

OVELLE

THE VALLEY



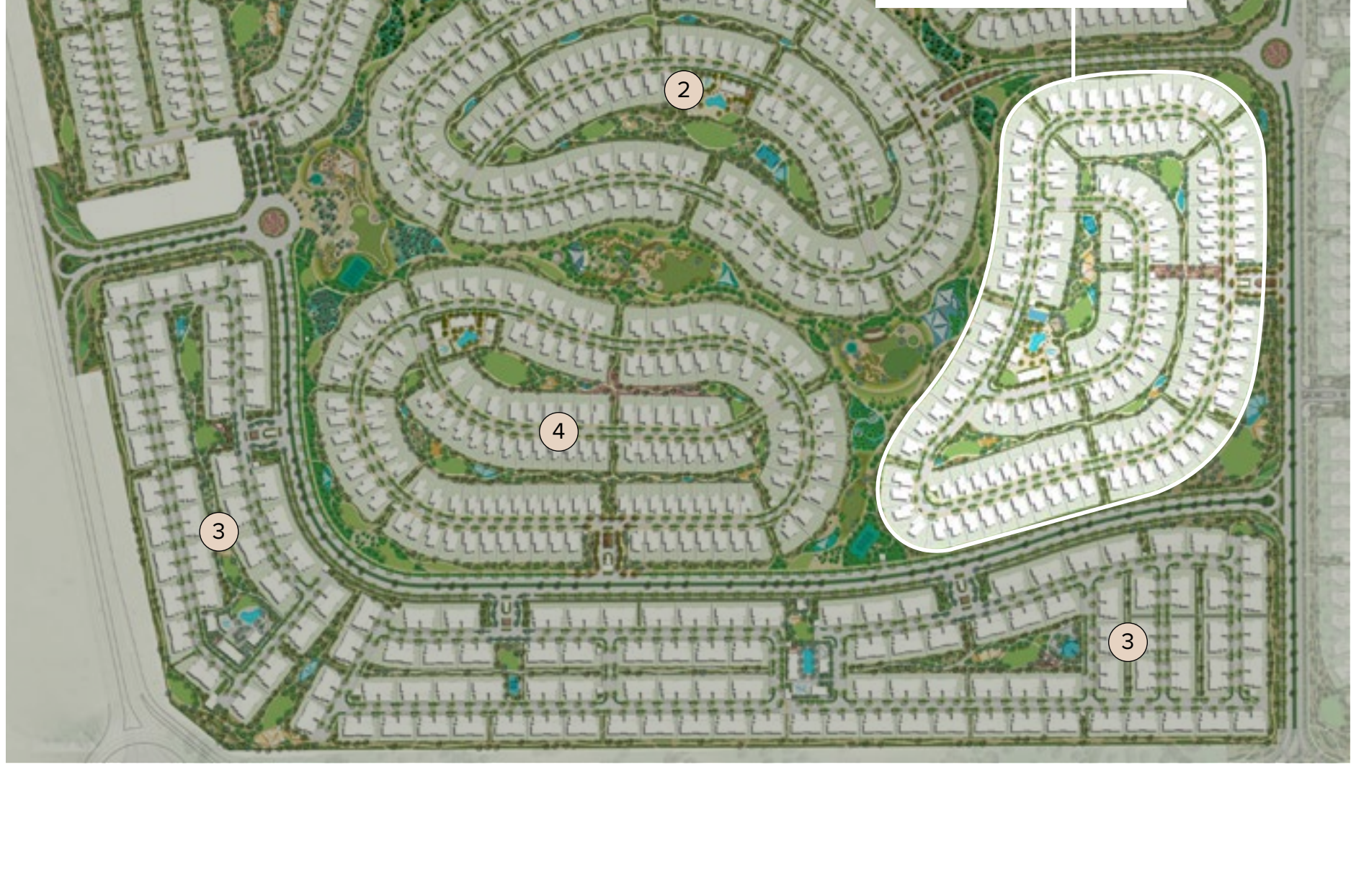
THE VALLEY

The Valley is a charming new community where modern residences sit harmoniously amid vast sands and expansive green spaces. Discover the new facets of this serene destination, where landscaped gardens and open meadows invite you to live an active, nature-inspired lifestyle.



A New Chapter of Mindful Living

Inspired by the beauty of Emirati wadis and mountains, Ovelle & Avelia brings a soulful return to life in rhythm with nature - a mindful lifestyle shaped by culture, the outdoors, and play.



Soulful Elegance, Inside & Out

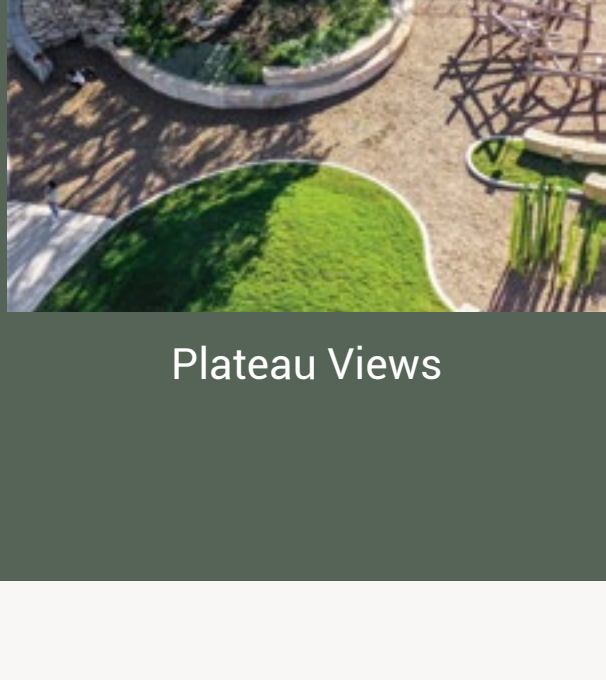
Contemporary 4- and 5-bedroom villas rise from the valley, grounded in earthy hues, framed by flowing water, golden light, and lush gardens that nourish the spirit.

Bedrooms	Units	Avg. BUA (sq. ft.)	Avg. Plot Area (sq. ft.)	Starting Price (in AED Mn)
4 Bedrooms	61	4,345	6,509	7.09 Mn
5 Bedrooms-Luxury	45	5,654	7,077	8.85 Mn
5 Bedrooms-Premium	27	7,853	8,724	13.2 Mn

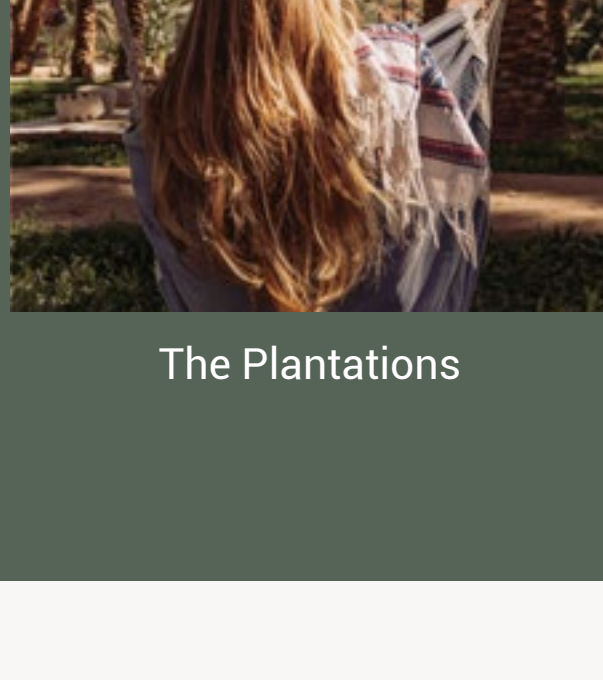
Payment Plan	Payment Percentage	Date
Down Payment	10%	Nov 2025
1st Instalment	10%	Jan 2026
2nd Instalment	10%	Jul 2026
3rd Instalment	10%	Jan 2027
4th Instalment	10%	Jul 2027
5th Instalment 50% Construction Completion	10%	Mar 2028
6th Instalment 70% Construction Completion	10%	Aug 2028
7th Instalment 90% Construction Completion	10%	Jan 2029
8th Instalment 100% Construction Completion	20%	Dec 2029

Movement & Expeditions That Liberate

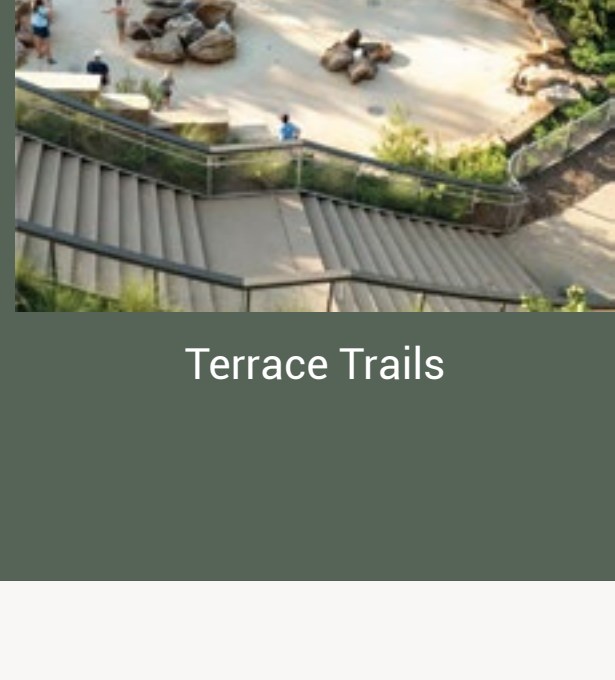
Explore spaces that balance comfort with excitement. From adrenaline-filled activities and open-air adventures to playful moments with your furry friends, movement is a way to experience the world around you.



Plateau Views



The Plantations



Terrace Trails

4-BEDROOMS

Typical Villa Floorplan



GROUND FLOOR



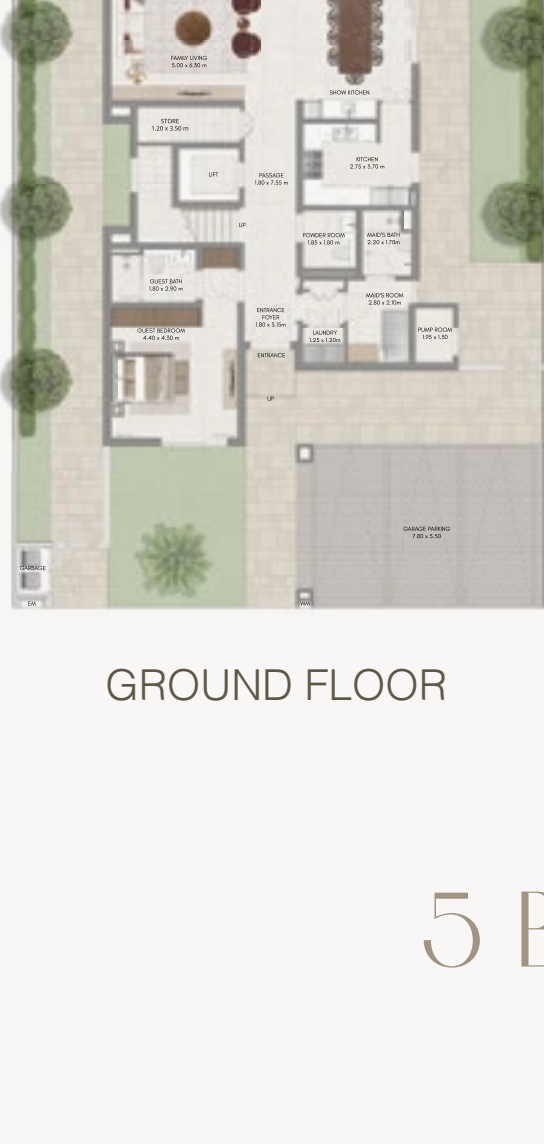
FIRST FLOOR



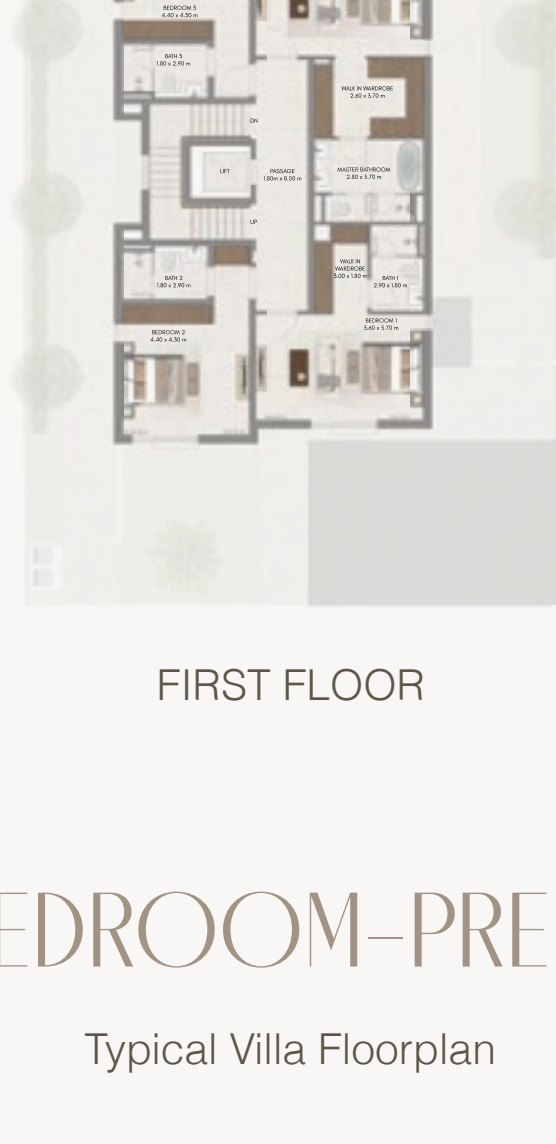
SECOND FLOOR

5 BEDROOM-LUXURY

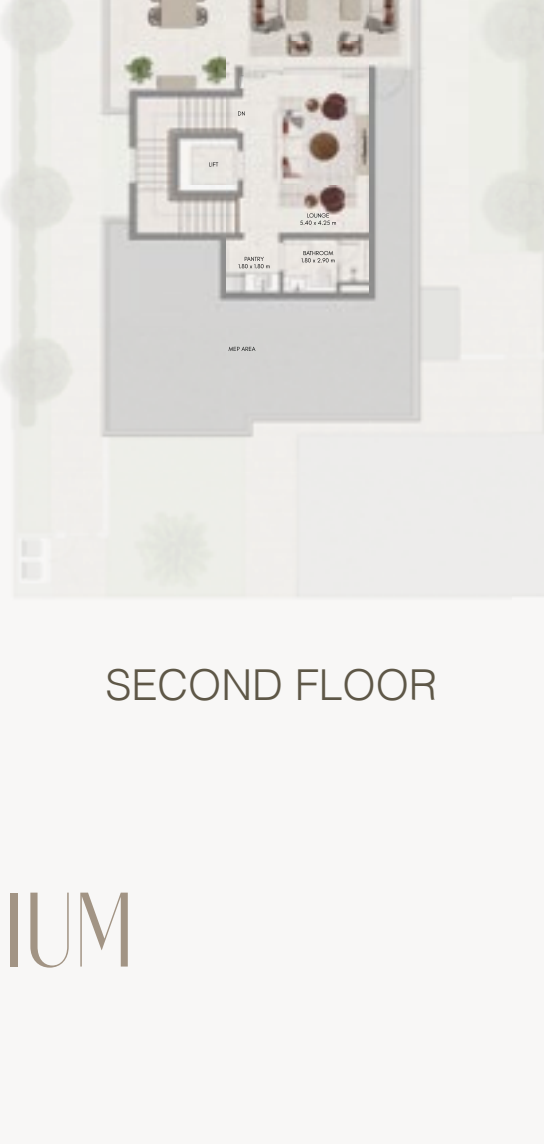
Typical Villa Floorplan



GROUND FLOOR



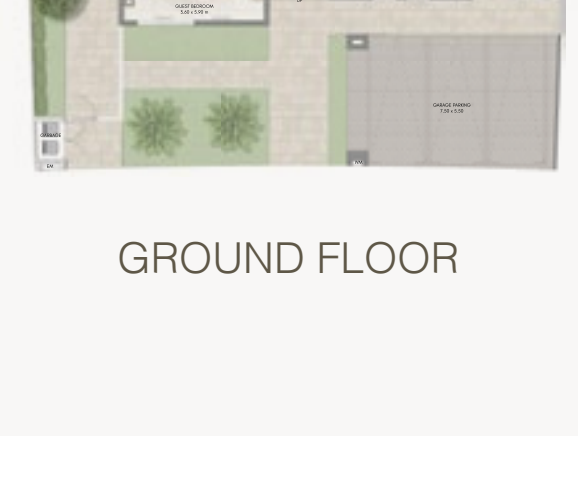
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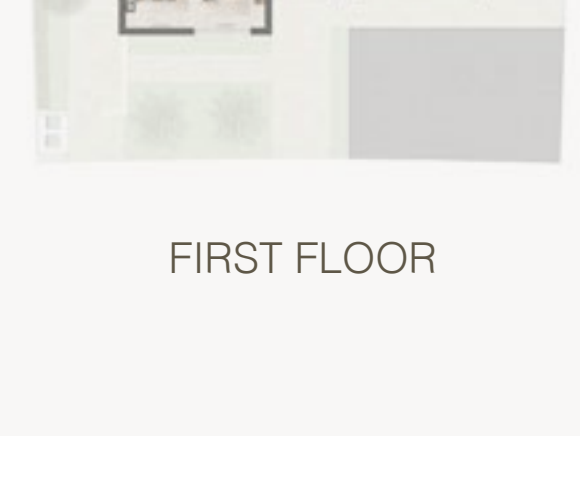
SECOND FLOOR

5 BEDROOM-PREMIUM

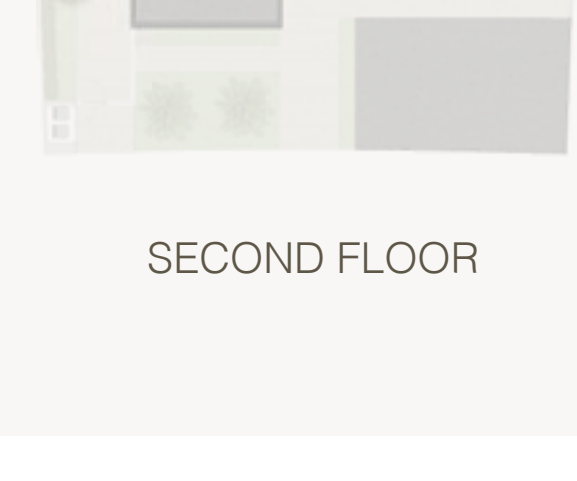
Typical Villa Floorplan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR