

## THE COMMUNITY

Dubai Creek Harbour is an ultra-modern and stylish neighbourhood that integrates with Dubai's emerging sustainable urban character. Pedestrian-friendly streets offer safe and convenient connections between the neighbourhood centre and open spaces where every facility and word-class amenity are within walking distance. A vibrant and viable mix of retail, business and recreation makes Dubai Creek Harbour a hip and trendy destination for residents and visitors.

## WHY VALO?

Valo is nestled in a special district within Creek Beach, ideal for those looking for an active way of life. Explore the scenic waterfront promenade, enjoy play areas and an adventure playground, and go on thrilling adventures at the cycling track and skate park. Sports courts await your competitive spirit, and connections to the RTA ferry terminal and metro station promise seamless mobility.

## KEY FEATURES:

- **Parkside Tranquillity:** Park views offering a natural escape right in the urban centre.
- **Stylish Social Leisure Podium:** The podium at Valo is ideal for relaxation, socializing, and embracing a vibrant lifestyle.
- **Canal Views with a City Backdrop:** Overlooking the Creek canal, residents can enjoy views of the mangroves with Downtown Dubai's skyline in the distance.
- **Outdoor & Indoor Gym:** The modern gym is a space where fitness meets urban motivation.
- **Waterfront Lifestyle:** Minutes from Valo, the creekside promenade presents a sophisticated urban experience.
- **Entertainment and Leisure Spaces:** Designed for the modern socialite, Valo's lounges and game rooms offer a blend of entertainment and relaxation.
- **Seamless Metro Access:** Valo's prime location right next to a metro station makes navigating the city effortless and fast.
- **Innovative Parking Design:** Stylish and functional parking solutions ensuring even vehicles are accommodated in luxury.



## NEARBY ATTRACTIONS

- Creek Island
- Creek Side Park
- Creek Marina
- Central Park
- Harbour Promenade
- Viewing Point

| Instalment                                      | Payment Percentage | Due Date       |
|-------------------------------------------------|--------------------|----------------|
| Down Payment                                    | 10%                | April 2024     |
| 1st Instalment                                  | 10%                | June 2024      |
| 2nd Instalment                                  | 10%                | November 2024  |
| 3rd Instalment                                  | 10%                | April 2025     |
| 4th Instalment                                  | 5%                 | September 2025 |
| 5th Instalment<br>20% Construction Completion   | 10%                | February 2026  |
| 6th Instalment<br>40% Construction Completion   | 10%                | October 2026   |
| 7th Instalment<br>60% Construction Completion   | 10%                | April 2027     |
| 8th Instalment<br>80% Construction Completion   | 10%                | October 2027   |
| 9th Instalment<br>90% Construction Completion   | 5%                 | February 2028  |
| 10th Instalment<br>100% Construction Completion | 10%                | September 2028 |

| Available Units        | Area Sq. Ft. |         | Starting Price<br>(In AED Mn) |
|------------------------|--------------|---------|-------------------------------|
|                        | Minimum      | Maximum |                               |
| 1-Bedroom              | 752          | 797     | 1.79                          |
| 2-Bedroom              | 1,071        | 1,264   | 2.4                           |
| 3-Bedroom              | 1,786        | 1,876   | 4.13                          |
| 3-Bedroom<br>Townhouse | 2,041        | 2,048   | 4.86                          |

## RESIDENTIAL UNITS

- 1- to 3-bedroom units: 285
- 3-bedroom townhouses: 6



## ARCHITECTURAL STYLE

Raw, authentic materials fused to reinterpret Dubai's architectural tale, bridging its rich legacy with future sustainable urban designs.

## PREMIER AMENITIES



The 6000-sqm amenities podium, features a versatile multipurpose room, a state-of-the-art gym, elegant pool areas and wellness spaces, all fostering a strong sense of community and enriching the Valo living experience.

- Pool Area
- Multipurpose Room
- Indoor and Outdoor Gym
- BBQ & Picnic Area
- Flexible Lawn Area
- Yoga Area
- Kids' Pool & Play Area
- Common Garden

## THE DEVELOPER

EMAAR'S REVENUE FOR 2023 –  
AED 26.7 Bn (US\$ 7.3 Bn)

With a proven track-record in delivery, Emaar has delivered approximately 108,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.