

Reference No : EMR/REF/a0ZNM000001VsZn2AK

Date: 28/11/2025

Dear Customer,

Considering the points we discussed, I believe the below listed projects will cater to your requirements.

Project		Unit Number		Estimated Completion Date		
The Valley		TV Ovelle-V-99				
Type	Unit Model	Bed Rooms	Property Status	Total Area (SQ. FT)	Plot Area (SQ. FT)	Selling Price (AED)
Villa	Type 4BR-A	4 Bedrooms		4335	5833	7,111,888.00

*Applicable fees to Dubai Land Department are: 4% of the property net price + AED 3,000 oqood fee

*Prices and availability are subject to change without notice

*The Estimated Completion Date is a mere estimate and subject to change from time to time

SCHEDULE OF INSTALMENT PAYMENTS

Instalment	Milestone	Percentage (%)	Date	Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Total Amount (AED)
1	1st Instalment	10.00 %	2025-11-28 04:00:00	711189		0.00	711,189.00
2	2nd Instalment	10.00 %	2026-01-17 04:00:00	711189		0.00	711,189.00
3	3rd Instalment	10.00 %	2026-07-17 04:00:00	711189		0.00	711,189.00
4	4th Instalment	10.00 %	2027-01-17 04:00:00	711189		0.00	711,189.00
5	5th Instalment	10.00 %	2027-07-17 04:00:00	711189		0.00	711,189.00
6	50% Construction	10.00 %	2028-03-10 04:00:00	711189		0.00	711,189.00
7	70% Construction	10.00 %	2028-08-01 04:00:00	711189		0.00	711,189.00
8	90% Construction	10.00 %	2029-01-30 04:00:00	711189		0.00	711,189.00

This offer is valid for 24 hours from the date of generation and subject to availability of the unit.

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9	100% Construction and Handover	20.00 %	2029-12-31 04:00:00	1422376		0.00	1,422,376.00
					Purchase Price (AED)		7,111,888.00

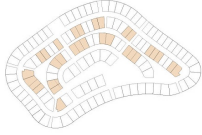
OVERELLE

THE VALLEY

TYPE A

4 BEDROOM

KEY PLAN



UNIT	TOTAL AREA		
4BED	AREA (SQFT)	AREA (SQM)	
SUITE AREA	3481.58 SQFT	323.45 SQM	
PARKING	373.40 SQFT	34.69 SQM	
BALCONY AREA	406.88 SQFT	37.80 SQM	
ENTRANCE/TERRACE	72.87 SQFT	6.77 SQM	
BUILT UP AREA	4334.73 SQFT	402.71 SQM	

UNIT PLAN



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

EMAAR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.