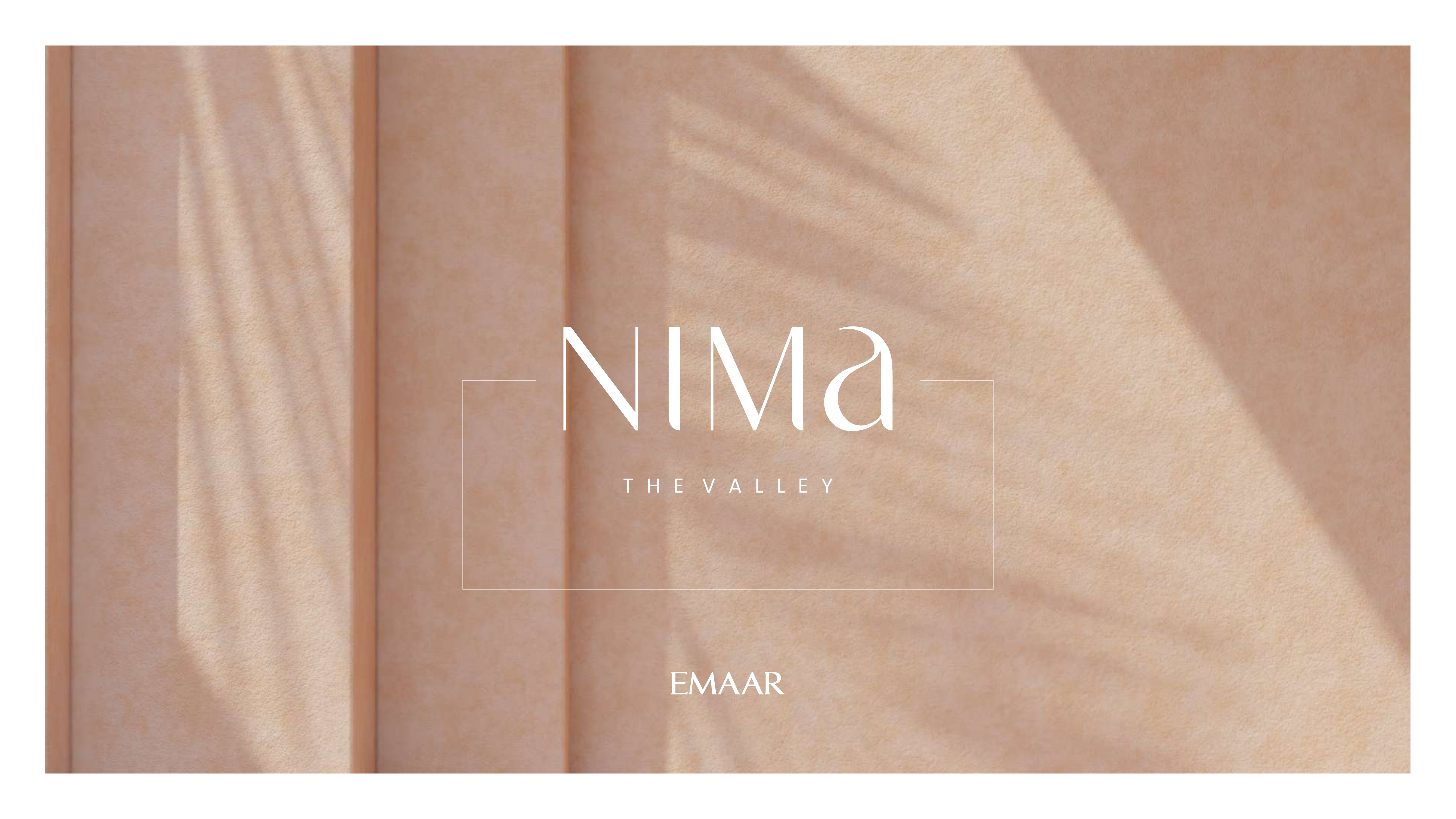




NIMA

THE VALLEY

EMAAR

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.





DISCOVER A REALM BEYOND ORDINARY

Nestled across a sprawling 200 hectares, The Valley isn't just a location; it's a phenomenon. Encompassing over 4,500 homes, it weaves a narrative of unity and nature.

Every corner here tells a story, every pathway a journey. At The Valley, green tributaries do more than just pleasing the eye; they connect lives, fostering a robust community heartbeat.



**NIMA - YOUR NATURAL HAVEN
AT THE VALLEY**





WHERE SOPHISTICATION MEETS NATURE'S SYMPHONY

Amidst the canvas of The Valley lies Nima - an embodiment of ecological elegance. Surrounded by tranquil and elegant neighbourhoods, Nima is more than just a townhouse community; it's a harmonious blend of modern living and nature's embrace.

Beyond the homes, Nima's waterways beckon, offering tranquil pathways that connect not just roads, but hearts. As the sun sets, casting golden hues over the community, one realizes that Nima isn't just about living; it's about coming alive in harmony with nature.

WELCOME TO NIMA,

at the heart of The Valley, where every day is a rediscovery



**SUBURBAN VIBES:
GREEN, GRAND, AND GORGEOUS**

STAY CONNECTED AND ROOTED

Strategically positioned, The Valley offers the best of both worlds. A brief 25-minute drive swiftly transitions from the vibrant hum of Dubai’s Downtown to this tranquil suburban sanctuary on the Dubai-Al Ain Road. Experience the duality of life, where serenity meets accessibility.

05
Minutes Drive to
Rugby Sevens Stadium

12
Minutes Drive to
Dubai Outlet Mall

25
Minutes Drive to
Burj Khalifa and Dubai Mall

25
Minutes Drive to
Dubai Int’ Airport





AMENITIES

- (A) Guardhouse

(B) Pocket Park

(C) River/ Wadi

(D) Seating Deck

(E) Wildlife Pond

(F) Fire Pit Lounge
- (G) Bridge Effect Pedestrian Crossing

(H) Fitness & Games Area

(I) Community Lawn

(J) Picnic Deck

(K) Boulder Crossing

(L) Pebble Beach with Hammocks
- (M) Community Clubhouse

(N) Sport Park

(O) Sunken Event Lawn

(P) Kids Dale

(Q) Community Garden

STYLES

- CANNA
- CEDAR

TYPES

- 3 BEDROOM UNIT
- 4 BEDROOM UNIT
- UTILITIES



**DIVE INTO A WORLD
OF DISCOVERY EVERY DAY**



HOMES THAT REFLECT YOUR ESSENCE

Embark on a journey through our masterfully designed 3-bedroom and 4-bedroom townhouses, each a symphony of meticulous elegance. Let your eyes dance across layouts that cater to discerning tastes, where creativity isn't confined but reflected in a harmonious blend of innovation and style. Choose your masterpiece in Nima and let your living space be a canvas for endless inspiration.

BEYOND LIVING

Experience the Valley



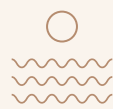


WHERE EVERY CORNER
TELLS A STORY



EXPERIENCE UNPARALLELED AMENITIES

Nima's privileges don't end at elegant homes. The exclusive clubhouse is a realm of luxury and comfort. From regal gatehouses that mark your grand entry to holistic wellness zones, fitness areas, and multipurpose rooms - indulge in a plethora of amenities designed just for you.



Golden Beach



Pocket Parks & Playgrounds



Town Centre



Sports Facilities



Retail & Dining



Barbecue & Picnic Areas



IN HARMONY WITH NATURE

At Nima, the design philosophy revolves around environmental sensitivity. With an emphasis on locally sourced materials, the townhouses stand as an ode to the surrounding landscape.

Moreover, our unique waterways enhance community connectivity while offering scenic vistas, seamlessly blending with the breath-taking Valley Park, home to diverse recreational facilities.

In Nima, the natural surroundings promise an everyday retreat, a continuous celebration of nature's opulence.





WHERE SUBURB
MEETS SERENITY



A WATERWAY WONDER

Nima's captivating rivers are more than water paths; they're lifelines to the community. Residing by these untouched rivers is as much about a way of life as it is about location. Each residence near the water cherishes the vista and feels nature's harmonious song.

The splendour of your dwelling goes beyond its grandeur; it's about greeting each day with the tranquil embrace of water, recognizing that true opulence lies in your way of life.



**BRIDGING HEARTS WITH
GREENERY & WATERWAYS**

TWO DISTINCT ARCHITECTURAL STYLES

Nima offers you the choice of three and four-bedroom townhouses in two distinct architectural styles: Canna and Cedar. Every townhouse is characterised by exquisite quality, and each makes a personal statement. Premium materials and attention to detail throughout ensure tasteful and timeless elegance.



CANNA



CEDAR



CONTEMPORARY DESIGN AT ITS BEST

At Nima, an exquisite harmony unfolds: Meticulously crafted architectural designs meld seamlessly with masterful craftsmanship.

Expansive floor-to-ceiling windows artfully harness natural daylight, illuminating every residence and unveiling their resplendent interiors









**RHYTHMS OF NATURE,
PULSE OF COMMUNITY**

GOLDEN BEACH

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



Water
Splash



F&B
Options



Kids'
Play Areas





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



Gourmet
Dining



Indoor & Outdoor
Retail

SPORTS VILLAGE

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



Sports
Courts



Bicycle & Running
Tracks



Playground
& Gym





KIDS' DALE

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



Rock
Climbing



Amphitheatre
Space



Archaeological
Play Area

GLOBAL LIFESTYLE DEVELOPER

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group’s portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar’s most iconic landmarks include Burj Khalifa, the world’s tallest building.

Under Development
+27,000
Residential Units

Revenue AED
24.9 BN
FY 2022

Net Profit AED
6.8 BN
FY 2022

Delivered
+85,000
Residential Units

Presence in
+12
Global Markets

Market Cap AED
51.8 BN
FY 2022

*As in 31 December 2022



NIMA

THE VALLEY

EMAAR