

The Community

The Valley is a quaint new town consisting of modern residential 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 Farm Grove 2?

- **Elegant Rustic Charm:** Idyllic lifestyle in a gated community, blending modern luxury with country simplicity.
- **Communal Farming & Sustainability:** Features like Hydroponics Greenhouse and Community Gardening emphasize sustainable living.
- **Space Harmony:** Countryside peace with town comforts; spacious homes in a communal setting.
- **Desert-Inspired Landscape:** Central green areas fostering community interaction; pedestrian-friendly.
- **Residential Options:** Luxurious 4 & 5-bedroom villas in varied facade styles boasting natural aesthetics.
- **Sustainable Living Core:** Environmental sustainability with features for comfort, air quality, and water efficiency.
- **Comprehensive Amenities:** Gardens, sports courts, community centre with focus on wellness and leisure activities.
- **Community Centre:** Infinity pool, kids' pool, and areas for socializing and gardening.
- **Access to The Valley Amenities:** Proximity to all amenities located in The Valley – Phase 1 & 2



Location & Views

- Perfectly positioned with easy access to all major areas of Dubai
- Beautiful views of verdant green landscapes
- Strategically located on the Dubai–Al Ain Road
- 5 mins from Rugby Sevens Stadium; 25 mins from Burj Khalifa & Downtown Dubai; 25 mins from Dubai Int' Airport and Al Maktoum Airport

Payment Plan	Payment Percentage	Date
Down Payment	10%	DEC 2024
1st Instalment	10%	FEB 2025
2nd Instalment	10%	JUL 2025
3rd Instalment	10%	JAN 2026
4th Instalment 20% Construction Completion	10%	JUN 2026
5th Instalment 50% Construction Completion	10%	FEB 2027
6th Instalment 70% Construction Completion	10%	JUL 2027
7th Instalment 90% Construction Completion	10%	JAN 2028
8th Instalment 100% Construction Completion	20%	OCT 2028

Villas	Units	Min. Plot Area (Sq. Ft.)	Max. Plot Area (Sq. Ft.)	Starting Price (in AED Mn)
4 -Bedroom Stand Alone	70	5,511	9,602	6.77 Mn
5 -Bedroom Stand Alone	33	6,254	11,660	7.78 Mn
4 -Bedroom SEMI DETACHED	48	3,308	5,796	4.44 Mn
4-Bedroom DETACHED	139	3310	5,487	4.63 Mn

- Total 290, 4-bedroom and 5-bedroom villas with expansive spaces



Residential Units

- Four and five-bedroom villas.
- Contemporary design, blending elegant aesthetics with natural beauty.
- Floor-to-ceiling windows welcome in natural light and provide views of the picturesque landscape.

Amenities



- Adult pool & vibrant deck
- Shaded kids' pool
- Ghaf Forest
- Vegetable gardening
- Greenhouse
- Community Centre

The Developer

EMAAR'S REVENUE FOR 2024 – AED 14.4 billion

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