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OFF PLAN

Farm Grove

Location: The Valley, Dubai

Starting From: AED 4,440,000

Permit No: 2

Farm Grove

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

ABOUT THE PROJECT

Farm Grove at The Valley is a premium villa neighbourhood by **Emaar Properties**, designed around nature, community farming and spacious family living. Located within The Valley, the project combines large standalone villas with landscaped green spaces and a distinctive agricultural-inspired lifestyle concept.

The residential collection consists of **4 and 5-bedroom villas**, with built-up areas ranging from approximately **3,755 sq. ft. to 6,078 sq. ft.** This broad range gives buyers a choice between substantial family villas and significantly larger configurations designed for buyers seeking additional living, entertaining and outdoor space.

Farm Grove's architectural identity combines contemporary forms with warm, nature-inspired materials. Large windows introduce natural light into the residences, while private gardens and generous plots reinforce the project's lower-density character. Interiors use neutral palettes, natural textures and open-plan layouts to create an understated family environment.

The defining feature of Farm Grove is its **agri-living concept**. The neighbourhood is designed around community farming and productive landscapes, giving residents opportunities to engage with gardening and sustainable outdoor living. This differentiates Farm Grove from more conventional villa developments that rely primarily on parks and recreational landscaping.

Residents have access to an extensive range of amenities, including **community gardens, landscaped parks, swimming pools, children's play areas, fitness facilities, sports spaces and walking environments**. These facilities complement the larger amenity network available throughout The Valley.

The wider master community provides access to destinations such as **Golden Beach, Sports Village, Town Centre and Kids Dale**, alongside neighbourhood parks, cycling and walking environments and everyday community facilities. This broader infrastructure supports Farm Grove's positioning as a long-term family community rather than an isolated villa development.

Farm Grove is scheduled for completion in **Q4 2028**, with current project information indicating **December 2028** as the expected handover period. The project follows an **80/20 payment plan**, with 10% payable on booking, 70% during construction and the remaining 20% at completion.

From an investment perspective, Farm Grove combines **Emaar's master-community track record, standalone villa inventory, substantial built-up areas and a distinctive nature-led concept**. Its entry pricing also positions it below some of the newer ultra-premium villa releases in Dubai while retaining the appeal of an Emaar-developed community.

Buyers should pay close attention to **villa type, built-up area, plot size, orientation, park or green-space position and acquisition price per square foot**. Because villa sizes vary considerably within Farm Grove, comparing properties solely by bedroom count can give a misleading picture of relative value.

Why Buy Farm Grove Through A1 Properties?
Purchasing **Farm Grove at The Valley** through **A1 Properties** gives buyers access to experienced Dubai property advisors who can compare available 4 and 5-bedroom villas according to built-up area, plot size, orientation, community position, price per square foot and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers compare Farm Grove with other villa releases throughout The Valley.

For investors, our advisors can benchmark Farm Grove against **Farm Grove 2, Avena, Avena 2 and other premium phases within The Valley**, assessing original launch pricing, current resale premiums and long-term positioning. For end-users, the selection process can focus on privacy, family space, gardens, green surroundings and proximity to community amenities.

From property selection and reservation through documentation, financing, ownership transfer and future resale, A1 Properties provides comprehensive support 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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