

NIMA

THE VALLEY

EMAAR

## DREAMS BEGIN HERE

The Valley is a quaint new town consisting of modern townhouse complexes where life finds its inspiration amidst the vast shimmering sands and lush green open spaces. It is a self-sufficient community offering a range of lifestyle amenities, educational options, healthcare services, leisure activities and recreational facilities in a picturesque setting.

The Valley is the perfect place for you to empower your dreams and become the innovators and visionaries to lead the future of the world.





## DISCOVER A REALM BEYOND ORDINARY

Nestled across a sprawling 200 hectares, The Valley isn't just a location; it's a phenomenon. Encompassing over 4,500 homes, it weaves a narrative of unity and nature.

Every corner here tells a story, every pathway a journey. At The Valley, green tributaries do more than just pleasing the eye; they connect lives, fostering a robust community heartbeat.



**NIMA - YOUR NATURAL HAVEN  
AT THE VALLEY**





## WHERE SOPHISTICATION MEETS NATURE'S SYMPHONY

Amidst the canvas of The Valley lies Nima - an embodiment of ecological elegance. Surrounded by tranquil and elegant neighbourhoods, Nima is more than just a townhouse community; it's a harmonious blend of modern living and nature's embrace.

Beyond the homes, Nima's waterways beckon, offering tranquil pathways that connect not just roads, but hearts. As the sun sets, casting golden hues over the community, one realizes that Nima isn't just about living; it's about coming alive in harmony with nature.

**WELCOME TO NIMA,**

at the heart of The Valley, where every day is a rediscovery



**SUBURBAN VIBES:  
GREEN, GRAND, AND GORGEOUS**

# STAY CONNECTED AND ROOTED

Strategically positioned, The Valley offers the best of both worlds. A brief 25-minute drive swiftly transitions from the vibrant hum of Dubai's Downtown to this tranquil suburban sanctuary on the Dubai-Al Ain Road. Experience the duality of life, where serenity meets accessibility.

**05**  
Minutes Drive to  
Rugby Sevens Stadium

**25**  
Minutes Drive to  
Burj Khalifa and Dubai Mall

**12**  
Minutes Drive to  
Dubai Outlet Mall

**25**  
Minutes Drive to  
Dubai Int' Airport





## AMENITIES

- |                     |                                       |                         |
|---------------------|---------------------------------------|-------------------------|
| (A) Guardhouse      | (G) Bridge Effect Pedestrian Crossing | (M) Community Clubhouse |
| (B) Pocket Park     | (H) Fitness & Games Area              | (N) Sport Park          |
| (C) River/ Wadi     | (I) Community Lawn                    | (O) Sunken Event Lawn   |
| (D) Seating Deck    | (J) Picnic Deck                       | (P) Kids Dale           |
| (E) Wildlife Pond   | (K) Boulder Crossing                  | (Q) Community Garden    |
| (F) Fire Pit Lounge | (L) Pebble Beach with Hammocks        |                         |

## STYLES

- CANNA
- CEDAR

## TYPES

- 3 BEDROOM UNIT
- 4 BEDROOM UNIT
- UTILITIES





**DIVE INTO A WORLD  
OF DISCOVERY EVERY DAY**



## HOMES THAT REFLECT YOUR ESSENCE

Embark on a journey through our masterfully designed 3-bedroom and 4-bedroom townhouses, each a symphony of meticulous elegance. Let your eyes dance across layouts that cater to discerning tastes, where creativity isn't confined but reflected in a harmonious blend of innovation and style. Choose your masterpiece in Nima and let your living space be a canvas for endless inspiration.

### BEYOND LIVING

Experience the Valley





WHERE EVERY CORNER  
TELLS A STORY



## EXPERIENCE UNPARALLELED AMENITIES

Nima's privileges don't end at elegant homes. The exclusive clubhouse is a realm of luxury and comfort. From regal gatehouses that mark your grand entry to holistic wellness zones, fitness areas, and multipurpose rooms - indulge in a plethora of amenities designed just for you.



Golden  
Beach



Pocket Parks &  
Playgrounds



Town  
Centre



Sports  
Facilities



Retail &  
Dining



Barbecue &  
Picnic Areas



## IN HARMONY WITH NATURE

At Nima, the design philosophy revolves around environmental sensitivity. With an emphasis on locally sourced materials, the townhouses stand as an ode to the surrounding landscape.

Moreover, our unique waterways enhance community connectivity while offering scenic vistas, seamlessly blending with the breath-taking Valley Park, home to diverse recreational facilities.

In Nima, the natural surroundings promise an everyday retreat, a continuous celebration of nature's opulence.





WHERE SUBURB  
MEETS SERENITY



## A WATERWAY WONDER

Nima's captivating rivers are more than water paths; they're lifelines to the community. Residing by these untouched rivers is as much about a way of life as it is about location. Each residence near the water cherishes the vista and feels nature's harmonious song.

The splendour of your dwelling goes beyond its grandeur; it's about greeting each day with the tranquil embrace of water, recognizing that true opulence lies in your way of life.





**BRIDGING HEARTS WITH  
GREENERY & WATERWAYS**

## TWO DISTINCT ARCHITECTURAL STYLES

Nima offers you the choice of three and four-bedroom townhouses in two distinct architectural styles: Canna and Cedar.

Every townhouse is characterised by exquisite quality, and each makes a personal statement. Premium materials and attention to detail throughout ensure tasteful and timeless elegance.



# CANNA



CEDAR



## CONTEMPORARY DESIGN AT ITS BEST

At Nima, an exquisite harmony unfolds: Meticulously crafted architectural designs meld seamlessly with masterful craftsmanship. Expansive floor-to-ceiling windows artfully harness natural daylight, illuminating every residence and unveiling their resplendent interiors









**RHYTHMS OF NATURE,  
PULSE OF COMMUNITY**



# GOLDEN BEACH

The ideal setting for sun-soaked days spent with family, Golden Beach provides the perfect focal point for Nima's integrated community living.



Water  
Splash



F&B  
Options



Kids'  
Play Areas





## TOWN CENTRE

Brighten up your day at the beating heart of The Valley and enjoy an inspired array of retail and dining experiences right on your doorstep.



Farmers'  
Market



Gourmet  
Dining



Indoor & Outdoor  
Retail

# SPORTS VILLAGE

Enjoy an active, fulfilling and healthy lifestyle at the Sports Village, with an extensive selection of sports, leisure and recreational amenities to choose from.



Sports Courts



Bicycle & Running Tracks



Playground & Gym





## KIDS' DALE

Let the little ones' imaginations soar at the Kids' Dale, where they can combine learning and play each and every day.



Rock  
Climbing



Amphitheatre  
Space



Archaeological  
Play Area

## GLOBAL LIFESTYLE DEVELOPER

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group's portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

Under Development  
**+27,000**  
Residential Units

Revenue AED  
**24.9 BN**  
FY 2022

Net Profit AED  
**6.8 BN**  
FY 2022

Delivered  
**+85,000**  
Residential Units

Presence in  
**+12**  
Global Markets

Market Cap AED  
**51.8 BN**  
FY 2022

\*As in 31 December 2022



# NIMA

THE VALLEY

For more information please call 800 36227 (UAE) / +971 4 366 1688 (International) or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Monday to Friday. Visit our online sales centre at [emaar.com](http://emaar.com) or any of our Sales Centres across the UAE.

## DUBAI

Emaar Sales Centre | Next to Souq Al Bahar, Downtown Dubai

9:30 AM to 10 PM, Sunday - Friday

9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road

Dubai Creek Harbour Sales Pavilion | Ras Al Khor

From 9:30 AM to 7 PM, Sunday - Saturday

## ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road

From 9:30 AM to 7 PM, Sunday - Friday

# EMAAR