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OFF PLAN

Alva

Location: The Valley, Dubai

Starting From: AED 0

Permit No: 2

Alva

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Townhouses**	**Q1 2030**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Alva at The Valley is a contemporary townhouse neighbourhood by **Emaar Properties**, forming part of the expanding The Valley master community in Dubai. Designed primarily for family living, the development introduces a collection of **3 and 4-bedroom townhouses** surrounded by landscaped spaces and pedestrian-oriented community environments.

The project is reported to comprise approximately **196 townhouses**. Its architectural direction follows Emaar's contemporary suburban design language, with clean exterior lines, generous glazing and layouts intended to create a strong connection between indoor and outdoor living.

Private outdoor areas and landscaped communal spaces are central to the concept. Current project information highlights **Zen-inspired private gardens, pedestrian-friendly lanes, parks and children's recreational areas**, creating a lower-density residential setting oriented toward families and long-term owner-occupiers.

Alva benefits from its position within **The Valley**, Emaar's established suburban master community along the Dubai–Al Ain corridor. The wider destination has been developed around large green spaces, family recreation and community infrastructure, giving residents access to amenities beyond those provided within the individual Alva neighbourhood.

The development is expected to complete in **Q1 2030**, with current project records specifying **31 March 2030**. Alva is also listed as a freehold development.

It is important to distinguish **Alva, Alva 2 and Alva 3**. All three are separate Emaar releases within The Valley. Current records show Alva targeting March 2030, Alva 2 targeting February 2030 and Alva 3 targeting January 2030.

From an investment perspective, Alva provides exposure to an Emaar townhouse community with a relatively limited first-phase inventory. However, because reliable launch pricing and complete floor-plan dimensions are not yet publicly available, investors should avoid calculating price per square foot using unverified marketing figures.

Once the official inventory is available, individual townhouses should be compared according to **built-up area, plot size, orientation, internal community position, proximity to parks, original purchase price and remaining payment obligations**.

Why Buy Alva Through A1 Properties?
Purchasing **Alva at The Valley** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare individual townhouses and distinguish the first Alva release from Alva 2 and Alva 3. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help assess each property according to built-up area, plot size, orientation, community position, price and payment status once official inventory becomes available.

For investors, our advisors can benchmark Alva against **Alva 2, Alva 3, Ovelle and other releases within The Valley**, considering launch pricing, future supply and resale positioning. For end-users, the selection process can focus on family space, private outdoor areas, proximity to parks and long-term suitability.

From property selection and reservation through documentation, financing, ownership transfer and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10% Down Payment	**70%** During Construction	**20%** On Handover