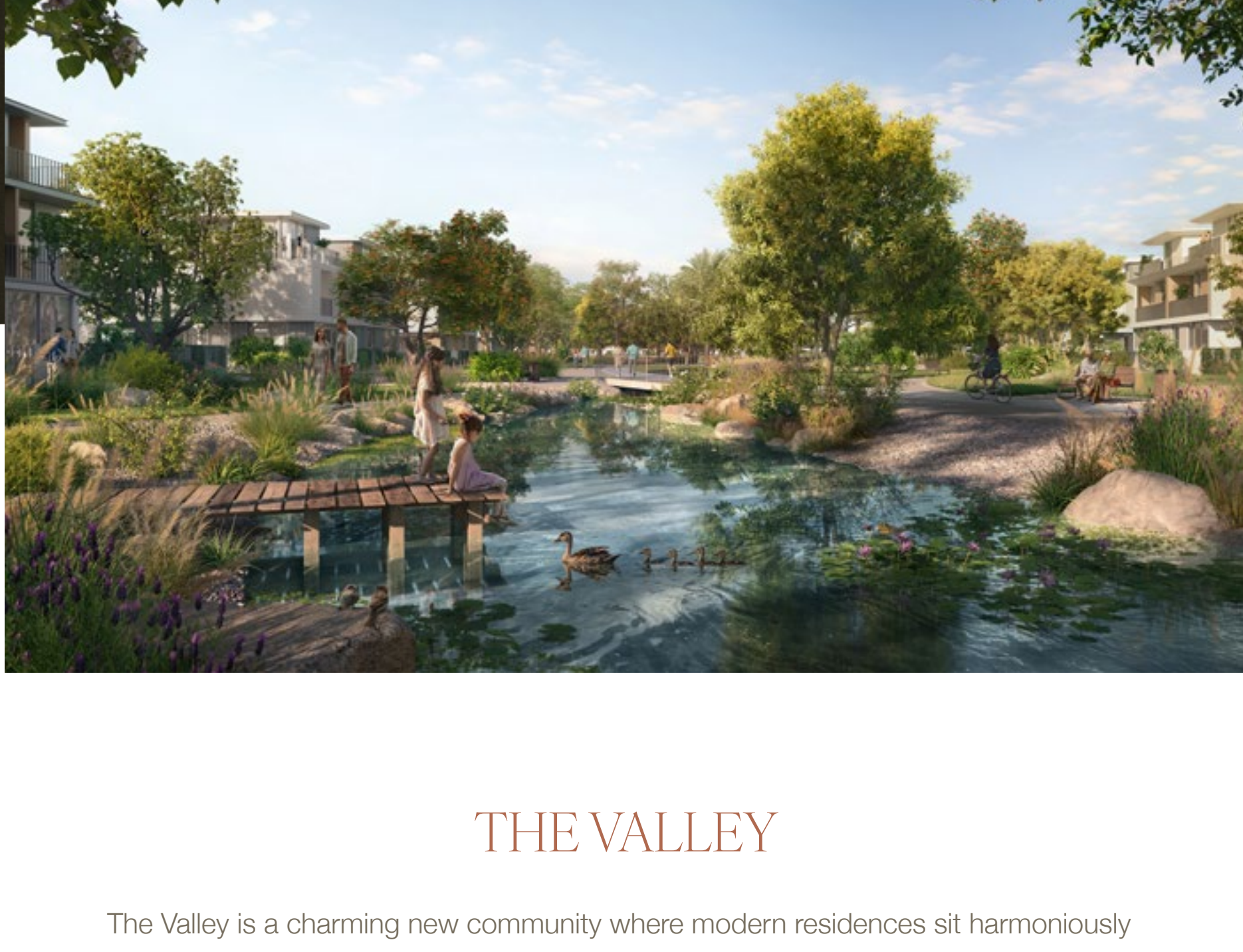


AVELIA

THE VALLEY



THE VALLEY

The Valley is a charming new community where modern residences sit harmoniously amid vast sands and expansive green spaces. Discover the new facets of this serene destination, where landscaped gardens and open meadows invite you to live an active, nature-inspired lifestyle.



MINDFUL MOMENTS, MEANINGFUL EXPERIENCES

Discover mindful living, inspired by the beauty of Emirati wadis and mountains. Terrace Trails, Central Park and Plateau Views boast nature-filled spaces to unwind and play.



HOMES CRAFTED TO RECENTER

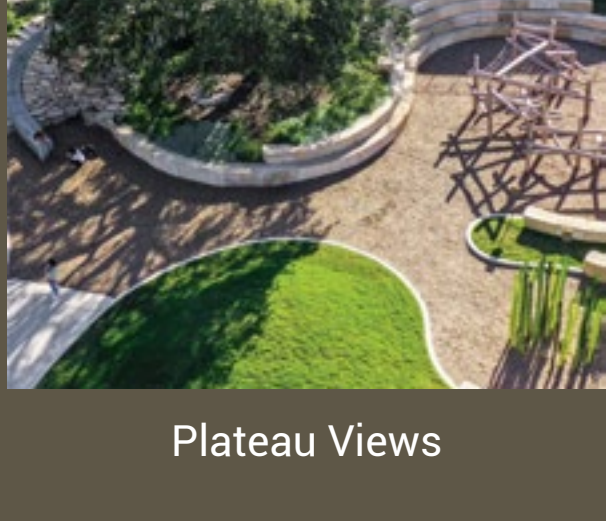
Contemporary 4- and 5-bedroom villas with open layouts, sunlit rooms, and indoor-outdoor living experiences.

Bedrooms	Units	Avg. BUA (sq. ft.)	Avg. Plot Area (sq. ft.)	Starting Price (in AED Mn)
4 Bedrooms	54	4,346	6,273	7.25 Mn
5 Bedrooms-Luxury	55	5,655	7,005	8.86 Mn
5 Bedrooms-Premium	30	7,857	8,883	13.09 Mn

Payment Plan	Payment Percentage	Date
Down Payment	10%	Nov 2025
1st Instalment	10%	Jan 2026
2nd Instalment	10%	Jul 2026
3rd Instalment	10%	Jan 2027
4th Instalment	10%	Jul 2027
5th Instalment 50% Construction Completion	10%	Mar 2028
6th Instalment 70% Construction Completion	10%	Aug 2028
7th Instalment 90% Construction Completion	10%	Feb 2029
8th Instalment 100% Construction Completion	20%	Dec 2029

CONSCIOUS LIVING & ADVENTURE AWAITS

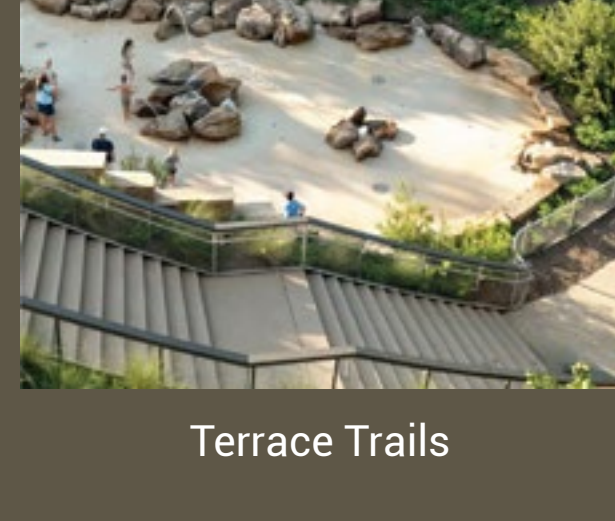
From thrilling adventures to playful moments with your pets, experience abundant energy while reconnecting with nature through lush gardens, and calming daily rituals.



Plateau Views



The Plantations



Terrace Trails

4-BEDROOMS

Typical Villa Floorplan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

5 BEDROOMS-LUXURY

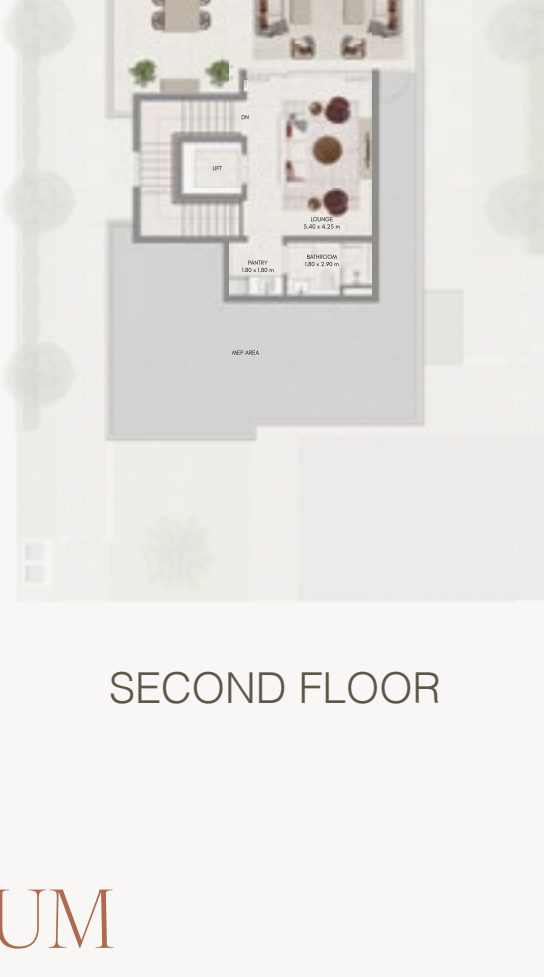
Typical Villa Floorplan



GROUND FLOOR



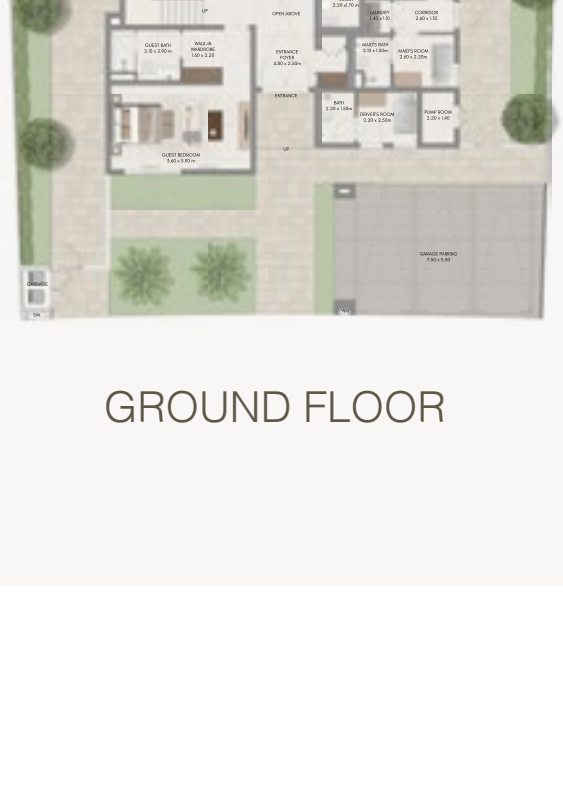
FIRST FLOOR



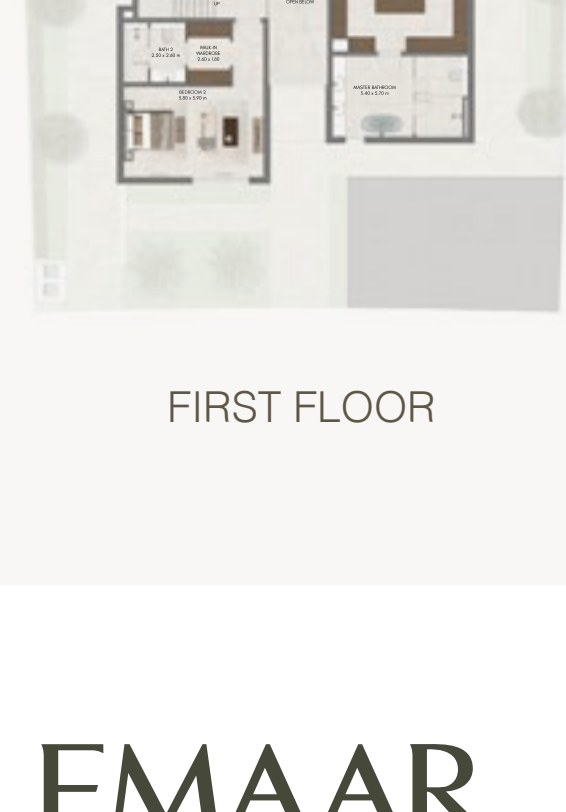
SECOND FLOOR

5 BEDROOMS-PREMIUM

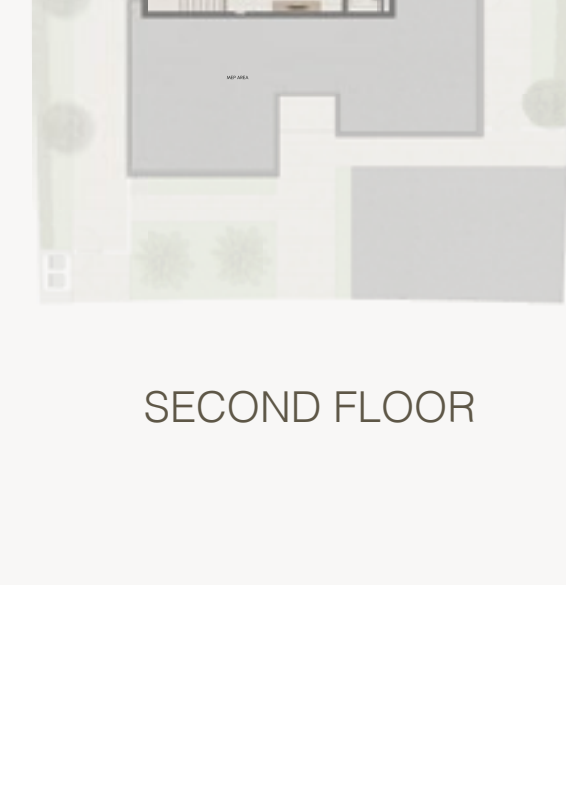
Typical Villa Floorplan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR