

Reference No. **PLS00112**

DEVELOPER **EMAAR**

## Modern Villas | Green Lifestyle Community | Farm Grove

Starting from **₹ 4,440,000**

**Al Yufrah 1, Dubai, United Arab Emirates** [VIEW IN MAP](#)

- Payment Plan**  
10/70/20
- Handover From**  
Q3 2028
- Location**  
Al Yufrah 1, Dubai, U...
- Property Type**  
Villa
- DLD Fee**  
4 %

### Description:

**Farm Grove at The Valley by Emaar Properties** is a thoughtfully planned villa community that brings together modern architecture and a nature-centric lifestyle, offering residents a peaceful retreat away from the city’s fast pace while remaining well-connected to key destinations. Located within The Valley Dubai along Dubai–Al Ain Road, the development features an exclusive collection of **4 and 5 bedroom villas**, including **semi-detached** and fully **detached layouts**, all designed with spacious interiors, clean contemporary finishes, and large windows that maximize natural light and views of the surrounding greenery.

The concept of Farm Grove revolves around farm-to-living, where everyday life is enhanced by access to landscaped parks, Ghaf tree-lined pathways, and dedicated community farming spaces that encourage sustainable and outdoor living. Residents can enjoy a wide range of lifestyle amenities including **swimming pools, fitness and sports facilities, children’s play areas, pet-friendly zones**, and serene wellness spaces such as **yoga decks** and walking trails. The low-density layout ensures privacy while still fostering a strong sense of community through shared social hubs and open green areas.

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As part of the larger master development of The Valley, Farm Grove benefits from a fully integrated environment that includes retail outlets, dining options, a town centre, schools, and unique attractions such as Golden Beach and expansive recreational zones. Combining Emaar’s signature quality with a focus on space, nature, and family-friendly living, Farm Grove stands out as an ideal choice for end-users and investors seeking a balanced lifestyle in one of Dubai’s emerging suburban destinations.

## Amenities

Swimming Pool	Gym   Fitness Center	Spa   Sauna   Steam
Kids Play Area	24/7 Security & CCTV	High-speed Elevators
Smart Home Integration	Pet-friendly Zones	Supermarket / Store
Restaurants   Cafés	Pharmacy   Clinic	Gardens   Parks
Jogging   Cycling Track	Parking	Yoga   Pilates Studio
Multipurpose Hall	BBQ Area	Sports Courts

## Payment Plan

INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
Down Payment	Immediate	-	10
1	After Booking	28-02-2025	10
2	After Booking	31-07-2025	10
3	After Booking	31-01-2026	10

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INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
4	After Booking	31-07-2026	10
5	After Booking	31-03-2027	10
6	After Booking	31-08-2026	10
7	After Booking	29-02-2028	10
8	On Completion	-	20

Regulatory Information

Permit Number: **1019511706**

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DED: **771800**

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RERA: **143033**

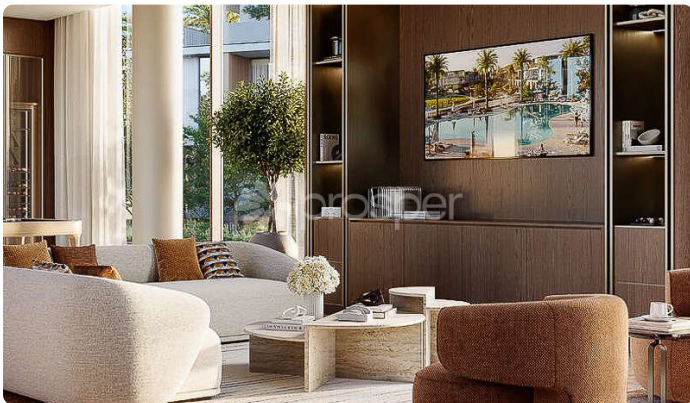
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BRN: **40659**

Trakheesi Permit:

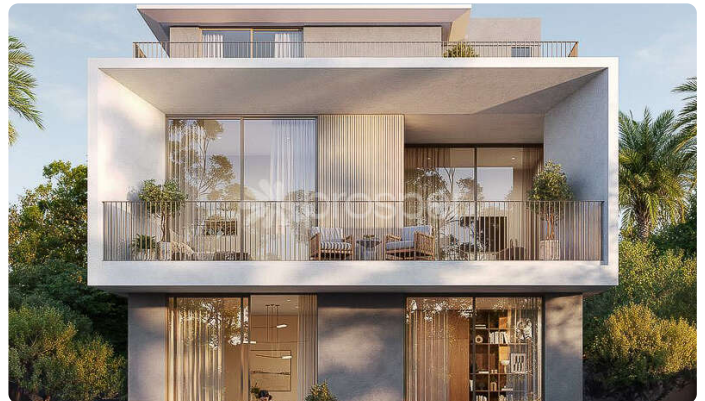


more photos



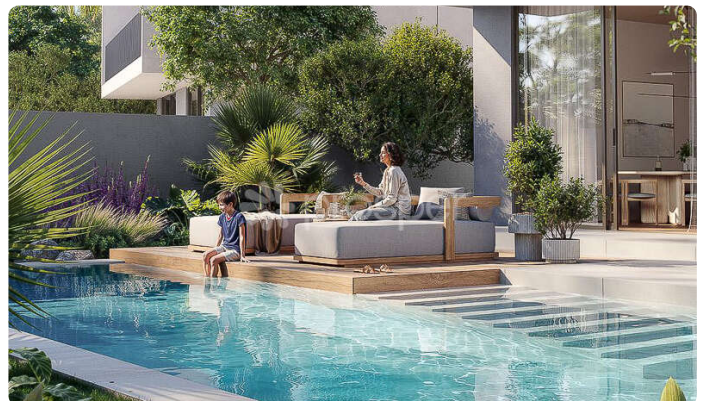
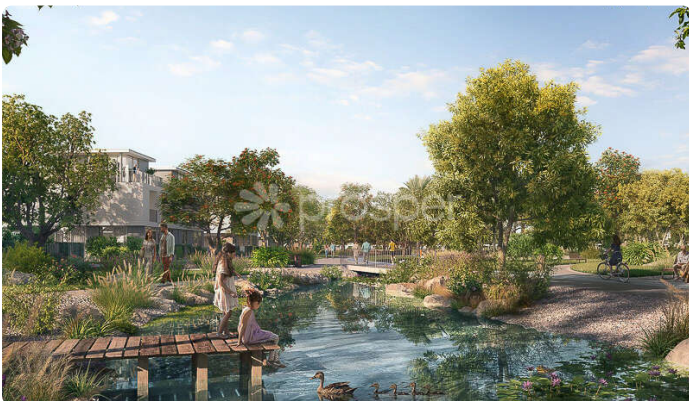
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### Unit Types

View units which comes under this project.

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## Villa

TYPE	BEDROOM	AREA (SQFT)	PRICE ₪	
4 BEDROOM - STAND ALONE VILLA (WILLOW)	4	Built Up: 3700 - 5500 Plot: 5081 - 8736	₪ 6,680,000	
4 BEDROOM - STAND ALONE VILLA (LAVENDER)	4	Built Up: 3700 - 5500 Plot: 5081 - 8736	₪ 6,680,000	
5 BEDROOM - STAND ALONE VILLA (IVY)	5	Built Up: 6000 - 6100 Plot: 6646 - 11291	₪ 7,830,000	
5 BEDROOM - STAND ALONE VILLA (ORCHID)	5	Built Up: 6000 - 6100 Plot: 6646 - 11291	₪ 7,830,000	
4 BEDROOM VILLA - (LOTUS)	4	Built Up: 3300 - 5500 Plot: 3229 - 6075	₪ 4,620,000	
4 BEDROOM - SEMI DETACHED VILLA (MARIGOLD A/B)	4	Built Up: 3300 - 5500 Plot: 3229 - 6604	₪ 4,440,000	
4 BEDROOM - SEMI DETACHED VILLA (LILY A/B)	4	Built Up: 3300 - 5500 Plot: 3229 - 6604	₪ 4,440,000	

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