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OFF PLAN

Ovelle

Location: The Valley, Dubai

Starting From: AED 7,090,000

Permit No: 2

Ovelle

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Villas**	**—**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Ovelle at The Valley is a premium villa development by **Emaar Properties**, created as a nature-focused residential neighbourhood within The Valley master community. The project offers an exclusive collection of **4 and 5-bedroom standalone villas**, with architecture and landscaping designed around privacy, greenery and spacious family living.

The residences range from approximately **4,334 sq. ft. to 7,728 sq. ft.**, giving Ovelle significantly larger living spaces than the townhouse-led phases found elsewhere within The Valley. Four-bedroom villas form the entry point to the collection, while larger five-bedroom residences offer substantially more internal space and premium configurations suited to buyers seeking estate-style family homes.

Ovelle's architecture uses contemporary forms, expansive glazing and natural materials to establish a close relationship between the residences and their landscaped surroundings. Interiors follow a refined, understated design language with warm textures, neutral tones and generous natural light. Large living and dining spaces are complemented by private gardens and outdoor areas, making the villas suitable for both everyday family life and entertaining.

Nature is central to the neighbourhood's masterplan. **Central Park and Terrace Trails** provide landscaped focal points around which residents can walk, relax and socialise. Green corridors and pedestrian-friendly spaces are incorporated throughout the neighbourhood, creating a residential environment that prioritises outdoor living rather than dense urban development.

Residents also have access to a comprehensive selection of recreational and wellness facilities, including a **landscaped swimming pool deck, children's playground, fitness centre, multipurpose room, outdoor recreation areas, communal landscaping and dedicated pet-friendly spaces**.

As part of **The Valley**, Ovelle benefits from the wider community's established lifestyle concept. The master development incorporates extensive parks, recreational areas, children's facilities, retail and dining destinations and outdoor spaces designed for families. Its location along the Dubai–Al Ain corridor provides connectivity toward central Dubai while maintaining the quieter character of a suburban villa community.

Ovelle is scheduled for **Q4 2029**, with current project information indicating **December 2029** as the expected completion period. The project follows Emaar's **80/20 payment plan**, comprising 10% on booking, 70% through construction-linked instalments and the final 20% upon handover.

From an investment perspective, Ovelle sits within the premium segment of The Valley. Its **AED 7.09 million starting price and villa sizes reaching 7,728 sq. ft.** differentiate it substantially from the community's more accessible townhouse developments. This positions the project toward high-net-worth end-users and investors seeking larger standalone villas within an Emaar master community.

Individual villa selection will be particularly important. Buyers should compare **built-up area, plot size, villa type, orientation, privacy, proximity to Central Park and internal community position**, as these characteristics can materially influence future resale desirability.

Why Buy Ovelle Through A1 Properties?
Purchasing **Ovelle at The Valley** through **A1 Properties** gives buyers access to experienced Dubai property advisors who can compare the project's different villa types and positions within the masterplan. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help buyers evaluate available 4 and 5-bedroom villas according to **square footage, plot size, orientation, privacy, community position, price per square foot and payment structure**.

For investors, our advisors can benchmark Ovelle against **Avelia and other premium villa developments within The Valley**, as well as competing Emaar communities across Dubai. For end-users, the selection process can focus on family space, garden areas, privacy, proximity to green spaces and long-term lifestyle requirements.

From property selection and reservation through documentation, financing, ownership transfer and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10%	**70%**	**20%**
Down Payment	During Construction	On Handover

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