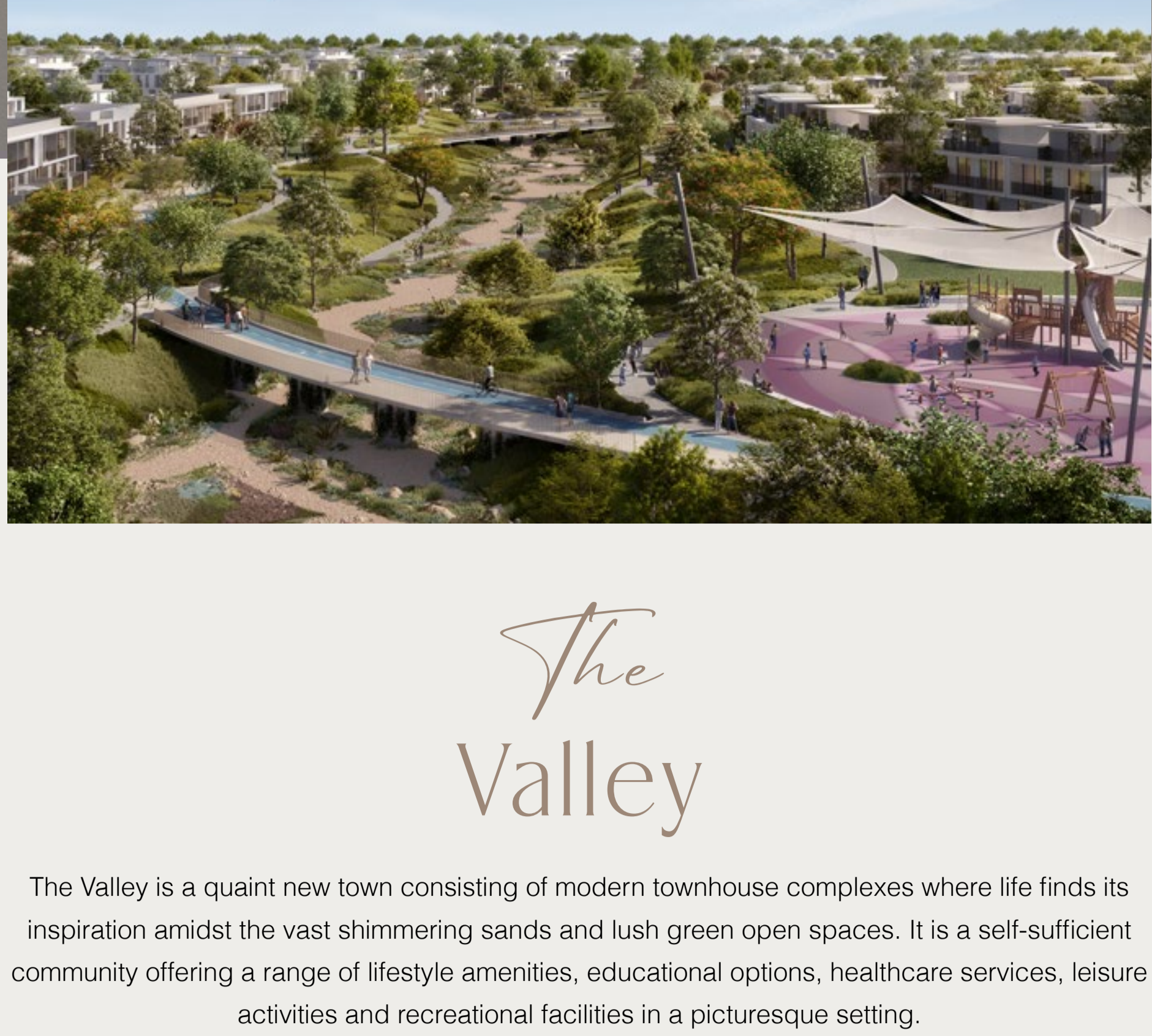


# velora 2

THE VALLEY



## The Valley

The Valley is a quaint new town consisting of modern townhouse complexes 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 Velora 2

Welcome to Velora 2 at The Valley, where modern living meets the gentle touch of nature. This charming community of elegant 3 & 4-bedroom townhouses is designed to offer a sustainable lifestyle, nestled in harmony with the environment.

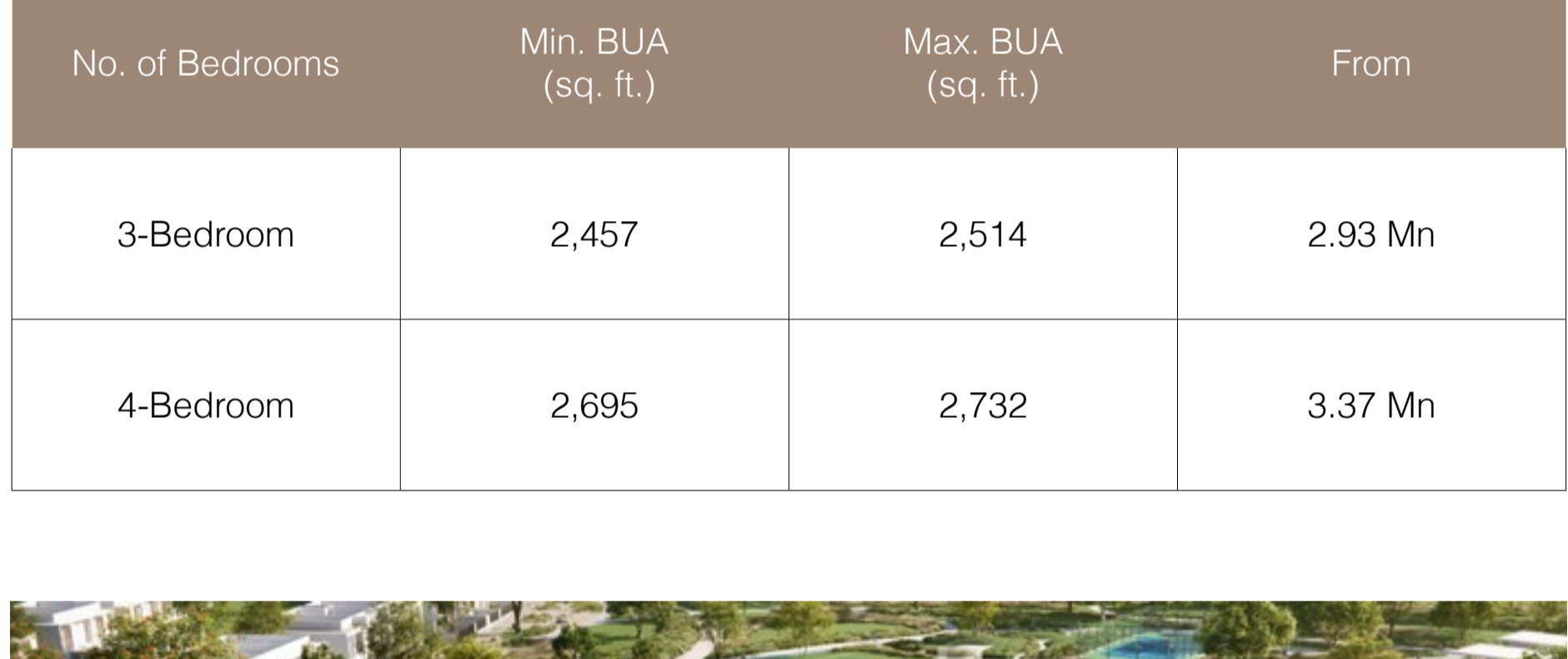


## Balanced Living Endless Exploration

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 offers a harmonious blend of both.



## Residential Units



Each home at Velora 2 is thoughtfully designed to offer space and comfort. These townhouses, all featuring 3 & 4-bedrooms, are built on generous plots, making them the perfect choice for families seeking a blend of luxury and practicality.

Townhouse	Area Sq. ft.		Starting Price (in AED Mn)
	No. of Bedrooms	Min. BUA (sq. ft.)	Max. BUA (sq. ft.)
3-Bedroom	2,457	2,514	2.93 Mn
4-Bedroom	2,695	2,732	3.37 Mn



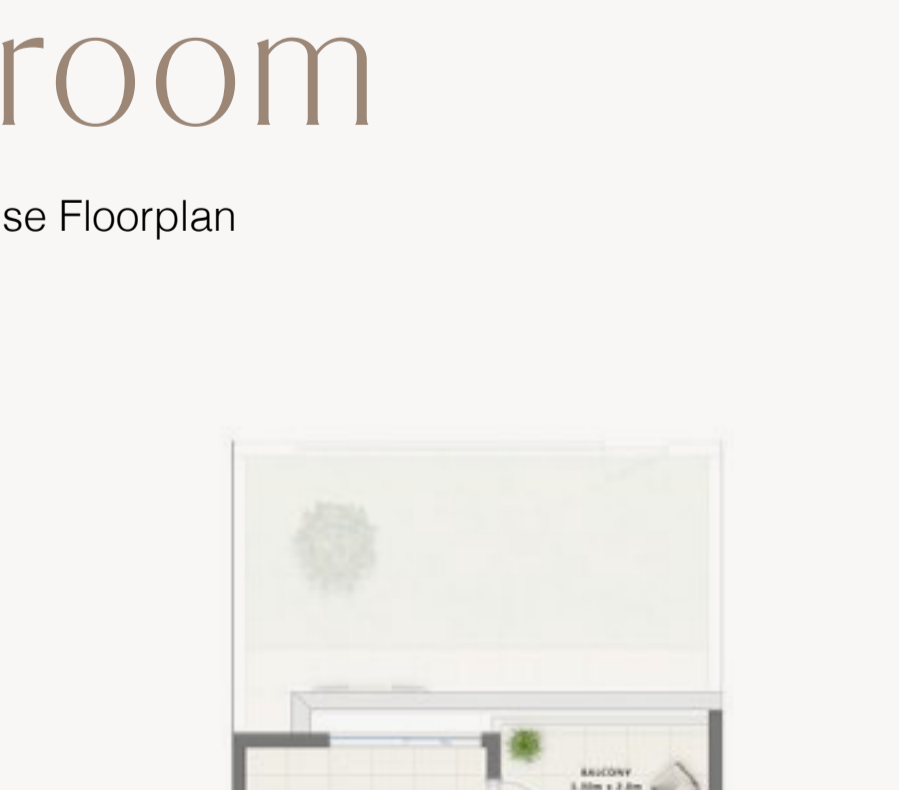
## Payment Plan

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

## Nearby Attractions



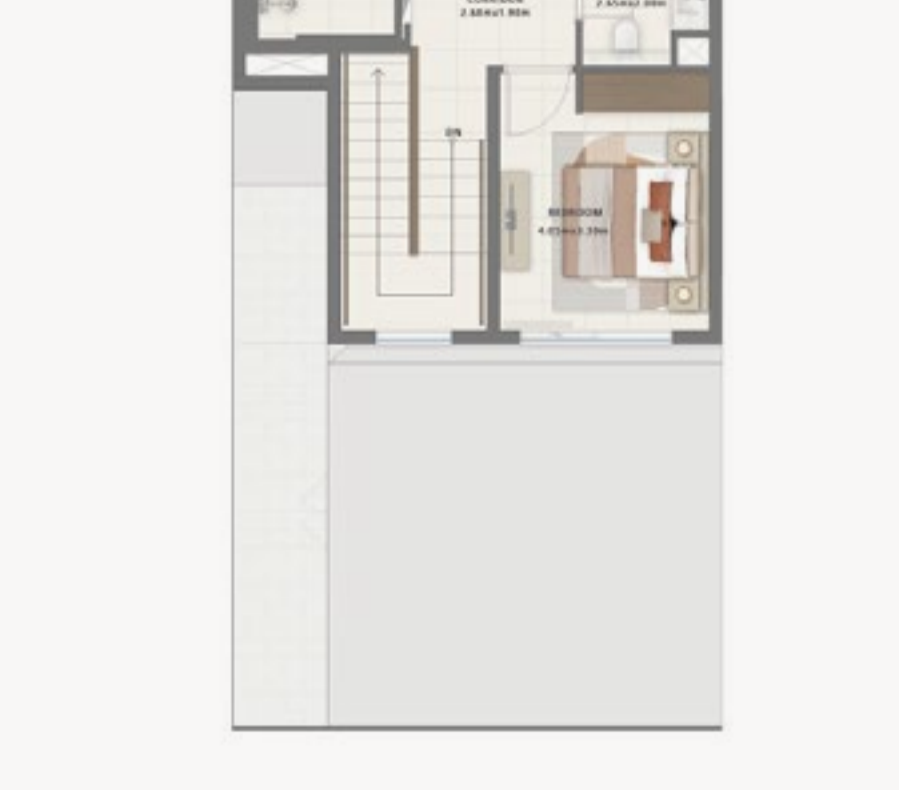
Sports Zone



Pool and Clubhouse



Central Park



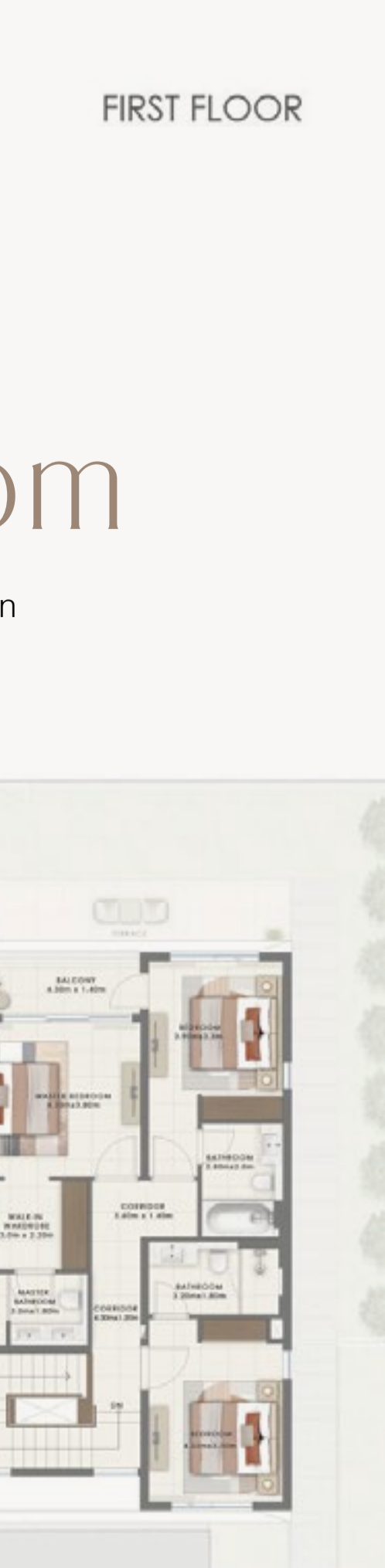
Kids Dale

## 3-Bedroom

Typical Townhouse Floorplan



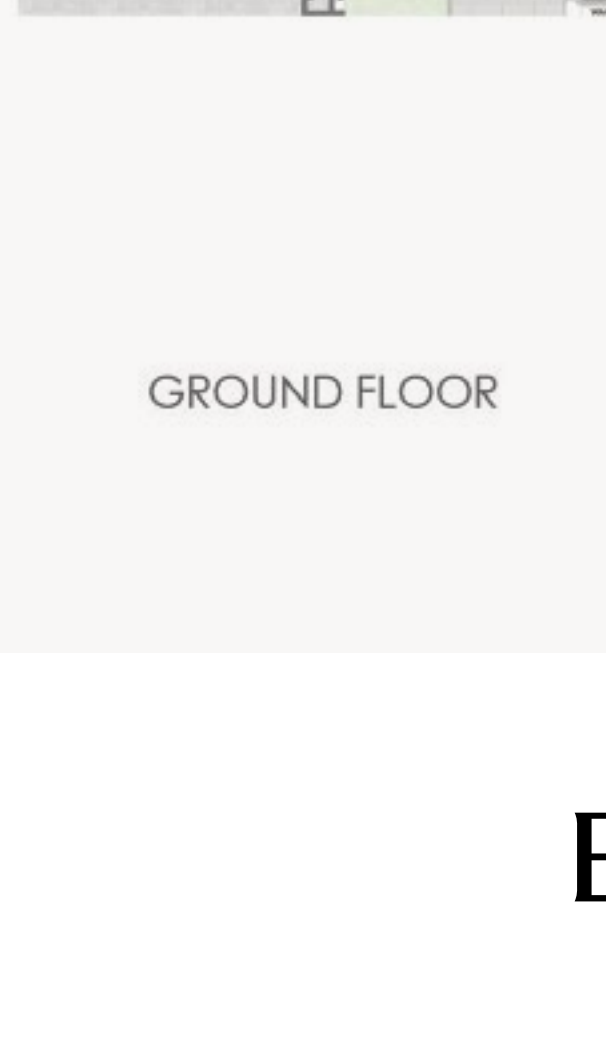
GROUND FLOOR



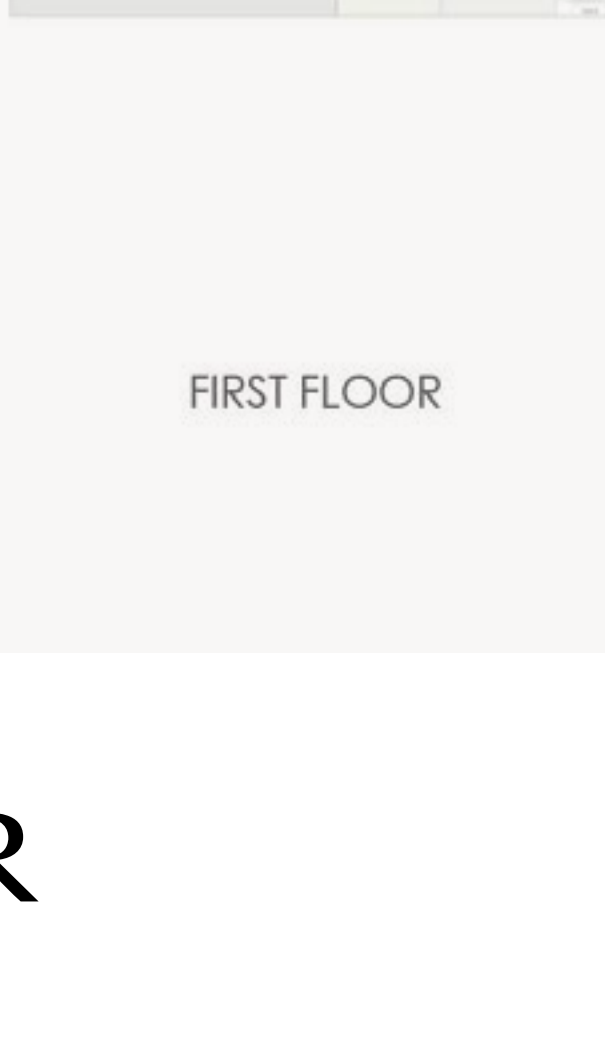
FIRST FLOOR

## 4-Bedroom

Typical Townhouse Floorplan



GROUND FLOOR



FIRST FLOOR