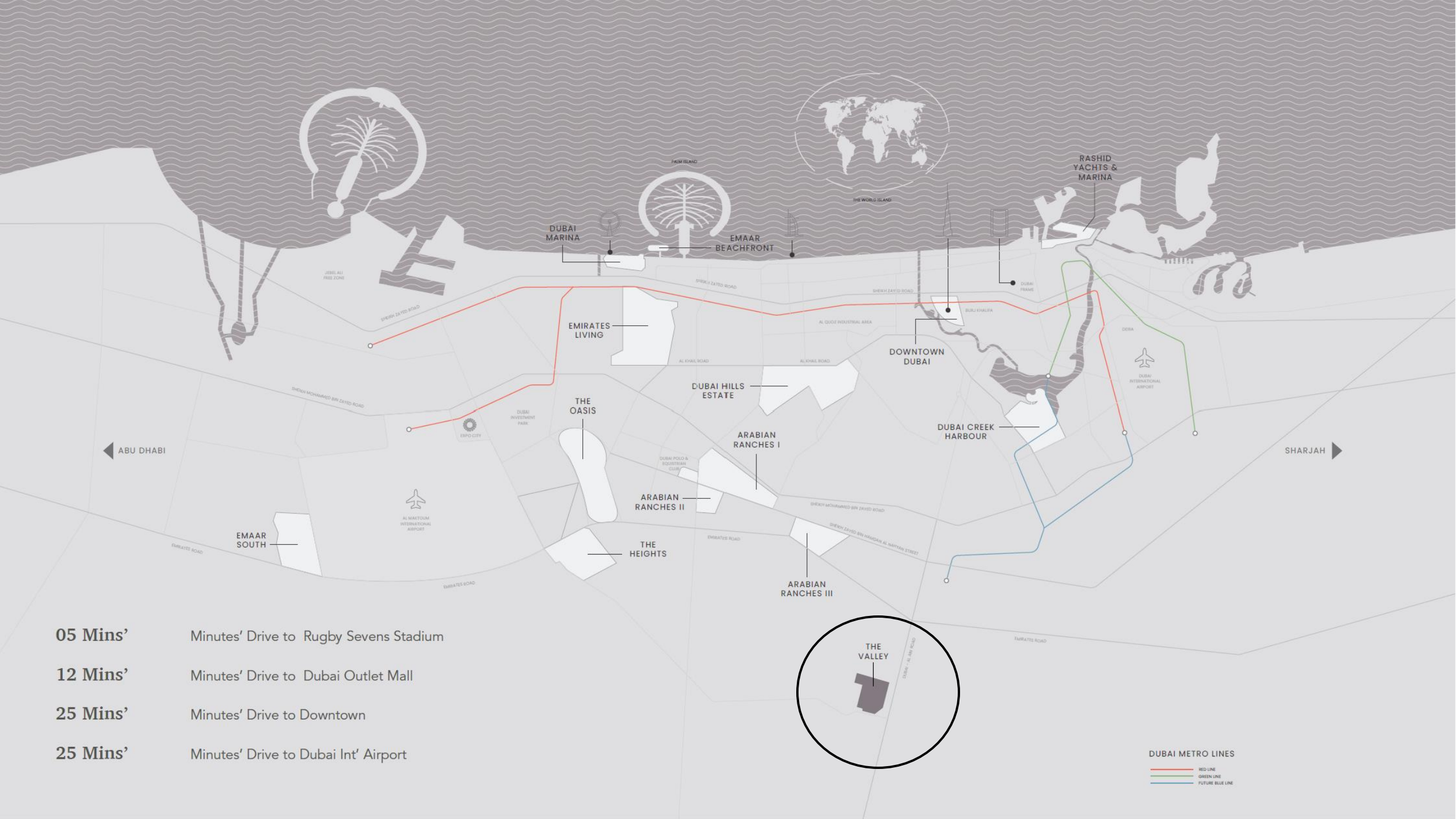


Welcome to

avena

THE VALLEY

EMAAR



- 05 Mins' Minutes' Drive to Rugby Sevens Stadium
- 12 Mins' Minutes' Drive to Dubai Outlet Mall
- 25 Mins' Minutes' Drive to Downtown
- 25 Mins' Minutes' Drive to Dubai Int' Airport

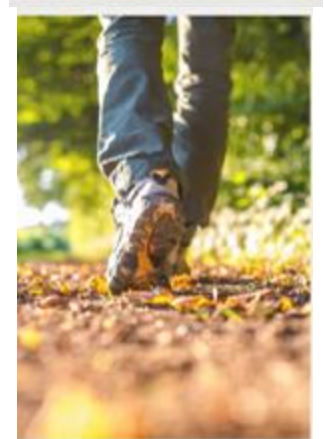
DUBAI METRO LINES

- RED LINE
- GREEN LINE
- FUTURE BLUE LINE



Natural Amenities

- Dune scape
- Forest Walk
- Meadow Walk
- Nature Themed Play
- Sensory Play
- Flower Park





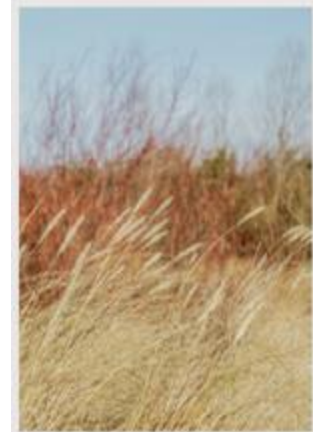
avena

THE VALLEY

- | | |
|----------------------|-------------------------------|
| (A) Guardhouse | (I) Feature Shade Structure |
| (B) Game Area | (J) Ghaf Tree Nursery |
| (C) Sports Court | (K) Sunken Recreation Lawn |
| (D) Kid's Play Area | (L) Adventure Play Area |
| (E) Picnic Area | (M) Hammock Area |
| (F) Open Lawn | (N) River |
| (G) Landscape Sikka | (O) Fountain & Look-Out Point |
| (H) Community Center | (P) EFM & Security Offices |

- | | |
|---|---|
| ● Gardenia | ● Lily |
| ● Lotus | ■ Utility |

KEY MAP

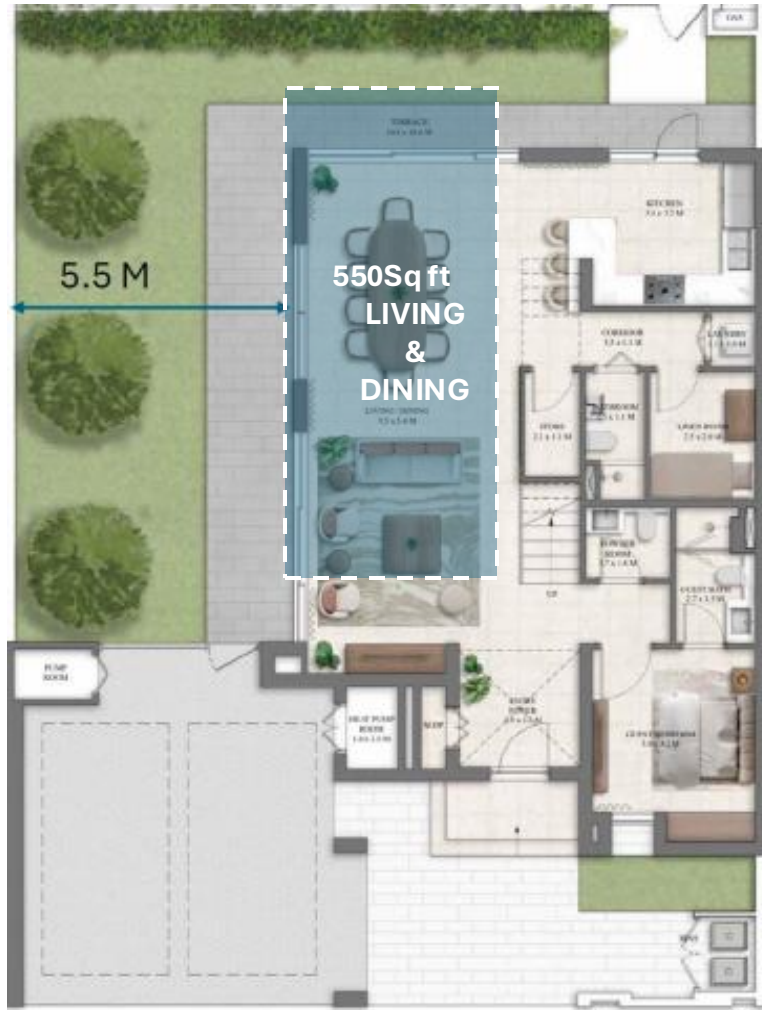




Unit Number		Estimated Completion Date		
TV Avena-V-21		2028-06-30		
Bed Rooms	Property Status	Total Area (SQ. FT)	Plot Area (SQ. FT)	Selling Price (AED)
4 Bedrooms		3688	3235	4,406,888.00

FOUR BEDROOM TYPE TWO

FLOOR PLAN ANALYSIS



GROUND FLOOR

- Double Height Entry Foyer
- Semi Closed Kitchen
- 550 sq ft living dining space
- 5.5 M setback for privacy & optimum space



FIRST FLOOR

- All Bedrooms have ensuite washrooms
- Master Bedroom : Walk in wardrobe
- Master bathroom : double Vanity



SECOND FLOOR

- Flexi room : Can be converted to extra bedroom or
 - Home Gym,
 - Office or
 - Home theatre
- Terrace can be converted to roof garden

Payment Plan

10%

Down Payment

On Booking

10%

1st Instalment

Sep 2024

10%

2nd Instalment

Feb 2025

10%

3rd Instalment

Jul 2025

10%

4th Instalment

Jan 2026

Upon 10% Construction Completion*

10%

5th Instalment

Jun 2026

Upon 20% Construction Completion*

10%

6th Instalment

Jan 2027

Upon 40% Construction Completion*

10%

7th Instalment

May 2027

Upon 60% Construction Completion*

20%

8th Instalment

Jun 2028

Upon 100% Construction Completion*

*Estimated Construction Completion Date

CONSTRUCTION MILESTONE	DUE DATE	PERCENTAGE	AMOUNT (IN AED)
1st Installment	15-Oct-24	10%	440,689.00
4% DLD + Oqood			179,275.00
2nd Installment	12-Dec-24	10%	440,689.00
3rd Installment	12-Apr-25	10%	440,689.00
4th Installment	2-Aug-25	10%	440,689.00
10% Construction	4-Jan-26	10%	440,689.00
20% Construction	4-Jun-26	10%	440,689.00
40% Construction	1-Dec-26	10%	440,689.00
60% Construction	6-May-27	10%	440,689.00
100% Construction	30-Jun-28	10%	881,376.00

Sweet Spot for Villas

AED 4-5 Mn

Price Range	H1 2023 (Mn AED)	H1 2024 (Mn AED)	% Change
2-3 Mn	278.9	79.1	-72%
3-4 Mn	653.0	651.0	0%
4-5 Mn	745.3	1,158.7	55%
5-6 Mn	975.5	1,093.8	12%
6-7 Mn	881.9	1,062.6	20%



- Looking at the Segments that have enjoyed the most growth this year – **the Sweet Spot turns out to be 4-5 Mn**
- The max growth has come about in the 4-5 Mn segment at 55% growth over last year
- The market is maturing as the customers are moving towards larger sized units

ONGOING RENTALS FOR 4 BED VILLAS IN EMAAR COMMUNITIES : DUBAI HILLS (SIDRA VILLAS)

Rentals History

Data from 1 Oct 2023 - 11 Oct 2024 ☒ Include data for current month

 [View Transactions on Map](#)

 [Share](#)

START DATE 	LOCATION	DURATION 	RENT (AED) 	TYPE	BEDS 	AREA (SQFT) 	VIEW ON MAP
11 Oct 2024	Sidra 1 Dubai Hills Estate > Sidra Villas	12 months NEW	590,000	Villa	4	3,456	
10 Oct 2024	Sidra 1 Dubai Hills Estate > Sidra Villas	12 months NEW	450,000	Villa	4	3,273	
8 Oct 2024	Sidra 2 Dubai Hills Estate > Sidra Villas	12 months NEW	440,000	Villa	4	3,456	
5 Oct 2024	Sidra 1 Dubai Hills Estate > Sidra Villas	12 months NEW	405,000	Villa	4	3,273	
1 Oct 2024	Sidra 1 Dubai Hills Estate > Sidra Villas	12 months NEW	440,000	Villa	4	3,273	
1 Oct 2024	Sidra 3 Dubai Hills Estate > Sidra Villas	12 months NEW	460,000	Villa	4	3,595	
1 Oct 2024	Sidra 1 Dubai Hills Estate > Sidra Villas	12 months NEW	405,000	Villa	4	3,273	