



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

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Prop971 is a curated data platform for UAE off plan properties.

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 Lillia

- A stylish community perfectly located away from the bustling city, yet close to the most exciting destinations.
- A private, gated neighbourhood within a natural setting.
- Two architectural styles.
- Contemporary, elegantly designed three & four-bedroom townhouses nestled in nature
- The Valley's Community Park & Golden Beach on the doorstep



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%	March 2024
1 st Instalment	10%	May 2024
2 nd Instalment	10%	September 2024
3 rd Instalment	10%	January 2025
4 th Instalment <i>30% Construction Completion*</i>	10%	May 2025
5 th Instalment <i>50% Construction Completion*</i>	10%	October 2025
6 th Instalment <i>70% Construction Completion*</i>	15%	March 2026
7 th Instalment <i>90% Construction Completion*</i>	15%	August 2026
8 th Instalment <i>100% Construction Completion*</i>	10%	January 2027

Townhouses	Units	Avg. Plot	Min BUA	Starting Price (In AED Mn)
3-Bedroom	278	1,485	2,132	2.0
4-Bedroom	128	2,838	2,777	2.7
Total	406			



Residential Units

- Three and four-bedroom townhouses
- 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

Amenities



- Golden Beach
- Pocket Parks
- Town Centre
- Playgrounds & Sports Facilities
- Barbecue & Picnic Areas
- Retail & Dining

The Developer

Emaar's Revenue For 2023
AED 26.7 Billion (US\$ 7.3 Billion)

With a proven track-record in delivery, Emaar has delivered approximately 108,000 residential units in Dubai and other 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.