

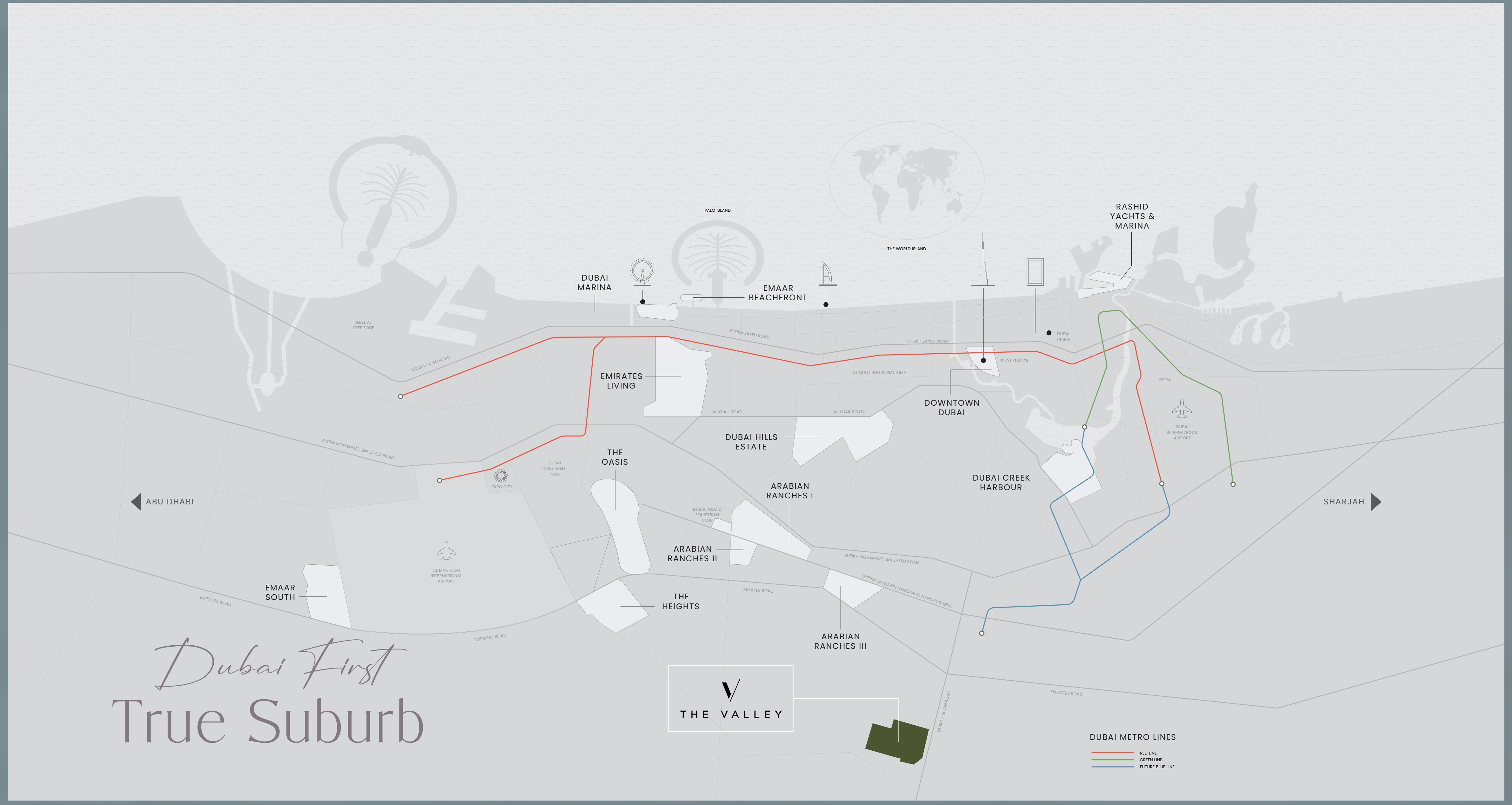


THE VALLEY

Dubai First True Suburb



DUBAI METRO LINES
RED LINE
GREEN LINE
FUTURE BLUE LINE



velora

THE VALLEY



AMENITIES

- (A) Guardhouse
- (B) Community Center
- (C) Kids Play Area
- (D) Flexible Lawn
- (E) Sunken Event Lawn
- (F) Kids Adventure Play
- (G) Hills Walk
- (H) Sports Court

STYLES

- OAKLEY
- RAVINE
- SERENE
- NASH
- VALE
- DALE

TYPES

- ◇ 3 BEDROOM UNIT
- ◊ 4 BEDROOM UNIT
- ◆ UTILITIES



venera

THE VALLEY



AMENITIES

- | | |
|-------------------------|-------------------------------|
| (A) Guardhouse | (E) Kids Play Area |
| (B) Community Center | (F) Pet Park |
| (C) Games & Fitness Pod | (G) Skate Park |
| (D) Flexible Lawn | (H) Sculptural Kids Play Area |

- | |
|-------------------|
| (I) Mosque |
| (J) Sports Center |
| (K) Sports Node |

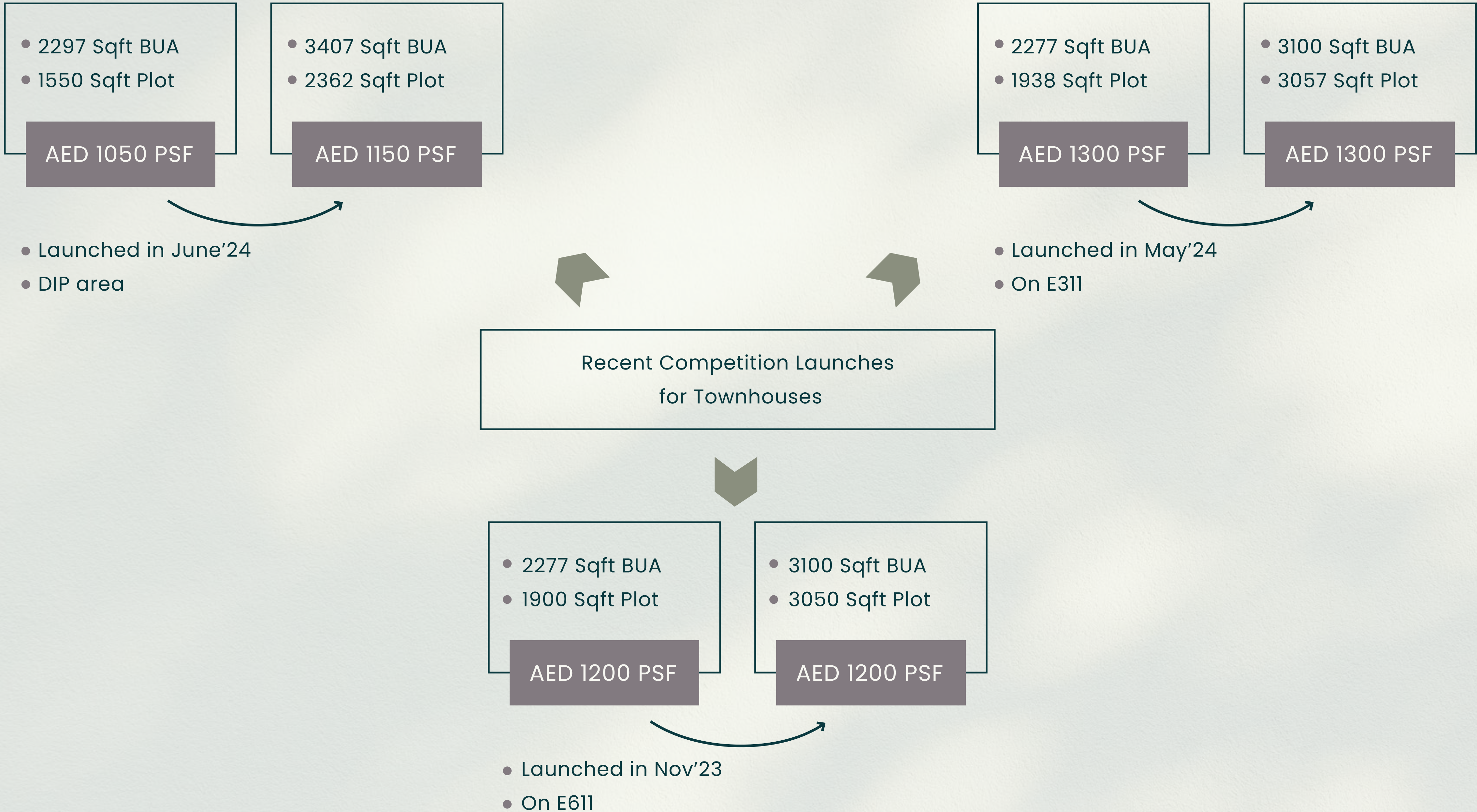
STYLES

- SLATE
- OAKLEY
- RAVINE
- SERENE
- NASH
- VALE
- DALE

TYPES

- ◇ 3 BEDROOM UNIT
- ◊ 4 BEDROOM UNIT
- ◆ UTILITIES







GROUND FLOOR



FIRST FLOOR

3 Bedroom Townhouse

Avg BUA: 2,450 Sqft | Avg Plot Size: 1,950 Sqft

- 450 Sqft Living / Dining space : One of the largest spaces in contemporary 3 bed townhouses
- Closed Kitchen as required by many customers buying Townhouses for end use
- Lavish 90 Sqft entry foyer which elevates the luxurious entrance
- Large bedroom sizes with one bedroom having over 5 Meters in length
- Massive plot of 1,950 Sqft for a 3-bed Townhouse as compared to 1,500 Sqft plot area provided by contemporary competition

4 Bedroom Townhouse

Avg BUA: 2,754 Sqft | Avg Plot Size: 3,289 Sqft

- Large efficient Living / Dining space
- Closed Kitchen as required by many customers buying Townhouses for end use
- Lavish 75 Sqft entry foyer which elevates the luxurious entrance
- All en-suite bedrooms on the first floor
- Massive plot of 3,289 Sqft for a 4-bed Townhouse as compared to 2,300 Sqft plot area provided by contemporary competition



GROUND FLOOR



FIRST FLOOR

Property Commercials

No. of Bedrooms	Av. BUA (Sqft)	Av. Plot Area (Sqft)	Starting Price (AED Million)	Starting PSF (AED)
3 BEDROOMS	2,487	1,952	2.48	993
4 BEDROOMS	2,715	3,289	2.84	1,049





THE VALLEY

Phase Two