



THE VALLEY

ORANIA

EMAAR



PROINVEST

ORANIA THE VALLEY

LOCATION: AL AIN ROAD COMPLETED: Q4 2025

The Valley Orania is conveniently located next to the Town Center and the community Pavilion. Other residential communities within The Valley consist of Eden, Nara and Talia. The two floor 3 and 4-bedroom townhouses in Orania come in 2 design types: Sleek and Bold, and all units come with a terrace and a carport for two cars.

FACILITIES

- COMMUNITY POOL
- SPLASH PAD
- RESIDENTIAL GYM
- FARMERS MARKET
- PARKS & OPEN SPACES
- BBQ AREAS
- KID'S PLAYGROUNDS
- GOLDEN BEACH
- RETAIL PAVILLION & TOWN CENTER
- F&B
- SPORTS FACILITIES

SIZES & PRICES

3 BR - FROM 1896 SQFT	FROM AED 1,529,000
4 BR - FROM 2265 SQFT	FROM AED 1,944,000

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: Clemenciaeu 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- DEVELOPING COMMUNITY
- MASTERPLAN INCLUDES RETAIL, F&B, SPORTS FACILITIES ETC
- ORANIA COMMUNITY IS LOCATED RIGHT NEXT TO THE TOWN CENTER AND THE PAVILLION
- 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



+7 969 179 97 79



Contemporary design, modern amenities and timeless natural beauty blend seamlessly with each other in these gorgeous three and four-bedroom townhouses. Residences are elegantly designed with floor-to-ceiling windows which welcome natural light. The 2 designs consist of Bold – with a bold architectural aesthetic that blends pure solids and has a design that exudes sophistication and beautifully complements its natural surroundings. Sleek is an elegant and inviting architectural design, boasting iconic frames that stand out in a sleek exterior composition, creating a sense of calmness and modernity.

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
- EASY AND ATTRACTIVE PAYMENT PLAN OPTIONS
- 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 VALLEY DEVELOPMENT

PAYMENT PLAN: LIMITED OFFER 75/25

ROI: Average ROI nearby areas is 5%

DEVELOPER OVERVIEW

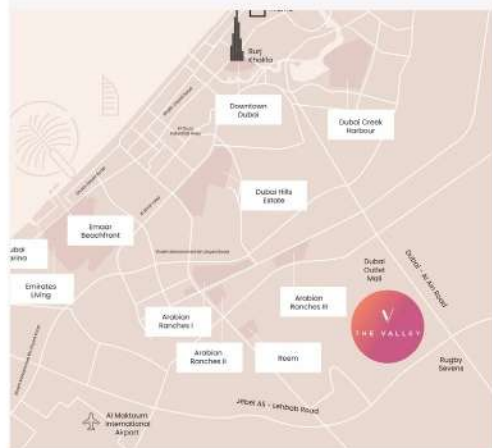
EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large-scale projects, including The Dubai Mall, Emaar Beachfront and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

THINGS TO KNOW

SERVICE CHARGE:	AED 3-4 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

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

- 2 FLOOR RESIDENCES THAT COME IN 2 ARCHITECTURAL DESIGNS: SLEEK AND BOLD
- UNITS INCLUDE PRIVATE BALCONIES AND A TERRACE
- MAID'S ROOM WITH EN-SUITE BATHROOM
- MASTER BEDROOM AS AN EN-SUITE BATHROOM
- FLOOR-TO-CEILING WINDOWS
- MODERN INTERIOR DESIGN