

The Community

Welcome to Velora 2 at The Valley, where modern living meets the gentle touch of nature. This charming community of elegant semi-detached 4-bedroom townhouses is designed to offer a sustainable lifestyle, nestled in harmony with the environment.



Location

Located in the heart of The Valley Phase Two, Velora 2 is your gateway to the serene Central Park. Here, you can enjoy the best of both worlds—urban convenience and the peacefulness of nature right at your doorstep.

Lifestyle

Living at Velora 2 means embracing a lifestyle of balance and connection. It's a place where you can explore the great outdoors, enjoy leisurely strolls through beautiful landscapes, and build a community with your neighbours. Whether you're seeking relaxation or adventure, Velora 2 offers a harmonious blend of both.

Architectural Style

Architecture of Velora 2 is all about modern simplicity. The sleek, clean lines of the townhouses come in three unique façade styles, creating a community that's both diverse and harmonious in its beauty.

Interiors

Step into homes at Velora 2 and you'll find contemporary interiors that radiate warmth. With natural warm tone finishes, these spaces are designed to be inviting and cozy, offering a perfect blend of style and comfort for everyday living.



Instalment	Payment Percentage	Due Date
Down Payment	10%	Oct 2024
2 nd Instalment	10%	Dec 2024
3 rd Instalment	10%	May 2025
4 th Instalment	10%	Sep 2025
5 th Instalment	10%	Feb 2026
6 th Instalment <i>20% Construction Completion*</i>	10%	Jul 2026
7 th Instalment <i>40% Construction Completion*</i>	10%	Jan 2027
8 th Instalment <i>60% Construction Completion*</i>	10%	Jun 2027
9 th Instalment <i>100% Construction Completion*</i>	20%	Jul 2028

Townhouses	Units	Min BUA (Sq. Ft.)	Max BUA (Sq. Ft.)	Starting Price (In AED Mn)
3-Bedroom	156	2,457	2,514	2.93
4-Bedroom	156	2,695	2,732	3.37

Units

312 total units: 3-4 Bedroom Townhouses



Residential Unit Types

Each home at Velora 2 is thoughtfully designed to offer space and comfort. These semi-detached townhouses, all featuring four bedrooms, are built on generous plots, making them the perfect choice for families seeking a blend of luxury and practicality.

Amenities

Velora 2 boasts a range of amenities designed for outdoor enjoyment and relaxation. Residents can unwind in the beautifully landscaped amenity area, enjoy movies under the stars at the outdoor cinema, and gather with friends and family in the inviting outdoor living room.



- Landscaped lawn area
- Landscaped pool deck
- Close proximity to Sports Zone
- Kids' playground
- State-of-the-art fitness centre
- Indoor multipurpose room

The Developer

EMAAR'S REVENUE FOR H1 2024 – AED 14.4 Bn

With a proven track-record in delivery, Emaar has delivered approximately 115,000 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.