

The Community

The Valley is a picturesque community where contemporary neighborhoods blend with lush valleys and vibrant green spaces. A place to call home, it offers a well-rounded lifestyle, from top schools to leisure activities. Every need is met in a tranquil, natural setting.

Why Elva?

- Family Sanctuary:** Wellness woven into every step with pools, pet park, fitness centre
- Interior Canvas:** Neutral material palette invites personalization, allowing residents to infuse their unique personality
- Retreat for Every Lifestyle:** Natural retreat to sunbath, stroll, and unwind
- Versatile Homes:** 3 bedroom and 4 bedroom layouts in 4-plex typologies
- Balanced Lifestyle:** Breathtaking views of community parks, where nature and architecture spark exploration
- Seamless Connections:** Access to essential services, shopping centres, schools, and healthcare facilities



Location & Views

- Unparalleled access key to destinations, including Downtown Dubai, Dubai International Airport, and Dubai Marina
- Framed by serene parks, gardens, and natural reserves, providing residents with a peaceful retreat
- Breathtaking views of lush greenery, expansive landscapes, and tranquil surroundings of The Valley
- Located in a low-density community, offering privacy while fostering a vibrant, inclusive neighbourhood

Payment Plan	Payment Percentage	Date
Down Payment	10%	FEB 2025
1st Instalment	10%	MAR 2025
2nd Instalment	10%	AUG 2025
3rd Instalment	10%	JAN 2026
4th Instalment 20% Construction Completion	10%	JUN 2026
5th Instalment 50% Construction Completion	10%	FEB 2027
6th Instalment 70% Construction Completion	10%	JUL 2027
7th Instalment 90% Construction Completion	10%	DEC 2027
8th Instalment 100% Construction Completion	20%	OCT 2028

Bedrooms	Units	Min. Plot Area (sq. ft.)	Max. Plot Area (sq. ft.)	Average BUA Area (sq. ft.)	Starting Price (in AED Mn)
3 -Bedroom	122	1,938	2,241	2,417	2.89
4 -Bedroom	122	2,968	4,627	2,709	3.39

- Total 244 units, 3 & 4 Bedroom homes



Residential Units

- Elegant 3 bedroom and 4 bedroom layouts, these homes come in 4-plex typologies with two distinct façade options, catering to diverse aesthetic preferences

Amenities



- Expansive Common Landscape
- Landscaped Pool Deck
- Outdoor Areas
- Kids Playground
- State of Art Fitness Centre
- Indoor Multipurpose Room
- Pet Park
- Community Parks

The Developer

EMAAR'S REVENUE FOR 2024 –AED 14.4 BILLION

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*.and lifestyle destination.