

THE COMMUNITY

The Valley is a quaint new town consisting of modern villas and 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 FARM GARDENS?

- ◆ Farm Gardens is a stylish community with a country-style twist.
- ◆ A rare opportunity to live year-round in an area often considered a farming retreat destination.
- ◆ A private, gated neighbourhood within a natural, country setting.
- ◆ Contemporary, elegantly designed four and five-bedroom villas nestled in nature.
- ◆ The Valley's Golden Beach on the doorstep.
- ◆ 8,000 to 10,000 square foot plots, with expansive backyards.



LOCATION & VIEWS

- ◆ 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.
- ◆ Perfectly positioned with easy access to all major areas of Dubai.
- ◆ Strategically located on the Dubai—Al Ain Road.

<i>Instalment</i>	<i>Payment Percentage</i>	<i>Due Date</i>
Down Payment	10%	December 2022
1 st Instalment	10%	February 2023
2 nd Instalment	10%	August 2023
3 rd Instalment	10%	February 2024
4 th Instalment 20% Construction Completion*	10%	August 2024
5 th Instalment 40% Construction Completion*	10%	February 2025
6 th Instalment 60% Construction Completion*	10%	July 2025
7 th Instalment 80% Construction Completion*	10%	December 2025
8 th Instalment 100% Construction Completion*	20%	August 2026

<i>Villas</i>	<i>AVG BUA (Sq ft.)</i>	<i>AVG Plot Area (Sq ft.)</i>	<i>Starting Price (In AED Mn)</i>
4-Bedroom Villas	4,950	8,914	5.1
5-Bedroom Villas	5,657	10,004	6.1

- ◆ 146 total units
- ◆ 79 units: 4-Bedroom villas
- ◆ 67 units: 5-bedroom villas



RESIDENTIAL UNITS

- ◆ Four and five-bedroom villas.
- ◆ 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: Horizon and Earth.

AMENITIES



- ◆ Grand Lawn
- ◆ Petting zoo & animal farm
- ◆ Kids Play Area
- ◆ Hydroponics
- ◆ Community farming
- ◆ Desert Majlis & Bonfire
- ◆ Stargazing platforms
- ◆ Picnic spots
- ◆ Arrival Plaza
- ◆ Outdoor Fitness Station
- ◆ Yoga/Events Lawn
- ◆ Xeriscape Botanical Garden
- ◆ Events plaza
- ◆ Pool Deck
- ◆ Padel Court
- ◆ Volley Ball
- ◆ Ghaf forest

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.