



alana

THE VALLEY

EMAAR

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THE VALLEY

Most Generous Sizes For TH's/Twin Villas
@The Valley so far!!!

	Average BUA 3 BR (SqFt)	Average BUA 4BR (SqFt)	Average BUA 5 BR (SqFt)
ALANA	3,788	4,157	4,859
RIVANA	3,152	3,430	4,487

~ 20% Bigger Sizes Than Rivana (3/4 BR Units)

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FLOOR PLANS

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Floor Plans - 3 BR Twin Villas

Avg Area – 3,788 SqFt, Avg Plot Size -3,456 SqFt



- Spacious Layouts
- Separate Formal & Informal Living Room
- Roof Terrace With Family Lounge
- Semi Closed Fully Fitted Kitchens

Floor Plans - 4 BR Twin Villas

Avg Area - 4157 SqFt, Avg Plot Size - 4147 SqFt



- Spacious Layouts
- Separate Formal & Informal Living Room
- Roof Terrace With Family Lounge
- Semi Closed Fully Fitted Kitchens

Floor Plans - 5 BR Twin Villas

Avg Area – 4,859 SqFt, Avg Plot Size -5,096 SqFt

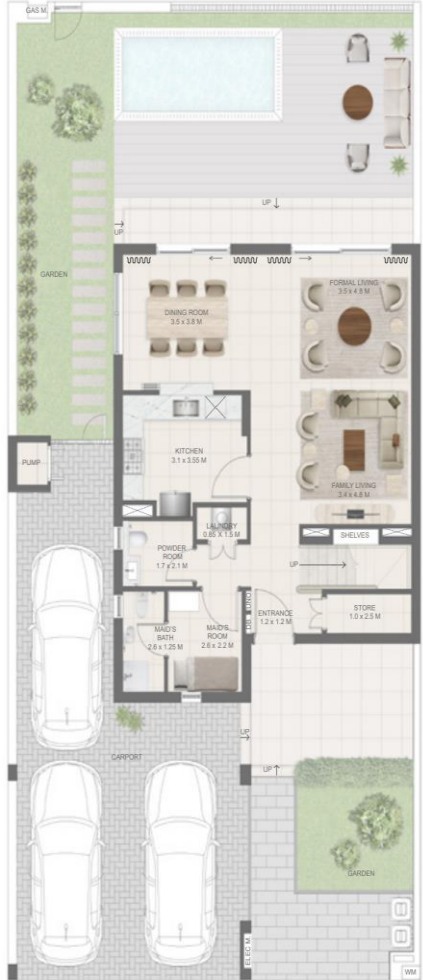


- Spacious Layouts
- Separate Formal & Informal Living Room
- Roof Terrace With Family Lounge
- Semi Closed Fully Fitted Kitchens

Most Spacious Internal Layouts @The Valley !!!

	Kitchen/Living/ Dining (SqFt)
ALANA	614
RIVANA	372

Alana has ~60% Larger Living Room Sizes Than Rivana



ALANA LAYOUT (3 BR Unit)



RIVANA LAYOUT (3 BR Unit)



A Great Opportunity



- Starting from AED 950 psf

COMMERCIALS

Unit Types	No of Units	Avg BUA (SqFt)	Avg Plot Size (SqFt)	Starting Price AED (Mn)
3 BR Twin Villas	27%	3,788	3,456	3.50
4 BR Twin Villas	48%	4,157	4,147	4.11
5 BR Twin Villas	25%	4,859	5,096	5.34

Total Inventory for sale- 270 units

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PAYMENT PLAN

Instalment	Payment %	Due Date
Down payment	10%	Oct-23
2nd Instalment	10%	Dec-23
3rd Instalment	10%	Apr-24
4th Instalment	10%	Aug-24
20% Construction Completion	15%	Apr-25
40% Construction Completion	15%	Oct-25
60% Construction Completion	10%	Mar-26
80% Construction Completion	10%	Sep-26
100% Construction Completion	10%	May-27

Handover Date – May 2027