

The Community

The Valley is a quaint new town consisting of modern townhouse complexes, where life finds its inspiration amidst the vast shimmering sands and lush green open spaces. It is a self-sufficient community offering a range of lifestyle amenities, educational options, healthcare services, leisure activities, and recreational facilities in a picturesque setting.

Why Farm Gardens 2?

- **Elegant Rustic Charm:** Idyllic lifestyle in a gated community, blending modern luxury with country simplicity.
- **Communal Farming & Sustainability:** Features like Hydroponics Greenhouse and Community Gardening emphasize sustainable living.
- **Space Harmony:** Countryside peace with town comforts; spacious homes in a communal setting.
- **Desert-Inspired Landscape:** Central green areas fostering community interaction; pedestrian-friendly.
- **Villa Options:** Bigger spaces with accessibility provisions.
- **Sustainable Living Core:** Environmental sustainability with features for comfort, air quality, and water efficiency.
- **Comprehensive Amenities:** Gardens, sports courts, community centre with focus on wellness and leisure activities.
- **Community Centre:** Infinity pool, kids' pool, and areas for socializing and gardening.
- **Access to The Valley Amenities:** Proximity to Golden Beach, parks, sports facilities, and dining.



Location & Views

- Perfectly positioned with easy access to all major areas of Dubai
- Beautiful views of verdant green landscapes
- Strategically located on the Dubai—Al Ain Road
- 5 mins from Rugby Sevens Stadium; 8 mins from Dubai Outlet Mall; 25 mins from Burj Khalifa & Downtown Dubai; 25 mins from Dubai Int' Airport

Instalment	Payment Percentage	Due Date
Down Payment	10%	February 2024
1 st Instalment	10%	April 2024
2 nd Instalment	10%	September 2024
3 rd Instalment	10%	February 2025
4 th Instalment <i>20% Construction Completion*</i>	10%	November 2025
5 th Instalment <i>40% Construction Completion*</i>	10%	June 2026
6 th Instalment <i>60% Construction Completion*</i>	10%	December 2026
7 th Instalment <i>80% Construction Completion*</i>	10%	May 2027
8 th Instalment <i>90% Construction Completion*</i>	10%	September 2027
9 th Instalment <i>100% Construction Completion*</i>	10%	March 2028

Villas	Min. Plot (Sq. ft.)	Max. Plot (Sq. ft.)	BUA	Starting Price (In AED Mn)
4-Bedroom Horizon	8,396	10,259	6,395	7.26
4-Bedroom Oren	8,393	9,628	6,642	7.30
5-Bedroom Horizon	9,130	10,455	7,966	9.20
5-Bedroom Oren	9,121	9,998	8,074	9.24

- Total 256, 4-bedroom and 5-bedroom villas with expansive spaces



Residential Units

- Four and five-bedroom villas with expansive spaces.
- Contemporary design, blending elegant aesthetics with natural beauty.
- Floor-to-ceiling windows welcome in natural light and provide views of the picturesque landscape.
- Choose from two distinct styles: Horizon and Oren

Amenities



- Adult's Infinity pool & kids' pool
- Overlooking deck with al fresco dining
- Entry to community area
- Arbour
- Vegetable gardening
- Greenhouse

The Developer

EMAAR REVENUE FOR 2022 – AED 28.27 BN

With a proven track record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most visited retail and lifestyle destination.