

Reference No : EMR/REF/a0ZNM000001VsaL2AS

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-10				
Type	Unit Model	Bed Rooms	Property Status	Total Area (SQ. FT)	Plot Area (SQ. FT)	Selling Price (AED)
Villa	Type 5BRM-B	5 Bedrooms		5639	6383	8,855,888.00

*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	885589		0.00	885,589.00
2	2nd Instalment	10.00 %	2026-01-17 04:00:00	885589		0.00	885,589.00
3	3rd Instalment	10.00 %	2026-07-17 04:00:00	885589		0.00	885,589.00
4	4th Instalment	10.00 %	2027-01-17 04:00:00	885589		0.00	885,589.00
5	5th Instalment	10.00 %	2027-07-17 04:00:00	885589		0.00	885,589.00
6	50% Construction	10.00 %	2028-03-10 04:00:00	885589		0.00	885,589.00
7	70% Construction	10.00 %	2028-08-01 04:00:00	885589		0.00	885,589.00
8	90% Construction	10.00 %	2029-01-30 04:00:00	885589		0.00	885,589.00

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

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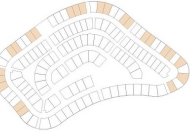
Issued on 28/11/2025 15:21

9	100% Construction and Handover	20.00 %	2029-12-31 04:00:00	1771176		0.00	1,771,176.00
					Purchase Price (AED)		8,855,888.00

OVERELLE

THE VALLEY

TYPE B 5 BEDROOM MEDIUM



KEY PLAN



UNIT	TOTAL AREA		
5BED MEDIUM	AREA (SQFT)	AREA (SQM)	
SUITE AREA	4292.97 SQFT	398.83 SQM	
PARKING	474.80 SQFT	44.11 SQM	
BALCONY AREA	699.12 SQFT	64.95 SQM	
ENTRANCE/TERRACE	172.55 SQFT	16.03 SQM	
BUILT UP AREA	5639.42 SQFT	523.92 SQM	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT PLAN

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 its absolute discretion, without any liability whatsoever.