

Reference No. **PLS00039**

DEVELOPER **EMAAR**

Modern Family Living | Stylish Design | Avelia

Starting from **₹ 7,250,000**



The Valley by Emaar - Al Ain - Dubai Road - Dubai - United Arab Emirates

[VIEW IN MAP](#)



Payment Plan
10/70/20



Handover From
Q4 2029



Location
The Valley by Emaar...



Property Type
Villa



DLD Fee
4 %

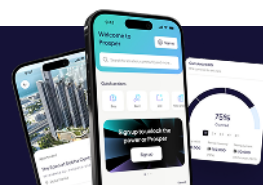
Description:

Avelia at The Valley, developed by **Emaar Properties**, is an exclusive luxury villa community situated in the heart of The Valley, one of Dubai's most thoughtfully master-planned neighborhoods. This premium development offers a collection of **4 and 5 bedroom villas** designed to provide an exceptional standard of modern family living, blending sophisticated architecture with natural elements and earthy color palettes.

Each villa is meticulously crafted with expansive floor plans, high ceilings, large terraces, and floor-to-ceiling windows, ensuring abundant natural light and seamless indoor-outdoor living. The design emphasizes both privacy and community, with low-density streets, landscaped green spaces, and tranquil surroundings that create a serene suburban lifestyle.

Set within the larger master-planned community of The Valley, Avelia offers residents access to a wealth of amenities, including parks, jogging and cycling tracks, children's play areas, BBQ zones, and retail and dining options at the

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community town center. The project is designed for families who value spacious, open living and a connection to nature, while remaining conveniently connected to Dubai via major roads like E66 and E77.

Avelia's villas also appeal to investors, thanks to Emaar's strong track record and The Valley's long-term growth potential, offering both lifestyle and financial value. With a buyer-friendly 80/20 payment plan and a focus on creating a harmonious, nature-integrated environment, Avelia embodies a perfect balance of luxury, comfort, and convenience, making it an ideal choice for discerning homeowners seeking a tranquil yet connected lifestyle in one of Dubai's most promising communities.

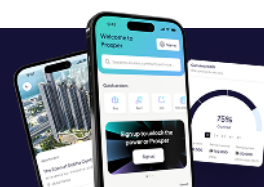
Amenities

 Swimming Pool	 Gym Fitness Center	 Kids Play Area
 24/7 Security & CCTV	 Smart Home Integration	 Pet-friendly Zones
 Jogging Cycling Track	 Sports Courts	 Maid's Room
 Beach Access	 Yoga Pilates Studio	 Clubhouse Community Center
 Concierge Services	 BBQ Area	 Supermarket / Store
 Restaurants Cafés	 Gardens Parks	 Parking

Payment Plan

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

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INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
3	After Booking	31-01-2027	10
4	After Booking	31-07-2027	10
5	After Booking	31-03-2028	10
6	After Booking	31-08-2028	10
7	After Booking	28-02-2029	10
8	On Completion	-	20

Regulatory Information

Permit Number: **0716371242**

DED: **771800**

RERA: **143033**

BRN: **40659**

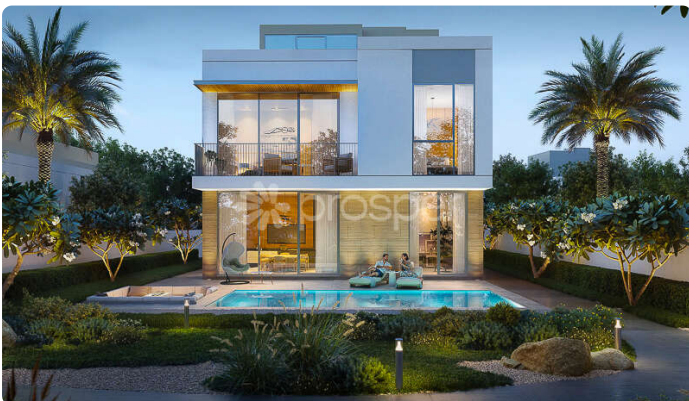
Trakheesi Permit:



[more photos](#)

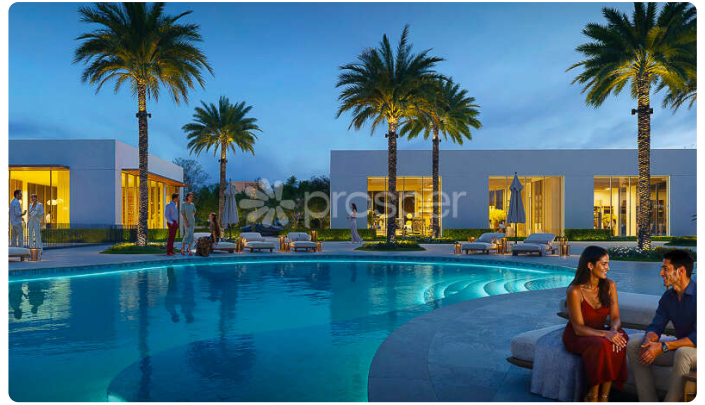
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Unit Types

View units which comes under this project.

Villa

TYPE 4 BEDROOM - TYPE A/TYPE B	BEDROOM 4	AREA (SQFT) Built Up: 4310 – 4346 Plot: 6250 – 6273	PRICE  7,250,000	
TYPE 5 BEDROOM - TYPE A/TYPE B (MEDIUM)	BEDROOM 5	AREA (SQFT) Built Up: 5610 – 5655 Plot: 6990 – 7005	PRICE  8,860,000	
TYPE 5 BEDROOM - TYPE A/TYPE B (PREMIUM)	BEDROOM 5	AREA (SQFT) Built Up: 7820 – 7857 Plot: 8850 – 8883	PRICE  13,090,000	

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