



Farm
Gardens
THE VALLEY



FARM GARDENS - THE VALLEY

LOCATION: AL AIN ROAD COMPLETED: AUGUST 2026

Farm Gardens is part of the new community town called The Valley, by Emaar. The development is the ideal place for families with children, as well as for those who adore green spaces, as the entire gated neighbourhood has a countryside twist. Farm Gardens will have 146 four and five-bedroom villas with large plots for families to enjoy the outdoors. The villas come in 2 design styles: Horizon and Earth and will have a GF, First Floor and a Roof Floor. The Valley currently consists of 4 sub-communities called Nara, Eden, Orania and Talia.

FACILITIES

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

SIZES & PRICES

4 BR – BUA 4,590 SQFT (PLOT 8,915 SQFT)	FROM AED 5,100,000
5 BR – BUA 5,657 SQFT (PLOT 10,004 SQFT)	FROM AED 6,100,000

LOCAL AMENITIES / INFRASTRUCTURE

- SUPERMARKETS:** Carrefour Supermarket DAMAC Hills 2, Lifco Supermarket, Choithrams
- MEDICAL FACILITIES:** Clemenciaeu Medical Center DHCC, Medicentres Motorcity, MultiCare Medical Center
- PUBLIC TRANSPORT:** METRO – Al Qusais, BUS – Rashadiya
- RETAIL/F&B:** Dubai Outlet Mall, The Dubai Mall, Cityland Mall, Dubai Festival City Mall
- SCHOOLS/NURSERIES:** GEMS FirstPoint School, The Aquila School, Dubai International School
- LANDMARKS:** Dubai Rugby Sevens, Dubai Heritage Vision
- PETROL STATION:** Emarat Al Raed, ADNOC Al Yufia

LOCATION FACTORS

- DEVELOPMENT IS LOCATED WITHIN THE VALLEY COMMUNITY- ONGOING DEVELOPMENT
- DESERT FRAMING DESTINATION WITH PLENTY OF GREENERY
- MASTERPLAN INCUDES 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 POUTLET MALL
- 20 MINUTES FROM DOWNTOWN DUBAI
- 25 MINUTES TO DXB



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The meticulously designed 4 and 5-bedroom villas offer wonderful architectural touches throughout with two different exterior design schemes called Horizon and Earth. Homeowners will have the luxury of choice between two contemporary design styles developed with a unique relationship with the external natural environment, creating a feeling of privilege in this exceptional setting. Horizon designs consist of smooth horizontal lines and serve as a seamless transition from the outside-in with ultra modern finishes. The Earth design uses more natural materials and natural tones with a modern edge.

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 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
- PRIVATE AND PEACEFUL DESERT FARMING DESTINATION
- THE MASTER COMMUNITY WILL FEATURE A TOWN CENTER, WELLNESS CENTER AND A GOLDEN BEACH

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 4 – 5 PER SQFT
ALLOCATED PARKING:	YES
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 A BATHROOM AND A DRESSING AREA WITH BUILT-IN WARDROBES
- ALL VILLAS COME WITH A SWIMMING POOL WITH POOL DECK AND A PROVISION FOR A LIFT, AS WELL AS A 3-CAR GARAGE
- POWDER ROOM, LAUNDRY ROOM AND A MAID'S ROOM WITH BATHROOM IN ALL UNITS
- ROOF LEVEL FEATURES A ROOF TERRACE, A FAMILY AREA AND A BATHROOM
- FAMILY/STUDY AREA ON THE FIRST FLOOR AND AT LEAST 2 BALCONIES