Rivana

THE VALLEY

EMAAR



Dreams Begin Here

The Valley is a quaint new town consisting of modern townhouse 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.

The Valley is the perfect place for you to empower your dreams and become the innovators and visionaries to lead the future of the world.

A Modern Lifestyle in a Suburban Oasis

Discover your dream home at the heart of a suburban oasis, in an idyllic gated community that blends seamlessly with nature, yet is connected to a vast array of world-class amenities. With green open spaces, natural beauty, and a world of recreational options to choose from, you and your family will have all you need for an active and balanced lifestyle, right on your doorstep.

Welcome to Rivana.













Suburban Life as it Should Be



Perfectly Positioned

With easy access to all major areas of Dubai and an array of green open spaces, The Valley is strategically located on the Dubai—Al Ain Road, a major connection point between the emirates of Dubai and Abu Dhabi.

05
Minutes Drive to
Rugby Sevens Stadium

12
Minutes Drive to
Dubai Outlet Mall

25
Minutes Drive to
Burj Khalifa and Dubai Mall

25
Minutes Drive to
Dubai Int' Airport





Amenities

- A Guardhouse / Gated Entry
- B Adult Pool
- C Kids Pool and Splash Pad
- D Community Center
- E BBQ Area
- F Open Pond
- G River Island
- H Picnic Lawn
- I Community Lawn & Viewing Mound
- J Natural Topo Play

- Guardhouse
- Substations
- Community Center

Types

Clara



Kai



Styles

- Clara - 5 Bedroom
- Clara - 4 Bedroom
- Clara - 3 Bedroom

- Kai - 5 Bedroom
- Kai - 4 Bedroom
- Kai - 3 Bedroom



Idyllic Family Focused Living

Rivana is nestled in a vibrant suburban community, meticulously master planned for family-focused living amidst nature, yet connected to the very best of Dubai.





A Picture-Perfect Neighbourhood

A picturesque neighbourhood of stylish twin villas, Rivana combines comfort and modernity with beauty and serenity. Boasting a wide variety of indoor and outdoor retail options, as well as The Valley's Golden Beach, verdant pocket parks, a local farmers' market, and gourmet dining options, Rivana is where families can feel a true sense of belonging as integral members of a thriving community.

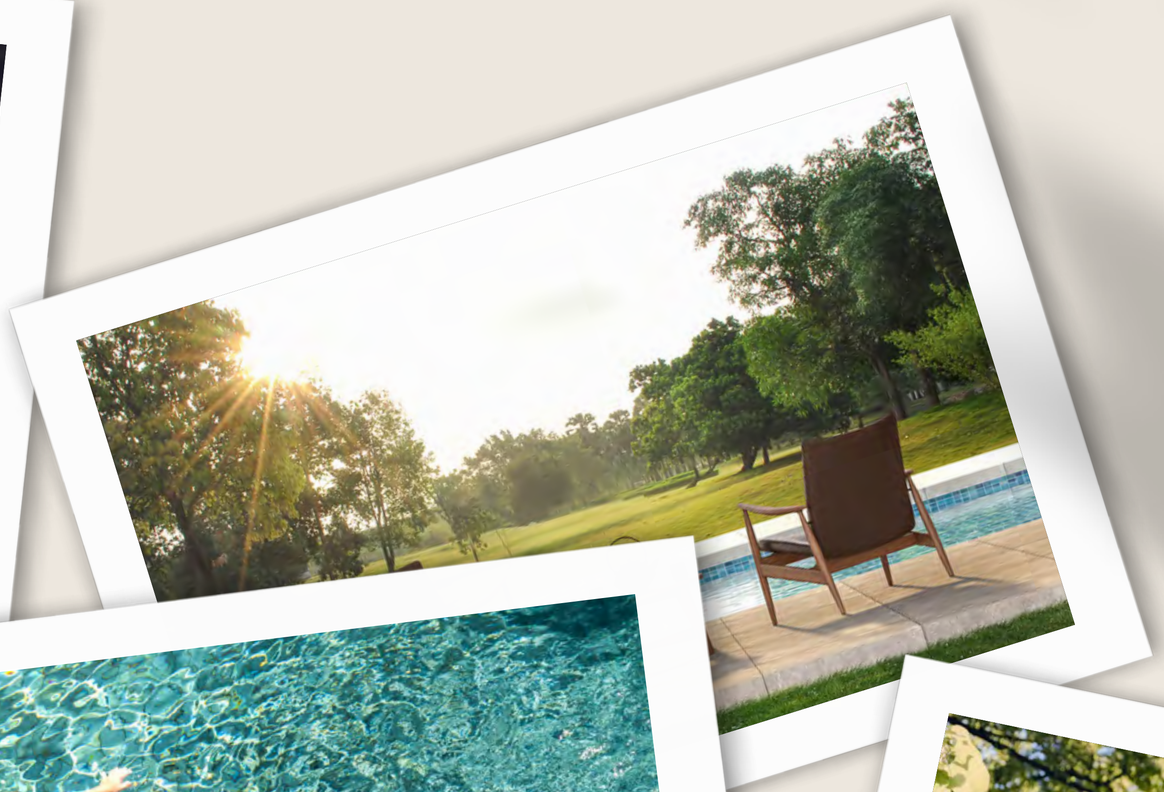
A Short Walk to the Sports Village

Lush Green Parks

Footsteps from Golden Beach











A Home for Life's Special Moments

Modern Design, Timeless Beauty





Your Very Own Home Sweet Home

Rivana's three, four and five-bedroom twin villas are sophisticated in style and intuitive in design, combining exquisite architectural touches with modern amenities.

Gracefully situated near the vibrant Golden Beach and nestled among green sikkas, verdant lawns and pocket parks, Rivana is set amongst nature and all its beauty.



Kai

Kai is a stylish twin villas boasting a sleek, curved design inspired by contemporary architecture. The warm, inviting brown tone adds a touch of elegance to this exceptional property.

Clara

Modernist architecture at its finest, Clara is an architectural masterpiece that is sure to captivate your senses.







Elegant Living Spaces

Floor-to-ceiling windows welcome natural light into your home and provide soothing views of the verdant greenery outside.

Effortless Sophistication



Dwell in Intimacy Amidst Lush Greenery





Family-Friendly Amenities

With a wide array of world-class, family-friendly amenities on your doorstep, Rivana is the perfect setting to enjoy life's simple pleasures, whether it's a peaceful evening walk, an afternoon of fun and games with your kids, or a beach day with family and friends.

Golden Beach	Town Centre	Pocket Parks & Playgrounds
Sports Facilities	Retail & Dining	Barbecue & Picnic Areas







Golden Beach

The ideal setting for sun-soaked days spent with family, Golden Beach provides the perfect focal point for Rivana's integrated community living.

Water Splash	Kids' Play Areas	F&B Options

Town Centre

Brighten up your day at the beating heart of The Valley and enjoy an inspired array of retail and dining experiences right on your doorstep.

Farmers' Market | Indoor & Outdoor Retail | Gourmet Dining





Sports Village

Enjoy an active, fulfilling and healthy lifestyle at the Sports Village, with an extensive selection of sports, leisure and recreational amenities to choose from.

Sports Courts	Bicycle & Running Tracks	Playground & Gym

Kids' Dale

Let the little ones' imaginations soar at the Kids' Dale, where they can combine learning and play each and every day.

Rock Climbing

Amphitheatre Space

Archaeological Play Area



Experience Modern Urbanism with a Sense of Calm





Global Lifestyle Developer

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group's portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

Under Development
27,000+
Residential Units

Revenue AED
24.9 BN
FY 2022

Net Profit AED
6.8 BN
FY 2022

Delivered
85,000+
Residential Units

Presence in
12+
Global Markets

Market Cap AED
51.8 BN
FY 2022

*As in 31 December 2022

Rivana

THE VALLEY

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 or any of our Sales Centres across the UAE.

DUBAI
Emaar Sales Centre | Next to Souq 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

ABU DHABI
Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road
From 9:30 AM to 7 PM, Sunday - Friday

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