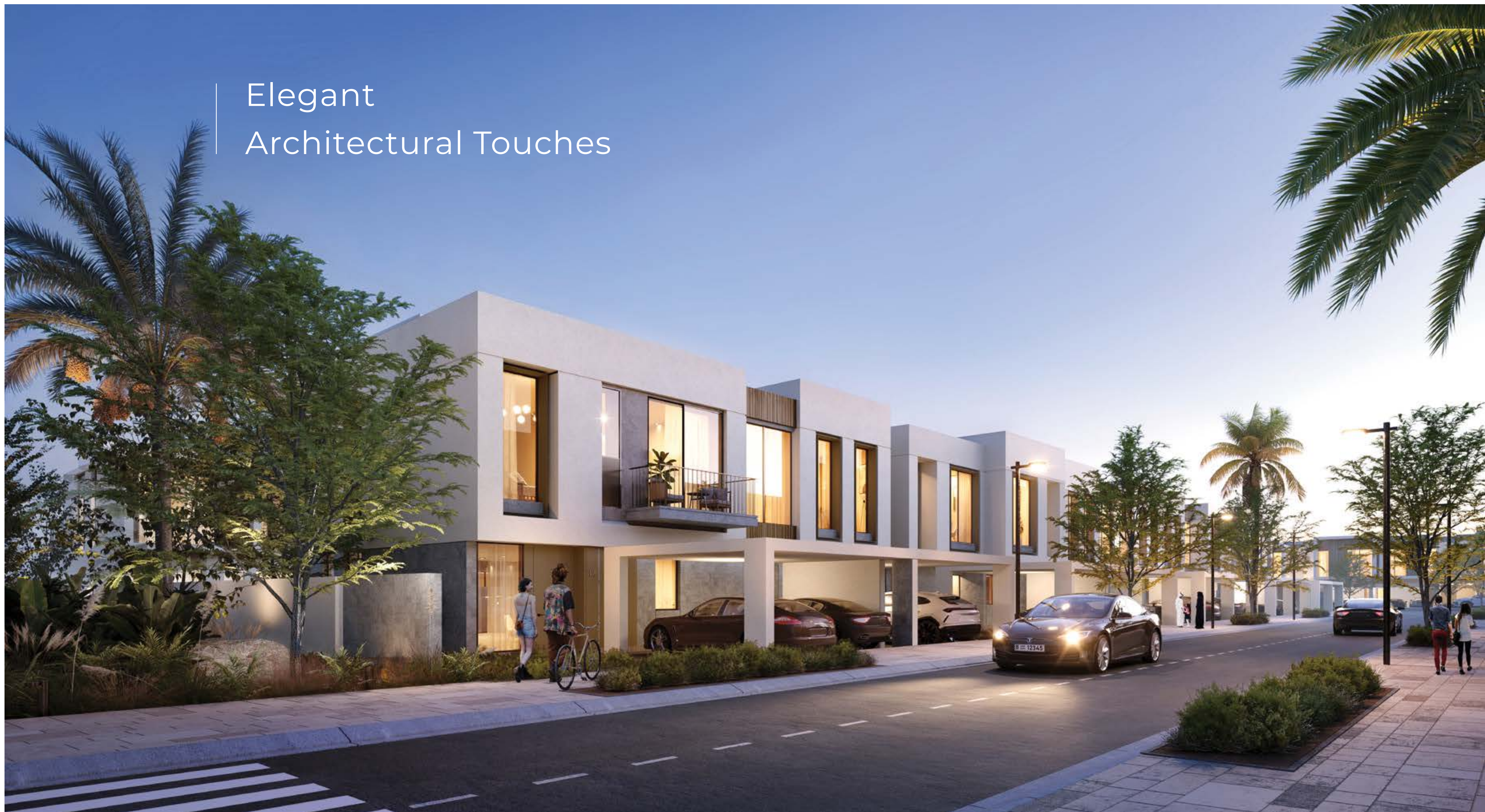
Elegant Living Spaces

Exquisite three and four-bedroom townhouses are elegantly designed with floor-to-ceiling windows welcoming in natural light and providing peaceful views of the picturesque landscape outside.

Intuitive
Design



Elegant
Architectural Touches





BOLD & SLEEK

Two Distinct Styles

ORANIA offers you the choice of three and four-bedroom townhouses in two distinct architectural styles: Bold and Sleek. Choose the ideal home to match your lifestyle and enjoy direct access to linear parks and lush green open spaces in a setting of absolute tranquillity.

ARCHITECTURE STYLE



Bold

Come home to a bold architectural aesthetic that harmoniously blends pure solids and voids for a design that exudes sophistication and beautifully complements its natural surroundings.

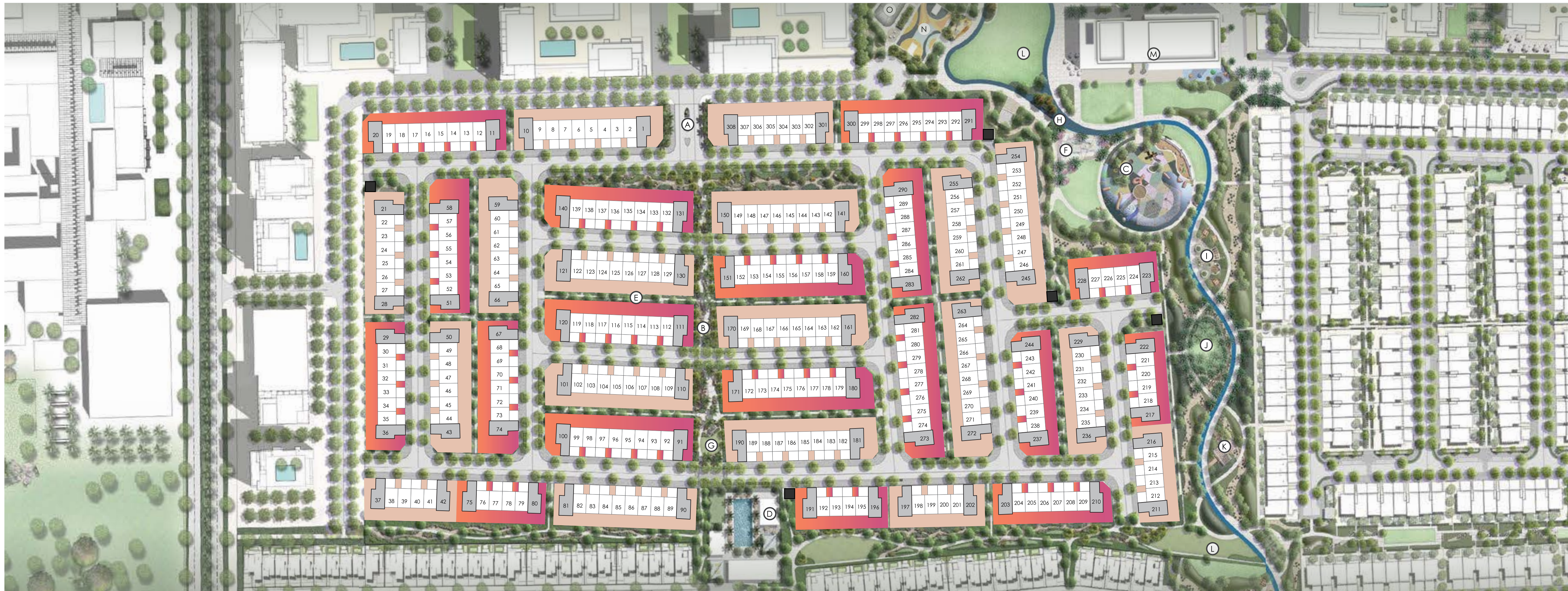


ARCHITECTURE STYLE

Sleek

Wake up to an elegant and inviting architectural design, boasting iconic frames that stand out in a sleek exterior composition, creating a sense of calmness and modernity.





AMENITIES

- A. ORANIA GATEHOUSE
- B. POCKET PARK
- C. KIDS PLAY AREA AND LAWN
- D. COMMUNITY CLUBHOUSE
- E. GREEN SIKKA

- F. SPLASH PAD
- G. PICNIC LAWN
- H. JOGGING TRACK
- I. OUTDOOR LIVING ROOM
- J. PALM GROVE

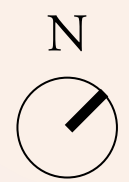
- K. YOGA DECK
- L. EVENTS LAWN
- M. THE VALLEY PAVILION
- N. SPORTS COURT
- O. SKATE PARK

STYLES

- BOLD
- SLEEK

TYPES

- ◆ 3 BR TOWNS
- ◆ 4 BR TOWNS
- ◆ UTILITIES

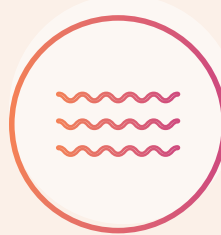


A Lifestyle of Relaxation &
Everyday Elation



GOLDEN BEACH

The ideal setting for sun-soaked days spent with family, Golden Beach provides the perfect focal point for ORANIA's integrated community living.



Water
Splash



Kids' Play
Areas



Food &
Beverage





TOWN CENTRE

Brighten up your day at the beating heart of The Valley and enjoy an inspired array of retail and dining experiences right on your doorstep.



Farmers'
Market



Indoor &
Outdoor Retail



Gourmet
Dining

SPORTS VILLAGE

Enjoy an active, fulfilling and healthy lifestyle at the Sports Village, with an extensive selection of sports, leisure and recreational amenities to choose from.



Sports Courts



Bicycle & Running Tracks



Playground & Outdoor Gym





KIDS' DALE

Let the little ones' imaginations soar at the Kids' Dale, where they can combine learning and play each and every day.



Rock Climbing



Amphitheatre Space



Archaeological Play Area

EMAAR

Global Lifestyle Developer

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world*.



12+

Presence in +12
Global Markets

4.2Mn

Square Feet
of Landbank

40Bn

AED Market Cap
Emaar Development

81,600+

Happy Home-buyers
Globally

56,888+

Happy Home-buyers
in the UAE

93,680+

Units Completed
to Date Globally



THE VALLEY

ORANIA

FOR MORE INFORMATION PLEASE CONTACT



REAL ESTATE

STAY AHEAD, INVEST SMART

- +971 55 476 7630
- +971 4 368 7878
- info@afsrealestate.com
- www.afsrealestate.com



DUBRICKS

POSSIBILITIES ARE LIMITLESS

- +971 50 674 2020
- +971 4 368 7878
- info@dubricks.com
- www.dubricks.com

EMAAR