

OFF PLAN

Nima

Location: The Valley, Dubai**Starting From:** AED 2,342,438**Permit No:** 69538476309

Nima

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	Townhouses	Q3 2027	10/20	Off Plan

ABOUT THE PROJECT

Nima is an exclusive townhouse community by **Emaar Properties**, nestled within the award-winning master-planned community of **The Valley**. Inspired by the beauty of nature and flowing waterways, Nima offers a tranquil family-oriented lifestyle where contemporary architecture blends seamlessly with expansive green landscapes and water features. Designed for modern families seeking space, privacy, and connectivity, the development creates a harmonious environment where residents can enjoy a peaceful suburban setting without compromising access to Dubai's major destinations.

The community features an elegant collection of **3 and 4-bedroom townhouses** with built-up areas ranging from approximately **2,232 sq. ft. to 2,683 sq. ft.** Every home showcases spacious open-plan living areas, floor-to-ceiling windows, premium finishes, modern kitchens, generous bedrooms, landscaped private gardens, and covered parking. The architecture embraces clean contemporary lines while incorporating natural materials and soft colour palettes that complement the surrounding greenery and waterways, creating bright and welcoming living spaces for families.

Residents enjoy a comprehensive selection of lifestyle amenities designed around wellness and community living. These include landscaped parks, winding waterways, children's playgrounds, outdoor fitness areas, sports courts, jogging and cycling tracks, swimming pools, picnic lawns, community centres, retail outlets, dining venues, and dedicated recreational spaces. As part of **The Valley**, homeowners also benefit from signature attractions including the Golden Beach, Town Centre, Sports Village, Kids' Dale, and numerous green open spaces that promote an active and balanced lifestyle.

Strategically located along **Dubai-Al Ain Road (E66)**, Nima offers seamless connectivity to Downtown Dubai, Dubai International Airport, Dubai Outlet Mall, Academic City, and other key destinations across the emirate. The Valley continues to emerge as one of Emaar's most successful master communities, combining exceptional infrastructure, family-focused amenities, and long-term investment potential. With Emaar's reputation for quality developments and the increasing demand for spacious suburban homes, Nima presents an outstanding opportunity for both end-users and investors seeking sustainable capital appreciation and strong future rental demand.

Why Buy Nima Through A1 Properties?

Purchasing **Nima** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Emaar master communities and family-oriented developments. Our consultants provide personalized guidance to help you select the ideal townhouse based on your lifestyle requirements or investment objectives while ensuring access to the latest availability, attractive pricing, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation and ownership transfer, A1 Properties delivers comprehensive end-to-end support throughout your buying journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth knowledge of The Valley and Dubai's growing suburban property market, we ensure a seamless purchasing experience while helping you maximize the long-term value of your investment.

PAYMENT PLAN

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