

THE COMMUNITY

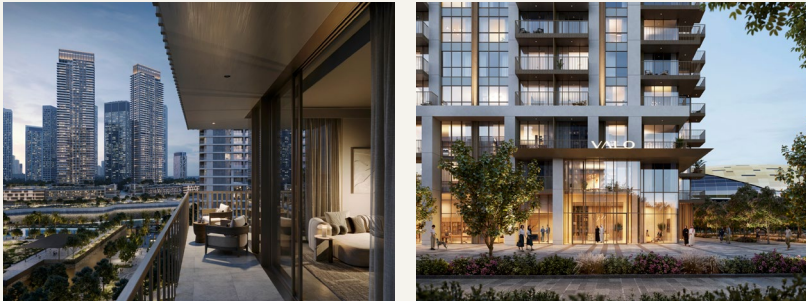
Dubai Creek Harbour is an ultra-modern and stylish neighbourhood that integrates with Dubai’s emerging sustainable urban character. Pedestrian-friendly streets offer safe and convenient connections between the neighbourhood centre and open spaces where every facility and word-class amenity are within walking distance. A vibrant and viable mix of retail, business and recreation makes Dubai Creek Harbour a hip and trendy destination for residents and visitors.

WHY VALO?

Valo is nestled in a special district within Creek Beach, ideal for those looking for an active way of life. Explore the scenic waterfront promenade, enjoy play areas and an adventure playground, and go on thrilling adventures at the cycling track and skate park. Sports courts await your competitive spirit, and connections to the RTA ferry terminal and metro station promise seamless mobility.

KEY FEATURES:

- Parkside Tranquillity: Park views offering a natural escape right in the urban centre.
 - Canal Views with a City Backdrop: Overlooking the Creek canal, residents can enjoy views of the mangroves with Downtown Dubai’s skyline in the distance.
 - Waterfront Lifestyle: Minutes from Valo, the creekside promenade presents a sophisticated urban experience.
 - Seamless Metro Access: Valo’s prime location right next to a metro station makes navigating the city effortless and fast.
- Stylish Social Leisure Podium: The podium at Valo is ideal for relaxation, socializing, and embracing a vibrant lifestyle.
 - Outdoor & Indoor Gym: The modern gym is a space where fitness meets urban motivation.
 - Entertainment and Leisure Spaces: Designed for the modern socialite, Valo’s lounges and game rooms offer a blend of entertainment and relaxation.
 - Innovative Parking Design: Stylish and functional parking solutions ensuring even vehicles are accommodated in luxury.



NEARBY ATTRACTIONS

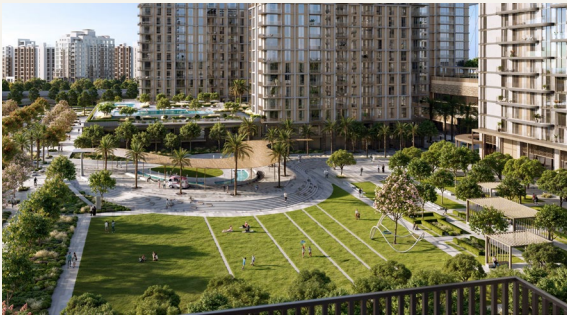
- Creek Island
 - Creek Marina
 - Harbour Promenade
- Creek Side Park
 - Central Park
 - Viewing Point

Instalment	Payment Percentage	Due Date
Down Payment	10%	April 2024
1st Instalment	10%	June 2024
2nd Instalment	10%	November 2024
3rd Instalment	10%	April 2025
4th Instalment	5%	September 2025
5th Instalment 20% Construction Completion	10%	February 2026
6th Instalment 40% Construction Completion	10%	October 2026
7th Instalment 60% Construction Completion	10%	April 2027
8th Instalment 80% Construction Completion	10%	October 2027
9th Instalment 90% Construction Completion	5%	February 2028
10th Instalment 100% Construction Completion	10%	September 2028

Available Units	Area Sq. Ft.		Starting Price (In AED Mn)
	Minimum	Maximum	
1-Bedroom	752	797	1.79
2-Bedroom	1,071	1,264	2.4
3-Bedroom	1,786	1,876	4.13
3-Bedroom Townhouse	2,041	2,048	4.86

RESIDENTIAL UNITS

- 1- to 3-bedroom units: 285
- 3-bedroom townhouses: 6



ARCHITECTURAL STYLE

Raw, authentic materials fused to reinterpret Dubai’s architectural tale, bridging its rich legacy with future sustainable urban designs.

PREMIER AMENITIES



The 6000-sqm amenities podium, features a versatile multipurpose room, a state-of-the-art gym, elegant pool areas and wellness spaces, all fostering a strong sense of community and enriching the Valo living experience.

- Pool Area
 - Indoor and Outdoor Gym
 - Flexible Lawn Area
 - Kids’ Pool & Play Area
- Multipurpose Room
 - BBQ & Picnic Area
 - Yoga Area
 - Common Garden

THE DEVELOPER

EMAAR’S REVENUE FOR 2023 – AED 26.7 Bn (US\$ 7.3 Bn)

With a proven track-record in delivery, Emaar has delivered approximately 108,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world’s most-visited retail and lifestyle destination.