



Farm Gardens

THE VALLEY

EMAAR



The Valley

DREAMS BEGIN HERE

The Valley is a quaint new town consisting of modern townhouse 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.

The Valley is the perfect place for you to empower your dreams and become the innovators and visionaries to lead the future of the world.

Welcome to
FARM GARDENS



Farm Gardens

REFINED COUNTRY LIVING

Like an oasis in the middle of Dubai's most exclusive desert farming destination, Farm Gardens is a refuge — an exceptional community that's truly unlike any other.

Private. Peaceful. Serene. Spirited—and connected.
Here, you can create an enduring legacy with your family and friends for years to come in a pristine setting that's ideal for wellness, sports, recreation —and the pursuit of happiness.

Welcome to Farm Gardens.



Farming Bliss

COMMUNITY WITH A FARM-STYLE TWIST

*Farm Gardens is a stylish community with a
country-style twist.*

A rare opportunity to live year-round in an area often
considered a farming retreat destination and build a new
family home in a private, gated neighbourhood within a
natural, country setting.





Farming Bliss

RECREATIONAL AGRICULTURE

Find your perfect haven in a community where you can relish in the experience of people coming together while cultivating new friendships through a unique farm-to-table philosophy.

Farming Bliss

HEALTHY PRODUCE

Build connections while growing and harvesting your own food in community garden plots. Full-time onsite farmers are here to support residents in growing and harvesting vegetables.

*Hydroponics
Greenhouse*

*Community
Gardening*

*Maximized Lawn
Area for Farm Use*



A Unique

FARM TO TABLE PHILOSOPHY





Inspired Design

EMBRACING THE DESERT LANDSCAPE

The architecture of the villas at Farm Gardens was influenced by the surrounding landscape. The lush palm trees and ghaf forest add to the romance of the landscape, while the desert majlis and bonfires enhance the stunning outdoor panorama.

*Ghaf
Forest*

*Palm
Grove*

*Desert Majlis
& Bonfires*

Inspired Designing

VAST SPACES FOR EASY LIVING

With 8,000 to 10,000 square foot lots, the expansive backyards of the homes in Farm Gardens can accommodate swimming pools, agricultural pods, and other leisure features. A variety of neighbouring amenities compliment the charming ambience of a contemporary farming-style community.

*Star Gazing
Platform*

*Pool
Deck*

*Community
Farming*





Destination

LOCATION

The peace and stability of these luxurious four and five-bedroom villas can be felt in the air.

As the developed area merges into its natural surroundings, the smooth horizontal lines serve as a seamless transition.



The Charming Romance
OF A DESERT LANDSCAPE



Inspired Design

EXTRAORDINARY IN EVERY WAY

The meticulously designed 4- and 5-bedroom villas offer gracious living and wonderful architectural touches throughout with two different exterior design schemes, each layout accommodating comfortable living spaces with a unique combination of interior design finishes.





106







Villa Types

TWO DISTINCT STYLES

Homeowners will have the luxury of choice between two contemporary design styles developed with a unique relationship with the external natural environment, creating a feeling of privilege in this exceptional setting.

It's a feeling that flows throughout each home, connecting people to the place in a very special way.





Villa Types

HORIZON

The peace and stability of these luxurious four and five-bedroom villas can be felt in the air.

As the developed area merges into its natural surroundings, the smooth horizontal lines serve as a seamless transition.

Villa Types

EARTH

The Earth villas master indoor-outdoor living.

Developed with a unique relationship with the external natural environment, these modern four and five-bedroom residences create a feeling of privilege in this exceptional setting of a luscious desert farming community.



Flourishing and Satisfying

SUBURBAN LIVING AT ITS BEST





Amenities

TO ELEVATE YOUR LIFESTYLE

The elegantly contemporary Farm Gardens community is designed for effortless living.

Residents can enjoy a wide choice of world-class amenities offered by The Valley, including The Pavillion, which is just a few blocks away.

*Golden
Beach*

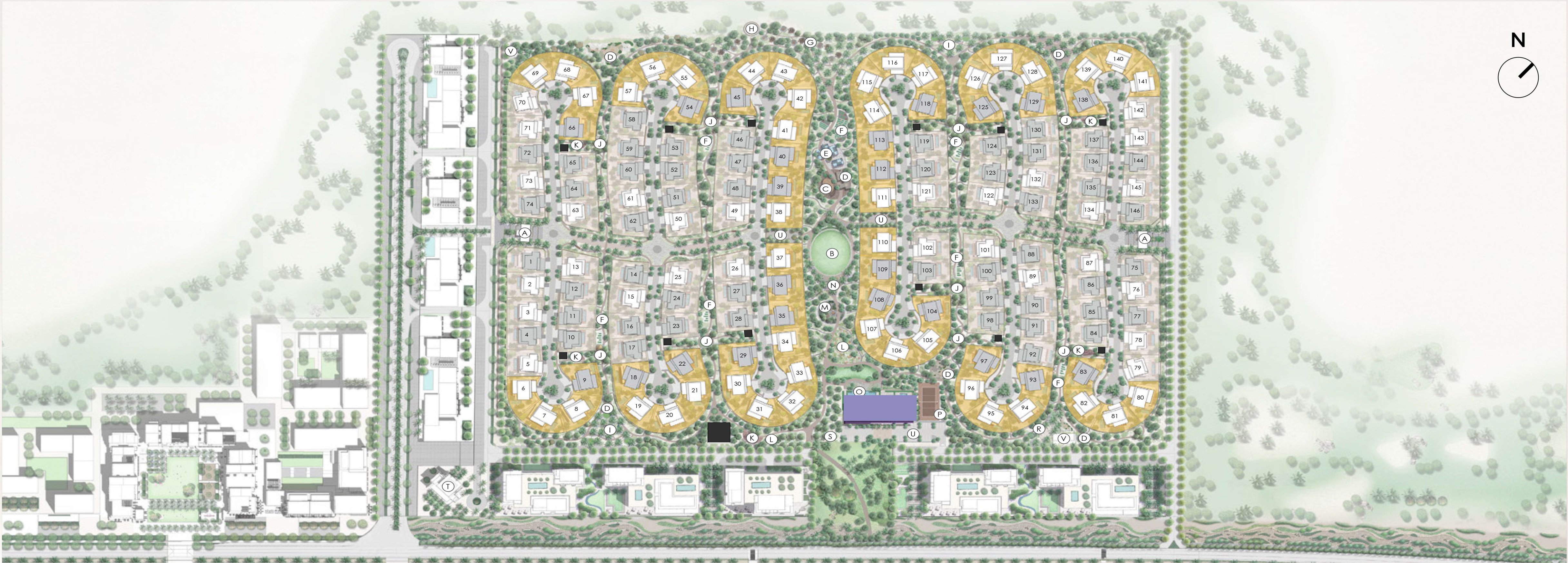
*Town
Centre*

*Pocket
Parks*

*Barbecue &
Picnic Areas*

*Retail &
Dining*

*Indoor & Outdoor
Sports Facilities*



AMENITIES

- A. Entrance & Guard House
- B. Grand Lawn
- C. Petting Zoo And Animal Farm
- D. Kids Play Area
- E. Hydroponics
- F. Community Farming Allotments
- G. Desert Majlis And Bonfire

- H. Stargazing Platforms
- I. Picnic Spots
- J. Lawn
- K. Outdoor Fitness Station
- L. Yoga
- M. Xeriscape Botanical Garden
- N. Events Plaza

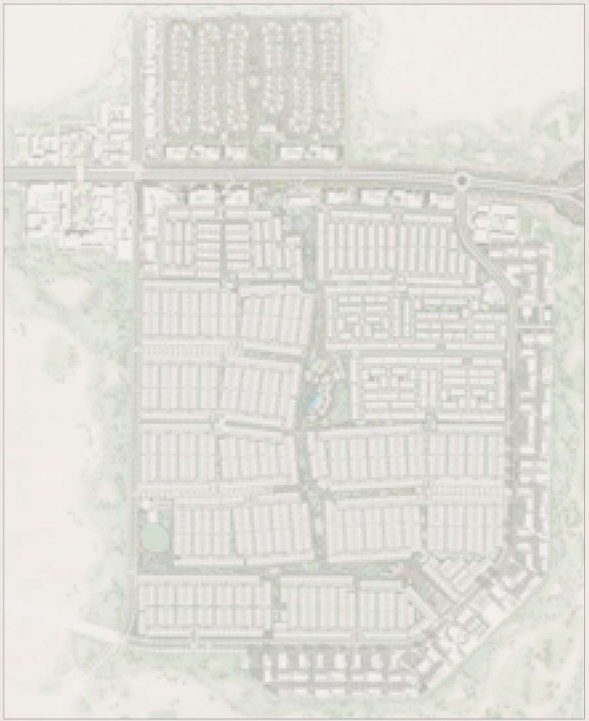
- O. Pool Deck
- P. Padel Court
- R. Volley Ball
- S. Ghaf Forest
- T. Mosque
- U. Parking Amenity
- V. Gsm

STYLES

- HORIZON
- EARTH

TYPES

- UTILITY
- WELLNESS CENTRE
- 4 BR VILLAS
- 5 BR VILLAS





A Feeling of Privilege
IN AN EXCEPTIONAL SETTING







Recreation

WELLNESS CENTRE

The Wellness Center is a place to relax and recharge, with a gym, adult and kid pool decks, and a restaurant overlooking the sprawling farmland of the Farm Gardens community.

Spa facilities for both men and women, as well as plunge pools and treatment rooms, are part of the Wellness Center’s offerings for residents and visitors alike.

<i>Gym</i>	<i>Padel Court</i>	<i>Restaurant</i>
<i>Kids’ Pool</i>	<i>Swimming Pool</i>	<i>Female & Male Spa</i>

Recreation

GOLDEN BEACH

The ideal setting for sun-soaked days spent with family, Golden Beach provides the perfect focal point for Farm Gardens’ integrated community living.

*Water
Splash*

*Kids’
Play Area*

*Food &
Beverage*





Recreation

TOWN CENTRE

Brighten up your day at the beating heart of The Valley and enjoy an inspired array of retail and dining experiences right on your doorstep.

*Farmers'
Market*

*Indoor &
Outdoor Retail*

*Gourmet
Dining*

Recreation

SPORTS VILLAGE

Enjoy an active, fulfilling and healthy lifestyle at the Sports Village, with an extensive selection of sports, leisure and recreataional amenities to choose from.

*Sports
Courts*

*Bicycle &
Running Tracks*

*Playground &
Outdoor Gym*





Recreation

KIDS' DALE

Let the little ones' imaginations soar at the Kids' Dale, where they can combine learning and play each and every day.

- | | | |
|----------------------|---------------------------|---------------------------------|
| <i>Rock Climbing</i> | <i>Amphitheatre Space</i> | <i>Archaeological Play Area</i> |
|----------------------|---------------------------|---------------------------------|

GLOBAL LIFESTYLE DEVELOPER

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*.

+12

*Presence in 12+
Global Markets*

4.2MN

*Square Feet
of Landbank*

40BN

AED Market Cap
Emaar Development*

81,600+

*Happy Home-buyers
Globally*

56,888+

*Happy Home-buyers
in the UAE*

93,680+

*Units Completed
to Date Globally*

**As in December 2021*



Farm Gardens

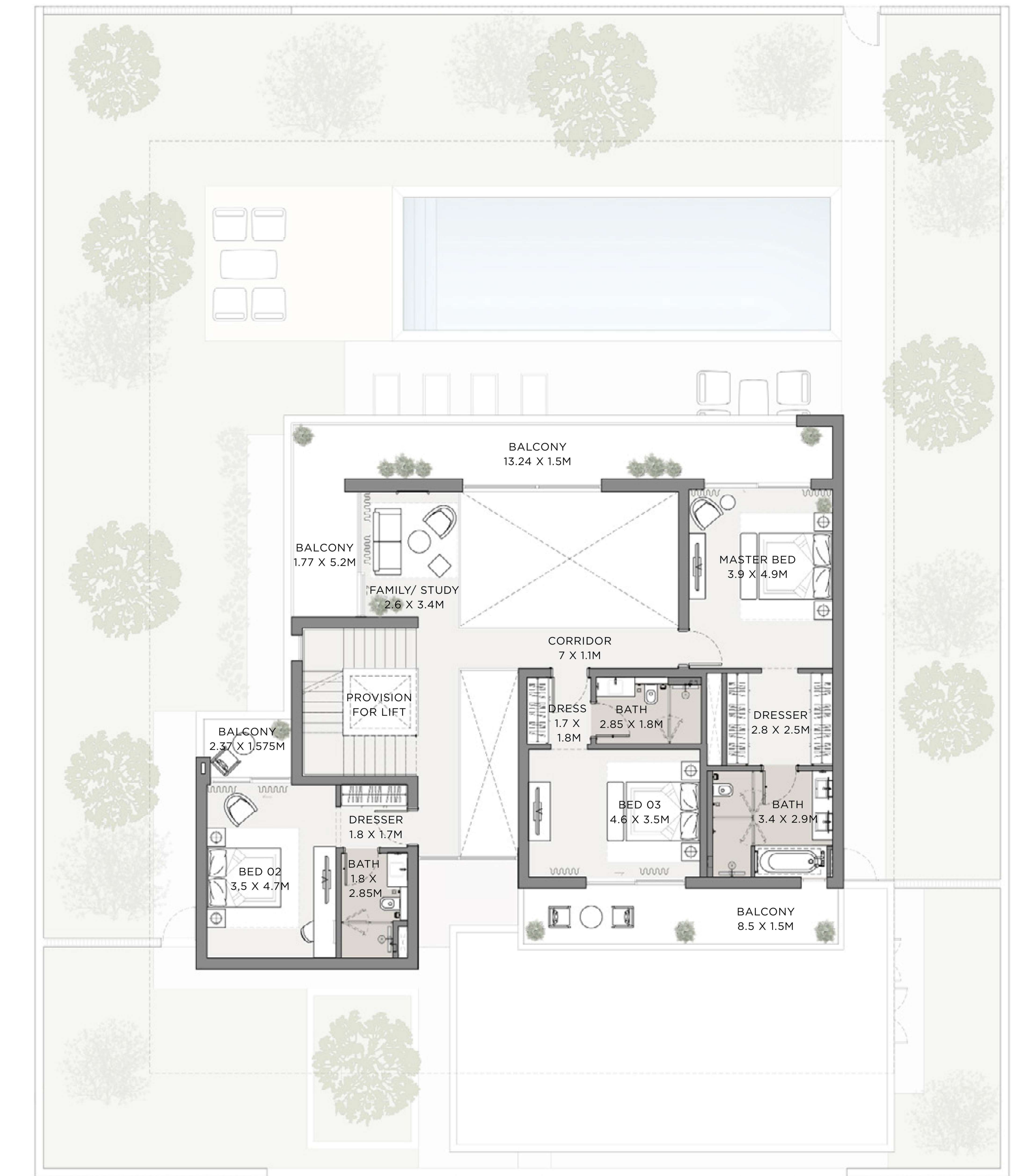
THE VALLEY

4 BEDROOM

UNIT	TOTAL AREA	
SUITE AREA	3842.50 SQFT	356.98SQM
GARAGE	607.95 SQFT	56.48 SQM
BALCONY	499.98 SQFT	46.45 SQM
TOTAL AREA	4950.43 SQFT	459.91 SQM
ROOF TERRACE	423.02 SQFT	39.30 SQM

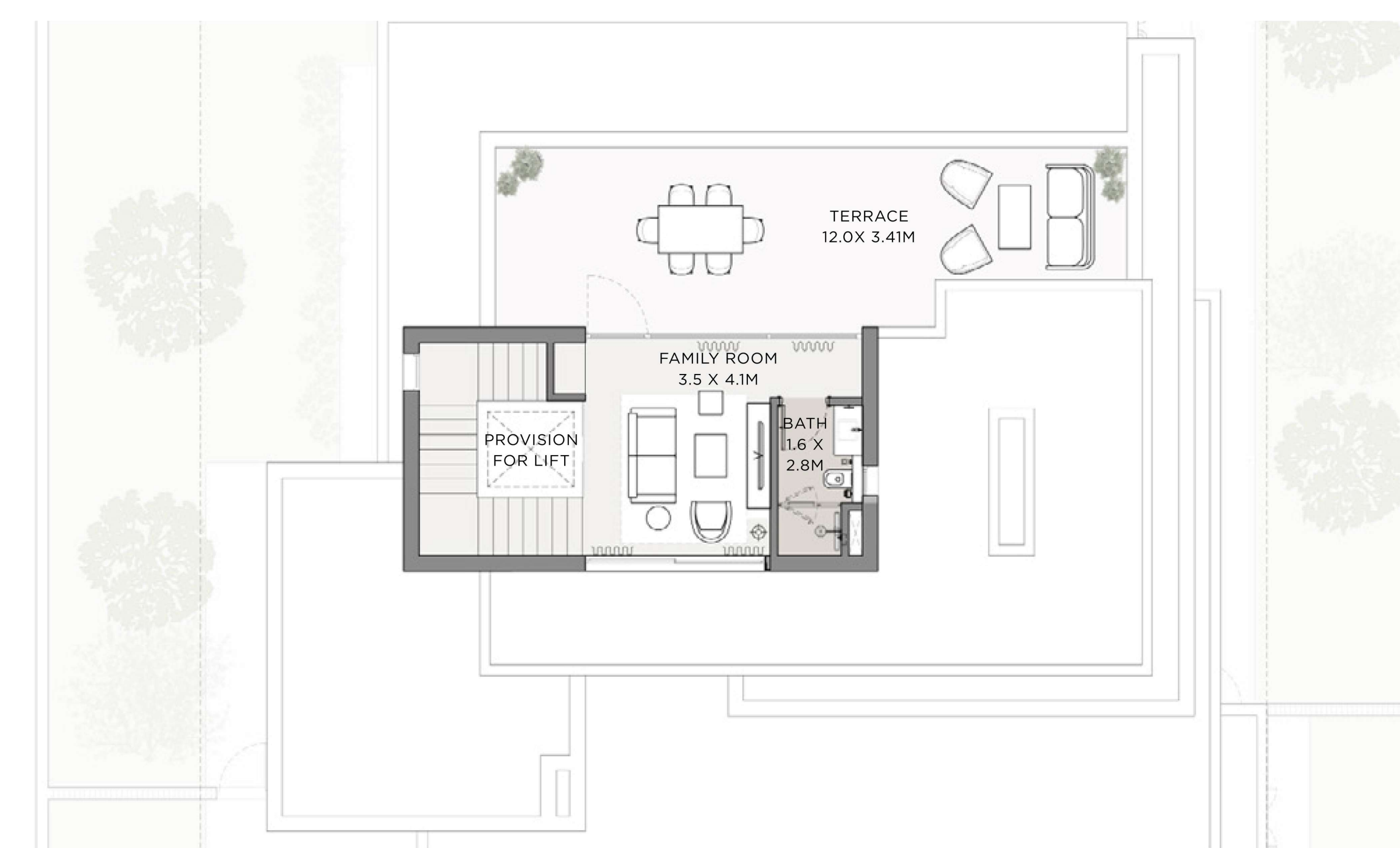


GROUND FLOOR



FIRST FLOOR

KEYPLAN



ROOF FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from core to core excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

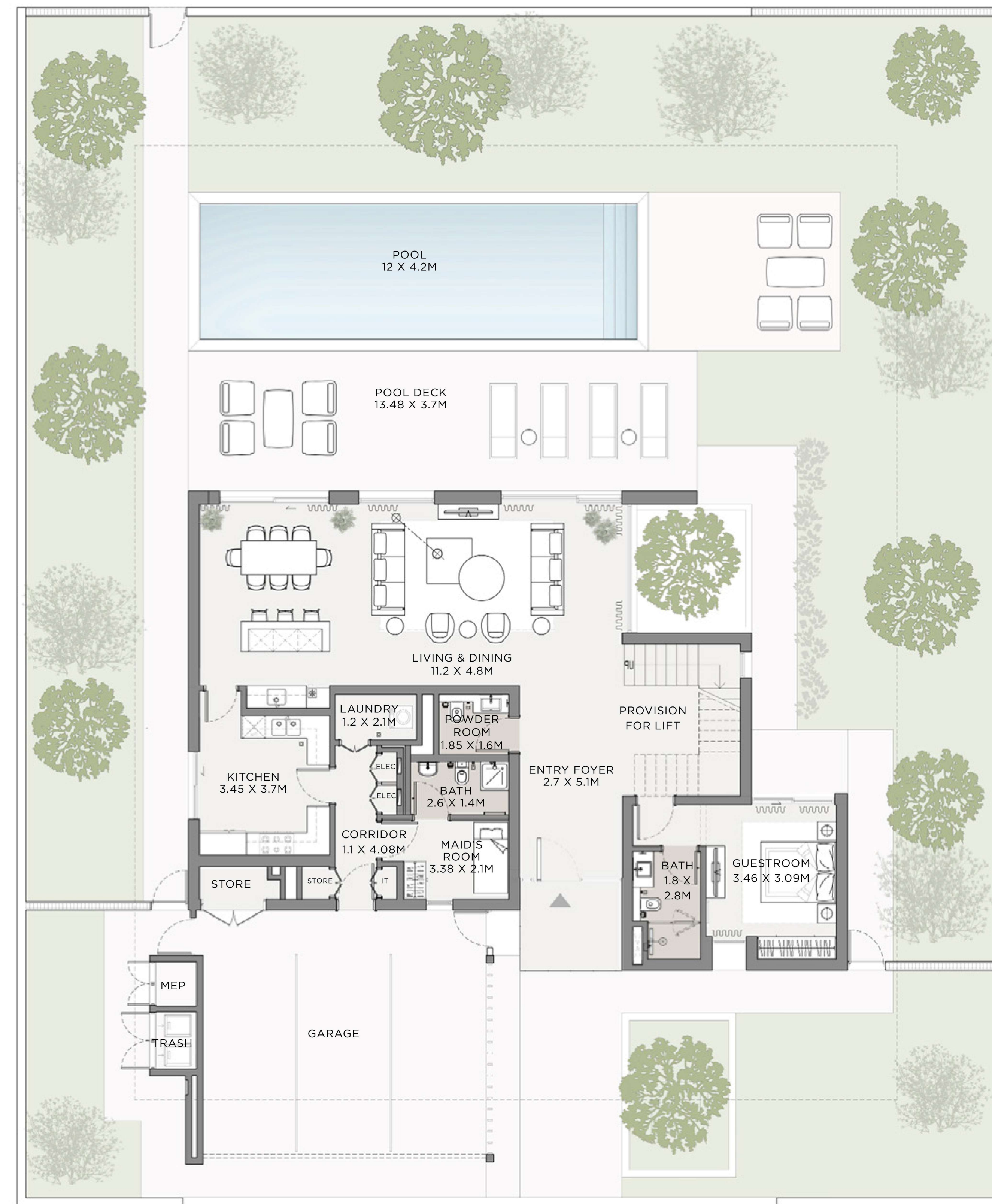
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Farm Gardens

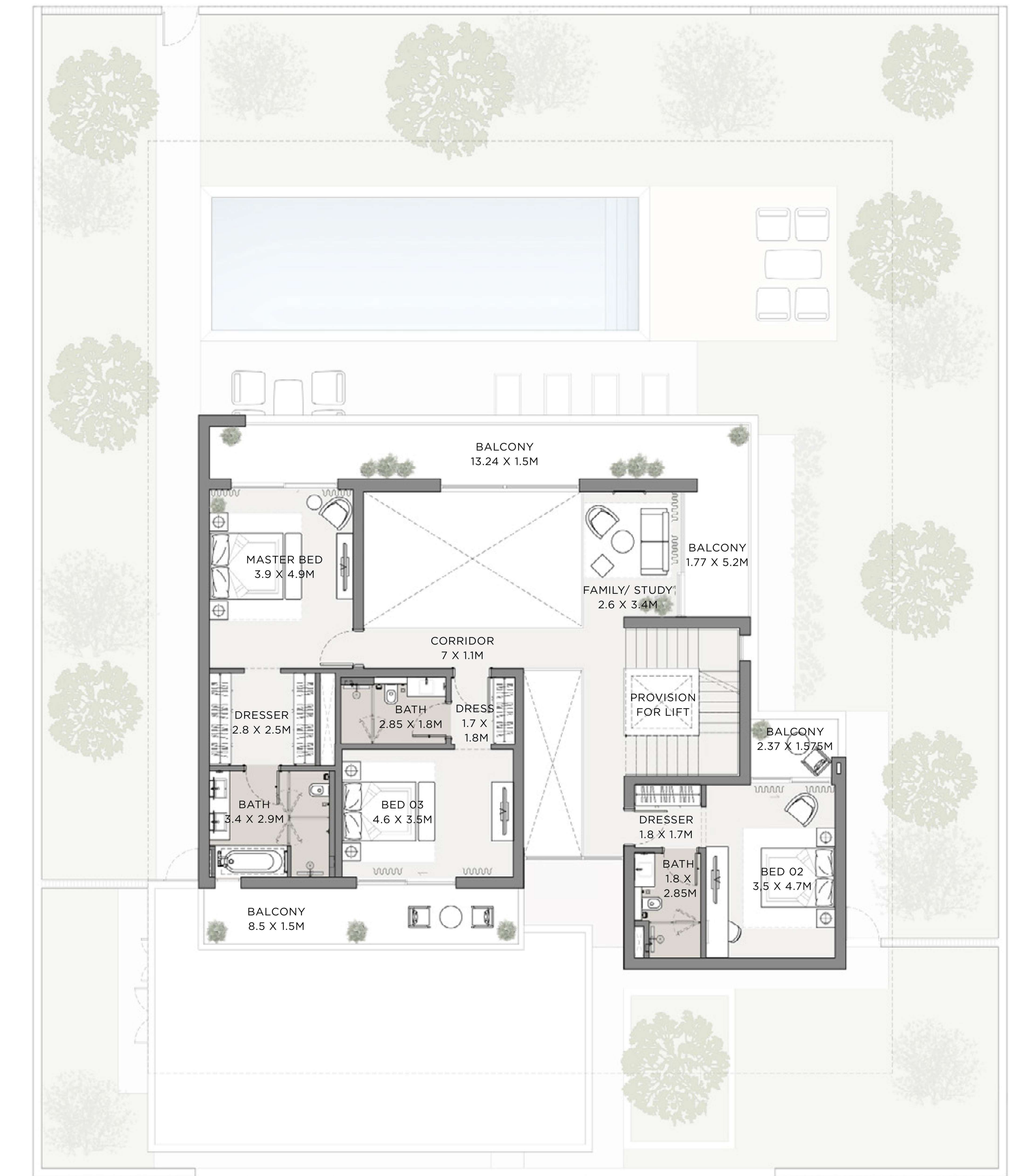
THE VALLEY

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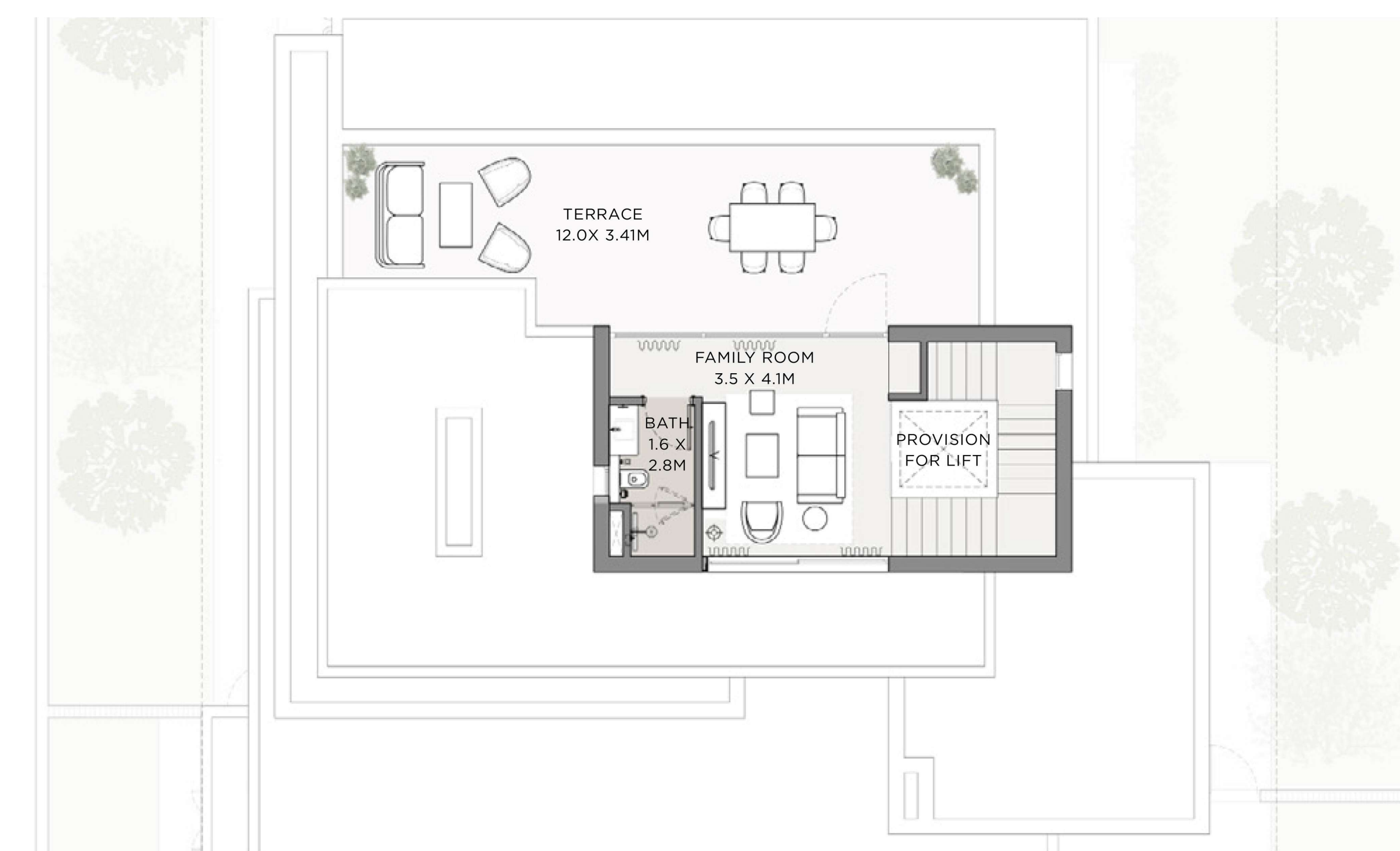


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5 BEDROOM

UNIT	TOTAL AREA	
SUITE AREA	4520.30 SQFT	419.95 SQM
GARAGE	621.51 SQFT	57.74 SQM
BALCONY	515.05 SQFT	47.85 SQM
TOTAL AREA	5656.86 SQFT	525.54 SQM
ROOF TERRACE	440.67 SQFT	40.94 SQM



GROUND FLOOR



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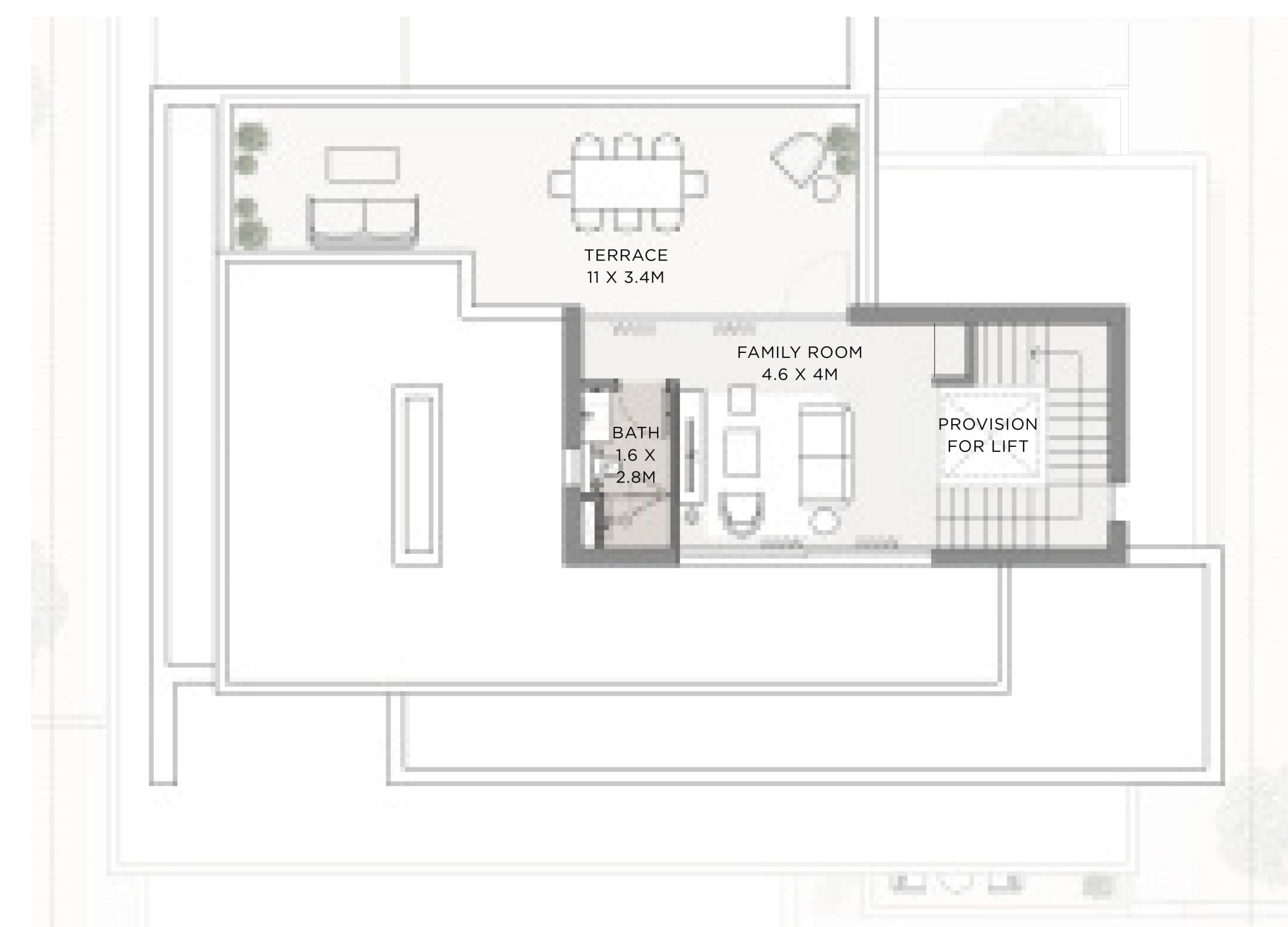
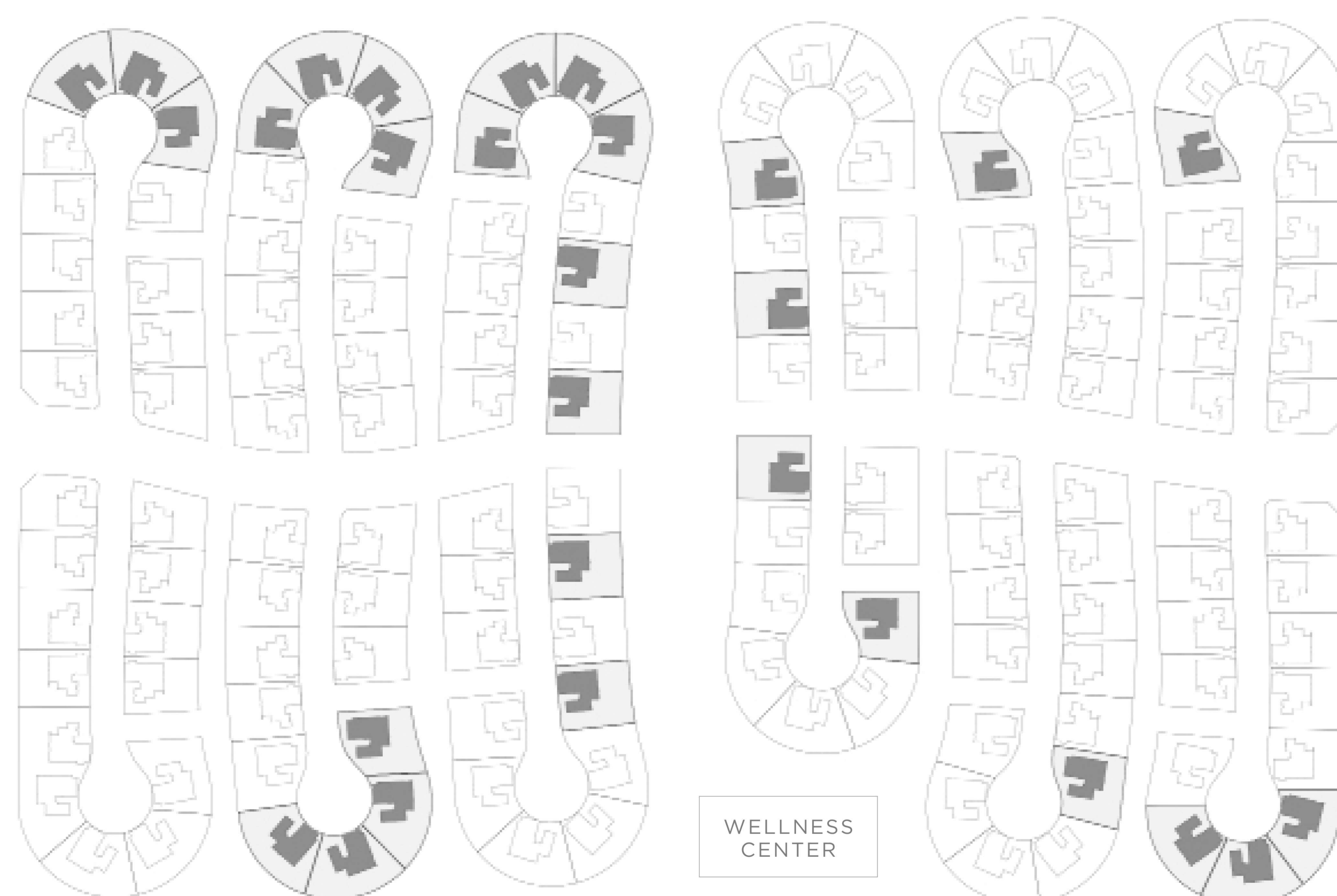


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The Valley

PERFECTLY POSITIONED

With easy access to all major areas of Dubai and an array of green open spaces, The Valley is strategically located on the Dubai—Al Ain Road, a major connection point between the emirates of Dubai and Abu Dhabi.

05 MINS'

Drive to
Rugby Sevens Stadium

08 MINS'

Drive to
Dubai Outlet Mall

25 MINS'

Drive to Burj Khalifa
& The Dubai Mall

25 MINS'

Drive to
Dubai Int' Airport



Farm Gardens

THE VALLEY

Payment Plan



10%



Down Payment

December 2022

10%



1st Installment

February 2023

10%



2nd Installment

August 2023

10%



3rd Installment

February 2024

10%



4th Installment

Upon 20% Construction
Completion*
August 2024

10%



5th Installment

Upon 40% Construction
Completion*
February 2025

10%



6th Installment

Upon 60% Construction
Completion*
July 2025

10%



7th Installment

Upon 80% Construction
Completion*
December 2025

20%



8th Installment

Upon 100% Construction
Completion*
August 2026

*Estimated Construction Completion Date

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