

## The Community

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. Discover new facets of The Valley, where beautifully landscaped urban gardens invite you to immerse yourself in nature and live the active lifestyle you've always dreamed of. This new phase brings together serene dunes, lush forest walks, and open meadows that call you to relax, play, and explore.

## Why Avena?

- Elegant 4-bedroom villas designed for sustainable living.
- A perfect blend of modernity and nature.
- Newly launched phase offering contemporary elegance.
- Harmonious and sustainable lifestyle amidst nature.
- Central location in The Valley with direct central park access.
- Urban convenience meets serene surroundings.
- Lush landscapes and outdoor adventures.
- Community-focused living with relaxation and excitement.
- Three unique façade styles with modern elegance.
- Timeless architectural appeal.
- Spacious, luxurious villas tailored for families.
- Warm, stylish interiors with natural tones.
- Cosy, elegant living spaces.
- Landscaped areas, outdoor cinema, and living room.
- Kids' playground, fitness center, and 24/7 security.



## Location & Views

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

Instalment	Payment Percentage	Due Date
Down Payment	10%	July 2024
1 <sup>st</sup> Instalment	10%	September 2024
2 <sup>nd</sup> Instalment	10%	February 2025
3 <sup>rd</sup> Instalment	10%	July 2025
4 <sup>th</sup> Instalment 10% Construction Completion*	10%	January 2026
5 <sup>th</sup> Instalment 20% Construction Completion*	10%	June 2026
6 <sup>th</sup> Instalment 40% Construction Completion*	10%	January 2027
7 <sup>th</sup> Instalment 60% Construction Completion*	10%	May 2027
8 <sup>th</sup> Instalment 100% Construction Completion*	20%	June 2028

Villas	Min. Plot (Sq ft.)	Max. Plot (Sq ft.)	BUA	Starting Price (In AED Mn)
4-Bedroom	3,082	5,364	3,685	4.36

• 322: total units



## Residential Units

- 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 three distinct styles

## Amenities



- Dunescape
- Forest Walk
- Meadow Walk
- Sensory Play
- Nature-themed Play
- Shallow River
- River Crossings
- Adventure Play.
- Skate-Park
- Flower Farm

## The Developer

Emaar's Revenue For 2023  
AED 26.7 Billion (US\$ 7.3 Billion)

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.