

OFF-PLAN · DUBAI

Avelia

Built by **Emaar** · independent analysis by Atif Bin Arif. The developer's numbers, read straight.

DEVELOPER RENDER TO FOLLOW — WE DON'T FAKE IMAGERY

Golden Visa eligible — priced from above the AED 2M investment threshold (10-year residency).

STARTING FROM	RANGE	TOTAL UNITS	SIZES QUOTED	HANDOVER
AED 7.2M	4–5 BR	139	BUA	Dec 2029

PROJECT DETAILS

Developer	Emaar	Community	The Valley
Emirate	Dubai	Property types	4-Bed Villa, 5-Bed Villa
Total units	139	Area basis	BUA (built-up)
Handover	Dec 2029	Payment plan	10% down / 70% during construction / 20% on handover
Data source	Developer brochure, extracted 26 Jul 2026		

THE HARD MATH — EVERY UNIT

Nothing summarised. The developer's full unit matrix, exactly as quoted.

PRODUCT	BUA SQFT	PLOT SQFT	STARTING	AED/SQFT*	UNITS
4-Bedroom Villa 4-bed	4,346	6,273–6,273	7.2M	1,668	54
5-Bedroom Villa — Luxury 5-bed	5,655	7,005–7,005	8.8M	1,567	55
5-Bedroom Villa — Premium 5-bed	7,857	8,883–8,883	13M	1,666	30

* AED/sqft on BUA (built-up), the metric the developer quotes — net/usable area is smaller, so real net price/sqft is higher. Prices "starting from", AED.

WHAT IT REALLY COSTS — ENTRY UNIT (AED 7.2M)

Developer price	AED 7,250,000	Budget ~4–5% over the sticker in government & registration costs alone. Add a 2% agency fee and any mortgage costs if you finance. The "from" price is never the cheque you write.
DLD transfer fee (4%)	AED 290,000	
Registration & admin	≈ AED 5,250	
All-in, before mortgage	≈ AED 7,545,250	

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

- Service charge (AED/sqft)
- Net (usable) area
- Registration / DLD fees
- Per-unit sizes (developer averages per type)

LIFE HERE

What you're actually buying into

- The Plantation
- Terrace Trails
- Plateau Views
- Themed Central Park
- Village Market Plaza
- Falaj Fountain
- Viewing Platform & Stepped Terraces
- Sports Courts
- Oasis Play Area
- Canopy Walk

- Book a Free Second Opinion
15-min deal triage · no cost
- Full Dossier — with developer brochure
This analysis + the original brochure