



THE VALLEY

EMAAR



**“The biggest adventure  
you can ever take is to live  
the life of your dreams.”**

- Oprah Winfrey







THE VALLEY



# Where do you go to dream?

A place where you can escape the city, where your mind can wander endlessly, where you and your loved ones can bond uninterrupted, where you feel like you belong, where you are limitless.



# Bringing the magic of your hometown to Dubai

THE VALLEY is not just designed for living. It's designed for dreaming. The quaint town harks back to the good old days of close-knit neighbourhoods.

Come home to a place that brings back the nostalgia of your hometown, with everything you need to power your dreams.

Make yourself at home in THE VALLEY.





# Dreams begin here

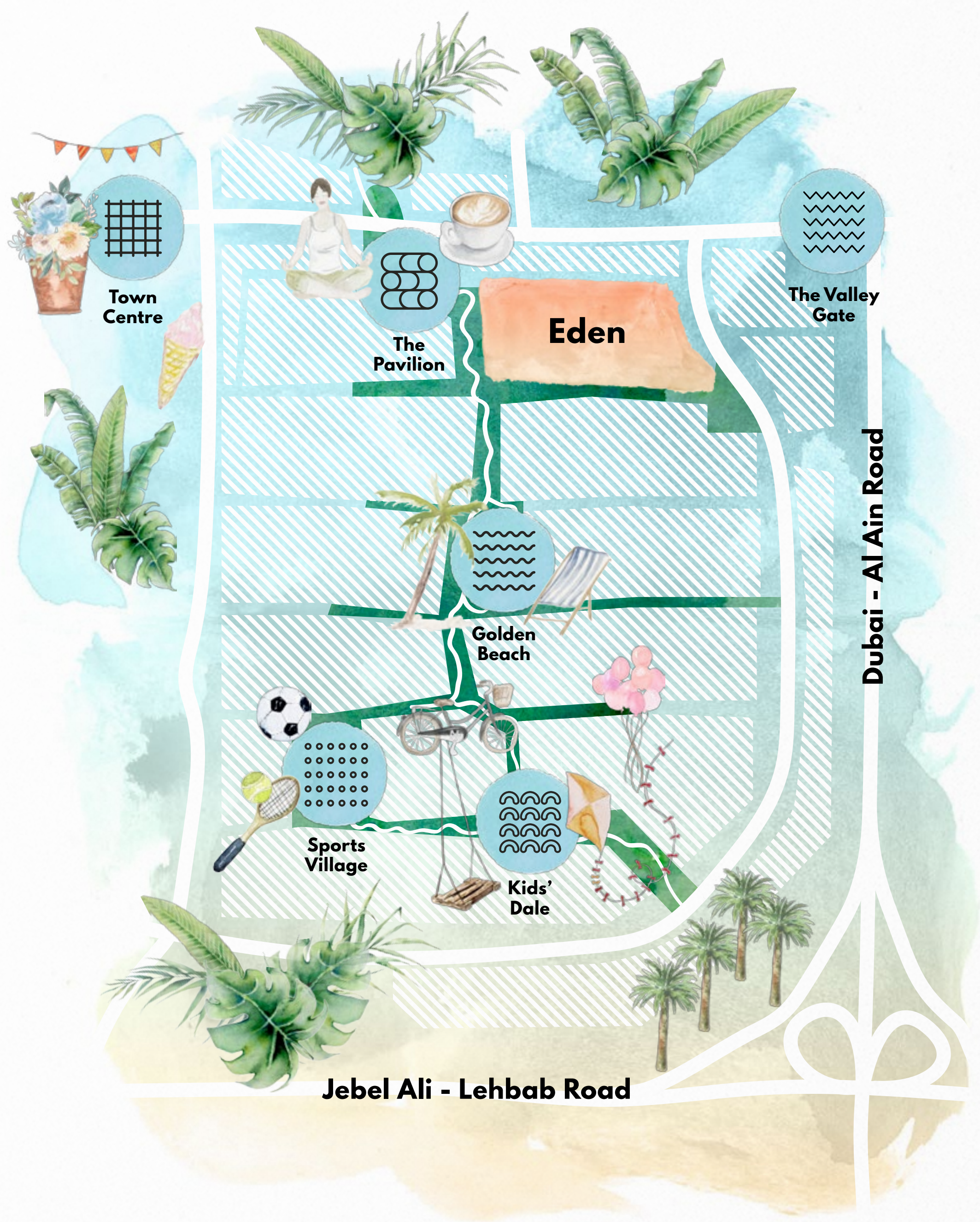


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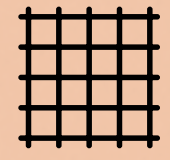


# The lifestyle of your dreams awaits

At THE VALLEY, EMAAR has put together its finest minds to bring you the best-in-class family amenities that have never been seen before in the region.







# Town Centre

32,000 sqm

Brighten up your day at the beating heart of THE VALLEY.



Indoor & outdoor retail



Farmers' market



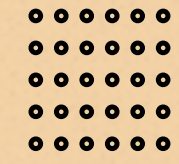
Gourmet dining







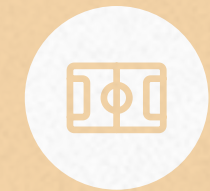




# Sports Village

*20,000 sqm*

Enjoy an active, fulfilling & healthy lifestyle at the Sports Village.



Sports courts

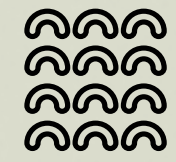


Playground & outdoor gym



Bicycle & running tracks





# Kids' Dale

10,000 sqm

Let your little ones' imagination soar at Kids' Dale.



Rock climbing



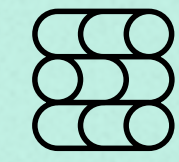
Amphitheatre



Archaeological play area







# The Pavilion

*33,000 sqm*

Unwind with a sunset yoga class at The Pavilion.



Zen & oasis garden

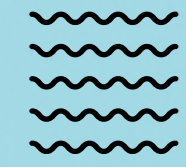


Observation tower



Maze





# Golden Beach

*30,000 sqm*

Spend your afternoons basking under the sun at the Golden Beach.



Water splash



Kids' play areas



F&B







# Meet EDEN at THE VALLEY







# Home Dream Home

THE VALLEY's first villa community, EDEN, is designed to elevate your every day.

With well-shaded walkable streets, generous green spaces and an array of exceptional amenities, you and your loved ones will live the lifestyle you have always dreamt of.

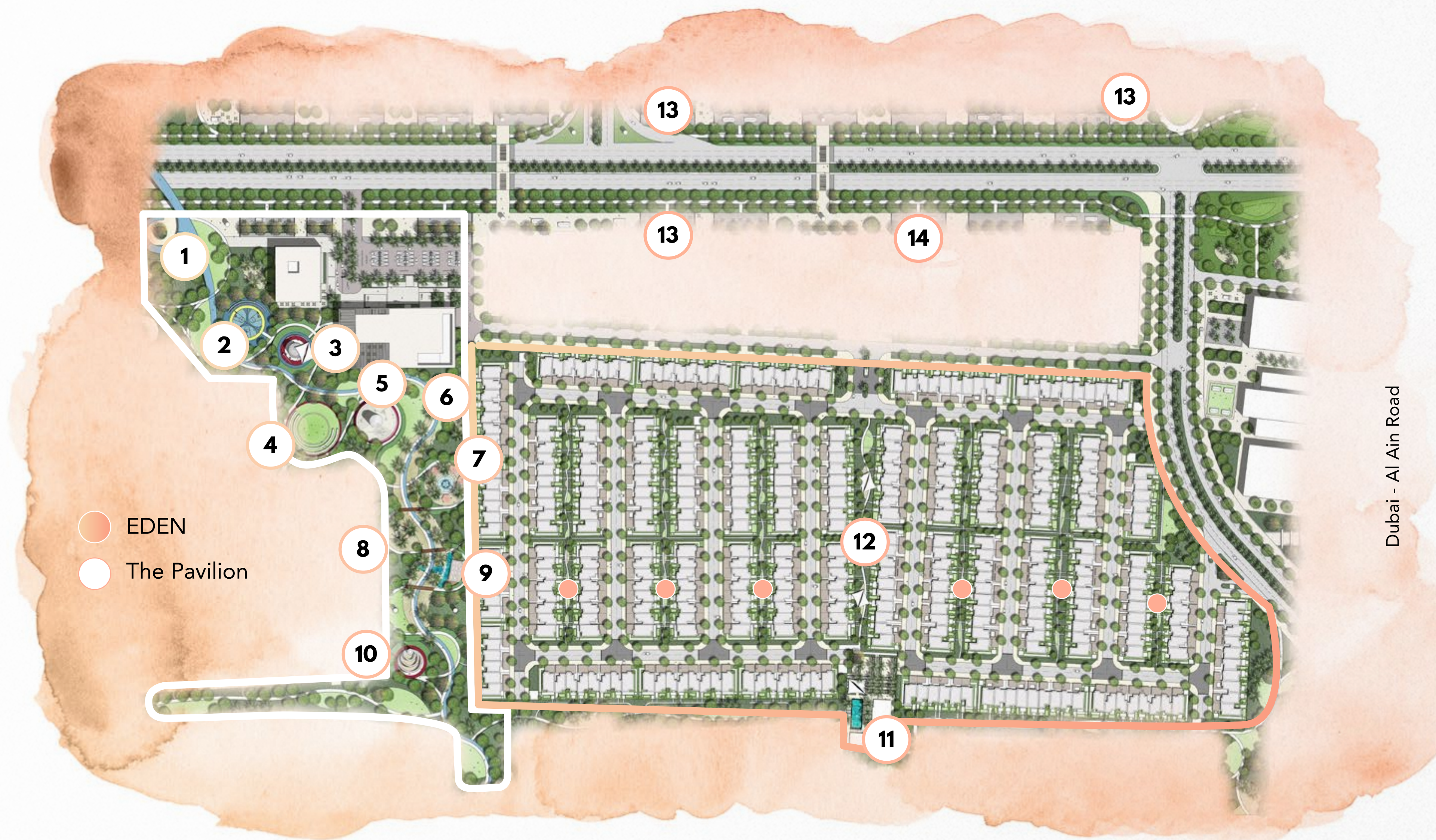






# THE VALLEY

## EDEN



Dubai - Al Ain Road

- EDEN
- The Pavilion

- 1 Bicycle track
- 2 Basketball courts
- 3 Kids' play area
- 4 Amphitheatre
- 5 Edu-scape playground
- 6 Multi-purpose lawn
- 7 Beach & splash pad
- 8 Hammock zone
- 9 Zen garden
- 10 Observation tower
- 11 Community centre
- 12 Central gardens
- 13 Food trucks
- 14 Kiosks
- Alley





# Choose your dream villa

EDEN offers you 3- and 4-bedroom villas in three architectural styles.

Each villa boasts easy access to a series of outdoor parks for you and your children to enjoy.

The epitome of the indoor/outdoor lifestyle.



**SPRUCE**



**MAY BELL**



**IRIS**





# Spruce

Whether you're arriving on foot or by car, the sight of SPRUCE is truly special.

As its warm and earthy tones welcome you, you will feel grounded in the magic of home.

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3-bedroom  
villas

4-bedroom  
villas

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Garden  
views

Opens  
to alley

Large  
windows  
& terraces

---











# May Bell

Imagine waking up at MAY BELL and heading downstairs to your loved ones having breakfast in a sun-soaked sanctuary.

Purist and minimal, MAY BELL focuses on what truly matters – family.

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3-bedroom  
villas

4-bedroom  
villas

---

Garden  
views

Opens  
to alley

Large  
windows  
& terraces

---









# Iris

Picture this — you, parking your car in front of this stunning masterpiece at sunset.

The IRIS collection is sleek, light and simply what dreams are made of.

3-bedroom  
villas

4-bedroom  
villas

Garden  
views

Opens  
to alley

Large  
windows  
& terraces
















# Your every whim, within reach

Just a 5-minute walk from EDEN, The Pavilion will offer an impressive array of retail and leisure experiences for the very first residents at THE VALLEY.

-  Bicycle track
-  Kids' play area
-  Oasis garden
-  Amphitheatre
-  Maze
-  Zen garden
-  Observation tower





## LOCATION

# Back to our roots

THE VALLEY is strategically located on Dubai-Al Ain Road, a major thoroughfare connecting two of the UAE's most iconic Emirates.

The duality of being away from the busyness of Dubai, while still being well-connected to the city, makes THE VALLEY the UAE's most accessible family sanctuary.

**05**

minutes' drive  
from Dubai  
Rugby Sevens

**08**

minutes' drive  
from Dubai  
Outlet Mall

**25**

minutes' drive  
from Burj Khalifa/  
The Dubai Mall

**25**

minutes' drive  
from Dubai  
International  
Airport







# A dream city for investors

**20 Mn** expected  
annual visitors by 2025

**1st** most visited city in  
the world by 2025

**Over 3 Mn**  
residents

Home to  
**Expo 2020**

Home to  
**over 200**  
nationalities

**Competitive**  
residential  
real estate prices

Amongst  
**10** most visited  
cities in the world  
in 2018\*

One of the  
**most secure** cities  
for value gains through  
property investment







# Building dreams since 1997

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world\*.

**105,500+** happy homebuyers globally

**69,000+** happy homebuyers in the UAE

**56,000** units completed to date globally

Presence in **12+** global markets

**1.6 Bn** square feet of landbank

**4.5 Bn USD** market cap Emaar Development

Developer of **Burj Khalifa & The Dubai Mall**

\*Source: Euromonitor International 2018 report





**FIDU PROPERTIES**

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CHINA - DUBAI

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**EMAAR**