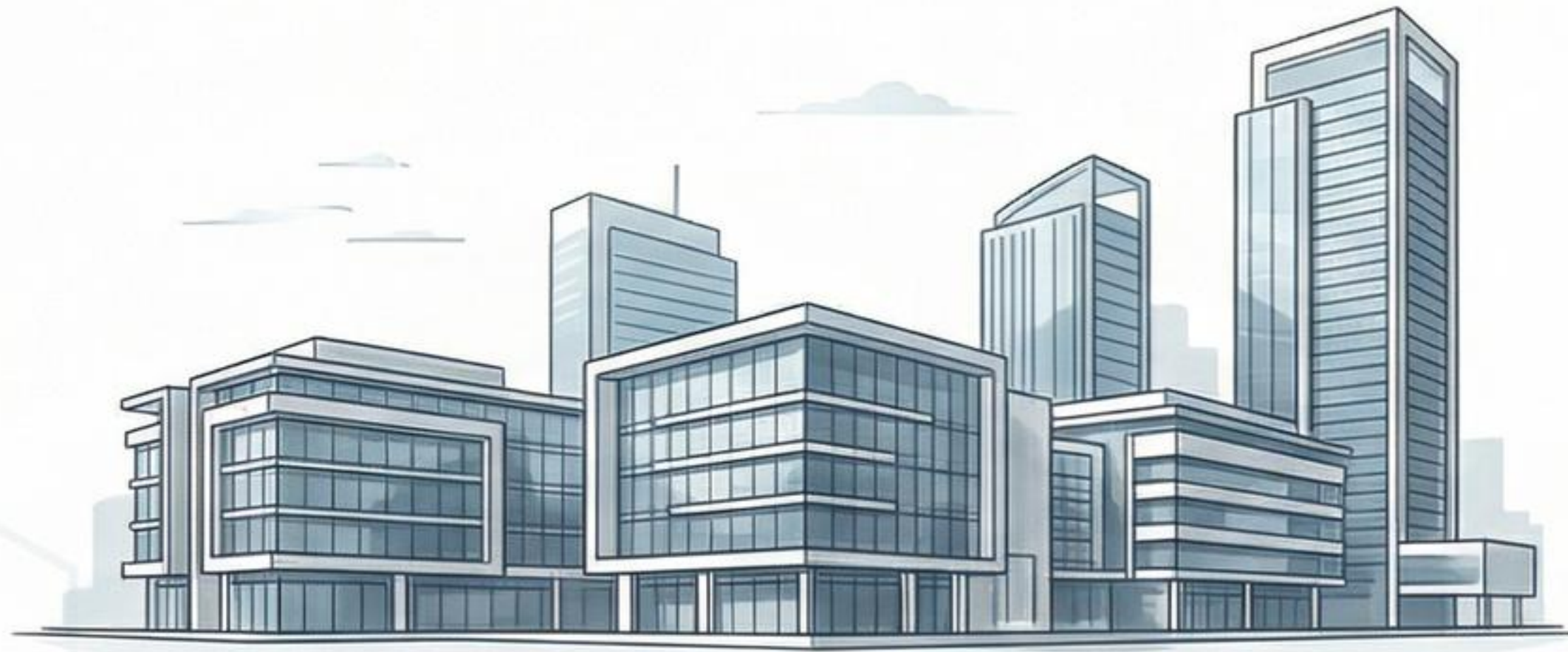




Prop971



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 VALLEY

EMAAR

DUBAI'S
FIRST TRUE
SUBURB





PERFECTLY POSITIONED

The Valley offers exceptional connectivity via Jebel Ali Lahbab Road, which starts at the Sheikh Zayed Road Interchange and extends to Emirates Road. This vital corridor drives rapid development, linking key areas such as Jebel Ali Industrial Area, JAFZA, Dubai South, DIP and culminating at the Expo 2020 site.



05
MINUTES

Drive to Rugby Sevens Stadium

08
MINUTES

Drive to Dubai Outlet Mall

25
MINUTES

Drive to Burj Khalifa & The Dubai Mall

25
MINUTES

Drive to Dubai Int'l Airport



THE VALLEY

TOTAL AREA

4.55 Mn. SqM





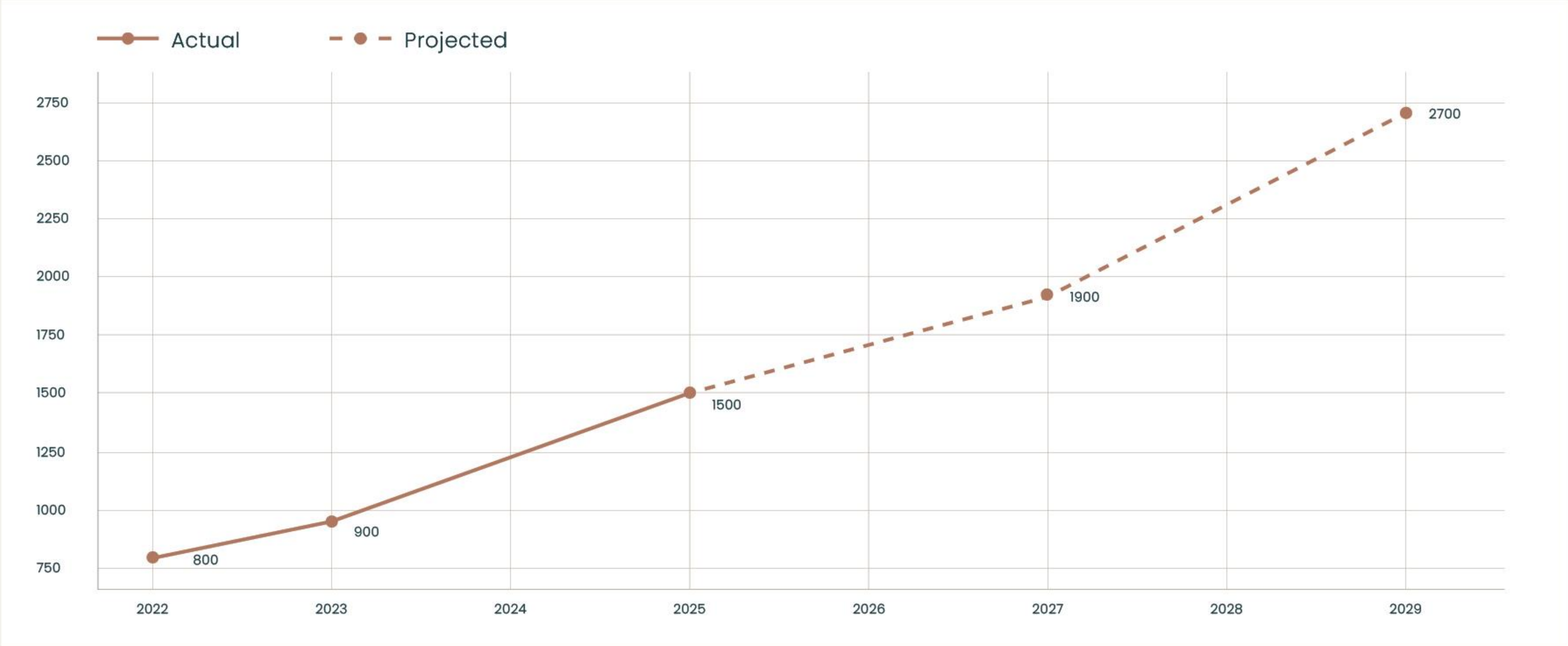
DREAMS BEGIN HERE

The Valley is a charming new community where modern townhouses 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.

Here, the beauty of nature blends effortlessly with elegant modern living, creating a community where every moment invites you to unwind, explore, and connect.



THE VALLEY ACTUAL & PROJECTED PSF (AED) TREND (2022 - 2029)



DECODING THE REASONS FOR A SPECTACULAR DEMAND



Golden Beach
47,000 SqM



Sport Village
25,000 SqM

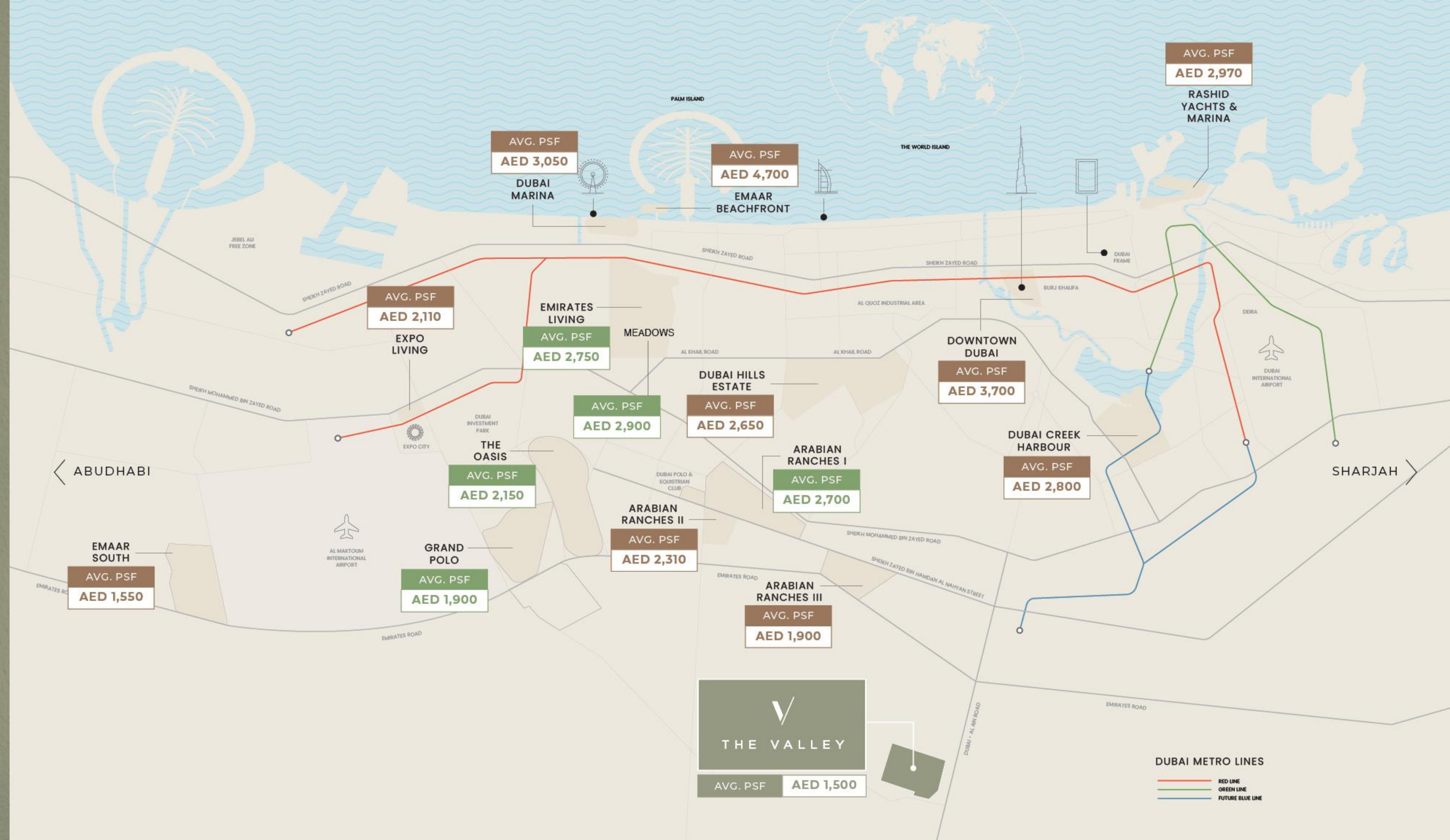


Kid's Dale
13,000 SqM



Central Park - The Valley Phase Two
249,680 SqM

EMAAR COMMUNITIES AVERAGE - PSF



INTRODUCING



THE VALLEY

A NEW CHAPTER



THE VALLEY

A NEW CHAPTER





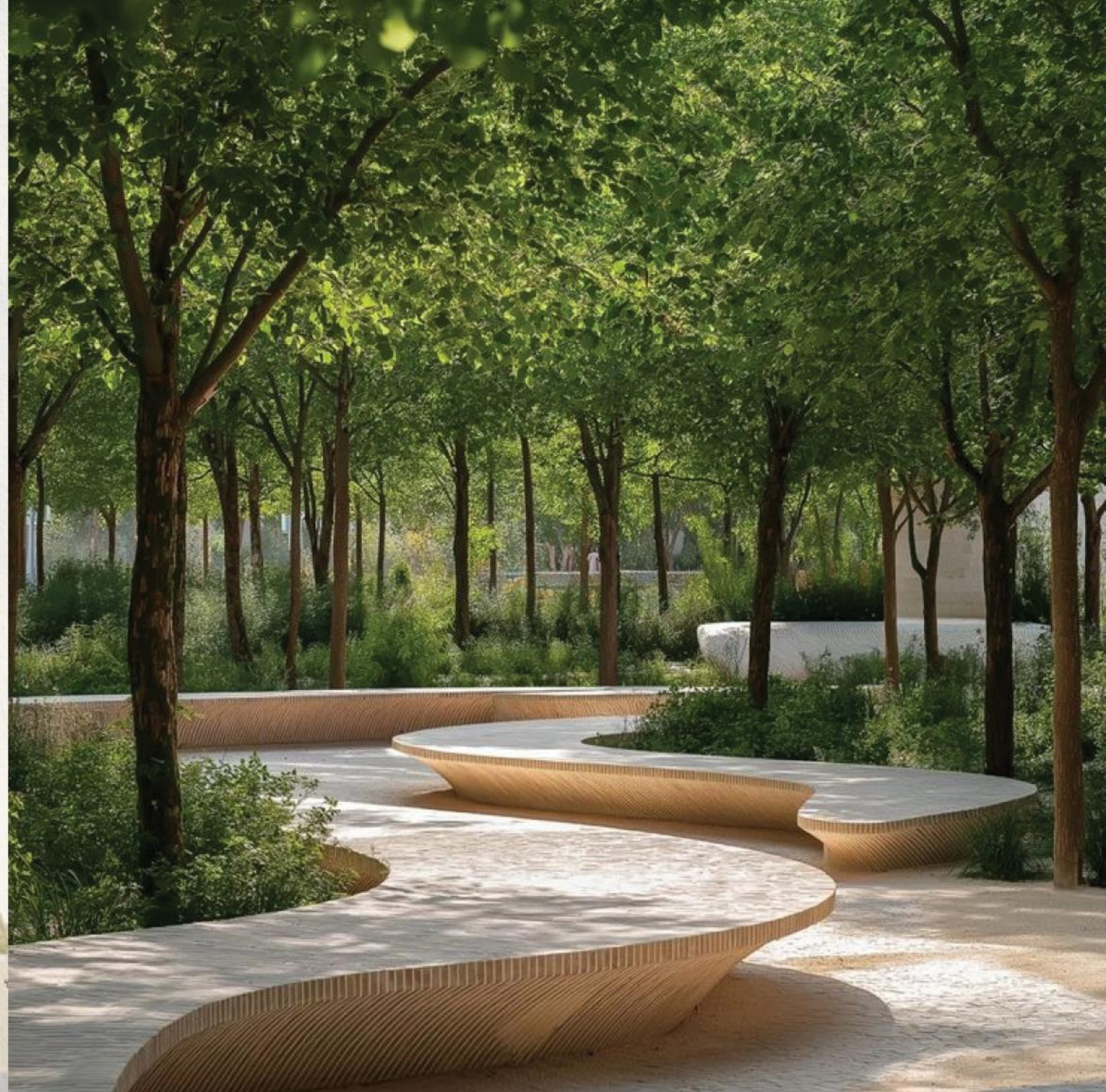
THE VALLEY

A NEW CHAPTER

Masterplan Total Area:	1.32 million Sqm
Total Open Space:	357,940.20 Sqm (27.20%)
Total Mix Use GFA:	441,178.42 Sqm
Total Residence Clusters:	8
Total Residence:	1,326
Estimated Resident Population:	5,808

THE INSPIRATION

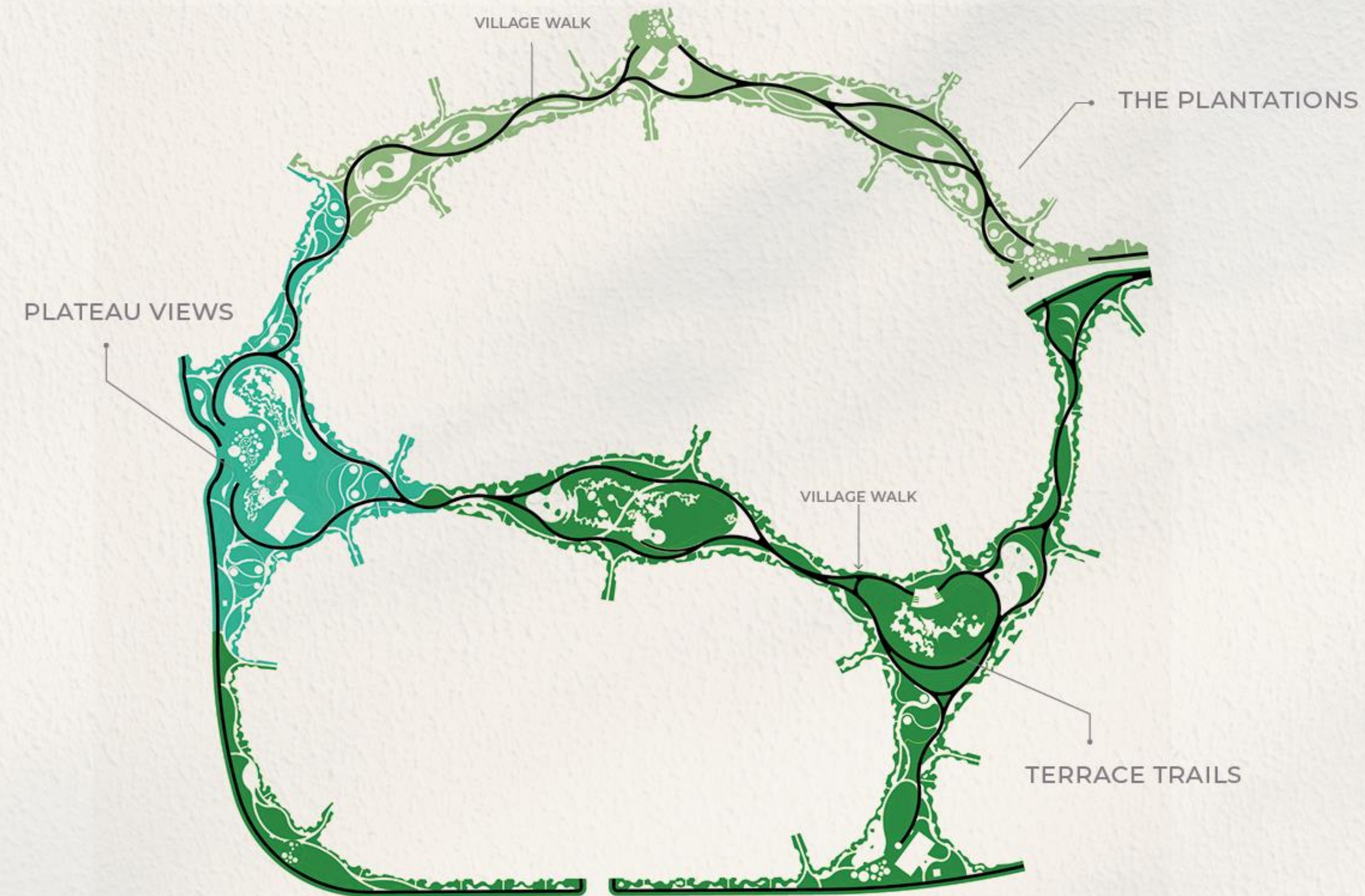
A masterplan phase which is rooted in the concept of slow living and a commitment to the natural way of life. Where soulfulness and play take the centerstage.





RETURN TO SENSORY EXPLORATION

Live by the circadian rhythm, grow, harvest & consume seasonal,
hear crickets at sundown and watch moonlight flood the terraces,
feel the dewy grass under your bare feet. Live slowly, live fully.



PLATEAU VIEWS

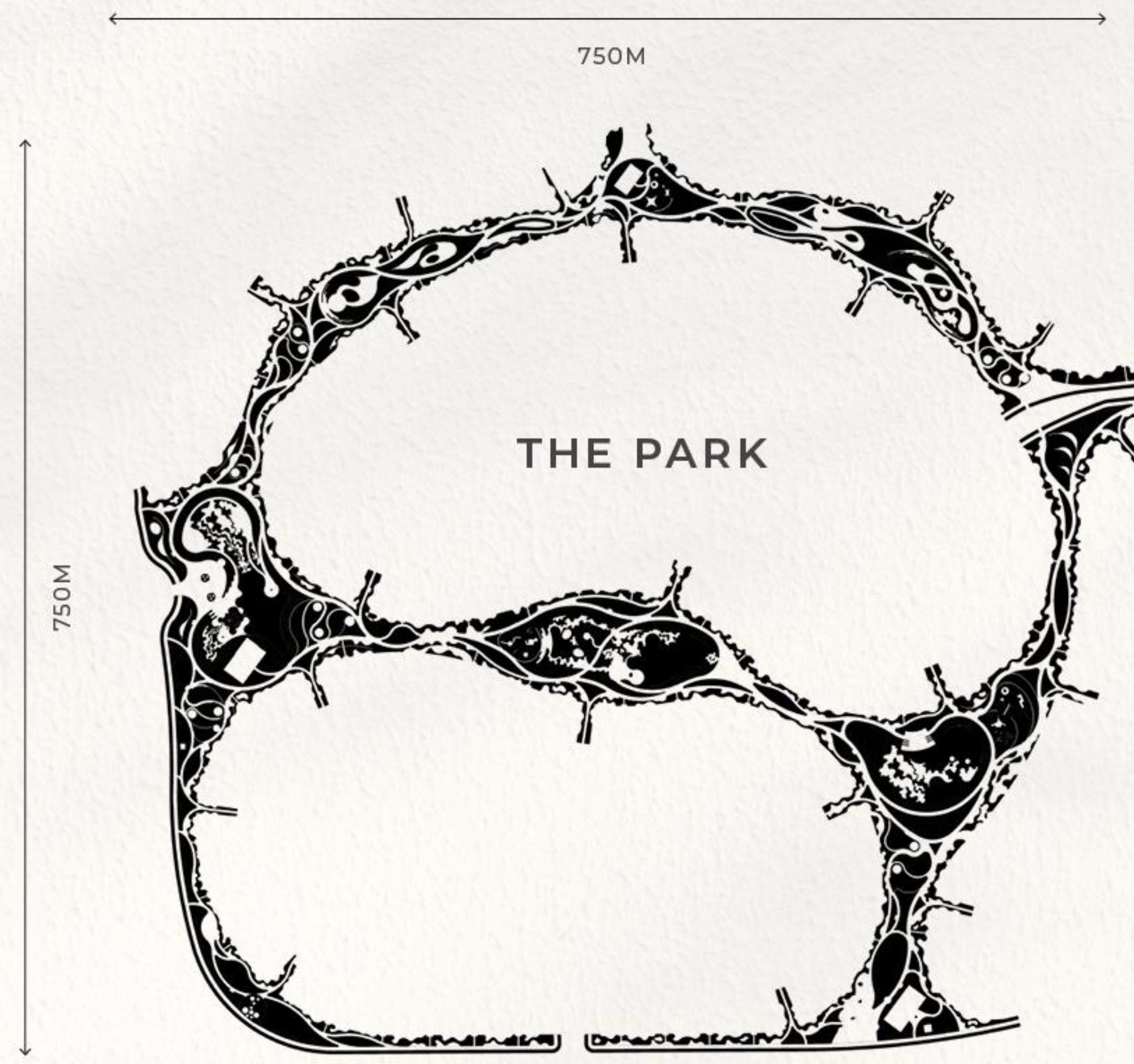
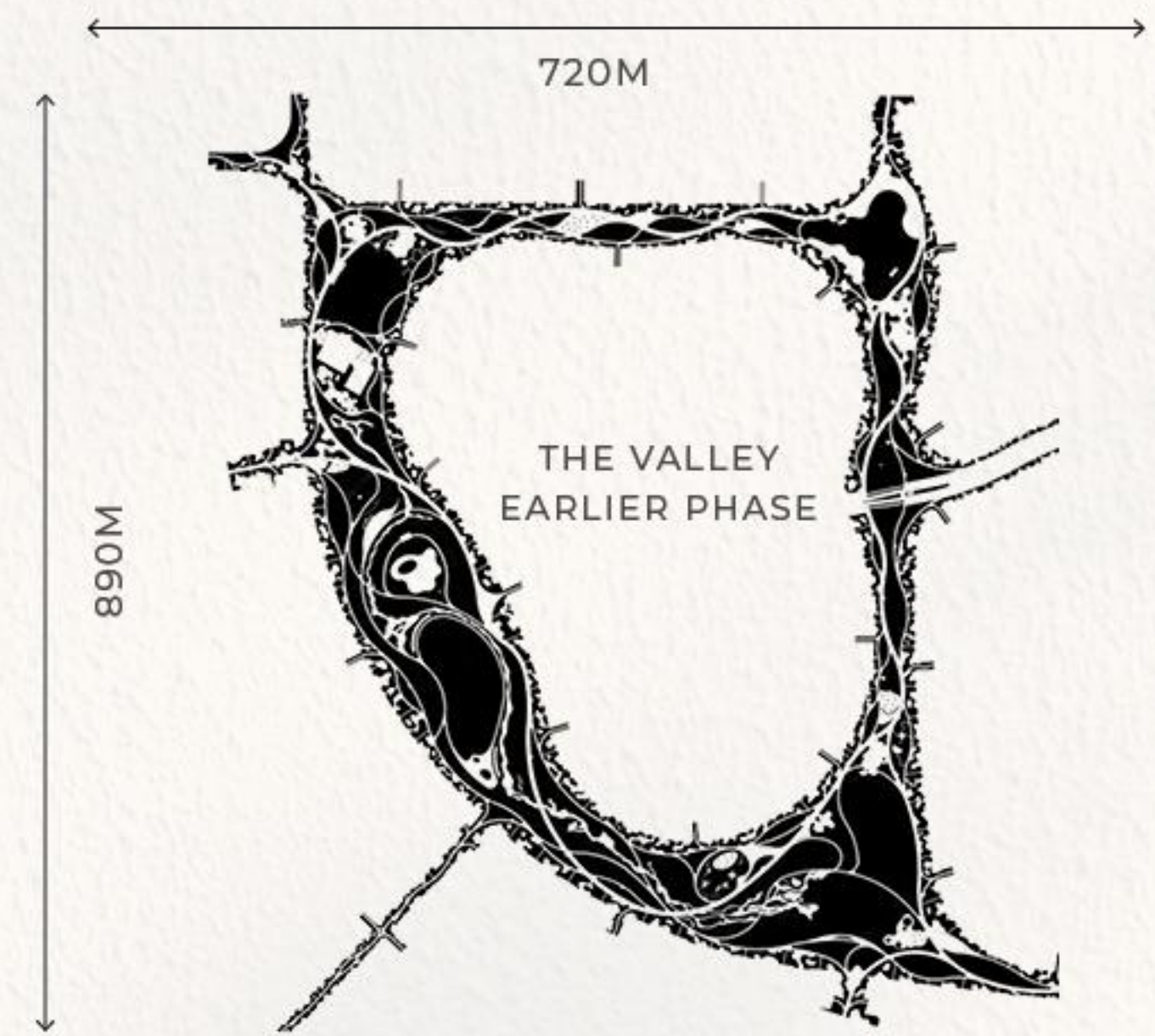


THE PLANTATIONS

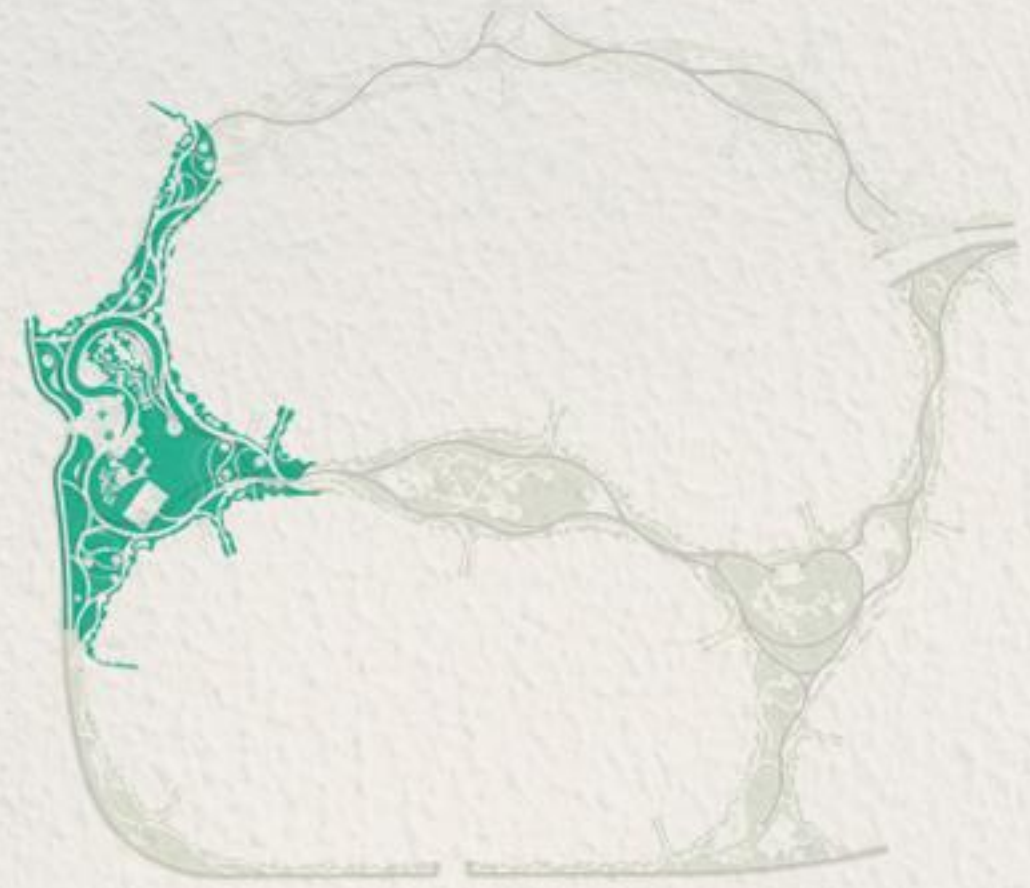


TERRACE TRAILS

SCALE COMPARISON



THE THREE ZONES



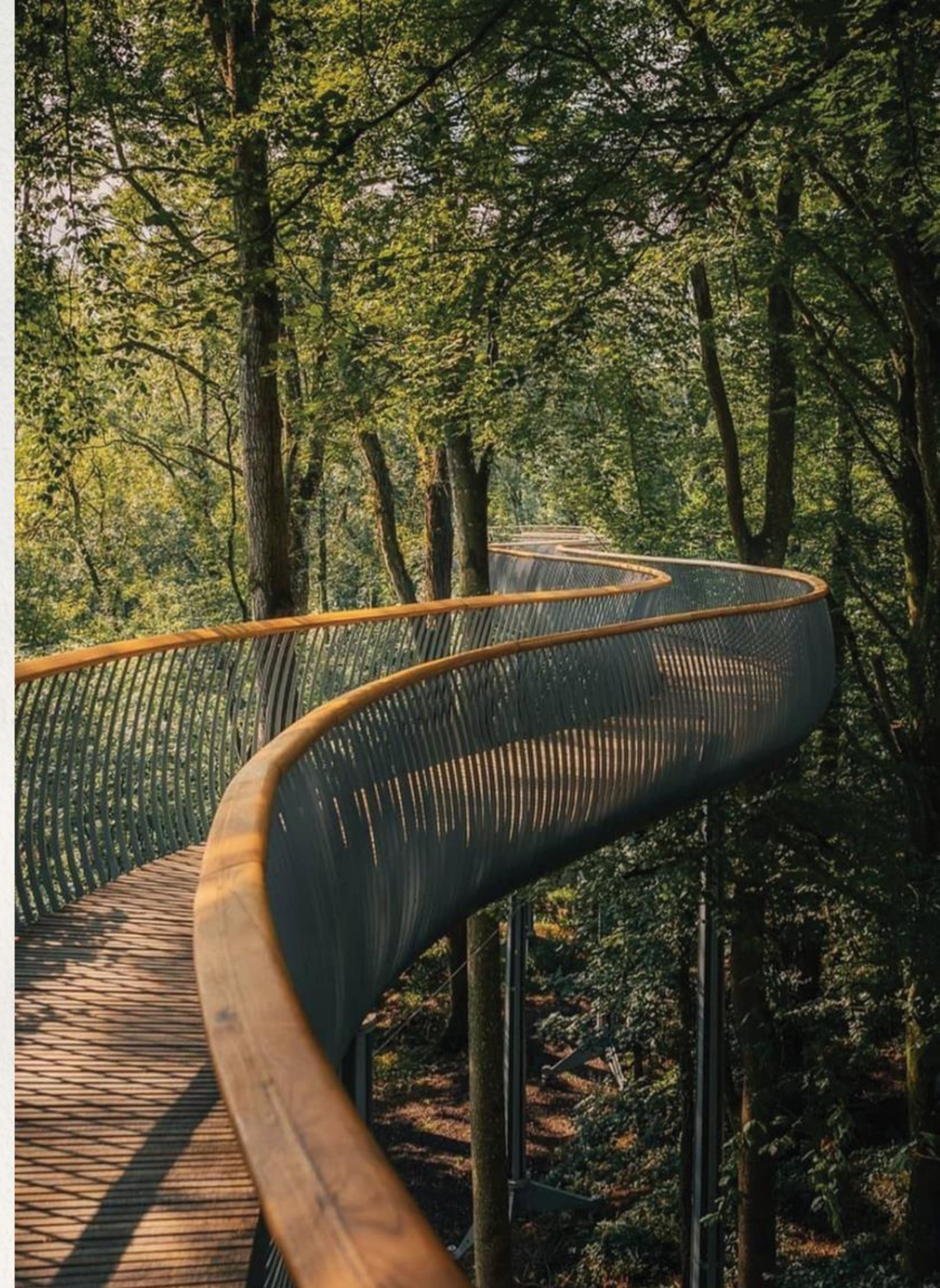
PLATEAU VIEWS



THE PLANTATION



TERRACE TRAILS





THE PARK (350,000+ SqM)

1A- VILLAGE MARKET PLAZA AND FALAJ FOUNTAIN

1B- ORCHARD PLAZA

2- VIEWING PLATFORM & STEPPED TERRACES DOWN TO VILLAGE GREEN

3- BASKET BALL COURT AT SWALE BASE

4- HIGH ROPES , ZIP LINE , ADVENTURE PLAY AND PICNIC AREA

5- GROWING TERRACES / FALAJ/ IMMERSIVE SUNKEN LOUNGE

6- STORM WATER SWALE WITH BRIDGE CROSSING / CANOPY WALK

7- OASIS PLAY AREA AND PADEL COURT

8- FITNESS AREA

9- FEATURE TERRACE LANDSCAPE AT ENTRY

10- TERRACED / TOPOGRAPHIC PLAY AREA

11- LAWN AND XERISCAPE TRAILS AT STORM WATER POND BASE

12- STEPPED DECK PLAT FORM / OVERLOOK WITH LOUNGE SEATING

13- LAWN VIEWING TERRACES

14- TENNIS COURT

15- STEPPED MONOLITHIC BLOCKS/ ACCESS TO STORM WATER POND

16- RAMPS ACCESS TO PICNIC AREA

17- FOOT BRIDGE TO ISLAND WITH NATURE HIDEOUT

18- PLAY AREA TERRACING DOWN TO CITRUS PICNIC GROVE

19- CAFE KIOSK

20- MUGA COURT

21- SCOOTER LOOP AND TRAMPOLINES

22- KIDS GROWING GARDEN

23- THE PLANTATIONS SCULPTURE WALK

24- MINI PUMP TRACK

25- PET PARK

THE WATER FEATURES



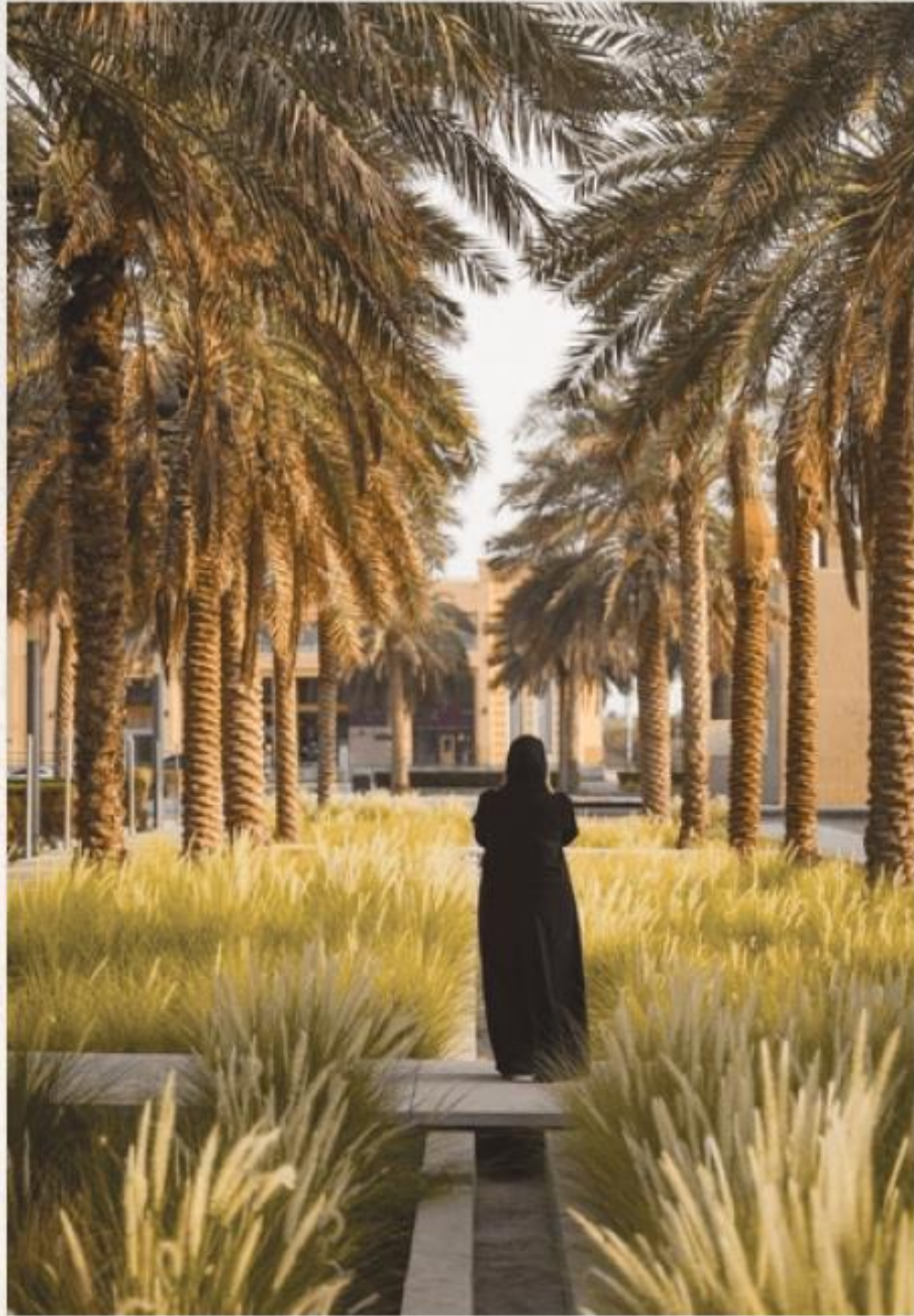
RETURN TO RHYTHM

Days shaped by sunrise, not screen-time. A community shaped by shared rhythms, not square footage.



THE HOMECOMING

Follow the whispers of nature, where Earth, Wind, Water & Light are constantly weaving pathways.
Come home to the elemental nature, where life feels organic, untamed by urban distractions.



RETURN TO CULTURE



RETURN TO PLAY



RETURN TO SLOW LIVING



RETURN TO CONNECTIONS



RETURN TO SERENITY

