



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.

Visit Us: www.prop971.com

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

The Community

The Valley is a picturesque community where contemporary neighborhoods blend with lush valleys and vibrant green spaces. A place to call home, it offers a well-rounded lifestyle, from top schools to leisure activities. Every need is met in a tranquil, natural setting.

Why Kaia?

- Tailored Styled Homes:** 3 & 4 Bedroom homes with Stylish 6-Plex and Distinct 8-Plex Designs
- Seamless Connections:** Access to essential services, shopping centres, schools, and healthcare facilities
- Interior Canvases:** Neutral material palette invites personalization, allowing residents to infuse their unique personality
- Kaia Way of Life:** Green spaces and landscaped gardens with expansive parks for children to play, explore, and thrive
- Family Sanctuary:** Wellness is woven into every step with pools, pet park, fitness centre
- Retreat for Every Lifestyle:** Natural retreat to sunbath, stroll, and unwind



Location & Views

- Unparalleled access key to destinations, including Downtown Dubai, Dubai International Airport, and Dubai Marina
- Framed by serene parks, gardens, and natural reserves, providing residents with a peaceful retreat
- Breathtaking views of lush greenery, expansive landscapes, and tranquil surroundings of The Valley
- Located in a low-density community, offering privacy while fostering a vibrant, inclusive neighbourhood

Payment Plan	Payment Percentage	Date
Down Payment	10%	JAN 2025
1st Instalment	10%	MAR 2025
2nd Instalment	10%	AUG 2025
3rd Instalment	10%	JAN 2026
4th Instalment 30% Construction Completion	10%	JUL 2026
5th Instalment 50% Construction Completion	10%	DEC 2026
6th Instalment 70% Construction Completion	10%	APR 2027
7th Instalment 90% Construction Completion	10%	OCT 2027
8th Instalment 100% Construction Completion	20%	JUL 2028

Bedrooms	Units	Min. Plot Area (sq. ft.)	Max. Plot Area (sq. ft.)	Average BUA Area (sq. ft.)	Starting Price (in AED Mn)
3 -Bedroom	112	1,871	1,875	2,323	2.72
4 -Bedroom	44	2,792	4,018	2,754	3.29

- Total 156 units, 3, 4 Bedroom – 6 plex & 8 plex homes



Residential Units

- Exquisite 3 and 4 bedroom homes, featuring stylish 6-plex homes with two façade options and 8-plex homes with a unique design, all crafted for modern family living

Amenities



- Expansive Common Landscape
- Landscaped Pool Deck
- Outdoor Areas
- Kids Playground
- State of Art Fitness Centre
- Indoor Multipurpose Room
- Pet Park
- Community Parks

The Developer

EMAAR'S REVENUE FOR 2024 –AED 14.4 BILLION

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world*.and lifestyle destination.