



# The Valley - Talia



LOCATION: AL AIN ROAD



COMPLETED: MARCH 2025

Talia is the third neighbourhood in The Valley project, by Emaar. The development is the ideal place for families with children as well as for those who adore green spaces. There will be 328 townhouses in the community and buyers will be able to choose from three villa types such as Cyrus; crafted with white volumes, Pharo; which is full of rich tones and accents, and Elio which follows a timeless modern design. All units in the Talia will come furnished.

## FACILITIES

- SWIMMING POOLS
- CYCLING PATHS
- PARKS & OPEN SPACES
- AMPHITHEATER
- KID'S PLAYGROUNDS
- FITNESS CENTER
- F&B
- SPLASH PARK
- COMMUNITY RETAIL
- BBQ AREAS

## SIZES & PRICES

3 BR - FROM 1,862 SQFT	FROM AED 1,450,000
4 BR - FROM 2,248 SQFT	FROM AED 1,740,000

## 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

**LANDMARKS:** Dubai Rugby Sevens, Dubai Heritage Vision

**MEDICAL FACILITIES:** Clemenciaeu Medical Center DHCC, Medicentres Motorcity, MultiCare Medical Center

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

**PETROL STATION:** Emarat Al Raed, ADNOC Al Yufia

## LOCATION FACTORS

- DEVELOPMENT IS LOCATED WITHIN THE VALLEY COMMUNITY-ONGOING CONSTRUCTION
- 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
- 5 MINUTES FROM DUBAI RUGBY SEVENS
- 8 MINUTES FROM DUBAI POUTLET MALL
- 20 MINUTES FROM DOWNTOWN DUBAI
- 25 MINUTES TO DXB



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Buyers will be able to choose from three villa types such as: CYRUS - Pristine: Intricately crafted white volumes with intricate details. PHARO - Bold: Rich tones and beautiful accents, or ELIO - Elegant: A timeless modern design, simple and classic with modern finishings. All units in the Talia will come furnished.

## PITCH POINTS / WHY BUY?

- AED 25 BILLION COMMUNITY PROJECT
- THE VALLEY IS A PHASED DEVELOPMENT- ROI WILL INCREASE ONCE THE ENTIRE PROJECT IS COMPLETE (2025)
- LUSCIOUS GREEN LAWNS AND GREEN SIKKAS
- PERFECT FOR FAMILIES AND THOSE WHO WANT TO PURSUE AN ACTIVE & HEALTHY LIFESTYLE
- THE COMMUNITY HAS ITS OWN RETAIL AND F&B OUTLETS WITHIN THE VALLET DEVELOPMENT
- EASY AND ATTRACTIVE PAYMENT PLAN OPTIONS

## 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



<b>PROMOTION:</b>	N/A
<b>PAYMENT PLAN:</b>	60/40 (10% upon booking, 40% upon completion)
<b>ROI:</b>	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

<b>SERVICE CHARGE:</b>	3-5 AED PER SQFT
<b>ALLOCATED PARKING:</b>	YES
<b>RESALE POLICY:</b>	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

## KEY FEATURES

- COMMUNITY WILL FEATURE RETAIL AND F&B OUTLETS ONCE COMPLETED
- ALL TOWNHOUSES WILL HAVE DESIGNATED COVERED GARAGES
- BUYERS CAN CHOOSE FROM 3 VILLA TYPES
- GREAT COMMUNITY AMENITIES WITH SPLASH PADS, ROCK CLIMBING, SWIMMING POOLS
- SPACIOUS OUTDOOR SPACES FOR ALL RESIDENTS TO ENJOY
- RELAXING BUT ACTIVE COMMUNITY ENVIRONMENT