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OFF PLAN

Avelia at The Valley

Location: The Valley, Dubai

Starting From: AED 7,200,000

Permit No: 2

Avelia at The Valley

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Villas**	**Q4 2029**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Avelia at The Valley is a premium villa development by Emaar Properties, designed around the concept of **slow living, nature and holistic wellbeing**. Located within The Valley, the project moves away from dense urban living and instead creates a tranquil residential environment where architecture, landscaping and outdoor spaces work together to promote a stronger connection with nature.

The development offers an exclusive collection of **4 and 5-bedroom villas**. Published floor plans show four-bedroom residences beginning at approximately **4,334 sq. ft.**, while five-bedroom configurations extend substantially higher, with premium layouts reaching approximately **7,728 sq. ft.** The homes feature contemporary architectural forms, expansive glazing, generous living areas and private gardens designed to integrate indoor and outdoor spaces.

The architectural concept focuses on simplicity, natural materials and warm interior palettes. Emaar describes the residences as incorporating colours and textures inspired by nature, creating calm interiors that complement the landscaped environment outside. Rather than relying on highly decorative design, Avelia uses clean contemporary forms and generous proportions to create a more understated interpretation of luxury.

Avelia's amenities reinforce its wellness-focused positioning. Emaar officially lists a **landscaped pool deck, generous communal landscaping, outdoor recreational areas, children's playground, state-of-the-art fitness centre, indoor multipurpose room and dedicated pet park**. These facilities are integrated into the wider natural environment rather than concentrated solely within a conventional

clubhouse.

Residents also benefit from the extensive amenities of **The Valley** master community. Emaar identifies a **47,000 sq. m. Golden Beach, 25,000 sq. m. Sports Village, 32,000 sq. m. Town Centre, 13,000 sq. m. Kids Dale and 3,000 sq. m. pocket park** among the community's major lifestyle destinations. The Town Centre is planned around cafés, boutique retail and alfresco dining, while jogging trails, outdoor fitness spaces and recreational areas support the community's family-oriented lifestyle.

The Valley is positioned along **Dubai–Al Ain Road**, providing connectivity between its quieter suburban setting and Dubai's central districts. Emaar places the community approximately **5 minutes from Dubai Rugby Sevens, 8 minutes from Dubai Outlet Mall, 20 minutes from Downtown Dubai and 25 minutes from Dubai International Airport**.

Avelia is scheduled for completion in **Q4 2029**, with current project information specifying **December 2029** as the expected delivery period. The payment structure is **80/20**, comprising **10% at booking, 70% through seven construction-linked instalments and 20% at handover**.

From an investment perspective, Avelia occupies the higher end of The Valley's residential offering. Its starting price above AED 7 million means the project should be evaluated differently from the community's more accessible townhouse phases. Buyers should focus particularly on **plot position, built-up area, villa type, proximity to landscaped spaces, privacy and internal location within the neighbourhood**, as these factors can create meaningful differences between otherwise similar villas.

Why Buy Avelia Through A1 Properties?
Purchasing **Avelia at The Valley** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors with knowledge of Emaar communities, premium villa developments and Dubai's expanding suburban luxury market. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help compare available 4 and 5-bedroom villas according to built-up area, plot position, architectural type, orientation, price and payment status.

For investors, our advisors can benchmark Avelia against other premium villa developments within **The Valley and Dubai's wider luxury villa market**, assessing entry price, future community supply, resale positioning and long-term demand. For end-users, the selection process can focus on privacy, family space, garden areas, community position and proximity to amenities.

From property selection and negotiation through documentation, financing, ownership transfer and future resale, A1 Properties provides comprehensive assistance throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10%	70%	20%
Down Payment	During Construction	On Handover

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