



T H E V A L L E Y

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**TALIA**

EMAAR





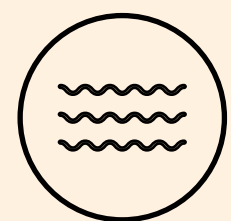
# THE VALLEY

Welcome to The Valley – a quaint new town where life finds its inspiration amidst the vast shimmering sands and lush green open spaces.

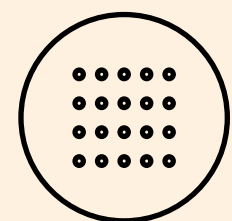


# WHERE YOU BELONG

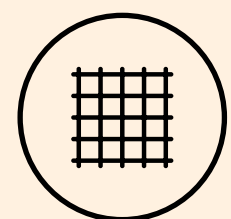
With easy access to all major areas of Dubai, along with The Valley's Golden Beach and lots of green open spaces just footsteps away – you are guaranteed a fulfilling and active lifestyle.



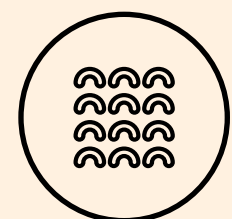
Golden Beach



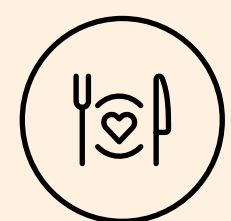
Sports Village



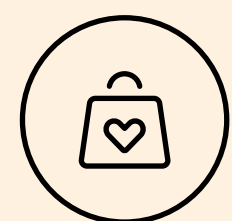
Town Centre



Kids' Dale



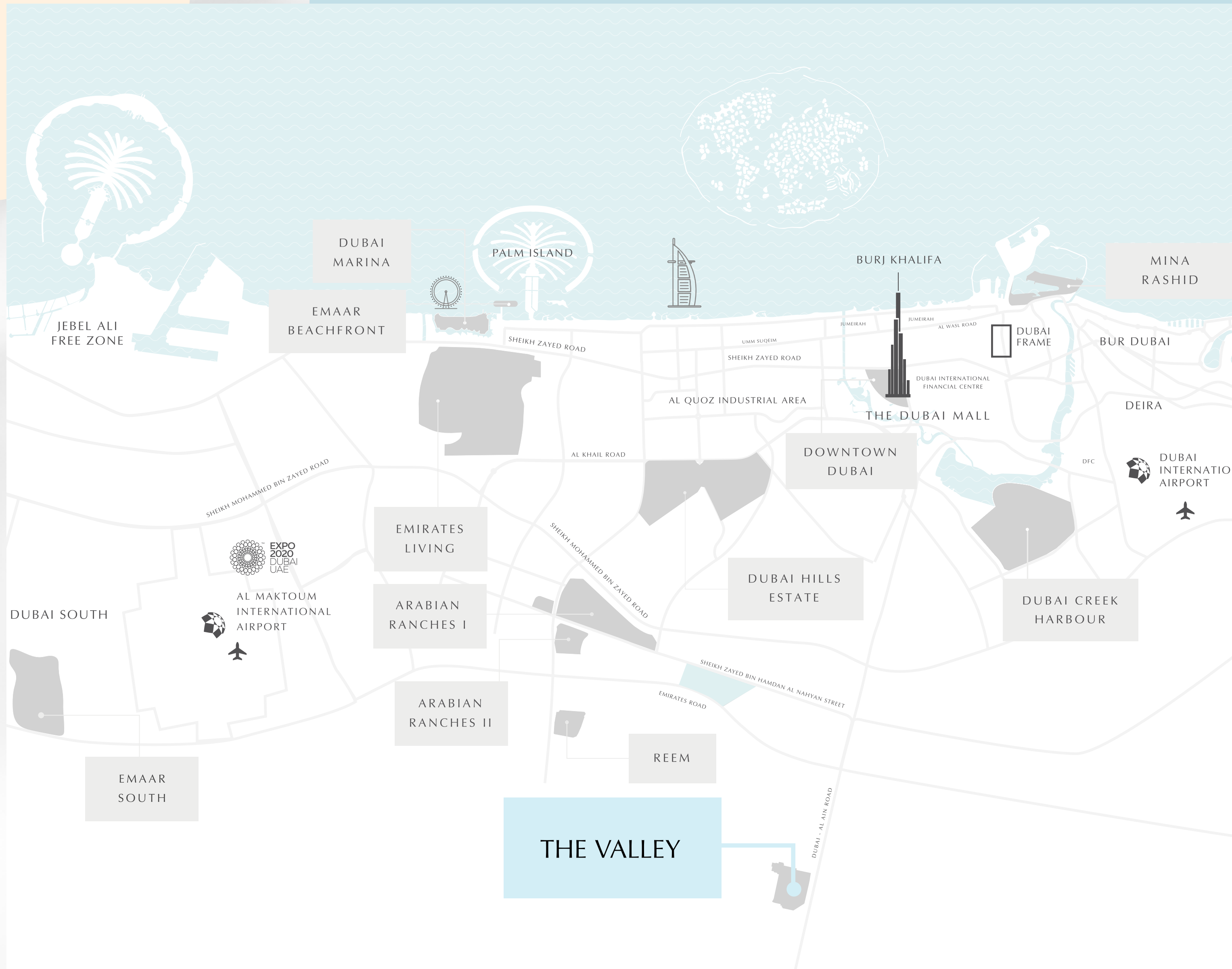
Gourmet Dining Options



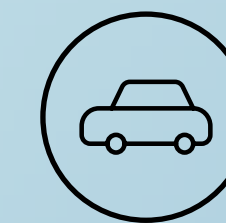
Indoor & Outdoor Retail Options







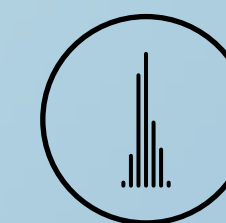
# A PRIME LOCATION



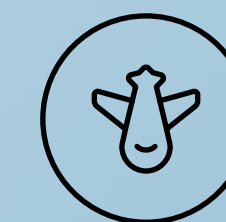
**05 Minutes** Drive to Rugby Sevens stadium



**08 Minutes** Drive to Dubai Outlet Mall



**25 Minutes** Drive to Burj Khalifa & The Dubai Mall



**25 Minutes** Drive to Dubai International Airport



# WHERE LIFE MOVES AT YOUR PACE

The Valley's third neighbourhood of elegant townhouses – TALIA comprises stylish, family-friendly homes connected to nature and situated just footsteps away from Golden Beach.





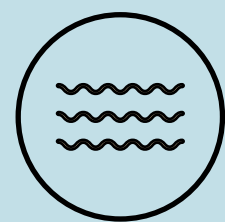


# YOUR SUBURBAN UTOPIA AWAITS

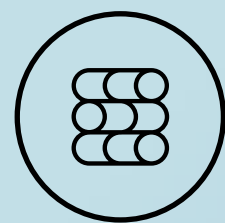
From verdant open spaces and green pocket parks, to pristine lawns and lush sikkas, TALIA is a suburban utopia for families who seek an active, healthy and fulfilling lifestyle, with everything they need within easy reach.



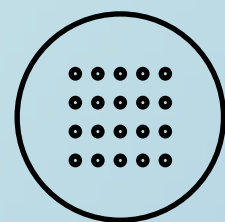
# INTEGRATED COMMUNITY LIVING



Footsteps from  
Golden Beach



Minutes from  
The Pavilion



A short walk from  
the Sports Village

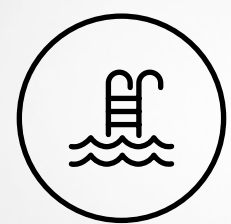




# GOLDEN BEACH

*30,000 sqm*

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



Water splash



Kids' play areas



Food & Beverage Options







# TOWN CENTRE

*32,000 sqm*

Brighten up your day at the beating heart of The Valley.



Indoor & Outdoor Retail



Farmers' Market



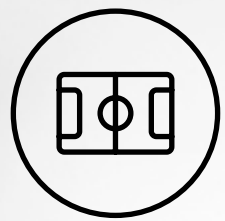
Gourmet Dining



# SPORTS VILLAGE

20,000 sqm

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



Sports Courts



Bicycle & Running Tracks



Playground & Outdoor Gym







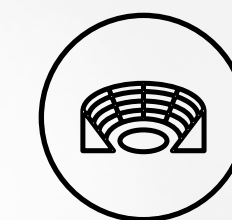
# KIDS' DALE

*10,000 sqm*

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



Rock Climbing



Amphitheatre



Archaeological Play Area



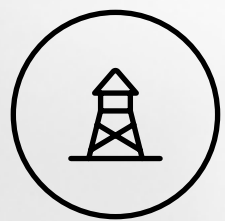
# THE PAVILION

*33,000 sqm*

Unwind with a sunset yoga class and relax in the tranquility of The Pavilion.



Zen & Oasis Garden



Observation Tower



Maze







# CONNECT WITH NATURE

TALIA's three and four-bedroom townhouses come in a choice of three contemporary designs.

Adjoining communal pocket parks seamlessly connect your dream home to nature and provide beautiful green spaces for your suburban lifestyle to bloom.









# PHARO

**Garden View**

**Pocket Parks**

## **3 & 4-Bedroom Townhouses**

A contemporary blend of bold, rich tones, beautiful accents and sleek lines are complemented by sophisticated wooden fixtures and large windows, which welcome natural light in – making these stylish townhouses homes to fall in love with.





# CYRUS

**Garden View**

**Pocket Parks**

## **3 & 4-Bedroom Townhouses**

The secret is in the details – and every architectural detail of these pristine townhouses has been meticulously crafted with elegance to the fore. Minimalism and luxury coalesce and contrast beautifully with the lush green surroundings, making Cyrus homes to be truly proud of.





# ELIO

**Garden View**

**Pocket Parks**

## **3 & 4-Bedroom Townhouses**

Elio's timeless design is effortless yet elegant and simple yet sophisticated. Large windows allow natural light to pour in, while contemporary accents and intricate touches make this the ideal space to call home.



EFFORTLESSLY ELEGANT &  
STYLISHLY SIMPLE











# WHY INVEST IN DUBAI

105,500+ happy  
homebuyers globally

69,000+ happy homebuyers  
in the UAE

56,000 units completed  
to date globally

Presence in  
12+ global markets

1.6 Bn square feet  
of landbank

4.5 Bn USD market cap  
Emaar Development



# EMAAR

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\*.

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\*Source: Euromonitor International 2018 report

