

## The Community

The Valley is a quaint new town consisting of modern homes, where life finds its inspiration amidst the vast shimmering sands and lush green open spaces. It is a self-sufficient community offering a range of lifestyle amenities, educational options, healthcare services, leisure activities, and recreational facilities in a picturesque setting.

## Why Rivana?

- A private, gated neighbourhood within a natural setting.
- A picturesque neighbourhood combining comfort and modernity with beauty & serenity.
- A wide variety of indoor and outdoor retail options, as well as verdant pocket parks, and gourmet dining options.
- Contemporary, elegantly designed three, four and five-bedroom twin villas, nestled in nature.
- Steps away from The Valley's Golden Beach.
- Twin villas available in two architectural styles.



## Location & Views

- Beautiful views of verdant green landscapes.
- 5 mins from Rugby Sevens Stadium; 8 mins from Dubai Outlet Mall; 25 mins from Burj Khalifa & Downtown Dubai; 25 mins from Dubai Int' Airport.
- Perfectly positioned with easy access to all major areas of Dubai.
- Strategically located on the Dubai—Al Ain Road.

Instalment	Payment Percentage	Due Date
Down Payment	10%	June 2023
1 <sup>st</sup> Instalment	10%	August 2023
2 <sup>nd</sup> Instalment	10%	February 2024
3 <sup>rd</sup> Instalment	10%	August 2024
4 <sup>th</sup> Instalment 20% Construction Completion*	10%	February 2025
5 <sup>th</sup> Instalment 40% Construction Completion*	10%	August 2025
6 <sup>th</sup> Instalment 60% Construction Completion*	15%	January 2026
7 <sup>th</sup> Instalment 80% Construction Completion*	15%	July 2026
8 <sup>th</sup> Instalment 100% Construction Completion*	10%	March 2027

Twin Villas	AVG BUA (Sq ft.)	AVG Plot Area (Sq ft.)	Starting Price (In AED Mn)
3-Bedroom Twin Villas	3,152	3,400	2.8
4-Bedroom Twin Villas	3,430	3,547	3.3
5-Bedroom Twin Villas	4,487	5,192	4.3

- 486 total units
- 76 units: 3-Bedroom twin villas
- 296 units: 4-Bedroom twin villas
- 114 units: 5-bedroom twin villas



## Residential Units

- Three, Four and five-bedroom twin villas.
- Contemporary design, blending elegant aesthetics with natural beauty
- Floor-to-ceiling windows welcome in natural light and provide views of the picturesque landscape.
- Choose from two distinct styles: Clara and Kai.

## Amenities



- Playgrounds & Sports Facilities
- Barbecue & Picnic Areas
- Retail & Dining
- Golden Beach
- Pocket Parks
- Town Centre

## The Developer

EMAAR REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.