

AVELIA

THE VALLEY

EMAAR



THE VALLEY

DREAMS BEGIN HERE

The Valley is a charming new community where modern townhouses sit harmoniously amid vast sands and expansive green spaces. Discover the new facets of this serene destination, where landscaped gardens and open meadows invite you to live an active, nature-inspired lifestyle. Here, the beauty of nature blends effortlessly with elegant modern living, creating a community where every moment invites you to unwind, explore, and connect.



AT THE HEART OF CONNECTIVITY

The Valley offers exceptional connectivity via Jebel Ali Lahbab Road, which starts at the Sheikh Zayed Road Interchange and extends to Emirates Road. This vital corridor drives rapid development, linking key areas such as Jebel Ali Industrial Area, JAFZA, Dubai South, DIP and culminating at the Expo 2020 site.



SEAMLESS CONNECTIVITY



05 Minutes to
Rugby Sevens



08 Minutes to
Dubai Outlet Mall



20 Minutes to
Dubai Int'l Airport



25 Minutes to
Downtown Dubai

WELCOME TO

AVELIA

THE VALLEY





A NEW ERA OF

MINDFUL LIVING

Avelia is a soulful return to life in rhythm with nature. A way of mindful living shaped by culture, outdoors, and play. Contemporary homes rise from the valley, grounded in earthy hues, framed by flowing water, golden light, and lush gardens that nourish the spirit.



At the heart of the community, Terrace Trails and Central Park offer spaces to connect. Here, days follow the sun, children laugh under open skies, and communities thrive through shared harvests and heartfelt connections. Rooted in elemental wisdom, movement and belonging, Avelia invites you to reconnect with yourself, savour stillness, and live in harmony.

NURTURED BY COMMUNITY,
GROUNDED IN NATURE



CRAFTED TO

A PURE NATURAL EXPERIENCE

Building a bond between people, places, life,
and earth, Avelia offers abundant experiences to
encounter in a vibrant community full of life.

- | | |
|--|---|
|  Falaj
Fountain |  Adventure Play
& Picnic Area |
|  Oasis
Play Area |  Canopy
Walk |
|  Padel
Court |  Fitness
Area |
|  High Ropes
& Zip Line |  Tennis
Court |







CRAFTED TO

RECENTER & RESTORE

Slow down, return to what truly matters, and rediscover who you are. Avelia fuses little pieces of the city with a core of conscious, sustainable way of life. Surrounded by flourishing greenery, earthy landscapes, and biodiverse spaces, you'll feel an instant connection to nature and a calm that nurtures balance. Unwind each day with intentional rituals, morning jogs through nature and peaceful strolls in the gardens.







CELEBRATE THE JOY OF TOGETHERNESS

Rooted in timeless traditions, family and community living, life here uplifts both mind and body. Enjoy freshly sourced food from lush gardens, share food with loved ones, and connect with neighbours who become friends. Every gathering becomes a mindful moment - a chance to savour each flavour and nurture every bond with true presence.



MOVEMENT & EXPEDITIONS

THAT LIBERATE

Explore spaces that balance comfort and the excitement of new adventures. Find thrilling facets with a range of adrenaline-racing and energising activities. From scaling heights to racing through open spaces or sharing joyful moments with your furry friends, movement is a way to experience the world around you and feel alive.



DESIGN BREATHES WITH NATURE

Fusing sophisticated design, purposeful functionality, and subtle luxury, each home offers a modern lifestyle immersed in the calm of its natural setting.







SOULFUL ELEGANCE, INSIDE & OUT

Avelia offers 4- and 5-bedroom villas, designed with open-plan layouts, sunlit rooms, and indoor-outdoor living. Interiors embrace earthy palettes, organic textures, and verdant terraces or gardens that extend the home into the surrounding landscape.



SPACES THAT NURTURE WELLBEING

a the hues and textures of nature, with biophilic design that fills spaces with natural light, panoramic views, and natural elements. Every detail is crafted to enhance wellbeing and comfort, with contemporary and earth-conscious touches.











GLOBAL LIFESTYLE

DEVELOPER

A leader in the global real estate market, EMAAR has grown over the years to become the largest areal estate developer outside of China. You will be investing with one of the best-regarded brands in the world*.

AED 114 Bn

Market Cap - FY 2024

AED 17.5 Bn

Net Profit - FY 2024

AED 35.5 Bn*

Revenue

10+

Global Market Presence

118,400+

Residential Units
Delivered Globally

50,500

Residential Units Currently
Under Development

*As of FY 2024

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For more information please call 800 36227 (UAE) / +971 4 366 1688 (International) or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Monday to Friday.

[Visit our online sales centre at \[emaar.com\]\(http://emaar.com\) or any of our Sales Centres across the UAE.](#)

DUBAI

Emaar Sales Centre | Next to Souqa Al Bahar, Downtown Dubai

9:30 AM to 10 PM, Sunday - Friday

9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road

Dubai Creek Harbour Sales Pavilion | Ras Al Khor

From 9:30 AM to 7 PM, Sunday - Saturday

EMAAR