

# Valia

DUBAI CREEK HARBOUR

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### The Future of Waterfront Living

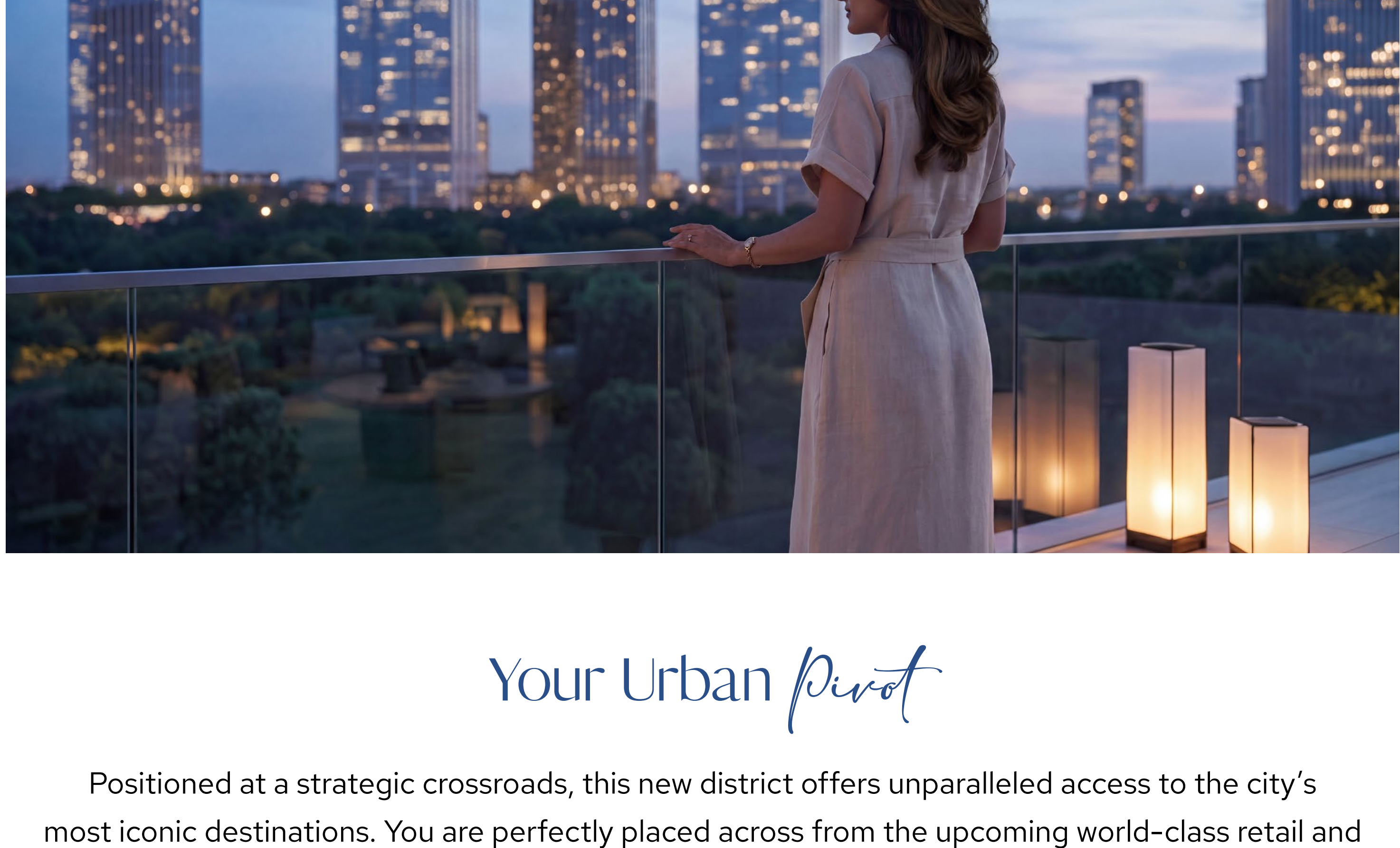
Dubai Creek Harbour is a testament to the future of urban living, where the historic charm of the Creek meets the bold ambition of a modern skyline. It features iconic amenities like Creek Marina, a haven for yachting enthusiasts, and close proximity to the Ras Al Khor Wildlife Sanctuary, renowned for its rich biodiversity, including flamingos.



### Welcome to Valia

DUBAI CREEK HARBOUR

Valia stands as a sophisticated landmark of contemporary living, a high-rise retreat rising elegantly from a vibrant mixed-use podium. Architecturally sensitive to its surroundings, the project is a sanctuary designed with a profound focus on the well-being of its residents, ensuring every space is an invitation to breathe and belong. Valia creates a residential experience that is as grounded as it is elevated.



### Your Urban Pivot

Positioned at a strategic crossroads, this new district offers unparalleled access to the city's most iconic destinations. You are perfectly placed across from the upcoming world-class retail and entertainment hub - **Dubai Square Mall**, with the tranquil canal and efficient **metro links (Blue Line)** waiting just on the other side to whisk you across the emirate.



DUBAI SQUARE MALL



### Strategically Located



### Crafted for Living



### Residential Units

Each home is an exercise in spatial efficiency, designed to cater to the unique needs of its inhabitants while providing a constant connection to the vibrant masterplan outside.

| Bedroom   | Units | Avg. Area | Avg. Price (AED) |
|-----------|-------|-----------|------------------|
| 1 Bedroom | 245   | 821       | 2.14 Mn          |
| 2 Bedroom | 208   | 1,255     | 3.19 Mn          |
| 3 Bedroom | 32    | 1,674     | 4.41 Mn          |
| 4 Bedroom | 6     | 2,561     | 7.05 Mn          |

### Payment Plan

| Instalment                                     | Payment Percentage | Date       |
|------------------------------------------------|--------------------|------------|
| Down Payment                                   | 10%                | On Booking |
| 1st Instalment                                 | 10%                | OCT 2026   |
| 2nd Instalment                                 | 10%                | APR 2027   |
| 3rd Instalment                                 | 10%                | OCT 2027   |
| 4th Instalment                                 | 10%                | APR 2028   |
| 5th Instalment<br>40% Construction Completion  | 10%                | OCT 2028   |
| 6th Instalment<br>60% Construction Completion  | 10%                | MAR 2029   |
| 7th Instalment<br>80% Construction Completion  | 10%                | SEP 2029   |
| 8th Instalment<br>100% Construction Completion | 20%                | DEC 2030   |

### Space to Breathe and Belong

The dedicated amenities floor is a curated landscape for the soul, following a philosophy of swim, play, relax, gather, move, and connect.

