

THE COMMUNITY

The Valley is a picturesque community where contemporary neighbourhoods blend with lush valleys and vibrant green spaces. A place to call home, it offers a well-rounded lifestyle, from wellness retreats, bustling promenades, schools to leisure activities. Every need is met in a calm, natural setting. Here, families grow and dreams take root.

WHY VINDERA?

- Nature's Playground: Life flows with lush gardens, forest trails and flower farms, creating a nature inspired lifestyle.
 - Homes of Timeless Elegance: 3 and 4 bedroom spacious townhouses offering open plan living, neutral tones, and serene park views.
 - Simplicity Meets Sophistication: Clean lines and simple facades set amid lush greenery for a serene, sophisticated lifestyle.
- Active Living at Your Doorstep: Exclusive clubhouse, modern gym and outdoor spaces inspire exploration and fun, while wellness sanctuaries support calm living.
 - Exclusive Resident Amenities: Social, leisure, wellness, and recreational facilities designed to enhance well-being.
 - Lively Social Hub: Vibrant cafés, boutique stores, and alfresco dining foster connection and a dynamic community life.



LOCATION AND VIEWS

- Effortlessly Connected: 15mins to Downtown Dubai, 20 Minutes to Dubai International Airport, 25 Minutes to Dubai Marina, 25 Minutes to Expo City Dubai
- The Valley: Located along Dubai-Al Ain Road, offering serene living with easy access to Dubai's key destinations.

Instalment	Payment Percentage	Date
Downpayment	10%	SEP 2025
1st Instalment	10%	NOV 2025
2nd Instalment	10%	MAY 2026
3rd Instalment	10%	NOV 2026
4th Instalment	10%	MAY 2027
5th Instalment 40% Construction Completion	10%	OCT 2027
6th Instalment 60% Construction Completion	10%	MAR 2028
7th Instalment 80% Construction Completion	10%	SEP 2028
8th Instalment 100% Construction Completion	20%	DEC 2029

RESIDENTIAL UNITS

Bedrooms	Units	Min. Plot Area (sq. ft.)	Min. BUA (sq. ft.)	Starting Price (in AED Mn)
3-Bedroom	352	1,617	2,396	3.07 Mn
4-Bedroom	226	2,588	2,907	4.14 Mn

- Total Units: 578
- Discover 3- and 4-bedroom townhouses featuring park views and private gardens. Designed for contemporary living, each home balances elegance, comfort, and connection to nature.
- Every villa at Vindera features contemporary clean designs fused with the surrounding green landscapes for a serene and sophisticated living experience.
- Open-plan living spaces at Vindera feature premium finishes and a subtle, neutral palette.



AMENITIES



- Exclusive resident clubhouse
 - Generous common landscape
 - Landscaped pool deck
 - Outdoor areas
 - Kids playground & recreational spaces
- State of art fitness centre
 - Multipurpose room
 - Pet park
 - Schools
 - Hospitals

THE DEVELOPER

EMAAR'S REVENUE FOR 2024 – AED 35.5 Bn

With a proven track-record in delivery, Emaar has delivered approximately 118,400+ residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.