

EMAAR

ELORA

THE VALLEY



ELORA - THE VALLEY

LOCATION: AL AIN ROAD

COMPLETED: Q3 2026

Emaar The Valley Elora is a community consisting of 430 units including 3-4-bedroom townhouses with 2 levels. There is an opportunity to choose a townhouse in either a Moon or Mysk style. The Elora cluster sits east of the master development, under Orania and next to Nara, and will be located next to the Golden Beach. The Valley currently consists of 5 sub-communities called Nara, Eden, Orania, Farm Gardens and Talia.

FACILITIES

- POOL DECK
- PETTING ZOO
- KID'S PLAY AREA
- WELLNESS CENTER
- STARGAZING PLATFORM
- PADEL COURTS
- PICNIC SPOTS
- GRAND LAWN
- ANIMAL FARM
- GOLDEN BEACH
- YOGA/EVENTS LAWN
- OUTDOOR FITNESS STATION
- TOWN CENTER

SIZES & PRICES

4 BR – BUA 2,111 SQFT (PLOT 1,485 SQFT) FROM AED 1,600,000

5 BR – BUA 2,603 SQFT (PLOT 2,797 SQFT) FROM AED 2,100,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Carrefour Supermarket DAMAC Hills 2, Lifco Supermarket, Choithrams

PUBLIC TRANSPORT: METRO – Al Qusais, BUS – Rashadiya

SCHOOLS/NURSERIES: GEMS FirstPoint School, The Aquila School, Dubai International School

PETROL STATION: Emarat Al Raed, ADNOC Al Yufia

MEDICAL FACILITIES: Clemenceau Medical Center DHCC, Medicentres Motorcity, MultiCare Medical Center

RETAIL/F&B: Dubai Outlet Mall, The Dubai Mall, Cityland Mall, Dubai Festival City Mall

LANDMARKS: Dubai Rugby Sevens, Dubai Heritage Vision

LOCATION FACTORS

- DEVELOPMENT IS LOCATED WITHIN THE VALLEY COMMUNITY- ONGOING DEVELOPMENT
- ELORA CLUSTER SITS TO THE EAST OF THE MASTER DEVELOPMENT, NEXT TO THE GOLDEN BEACH
- DESERT FARMING DESTINATION WITH PLENTY OF GREENERY
- MASTERPLAN INCLUDES RETAIL, F&B, SPORTS FACILITIES ETC.
- MASTERPLAN ALSO INCLUDES SCHOOLS AND NURSERIES
- ALL AMENITIES RIGHT ON YOUR DOORSTEP ONCE COMPLETED
- LOCAL AMENITIES IN NEARBY DAMAC HILLS 2 ESTATE AND ARABIAN RANCHES III
- 5 MINUTES FROM DUBAI RUGBY SEVENS
- 8 MINUTES FROM DUBAI OUTLET MALL
- 20 MINUTES FROM DOWNTOWN DUBAI
- 25 MINUTES TO DXB



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The Elora townhouses will have two distinctive architectural designs called Moon and Mysk. The Moon design aesthetic is an alluring interplay of planes and masses accented to highlight a tranquil style of living. The Mysk collection will have rich-tones and open corners that will create a sense of calmness and warmth. There will be earthy tones and textures throughout each space and all rooms will come with floor-to-ceiling windows.

PITCH POINTS / WHY BUY?

- AED 25 BILLION COMMUNITY PROJECT
- THE VALLEY IS A PHASED DEVELOPMENT- ROI WILL INCREASE ONCE THE ENTIRE PROJECT IS COMPLETE (2026)
- LUSCIOUS GREEN LAWNS AND GREEN SIKKAS
- PERFECT FOR FAMILIES AND THOSE WHO WANT TO PERSUE AN ACTIVE & HEALTHY LIFESTYLE
- THE COMMUNITY HAS ITS OWN RETAIL AND F&B OUTLETS WITHIN THE VALLET DEVELOPMENT
- EASY AND ATTRACTIVE PAYMENT PLAN OPTIONS
- PRIVATE AND PEACEFUL DESERT FARMING DESTINATION
- THE MASTER COMMUNITY WILL FEATURE A TOWN CENTER, WELLNESS CENTER AND A GOLDEN BEACH

PROMOTION: Bulk buy 4-6 units with 90/10 payment plan

PAYMENT PLAN: 80/20 (10% down payment)

ROI: Average ROI nearby areas is 5%

DEVELOPER OVERVIEW

EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large-scale projects, including The Dubai Mall and The Address Hotels.

THINGS TO KNOW

SERVICE CHARGE:	AED 3 – 4 PER SQFT
ALLOCATED PARKING:	YES (CARPORT X2 SPACES)
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT

IN CLOSE PROXIMITY

- 2km E66 AL AIN ROAD
- 9.1km EMARAT PETROL STATION
- 12.2km CARREFOUR SUPERMARKET
- 9.1km EMARAT PETROL STATION
- 18.6km DUBAI OUTLET MALL
- 32.6km CLEMENCEAU MEDICAL CENTER
- 37km METRO – AL QUSAIS



KEY FEATURES

- ALL BEDROOMS COME WITH BUILT-IN WARDROBES
- MASTER BEDROOMS INCLUDE AN EN-SUITE
- MASTER BEDROOMS IN 4BR UNITS COME WITH A DRESSING AREA
- POWDER ROOM, LAUNDRY ROOM, STORAGE ROOM AND A MAID'S ROOM WITH BATHROOM IN ALL UNITS
- ALL UNITS COME WITH A TERRACE AND A BALCONY
- EACH TOWNHOUSE INCLUDES A 2 LEVELS WITH A GARAGE FOR 2 CARS