



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 Orania?

- A peaceful family sanctuary away from the hustle and bustle of the city yet well connected to the best of Dubai
- A wide array of exceptional amenities, retail options and dining experiences
- Contemporary, elegantly designed three and four-bedroom townhouses nestled in nature
- ◆ The Valley's Golden Beach on the doorstep
- Direct access to linear parks and lush green open spaces



Location & Views

- Perfectly positioned with easy access to all major areas of Dubai
- Strategically located on the Dubai - Al Ain Road
- Beautiful views of verdant green landscapes
- 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

Payment Plan	Payment Percentage	Date	
Down Payment	10%	10 Jun 22	
1st Installment	10%	8 Aug 22	
2nd Installment	10%	8 Feb 23	
3rd Installment 10% Construction Completion*	10%	12 Sep 23	
4th Installment 30% Construction Completion*	10%	27 Apr 24	
5th Installment 50% Construction Completion*	10%	1 Oct 24	
6th Installment 70% Construction Completion*	15%	10 Feb 25	
7th Installment 100% Construction Completion*	25%	31 Dec 25	

	Townhouses	Area Sq. ft.		Starting Price (in AED mn)	
	No. of Bedrooms	Min. Area	Max. Area	From	
	3-Bedroom	1,896	2,044	1,528,888	
	4-Bedroom	2,265	2,346	1,944,888	

Facts

- 308 total units
- 236 units: 3-Bedroom townhouses
- ◆ 72 units: 4-Bedroom townhouses



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: Bold and Sleek

Amenities



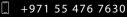
- ◆ Golden Beach
- Pocket Parks
- ◆ Town Centre
- ♦ Playgrounds & Sports Facilities
- Barbecue & Picnic Area
- Retail & Dining

The Developer

EMAAR REVENUE FOR 2021 - 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.





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