

# E L O R A

T H E V A L L E Y



EMAAR





# Dreams Begin Here

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. The Valley is the perfect place for you to empower your dreams and become the innovators and visionaries to lead the future of the world.



# Perfectly Positioned

With easy access to all major areas of Dubai and an array of green open spaces, The Valley is strategically located on the Dubai - Al Ain Road, a major connection point between the emirates of Dubai and Abu Dhabi.

**05**  
MINUTES

Drive to Rugby Sevens Stadium

**25**  
MINUTES

Drive to Burj Khalifa & The Dubai Mall

**08**  
MINUTES

Drive to Dubai Outlet Mall

**25**  
MINUTES

Drive to Dubai Int' Airport





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Welcome  
to  
Elora







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A Sustainable  
Community  
Connected to  
Nature

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# Enchanting Natural Setting

A community where you can take in the beauty of each day, Elora is a paradise where residents can seek comfort by engaging with nature in the beautifully designed lush surroundings. Here, you will enjoy sustainable buildings, fully harmonised with the natural environment and surrounded by the stunning beauty of the green earth. It's the perfect setting to cultivate a tranquil mind and an active body, providing you with the highest quality of life.







FARM GARDENS

The Valley Gate



ORANIA

EDEN

ELORA  
THE VALLEY

NARA

TALIA

DUBAI - AL AIN ROAD



Golden Beach



Sports Village




Kids Dale

# Blissful Harmony with Nature

Premier-class amenities reflect the relaxing atmosphere of Elora. For those seeking a balance between style and substance in their lives, the community features social and leisure spaces, and quiet wind-down zones.

A vibrant neighbourhood with world-class amenities and a strong sense of community spirit. This suburban haven was designed to promote happiness and harmony with nature by combining a close relationship with both.

 Footsteps from Golden Beach

 A short walk to the Sports Village





## AMENITIES

- A. ELORA GATEHOUSE
- B. LAWN
- C. KIDS PLAYGROUND
- D. COMMUNITY CLUBHOUSE
- E. NATURE TRAIL

- F. TRAMPOLINE PARK
- G. OUTDOOR LIVING ROOM
- H. RUNNING TRACK
- I. COMMUNITY GARDEN
- J. TABLE TENNIS

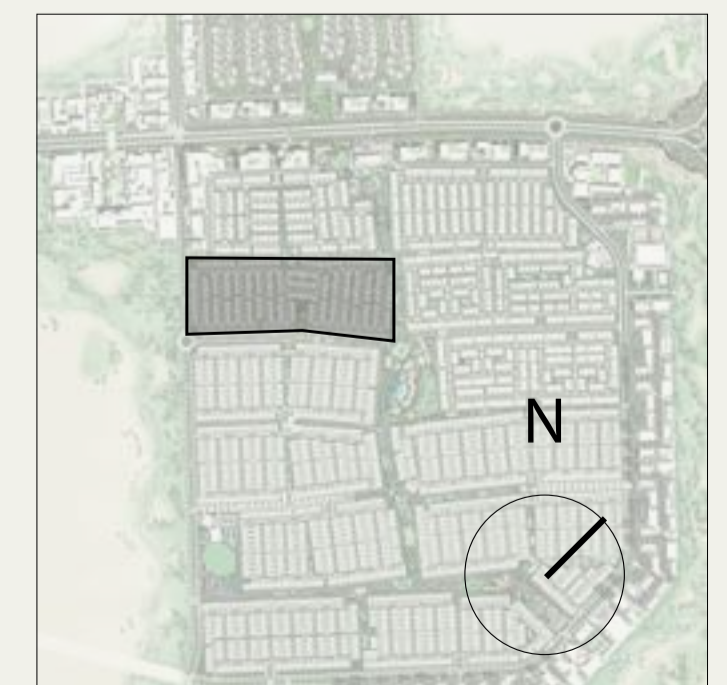
- K. HALF BASKETBALL COURT
- L. MULTI-USE GAMING COURT
- M. OUTDOOR COMMUNAL TABLE

## STYLES

- MYSK
- MOON

## TYPES

- 3 BR TOWNS
- 4 BR TOWNS
- UTILITIES





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# Convenience Ideal Family Haven

Elora is all about you, your family, and your friends enjoying life to the fullest.

Elora consists of 3 and 4-bedroom townhouses ideally located in a tranquil family haven far from the commotion of the city yet conveniently close to all that Dubai has to offer.

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Perfect Balance Between  
Style & Substance





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# Exceptional Leisure Facilities

Life in Elora includes unique activities and incredible amenities. Engage with nature by riding along the green cycling path, jogging through the trees, or doing yoga against a lush backdrop. Boost your well-being by swimming laps in the pool, working out in the ultramodern gym and rallying in the contemporary tennis courts.

Participate in the thriving multicultural community of Elora through regular garden barbecues and picnics. Children can find hours of entertainment playing on the on-site playground.

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# Suburban Haven Designed to Promote Happiness







## Nature-themed Entrance

The park-themed entrance makes you feel like you're entering a magical secret garden, immersing you in a state of natural bliss immediately upon entering.

## Community Park

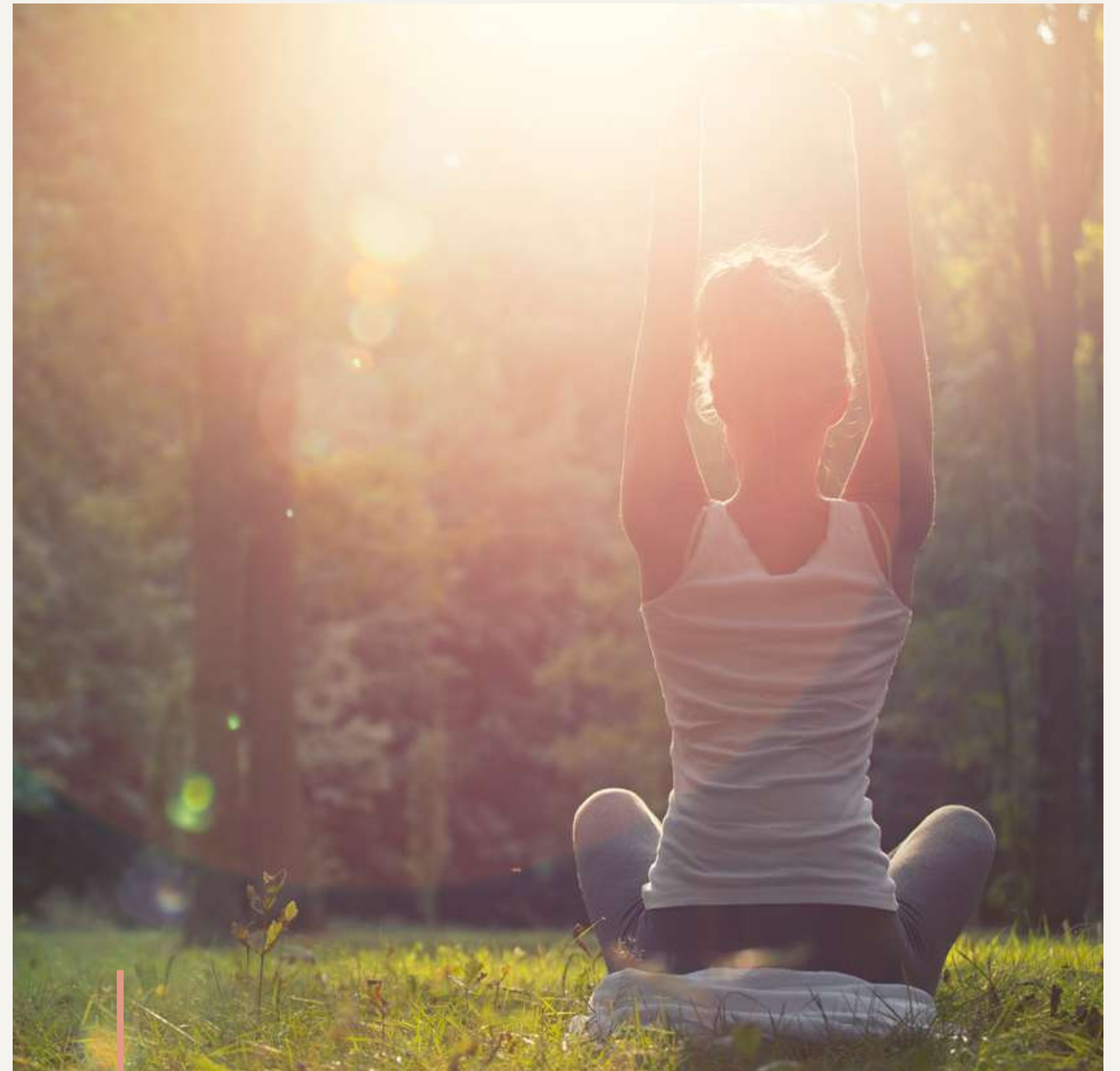
With its shaded seating area, small outdoor and picnic areas, and trampoline park for children, the community park encourages healthy lifestyles for the whole family.





## Cycling Path

The cycling path offers an enchanted journey through the surrounding trees and the lush spaces. Lose yourself in the magnificent natural landscape and develop mental clarity through healthy daily routines.



## Yoga Lawn

Cultivate inner tranquility through the practice of yoga. The thoughtfully designed yoga lawns provide a platform to embrace the moment and elevate your flow.



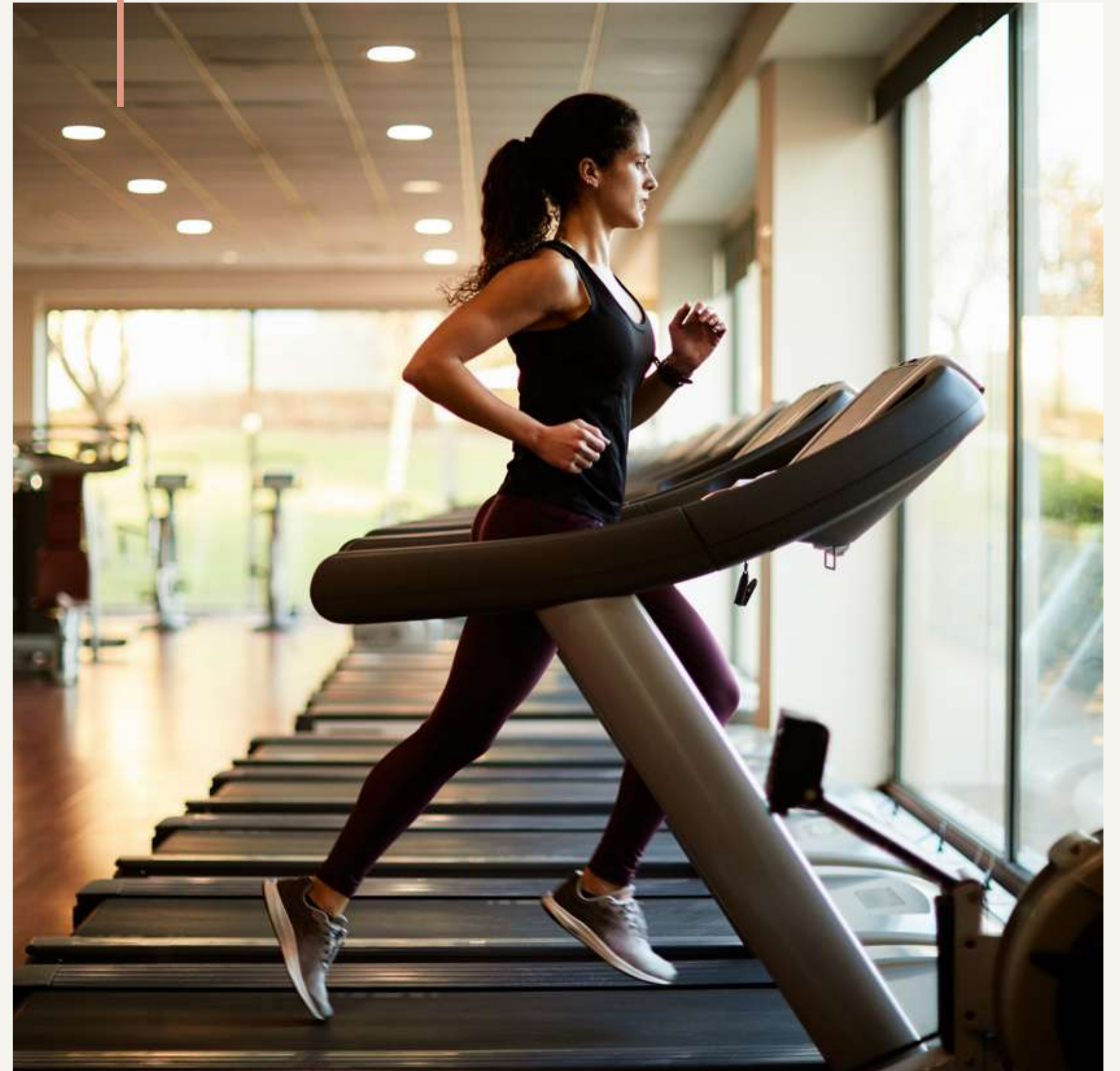


## Multi-use Sports Courts

Playing sports offers multiple physical, spiritual, and emotional benefits. The contemporary multi-use sports courts at Elora give you the opportunity to exercise, have fun, and stay in shape.

## Fitness Club

The extensive gym is where you can perform a wide variety of workouts to reach your fitness goals through adapted and effective exercising programmes.





# Swimming Pools

From a rousing morning swim to a peaceful sunset dip, the luxury pools will suit all your needs. The kids' pool will also refresh and exhilarate your little ones all year long!



# Trampoline Playground

Our trampoline playground promotes inclusion, and positive interaction, providing peace of mind for parents and an exciting community of playmates for kids!



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# Understated Luxury Homes with Timeless Appeal







## Contemporary Design at its Best

At Elora, it all comes together: Sophisticated architectural design and fine craftsmanship. Floor-to-ceiling windows maximise the daylight that fills each home and reveals beautiful interiors.















# Two Distinct Architectural Styles

Elora offers you the choice of three and four-bedroom townhouses in two distinct architectural styles: Moon and Mysk.

Every townhouse is characterised by exquisite quality, and each makes a personal statement. Premium materials and attention to detail throughout ensure tasteful and timeless elegance.







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## Moon

Moon design aesthetic is an alluring interplay of planes and masses accented to highlight a tranquil style of living.

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# Mysk

Mysk is a collection of townhouses with rich-toned and open corners to capture the enchanting rays of the golden hour and create a sense of calmness and warmth.

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# Unmatched Family-Centered Amenities








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# Golden Beach


30,000 sqm

The ideal setting for sun-soaked days spent with family, Golden Beach provides the perfect focal point for Elora's integrated community living.

 Water  
Splash

 Kids'  
Play Area

 Food and  
Beverage Options

 Recreational  
Spaces

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# Town Centre

32,000 sqm

Brighten up your day at the beating heart of The Valley and enjoy an inspired array of retail and dining experiences right on your doorstep.

 Indoor and  
Outdoor Retail

 Farmers'  
Market

 Gourmet  
Dining

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# Sports Village

20,000 sqm

Enjoy an active, fulfilling and healthy lifestyle at the Sports Village, with an extensive selection of sports, leisure and recreational amenities to choose from.



Sports Courts



Bicycle and Running Tracks



Playground and Outdoor Gym

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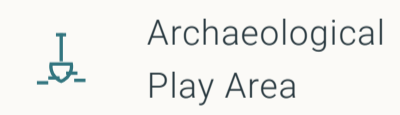
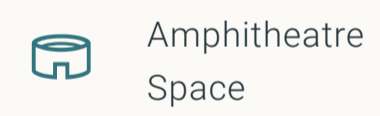
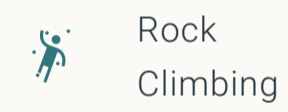


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# Kids' Dale

10,000 sqm

Let the little ones' imaginations soar at the Kids' Dale, where they can combine learning and playing each and every day.







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EMAAR

# Global Lifestyle Developer

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world\*.

**40BN AED\***

Market Cap

**28.27BN AED**

Revenue

**3.8BN AED**

Net Profit

**81,600+**

Residential Units Delivered

**35,200+**

Residential Units Currently Under Development

\* As in 31 December 2021

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