



THE VALLEY

TALIA



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THE VALLEY  
EMAAR

**FS**  
REAL ESTATE  
STAY AHEAD, INVEST SMART

**db**  
DUBRICKS  
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EMAAR



THE VALLEY



# The Valley

The Valley is Dubai's first true suburb, spanning an area of 200 hectares with over 4,500 residential units.

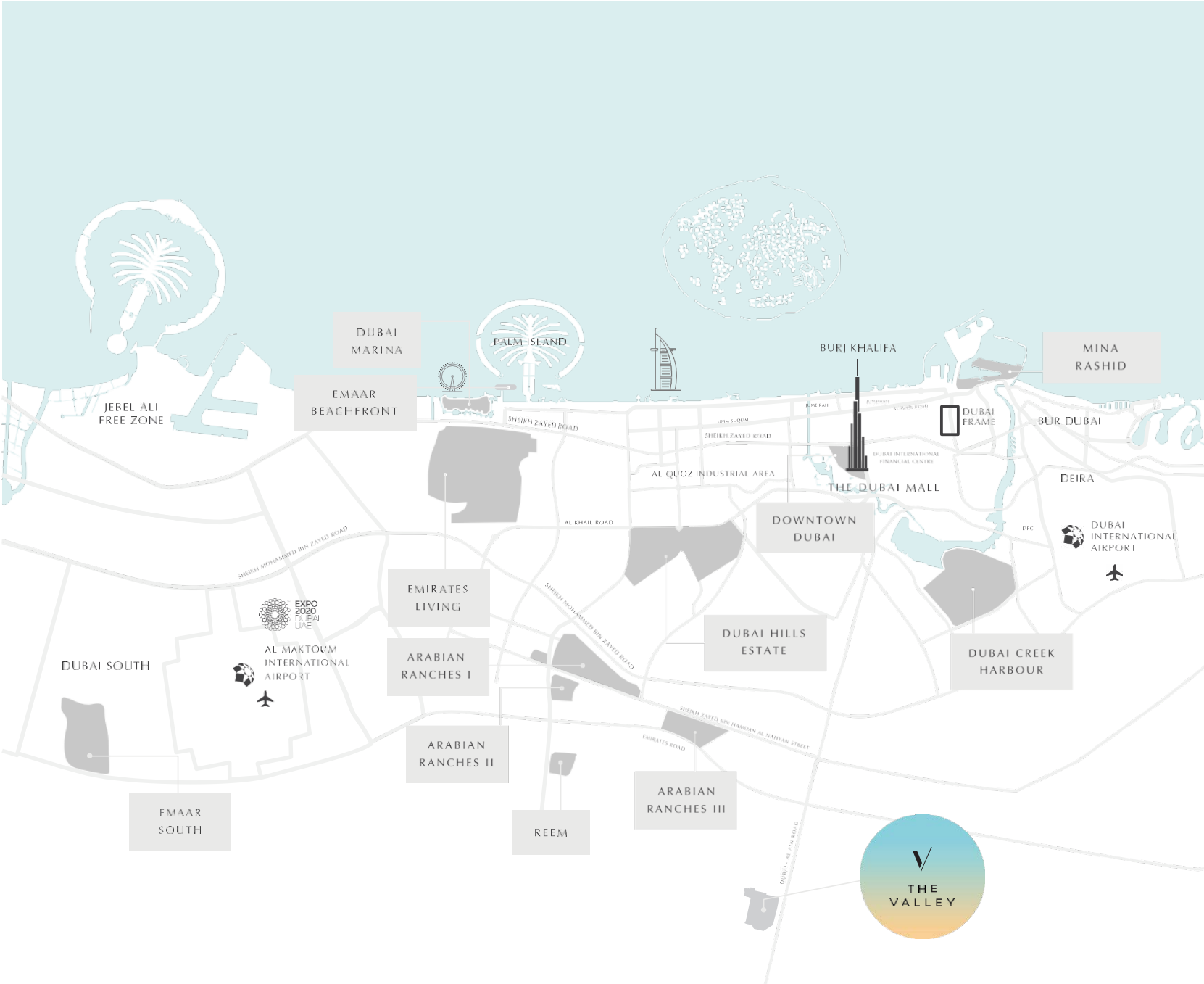
Connecting residential neighborhoods through tributaries of green spaces, The Valley is a network of open spaces and unique activity nodes which vitalize the community fostering a rich public realm.

The Masterplan's concept stems from the desire to establish a strong sense of community family living equipped with retail, entertainment, recreational, educational and health facilities, making The Valley the ultimate Haven for families of the UAE.

# A WONDERFUL LOCATION

THE VALLEY is strategically located on Dubai-Al Ain Road, which is a major connection point between the two key UAE emirates of Dubai and Abu Dhabi.

Your home at Talia provides a peaceful family sanctuary that is well-connected and within easy reach of all that Dubai has to offer.



**05**

minutes' drive  
from Dubai  
Rugby Sevens

**08**

minutes' drive  
from Dubai  
Outlet Mall

**25**

minutes' drive  
from Burj Khalifa/  
The Dubai Mall

**25**

minutes' drive  
from Dubai  
International  
Airport



THE VALLEY

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**TALIA**

## The Valley

- ☐ Accessible to greater Dubai through Dubai-Al Ain road
- ☐ A vibrant Town Center is centered within the community
- ☐ A wide range of activity nodes connected by a green park, easily accessible from all residences
- ☐ Family Friendly Community living
- ☐ Suburban lifestyle
- ☐ Promotes well-being
- ☐ Connection to nature & Lush green park designs – The Valley Park

## NARA AT THE VALLEY

# A COMPREHENSIVE LIFESTYLE

The perfect setting to cultivate a tranquil mind and an active body, providing you with the best quality of life. Life in Nara includes unique activities and incredible amenities with green spaces and retail areas, playgrounds and parks, beach areas and sports facilities, all within easy reach.



Community Centre



Picnic Area



Pocket Park



Outdoor Fitness



Gardens





THE VALLEY

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**TALIA**

## **Destination Amenities**

# TOWN CENTRE



32,000 sqm

Brighten up your day at the  
beating heart of THE VALLEY.



Indoor & outdoor retail



Farmers' market



Gourmet dining



# SPORTS VILLAGE

20,000 sqm

Enjoy an active, fulfilling & healthy lifestyle at the Sports Village.



Sports courts



Playground & outdoor gym



Bicycle & running tracks



## KIDS' DALE

10,000 sqm

Let your little ones' imagination  
soar at Kids' Dale.



Rock climbing



Amphitheatre



Archaeological play area

# PAVILION



33,000 sqm

Unwind with a sunset yoga class  
at The Pavilion.



Zen & Oasis garden



Observation tower



Maze

An aerial rendering of the Golden Beach resort. The central feature is a large, curved swimming pool with a sandy beach area on the left. The beach is populated with people, many of whom are sitting under red umbrellas. Numerous palm trees are scattered throughout the landscape, particularly around the pool and beach. In the background, modern white buildings and more greenery are visible under a clear blue sky.

## GOLDEN BEACH

30,000 sqm

Spend your afternoons basking  
under the sun at the Golden Beach.



Water splash



Kids' play areas



F&B



# The Golden Hub



An active attraction that introduces warm sandy shores, a beach pool and a generous gym and a putting-green area into The Valley, just a minute's walk from townhouses at TALIA.

The Golden hub brings to The Valley's residences the following amenities:

- Kid's play areas
- An active Lawn
- Shaded Picnic Spots
- Sandy beach
- Wave Pool and lagoon with Pool Slide
- Beach Hammocks
- Wet play / Splashpad
- Sandy Volleyball Courts
- Putting-green area and Golf Simulation
- Destination Gym
- Cafe
- Mini-Grocery



Pocket Parks



Golf course

TALIA at The Valley, is the third community of 328 townhomes, and is an extension of the same principles driving, Nara, the second neighborhood at The Valley, of community living that is connected to nature.

The masterplan features intimate pocket parks, in the heart of the neighborhood that incorporate natural open space and various outdoor seating, all set amongst luscious lawns and green canopies.

From lush green sikkas, to convenient barbecue and grill areas, playscapes, jogging paths and many more, TALIA is a haven for young families who seek an active and healthy, green lifestyle in the heart of Dubai's most prominent upcoming suburb, The Valley.



- ✓ Schools & Nurseries
- ✓ Clinics
- ✓ Mosques
- ✓ Cycling, jogging and walking trails
- ✓ Retail and F&B

**Villa Types**



**T H E   V A L L E Y**

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**TALIA**

CYRUS | Pristine

Intricately crafted white volumes with intricate details



PHARO | Bold

Rich tones and beautiful accents



ELIO | Elegant

A timeless modern design, simple and elegant



**Interior Design**



**T H E   V A L L E Y**

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**TALIA**



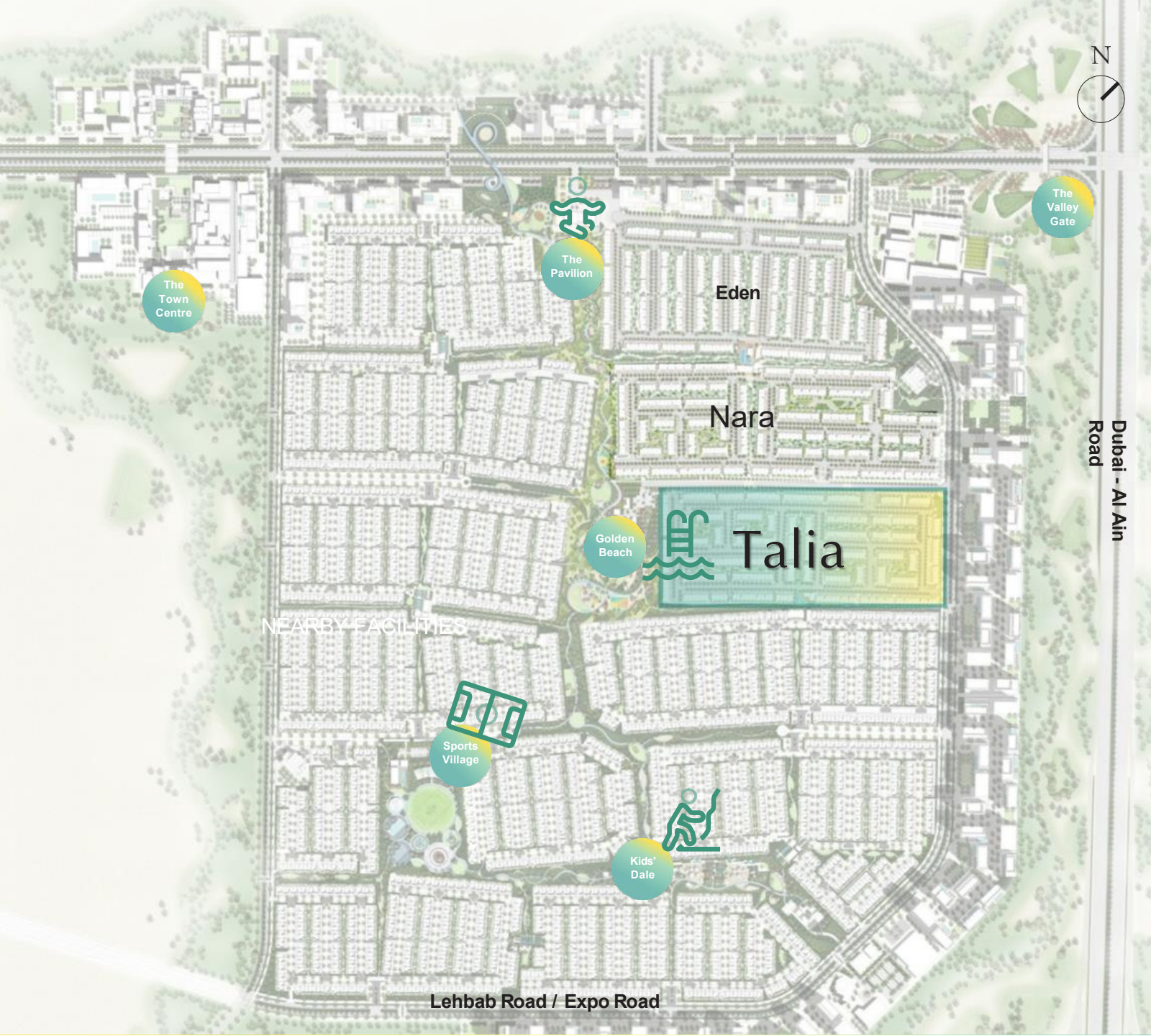












# Sales Pitch

- **Located on Al Ain Road**
- **Best in Class Amenities**
- **Design Promotes Community Living**
- **Large Sikkas**
- **Pocket Parks**
- **Town Centre & Amenities Nodes**
- **3 Design Elevations for Nara**
- **Best in Class Ticket Size**
- **Best in Class Unit Size**

# Objection Handling

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Objection	Response
Seems really far	25 Minutes to Downtown Dubai
Its on the main road	Way Inside the main road
Construction is slow	Eden Estimated Handover@2022
Nothing around	Outlet Mall, Silicon Central, IMG World Global Village & Cityland Mall
Time to develop	Amenities will be developed parallely
Unit Size	Suite Area is Competitive
Plot Size	Sizeable Plots, Sikkas & Pocket Parks

FOR MORE INFORMATION PLEASE CONTACT



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