

Hills

Forest

Meadows

River

Valley

Find Your
Adventure

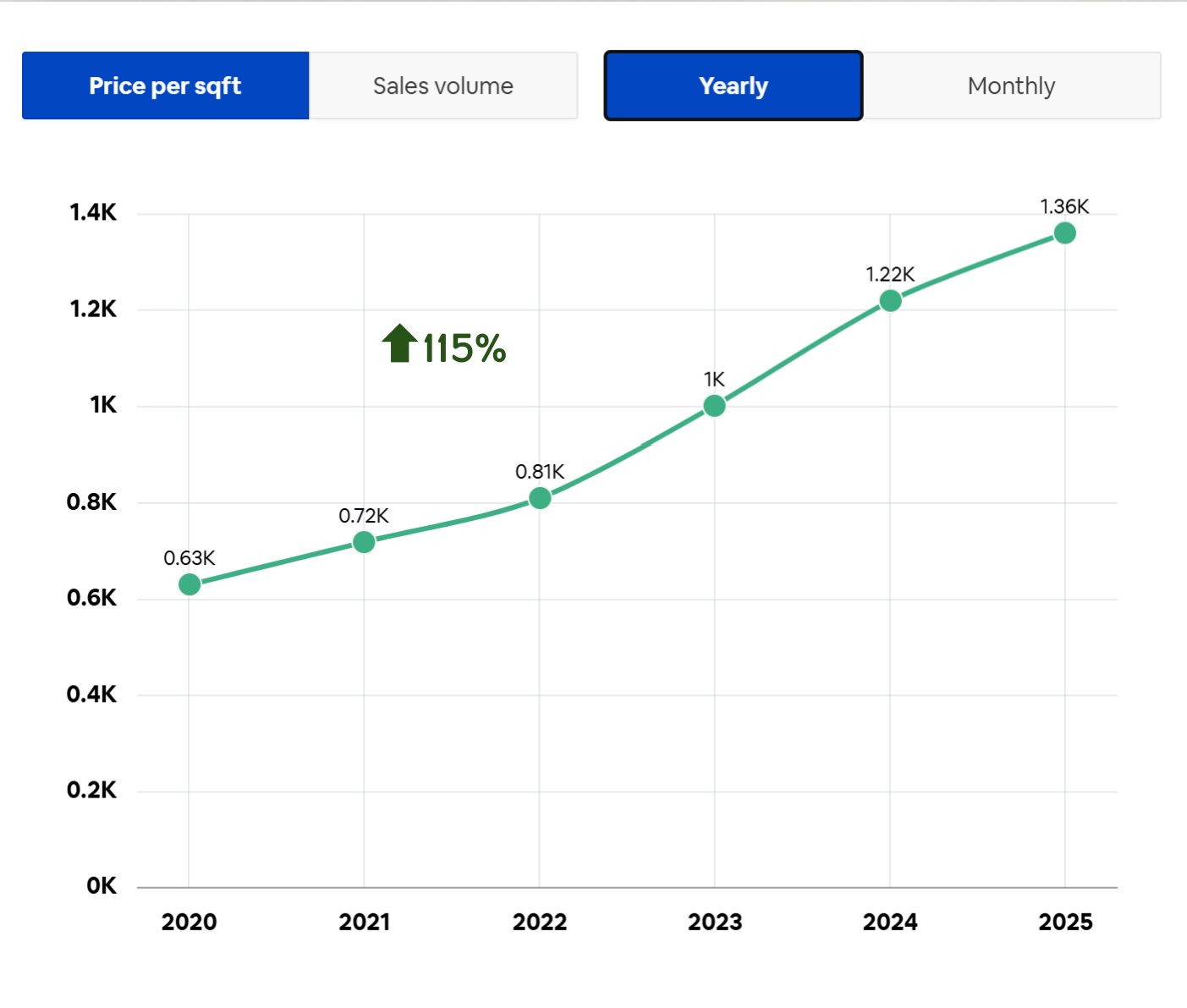


#1

Dubai's #1 Townhouse & Villa Community In 2024!

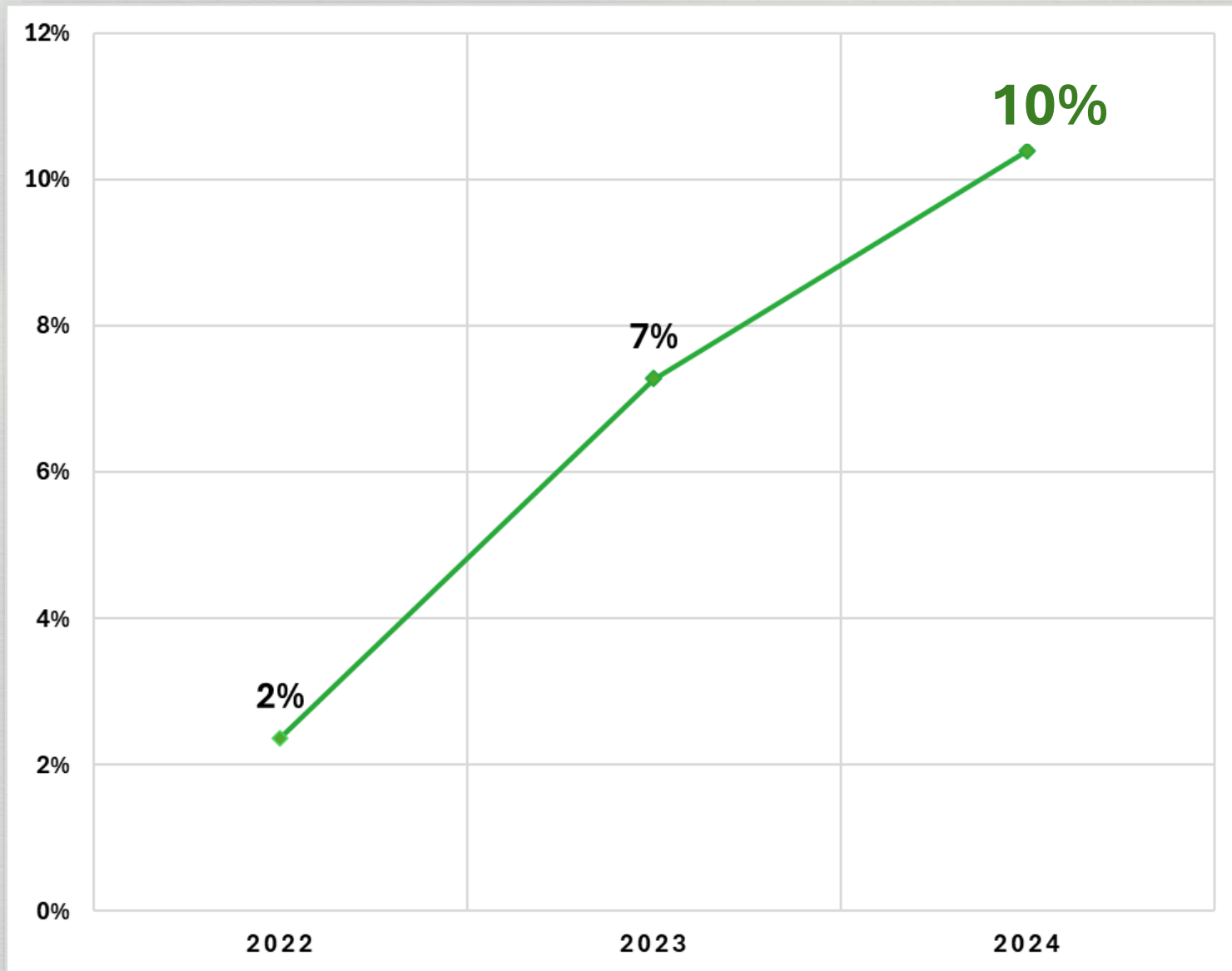
Emaar's #1 : AED 13 Billion in Primary Sales in 2024!!

THE VALLEY – SOARING VALUE, UNMATCHED GROWTH



**CURRENT
AVERAGE
AED 1360 PSF**

THE VALLEY- PRIMARY MARKET SHARE Townhouse & Villas



Valley Phase 2 Took Off in Style –
A Record-Smashing Launch That Captivated Dubai!!



THE VALLEY

Phase Two

The Valley Phase 2 Ignites The Market –
2,150 Homes Snapped Up, AED 7.68 Billion In Primary Sales!

Peaceful Retreat In Nature



250,000 Sqm

Valley Phase 2 Park size

Valley –Phase 2

2.06M m2

Valley –Phase 1

2.15M m2

TOTAL AREA
4.55M m2

Resort-Style Amenities – Elevating Everyday Living

An architectural rendering of a modern residential development. The scene features a central water feature with a wooden bridge, surrounded by lush landscaping, including trees, rocks, and water lilies. People are shown walking on paths and sitting on benches, suggesting a community-oriented environment. The sky is blue with light clouds. The word 'rivera' is written in a large, white, lowercase serif font at the top center, and 'THE VALLEY' is written in a smaller, white, uppercase sans-serif font below it. The EMAAR logo is at the bottom center.

rivera

THE VALLEY

EMAAR

An architectural rendering of a modern residential development. In the foreground, a family of four is enjoying a wooden boardwalk that runs along a large, calm pond. A woman in a green hijab and sunglasses stands next to a man in a dark t-shirt who is crouching down. A young boy in a green shirt and hat stands between them. To the right, a woman in a light-colored top and dark pants stands with a young girl, both looking at something in her hands. The pond has several small fountains and two ducks swimming. In the background, modern multi-story apartment buildings with large windows and balconies are nestled among lush green trees and landscaping. The sky is blue with light clouds. The overall scene depicts a peaceful, family-friendly community environment.

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THE VALLEY

EMAAR

An architectural rendering of a modern residential development. In the background, a multi-story white building with large glass windows and balconies is visible. The foreground features a central park area with a light-colored gravel path, several wooden picnic tables, and lush green landscaping including trees and flowering plants. People are shown sitting at the picnic tables and walking along the paths, suggesting a community-oriented environment. A large tree on the right side of the frame provides shade over one of the picnic tables.

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EMAAR

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THE VALLEY

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THE VALLEY



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Unparalleled Amenities



1.36M Sqm
Open Spaces



250,000 Sqm
Sized Central Park



38 Km
Cycling Loop



8
Neighbourhood Parks



5
Club Houses



1
Hospital



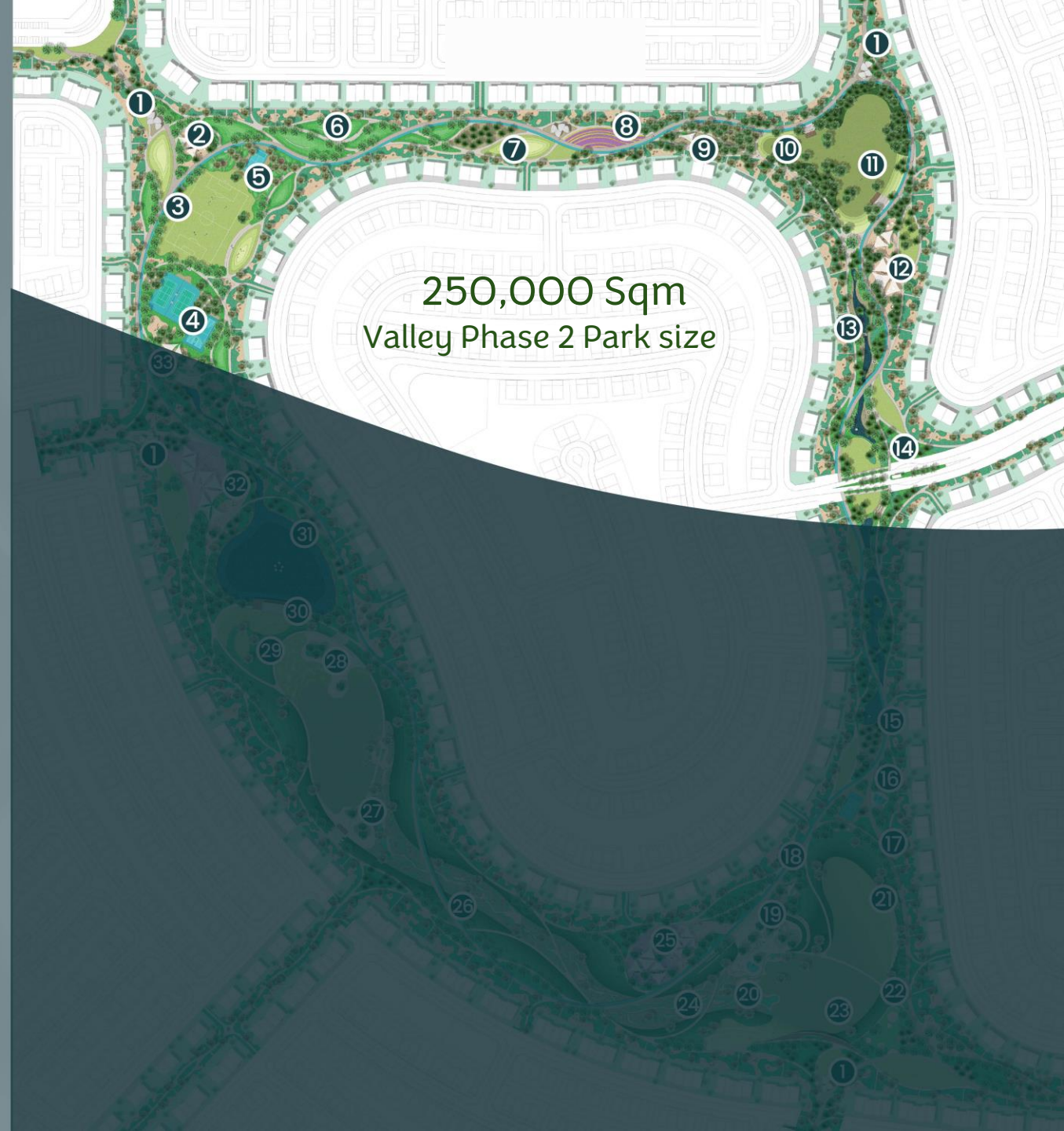
2
Schools



9,098 Sqm
Retail Space

Get the Explorer in you free

- 1 - PARK ENTRY WITH FEATURE SHADE STRUCTURE
- 2 - FITNESS PLAY AREA
- 3 - JUNIOR SOCCER PITCH
- 4 - TENNIS AND BASKETBALL COURTS
- 5 - PADEL TENNIS COURT
- 6 - SCULPTURAL LANDFORM WALK
- 7 - ORCHARD / FRUIT TREE GROVE
- 8 - FLOWER FARM
- 9 - YOGA/MEDITATION AREA
- 10 - COMMUNITY GHAF TREE NURSERY
- 11 - SUNKEN RECREATION LAWN - STORMWATER POND
- 12 - ADVENTURE PLAY AREA
- 13 - MEANDERING RIVER
- 14 - FOUNTAIN AND LOOK-OUT POINT

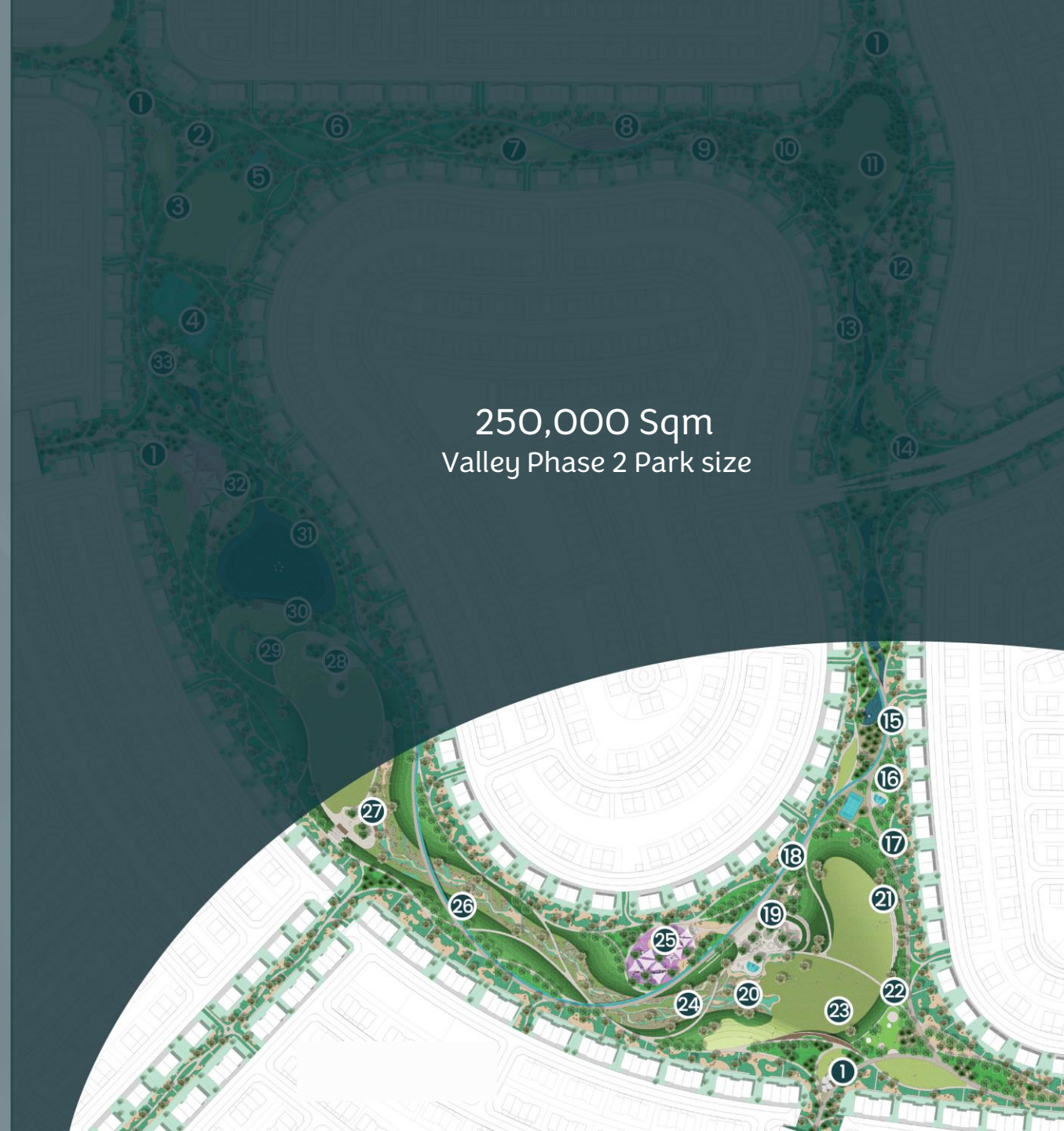


250,000 Sqm
Valley Phase 2 Park size

Get the Explorer in you free

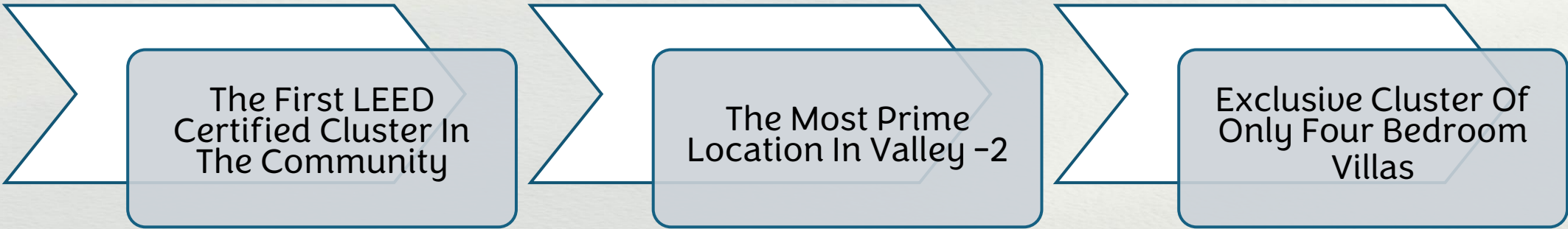
- 15 – RIVERSIDE SUNKEN SEATING LOUNGE
- 16 – RIVERSIDE PALM GROVE-SEATING PLAZA
- 18 – CALISTHENICS AND PARKOUR FITNESS AREA
- 19 – SKATEPARK AND SCOOTER PUMP TRACK
- 20 – HALF BASKETBALL COURT AND TABLE TENNIS
- 21 – AMPHITHEATRE AT SUNKEN EVENTS LAWN-STORMWATER POND
- 22 – DOG PARK
- 23 – DECKED OVERLOOK PLATFORM
- 24 – VALLEY TRAILS – ROCKS, GRAVEL AND NATIVE PLANTING
- 25 – NATURE THEMED PLAY AREA
- 26 – PRIMARY PATH AND JOGGING ROUTE / VALLEY CROSSING POINT
- 27 – STEPPED DECK ACCESS TO VALLEY TRAILS

250,000 Sqm
Valley Phase 2 Park size



A New Gem Emerges in The Valley 2 – Prepare to Be Captivated!

Situated in the best Plot of the entire Valley Masterplan



The First LEED
Certified Cluster In
The Community

The Most Prime
Location In Valley -2

Exclusive Cluster Of
Only Four Bedroom
Villas



- **Curated Residences Framed by Nature Trails** for effortless immersion in the outdoors, every day
- **Elevated Amenities Designed for Vibrant Living**, blending wellness, recreation, and style in perfect harmony



rivera

THE VALLEY

- | | |
|----------------------------|--------------------------------|
| (A) Guardhouse | (L) Padel Tennis Court |
| (B) Community Center | (M) Junior Soccer Pitch |
| (C) Open Lawn | (N) Tennis & Basketball Courts |
| (D) Kid's Play | (O) Fitness And Games Area |
| (E) Community Sport Court | (P) Lake |
| (F) Landscape Sikka | (Q) Viewing Deck |
| (G) Kid's Play Area | (R) Seating Plaza |
| (H) Sunken Recreation Lawn | (S) Valley Trails |
| (I) Yoga Meditation Area | (T) Skate Park |
| (J) Flower Farm | (U) Padel Tennis & Basketball |
| (K) Fruit Tree Grove | (V) River |

- Magnolia
- Lotus
- Lavender
- Utility

KEY MAP



Striking Facades – Unforgettable First Impressions

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THE VALLEY

LAVENDER



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THE VALLEY
MAGNOLIA



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THE VALLEY

LOTUS



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Impeccable Interiors –
Designed to Inspire

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THE VALLEY

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THE VALLEY



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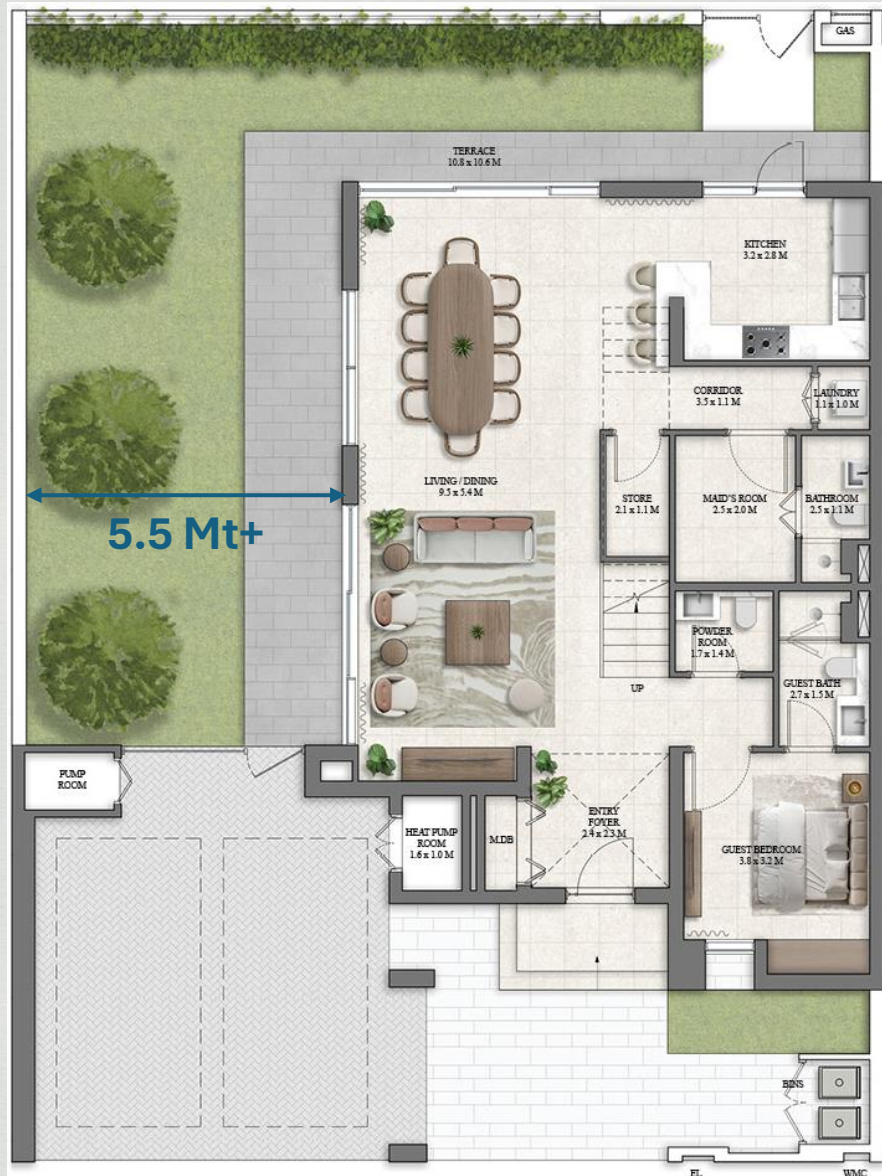
THE ART OF

EMAAR

Smart Spaces – Tailored for Modern Villa Lifestyles

Four Bedroom Expansive Villas

Avg BUA- 3,698 Sqft Avg Plot Area - 3,812 Sqft
Ground Floor



GROUND FLOOR

- Double heightened Entry Foyer
- Semi Closed Fully Fitted Kitchen with access to backyard ensuring ample natural light
- Lavish 550 Sqft Living & Dining spaces
- Dedicated Store & Laundry room for convenience
- Setback of ~5.5 Mt+ ensuring optimum usable space for each villa



Four Bedroom Expansive Villas

Avg BUA- 3,698 Sqft
First Floor

Avg Plot Area – 3,812 Sqft



- All Ensuite Bedrooms
- Lavish Master Bedroom with Walk in Closet & Bathroom with double vanity
- ~350 Sqft of Master bedroom area
- Terraces provided towards the rear side to maximize the usability and the views from the first floor



Four Bedroom Expansive Villas Avg BUA- 3,698 Sqft Avg Plot Area – 3,812 Sqft Roof Floor



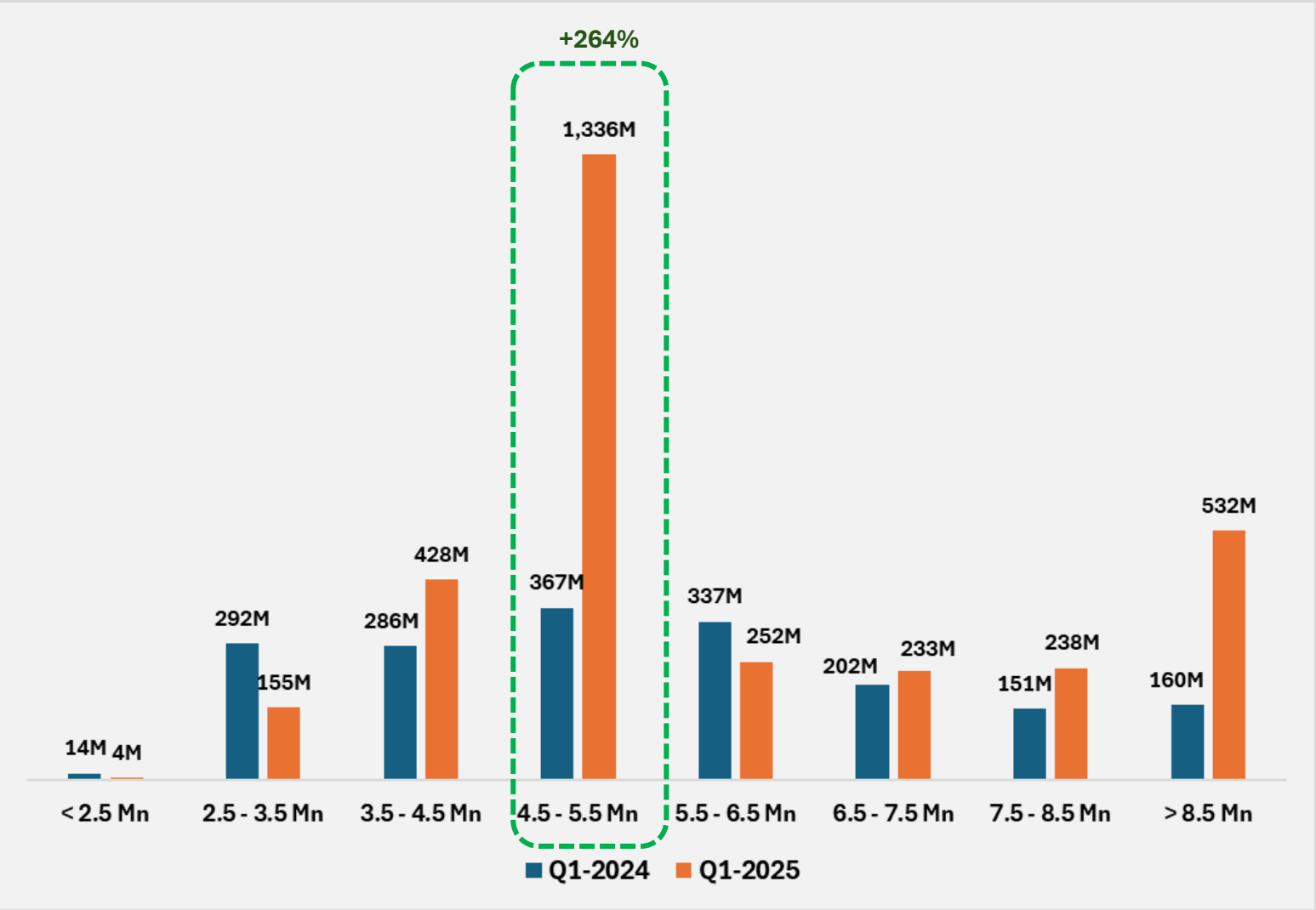
SECOND FLOOR

- Flexi room on 2nd Floor which can be designed as a Games Room, Home Office, Gym or Theatre
- Beautiful terrace on the 2nd Floor which can be designed as a roof top garden
- Additional washroom provided on the roof floor if customers would like to use the flexi room as an additional bedroom making the layout an expansive 5 bed offering



What are the customers preferring?

UAE MARKET - VILLAS (BUA : 3000 -4000 sq. ft.)



Ticket Size	Q1-2024	Q1-2025	% Change
< 2.5 Mn	14M	4M	-69%
2.5 - 3.5 Mn	292M	155M	-47%
3.5 - 4.5 Mn	286M	428M	50%
4.5 - 5.5 Mn	367M	1,336M	264%
5.5 - 6.5 Mn	337M	252M	-25%
6.5 - 7.5 Mn	202M	233M	15%
7.5 - 8.5 Mn	151M	238M	58%
> 8.5 Mn	160M	532M	233%
Total	1,809M	3,177M	76%

Who are our customers?

Nationality	% Share	Non- Resident	Resident
India	27%	21%	79%
UAE	9%	1%	99%
Pakistan	9%	27%	73%
China	6%	40%	60%
United Kingdom	6%	37%	63%
Iran	3%	27%	73%
United States	3%	71%	29%
Dominica	2%	13%	87%
Egypt	2%	27%	73%
Canada	2%	40%	60%
Libyan Arab Jamahiriya	2%	0%	100%
Saudi Arabia	2%	69%	31%
Jordan	2%	21%	79%
Bangladesh	1%	18%	82%
Syrian Arab Republic	1%	12%	88%
Iraq	1%	22%	78%
Turkey	1%	28%	72%
Australia	1%	33%	67%
St Kitts and Nevis	1%	0%	100%
Lebanon	1%	21%	79%

Let's look at what is happening
around The Valley



Dunescapes



Flower Farm



Shallow River



River Crossing



Meadow Walkway



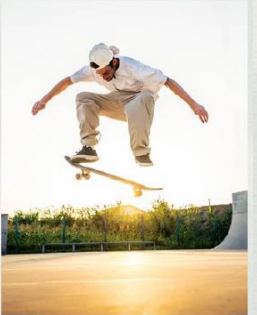
Forest Walk



Adventure Play



Nature-Themed Play



Skate Park



Sensory Play

The RIVERA opportunity

An Incredible starting PSF



Own A Villa In This Most Elite Cluster Before It's Gone!

EXCLUSIVE INVENTORY



378

Expansive 4BR Units



THE RIVERA OPPORTUNITY

Avg BUA : 3696 Sqft
Avg Plot : 3800 Sqft
Min Price : AED 4.78 Mn
Max Price : AED 5.44 Mn

Lavish
4 BR + Lounge Villas

PAYMENT PLAN – 20% Every Calendar Year



The Valley - Rivera		
Instalments due	Const. Milestone	% Due
Apr-25	1st Instalment	10%
Jun-25	2nd Instalment	10%
Jan-26	3rd Instalment	10%
June-26	4th Instalment	10%
May-27	20% Construction Completion	10%
Nov-27	40% Construction Completion	10%
Apr-28	60% Construction Completion	10%
Oct-28	80% Construction Completion	10%
Jun-29	100% Construction completion	20%