

# velora 2

THE VALLEY

EMAAR

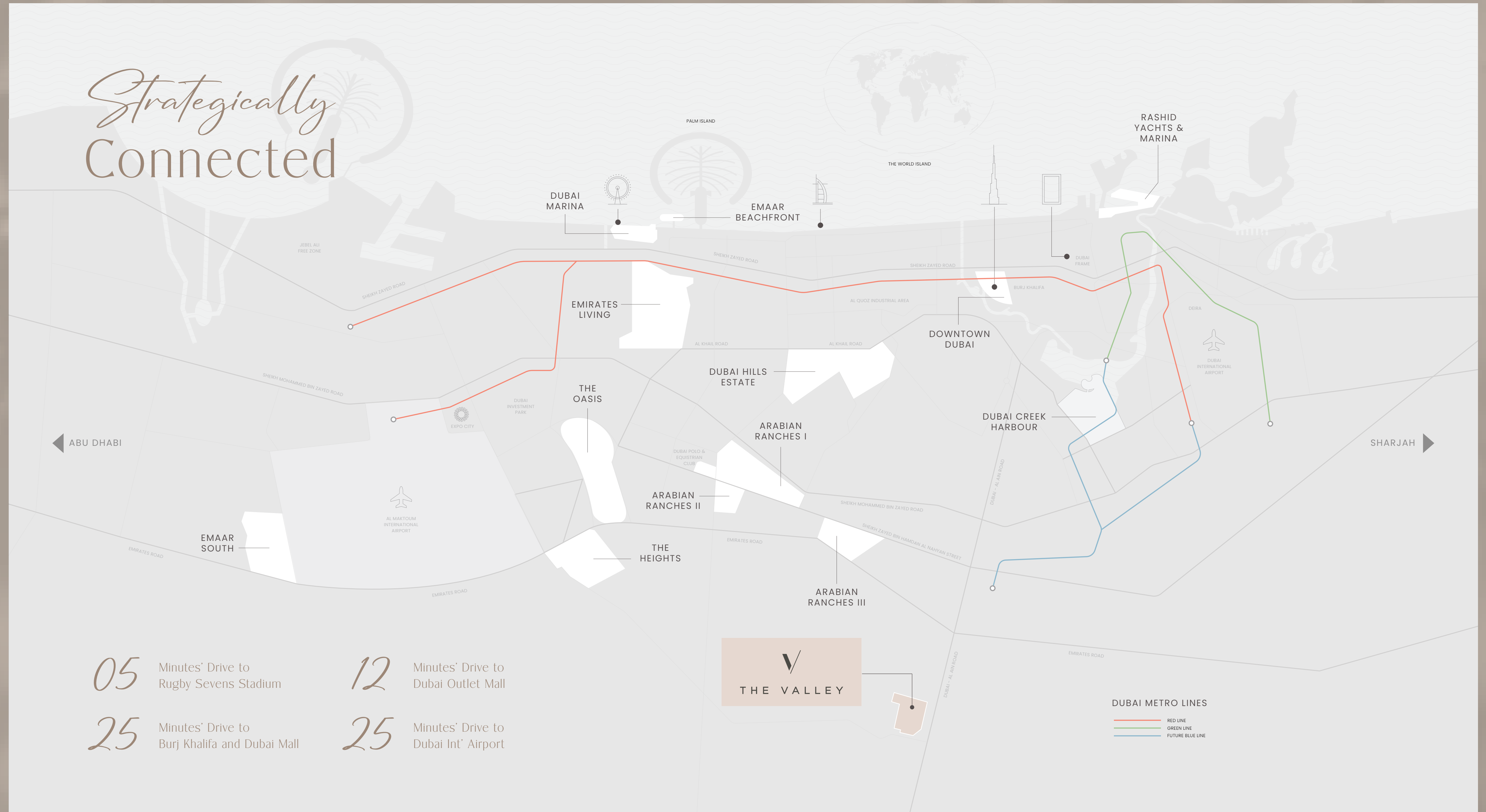


# *Dreams* Begin Here

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.

# Strategically Connected



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

#### DUBAI METRO LINES

RED LINE  
GREEN LINE  
FUTURE BLUE LINE

*Welcome to  
Velora 2*



# *A Place to Flourish*

Situated within a peaceful, gated community, Velora 2 offers the perfect combination of serenity and convenience. Designed for families, this development allows you to enjoy suburban calm while staying connected to all essential amenities. A harmonious lifestyle awaits in the green heart of The Valley, where nature and modernity coexist effortlessly.





# *Inspired* by Nature, Crafted for Family Life

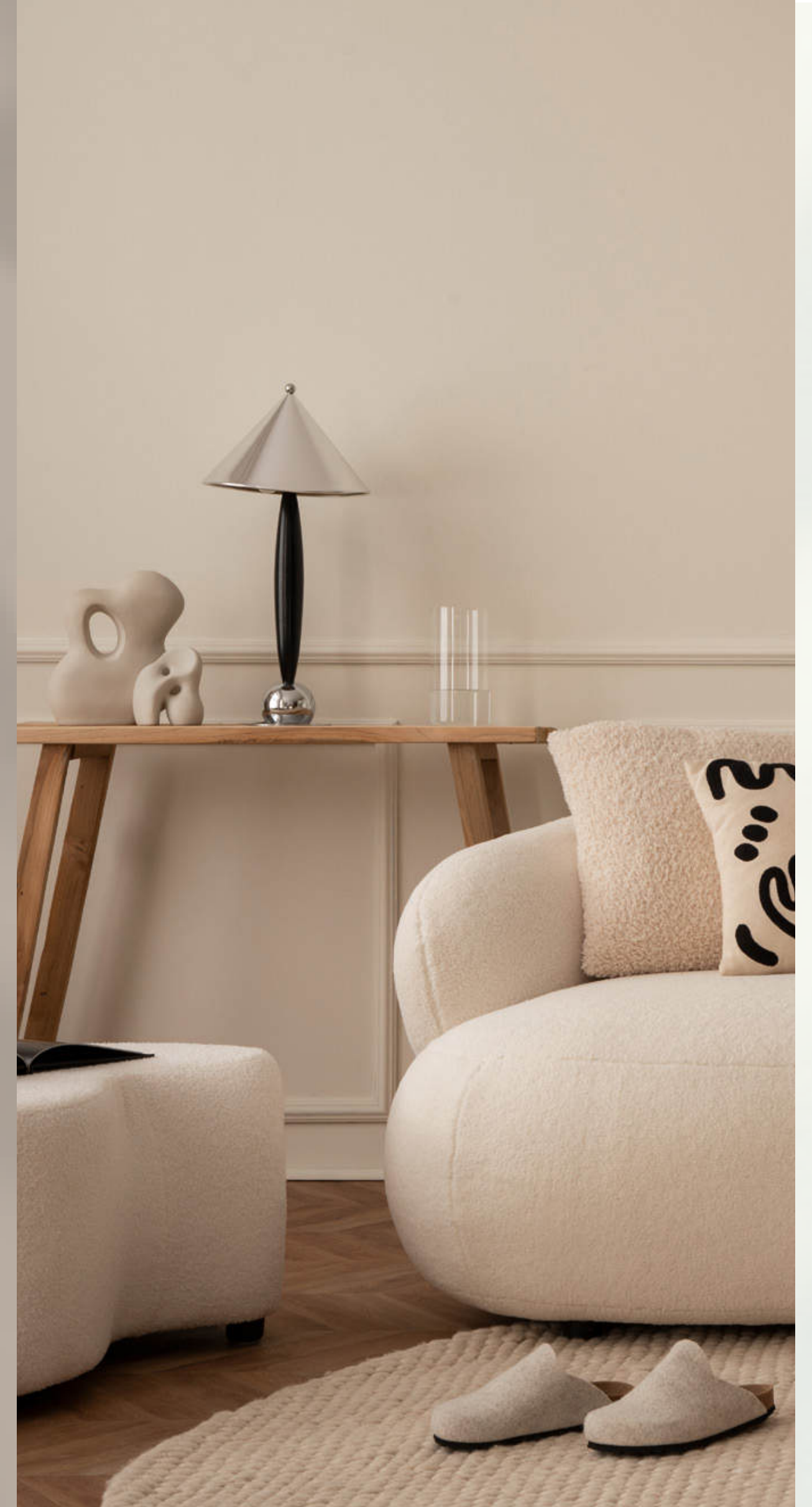
Velora 2's modern architecture is inspired by the surrounding natural beauty, with a selection of elegant 3 and 4-bedroom homes that prioritise comfort and space. These homes are designed to bring in natural light and offer ample living areas for the entire family.



*Elegant Homes*  
for Modern Family Living



*Harmony*  
in Every Corner  
and Curve





# Contemporary Comfort

Step inside Velora 2 and discover interiors that balance modern design with comfort. Featuring open, light-filled spaces and sleek finishes, these homes are designed to create a sense of warmth and tranquility. The neutral colour palette and high-quality materials ensure a refined, yet cosy, living environment that suits every family's needs.







*Amenities*  
Designed for  
Every Moment



# *A lifestyle* of Connection and Leisure

Velora 2 invites you to embrace an active lifestyle in harmony with nature, offering a perfect setting to reconnect with the outdoors. The community offers a variety of amenities designed to enhance your well-being and encourage connection.



Landscaped  
gardens



Swimming pools for  
adults and children



Children's play  
areas



Fully equipped  
fitness centre



Outdoor BBQ and  
picnic areas



Close proximity  
to Sports Zone







# Everything You Need At Your Doorstep



1.36M Sqm  
Open Spaces



250,000 Sqm  
Sized Central Park



38 Km  
Cycling Loop



8  
Neighbourhood Parks



5  
Club Houses



1  
Hospital



2  
Schools



9,098 Sqm  
Retail Space

**An Unrestricted Access To All Amenities Of Phase**

*Find Your*  
Nature's Adventure



# Global Lifestyle Developer

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\*.

AED 71.7 Bn

Market Cap - FY 2023

115,000+

Residential Units Delivered

AED 14.4 Bn

Revenue – As on 30 June 2024

+12

Global Market Presence

AED 5.3 Bn

Net Profit - H1 2024

+42,200

Residential Units  
Currently Under Development

\*As on 30 June 2024

EMAAR



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## 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](http://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

# EMAAR