



ORANIA AT THE VALLEY

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PARAMETERS

City	Dubai
Type	Development
To sea	62300 m
To city center	55800 m
Completion date	IV quarter, 2025



ORANIA RESIDENTIAL COMMUNITY AT THE VALLEY, DUBAI

Orania is a new residential community including 308 duplex townhouses, which will be located in Dubai's At The Valley area. The project was launched in 2022 by Emaar Properties, a company specializing in luxury real estate construction in Dubai. The estimated time of the property commissioning is the end of 2025.

ORANIA AT THE VALLEY TOWNHOUSES

There are different layout options for these modern 3 or 4-bedroom townhouses with large floor-to-ceiling windows and high-quality minimalist interior finishes. The total area of residential properties varies from 176 square meters to 218 square meters. Each townhouse includes a private plot of land, ranging from 174 square meters to 390 square meters, where you can install a private pool, a barbecue area, or organize a play area for children.

The townhouse layout includes the following features:

- Open kitchen with a large living and dining area, from which there is access to a private cozy terrace
- Bathroom and laundry room on the first floor
- Room for a maid or babysitter with a private bathroom on the ground floor
- 3 or 4 bedrooms, several bathrooms, and a balcony on the second floor
- Car parking lots

ORANIA AT THE VALLEY KEY AMENITIES

The new cottage area is located in the developing family community of The Valley, in the center of which there will be a lake with a long equipped beach.

The following amenities will be offered:

- Outdoor training ground with an area of 20,000 square meters
- Children's playground with different entertainment options, with an area of 10,000 square meters

- Landscaped areas and parks with walking and running paths
- Dedicated area for barbeques and picnics
- Retail stores and restaurants
- Public club
- Central square with a farmers' market, shops, and restaurants

ORANIA AT THE VALLEY LOCATION

The new complex is located next to a major highway via which you can easily access the main city areas and local attractions.

Half an hour away there is an interesting safari park, Dubai's Half Desert Road, where you can drive SUVs in the desert.

The popular Downtown Dubai area with one of the world's tallest buildings, the Burj Khalifa, a huge fountain on an artificial lake, and many shopping and entertainment centers are 45 minutes away.

It will take a similar time to reach the Dubai International Airport.

Malls and Supermarkets near Orania

The new community of The Valley is under active construction. After the facility is ready, community residents will be able to visit local shops and outlets.

There are several shops in the neighborhood. The nearest Badayer store is a six-minute drive away, and bus stops are also situated there.

It will take you about half an hour to reach the large Dubai Outlet Mall with branded outlets and various entertainment facilities.

INVESTING IN ORANIA, AT THE VALLEY

Upon development completion, the new community will become a great place for a quiet, well-balanced life, among beautiful parks and gardens. The creation of many public facilities for active recreation (and fun for kids and adults) is planned.

Currently, a property can be bought at a very attractive price, because the area is under construction. The prices here are significantly lower than in areas with ready-made infrastructure.

An investment in Orania At The Valley real estate can bring in about 5% annual income if you plan to rent the property out. The option of running a rental business is available even to those who do not live permanently in the emirates. For this, you can simply contact a management company, which will act as your authorized representative.

Please feel free to contact our experts in case you have any questions regarding real estate in this new area. Don't hesitate to conclude a profitable deal at the lowest price from the developer, with a convenient payment plan which includes payments at different real estate unit completion stages.

PROPERTY FEATURES

LOCATION

- Close to the countryside
- Close to shopping malls
- Prestigious district
- Environmentally pristine area
- Great location
- Suburb
- Park/garden view
- Panoramic view
- Street view
- Courtyard view

FEATURES

- Private pool

INDOOR FACILITIES

- Restaurant
- Cafe
- Recreation area
- Fitness room

OUTDOOR FEATURES

- Barbecue area
- CCTV
- Security
- Fenced area
- Children's playground
- Landscaped garden
- Landscaped green area
- Community garden
- Equipped beach
- Private beach
- Park
- Swimming pool
- Basketball court
- Running track
- Volleyball court
- Sports ground
- Tennis court
- Football pitch
- Shop
- Supermarket

PHOTO GALLERY

