

# Emaar Orania At The Valley

The Valley, Dubai

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**Orania at The Valley** is a new residential development by Emaar Properties, offering elegantly designed 3 & 4-bedroom townhouses located within Dubai. This latest community project promises next-level sophistication and a serene lifestyle, with everything you need right at your doorstep.

## Key Features and Highlights:

- **Prime Location:** Strategically located near Dubai Al-Ain Road, offering hassle-free connectivity to key localities and attractions such as Dubai Outlet Mall, IMG World of Adventure, Global Village, and Dubai Butterfly Garden.
- **Variety of Options:** Features 3 & 4-bedroom townhouses with contemporary designs, providing spacious living areas and attractive interiors for a comfortable lifestyle.
- **Exclusive Design:** The architecture of the townhouses combines contemporary aesthetics with refined details, creating a distinctive and luxurious living environment.
- **Extensive Leisure Areas:** The community is surrounded by lush green parks and tranquil environments, with facilities like a sport's village, dedicated sports areas, biking and jogging tracks, playgrounds, and outdoor gyms, promoting an active and healthy outdoor lifestyle.
- **Family-Friendly Community:** Designed with families in mind, offering 24x7 security and a peaceful, secure environment for residents.
- **Integrated Transportation:** Located near major roads, ensuring easy access to Dubai's prominent localities and attractions.
- **Financial Potential:** Offers easy and flexible payment plan options, making it an attractive choice for buyers and investors.

## Key Amenities:

- New development featuring 3 & 4-bedroom townhouses
- Convenient location near Al Ain Road
- Lush green parks and tranquil surroundings
- Sport's village with dedicated sports areas
- Biking and jogging tracks, playgrounds, and outdoor gyms

- Family-friendly development with 24x7 security
- Easy and flexible payment plan options
- Access to state-of-the-art amenities and facilities

### Conclusion:

Orania at The Valley offers a blend of contemporary design, tranquility, and modern conveniences, making it an ideal choice for families and individuals seeking a serene yet connected lifestyle in Dubai. With its strategic location, access to top-tier amenities, and beautifully designed townhouses, this development provides a perfect setting for those who value comfort, style, and community living. The flexible payment plans further enhance its appeal, making Orania not just a home, but a smart investment in a vibrant and growing area of Dubai

### Overview

Listing Type: Newly Launched Properties	Property Type: House/Villa	Possession Date: Dec – 2025
County: United Arab Emirates	City: Dubai	Super Built-up Area: 1,896 – 2,346sq.ft
Sale price: ₹3.0 Cr Onwards	UAE Sale Prices: AED1.5 M Onwards	

### Amenities

- ✓ Gymnasium
- ✓ Multiple Purpose Hall
- ✓ CCTV
- ✓ Power Backup
- ✓ Park/Garden
- ✓ Security
- ✓ Multiple Purpose Court
- ✓ Play Area

### Distances

School 8.8km





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