



THE VALLEY

TALIA



ذافالي
THE VALLEY
EMAAR

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EMAAR



THE VALLEY



The Valley

The Valley is Dubai's first true suburb, spanning an area of 200 hectares with over 4,500 residential units.

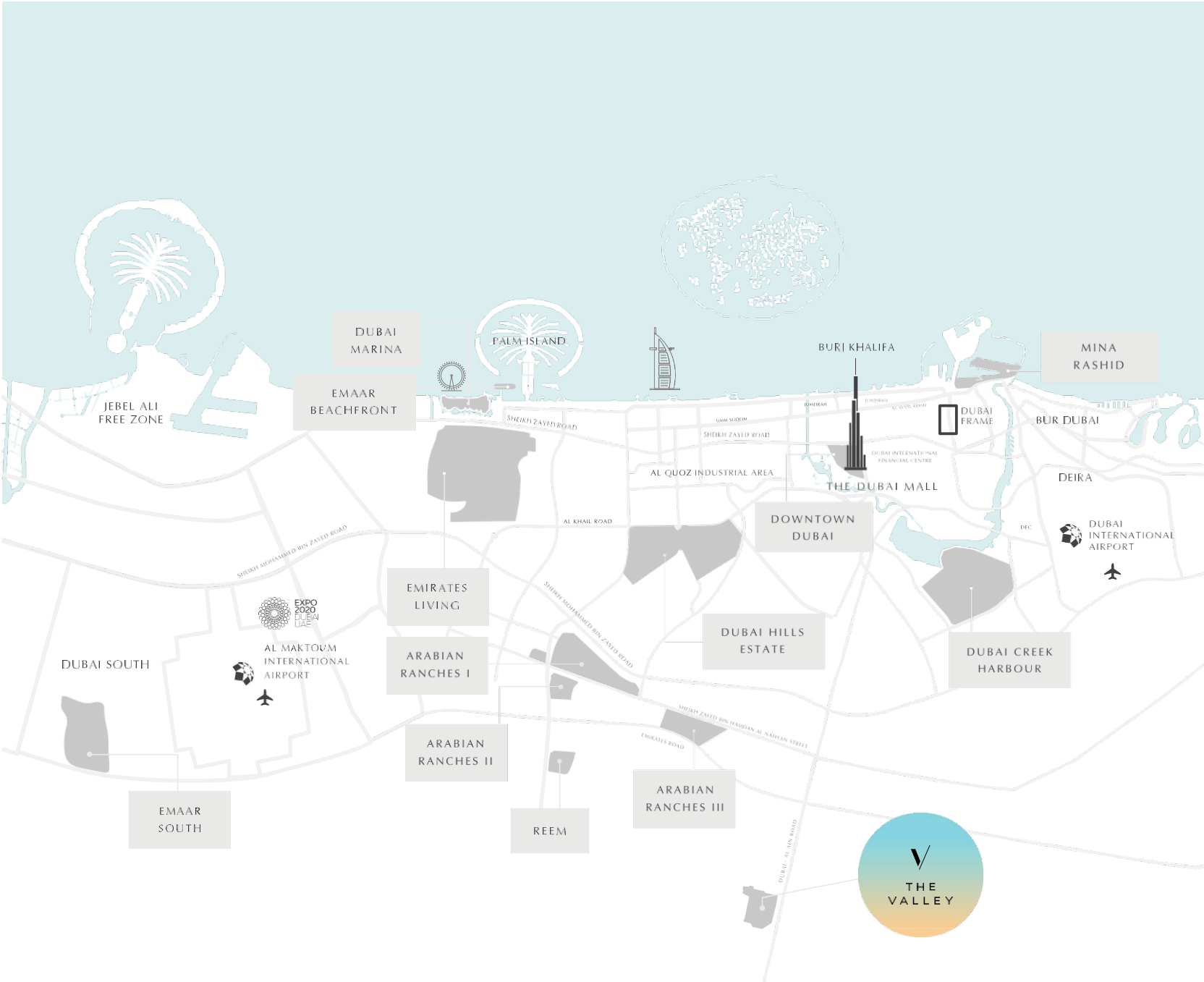
Connecting residential neighborhoods through tributaries of green spaces, The Valley is a network of open spaces and unique activity nodes which vitalize the community fostering a rich public realm.

The Masterplan's concept stems from the desire to establish a strong sense of community family living equipped with retail, entertainment, recreational, educational and health facilities, making The Valley the ultimate Haven for families of the UAE.

A WONDERFUL LOCATION

THE VALLEY is strategically located on Dubai-AI Ain Road, which is a major connection point between the two key UAE emirates of Dubai and Abu Dhabi.

Your home at Talia provides a peaceful family sanctuary that is well-connected and within easy reach of all that Dubai has to offer.



05

minutes' drive
from Dubai
Rugby Sevens

08

minutes' drive
from Dubai
Outlet Mall

25

minutes' drive
from Burj Khalifa/
The Dubai Mall

25

minutes' drive
from Dubai
International
Airport



THE VALLEY

TALIA

The Valley

- Accessible to greater Dubai through Dubai-Al Ain road
- A vibrant Town Center is centered within the community
- A wide range of activity nodes connected by a green park, easily accessible from all residences
- Family Friendly Community living
- Suburban lifestyle
- Promotes well-being
- Connection to nature & Lush green park designs – The Valley Park

NARA AT THE VALLEY

A COMPREHENSIVE LIFESTYLE

The perfect setting to cultivate a tranquil mind and an active body, providing you with the best quality of life. Life in Nara includes unique activities and incredible amenities with green spaces and retail areas, playgrounds and parks, beach areas and sports facilities, all within easy reach.



Community Centre



Picnic Area



Pocket Park



Outdoor Fitness



Gardens



Lehbab Road / Expo Road



THE VALLEY

TALIA

Destination Amenities

TOWN CENTRE



32,000 sqm

Brighten up your day at the
beating heart of THE VALLEY.



Indoor & outdoor retail



Farmers' market



Gourmet dining



SPORTS VILLAGE

20,000 sqm

Enjoy an active, fulfilling & healthy lifestyle at the Sports Village.



Sports courts



Playground & outdoor gym



Bicycle & running tracks



KIDS' DALE

10,000 sqm

Let your little ones' imagination
soar at Kids' Dale.



Rock climbing



Amphitheatre



Archaeological play area

PAVILION



33,000 sqm

Unwind with a sunset yoga class
at The Pavilion.



Zen & Oasis garden



Observation tower



Maze

GOLDEN BEACH



30,000 sqm

Spend your afternoons basking under the sun at the Golden Beach.



Water splash



Kids' play areas



F&B



The Golden Hub



An active attraction that introduces warm sandy shores, a beach pool and a generous gym and a putting-green area into The Valley, just a minute's walk from townhouses at TALIA.

The Golden hub brings to The Valley's residences the following amenities:

- Kid's play areas
- An active Lawn
- Shaded Picnic Spots
- Sandy beach
- Wave Pool and lagoon with Pool Slide
- Beach Hammocks
- Wet play / Splashpad
- Sandy Volleyball Courts
- Putting-green area and Golf Simulation
- Destination Gym
- Cafe
- Mini-Grocery



Pocket Parks



Golf course

TALIA at The Valley, is the third community of 328 townhomes, and is an extension of the same principles driving, Nara, the second neighborhood at The Valley, of community living that is connected to nature.

The masterplan features intimate pocket parks, in the heart of the neighborhood that incorporate natural open space and various outdoor seating, all set amongst luscious lawns and green canopies.

From lush green sikkas, to convenient barbecue and grill areas, playscapes, jogging paths and many more, TALIA is a haven for young families who seek an active and healthy, green lifestyle in the heart of Dubai's most prominent upcoming suburb, The Valley.



- ✓ Schools & Nurseries
- ✓ Clinics
- ✓ Mosques
- ✓ Cycling, jogging and walking trails
- ✓ Retail and F&B

Villa Types



T H E V A L L E Y

TALIA

CYRUS | Pristine

Intricately crafted white volumes with intricate details



PHARO | Bold

Rich tones and beautiful accents



ELIO | Elegant

A timeless modern design, simple and elegant



Interior Design



T H E V A L L E Y



TALIA



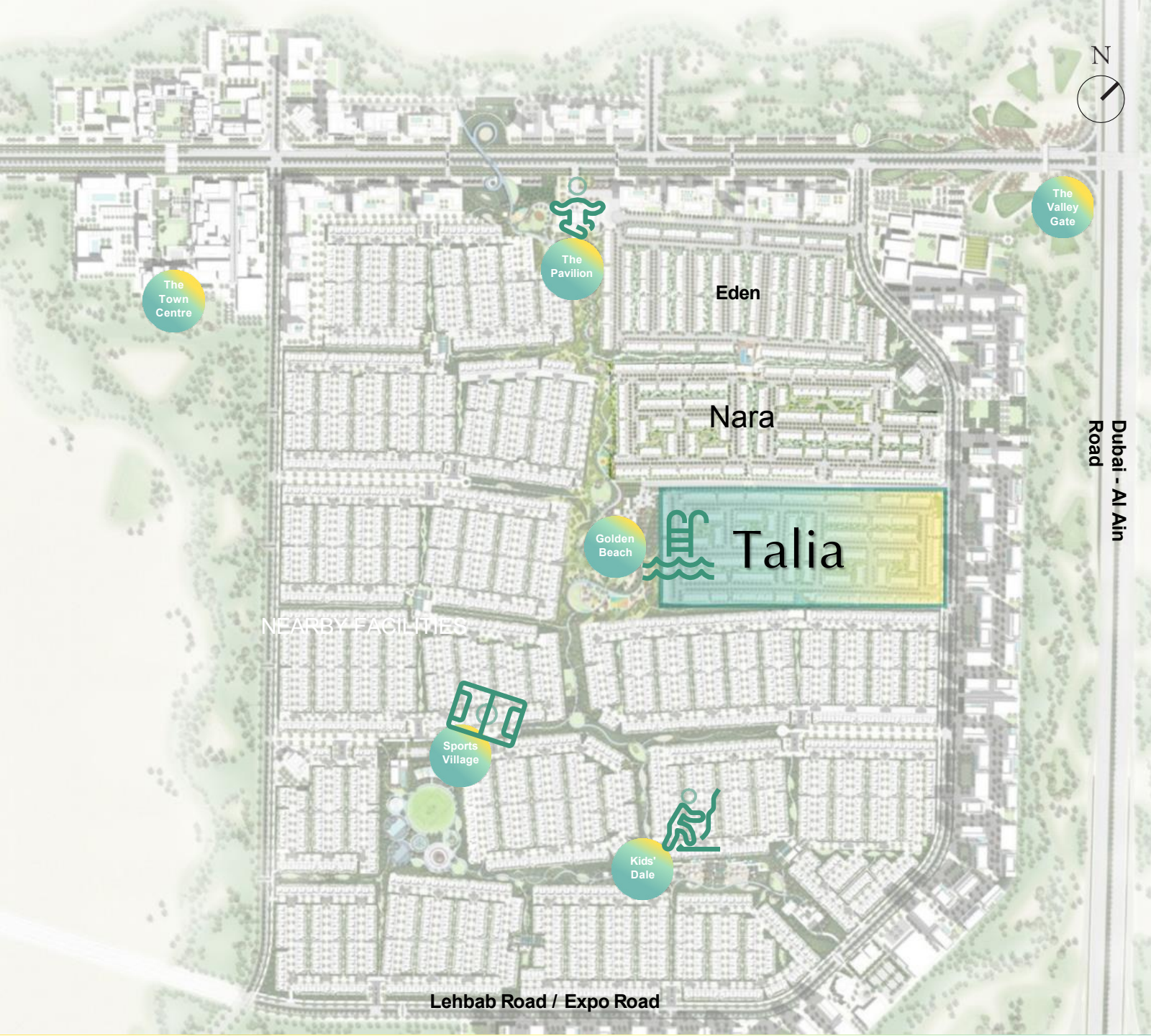












Sales Pitch

- **Located on Al Ain Road**
- **Best in Class Amenities**
- **Design Promotes Community Living**
- **Large Sikkas**
- **Pocket Parks**
- **Town Centre & Amenities Nodes**
- **3 Design Elevations for Nara**
- **Best in Class Ticket Size**
- **Best in Class Unit Size**

Objection Handling

| Objection | Response |
|----------------------|--|
| Seems really far | 25 Minutes to Downtown Dubai |
| Its on the main road | Way Inside the main road |
| Construction is slow | Eden Estimated Handover@2022 |
| Nothing around | Outlet Mall, Silicon Central, IMG World Global Village & Cityland Mall |
| Time to develop | Amenities will be developed parallely |
| Unit Size | Suite Area is Competitive |
| Plot Size | Sizeable Plots, Sikkas & Pocket Parks |

For more information

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