# Faim Gaidens 2

## EMAAR

#### The Community

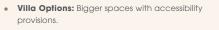
The Valley is a quaint new town consisting of modern townhouse complexes, where life finds its inspiration amidst the vast shimmering sands and lush green open spaces. It is a self-sufficient community offering a range of lifestyle amenities, educational options, healthcare services, leisure activities,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



- 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
- Strategically located on the Dubai—Al Ain Road
- Beautiful views of verdant green landscapes
- 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 <sup>st</sup> Instalment	10%	April 2024	
2 <sup>nd</sup> Instalment	10%	September 2024	
3 <sup>rd</sup> Instalment	10%	February 2025	
4 <sup>th</sup> Instalment 20% Construction Completion*	10%	November 2025	
5 <sup>th</sup> Instalment 40% Construction Completion*	10%	June 2026	
6 <sup>th</sup> Instalment	10%	December 2026	
7 <sup>th</sup> Instalment 80% Construction Completion*	10%	May 2027	
8 <sup>th</sup> Instalment 90% Construction Completion*	10%	September 2027	
9 <sup>th</sup> Instalment 100% Construction Completion*	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 <sub>Oren</sub>	8,393	9,628	6,642	7.30
5-Bedroom Horizon	9,130	10,455	7,966	9.20
5-Bedroom <sub>Oren</sub>	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.

