



## 10% DPI | 50% MORTGAGE AVAILABLE | EMAAR | FARM LIVING #YAY



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Langues: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 1,963,393.67

### Location

Pays: Émirats Arabes Unis  
État/Région/Province: Dubaï  
Soumis: 22/02/2026  
Description:

### FARM GROVE at THE VALLEY by EMAAR.

- **Farm Grove at The Valley by Emaar** a sustainable, nature-inspired villa community in Dubai
- Preserves indigenous **Ghaf trees** and integrates eco-friendly, water- & energy-efficient design
- Features elegant **45 bedroom villas** with open-plan layouts, floor-to-ceiling windows, customizable gardens & optional private pools
- Anchored by a **3.5-hectare central park** with walking trails, BBQ areas, yoga platforms, organic farming spaces & adventure playgrounds
- Offers premium amenities: **swimming pools, fitness center, sports courts, childrens play areas, pet park & community hubs**
- **Town Centre** within The Valley adds retail, cafs, schools & lifestyle facilities for residents
- **Prime location** on Dubai Al Ain Road with seamless access to Downtown Dubai, Dubai International Airport & key business hubs
- Villas start from **AED 4.44M** with flexible payment plans extending to 2028 handover



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- Strong **rental yields** (~7%) make it attractive for investors and families alike
  - A rare blend of **green living, luxury, and investment potential** in one of Dubais most dynamic communities

## About Us:

CAPRI REALTY is a 15 years old boutique real estate firm specialising in sales of villas and townhouses

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## PROPERTY FEATURES:

- Balcony
- Basement parking
- BBQ area
- Broadband ready
- Broadband ready
- Built in wardrobes
- Central air conditioning
- Central heating
- Community View
- Covered parking
- Fully fitted kitchen
- Gymnasium
- Intercom
- Landscaped Garden
- Maid's room
- Part furnished
- Pets allowed
- Private garage
- Private garden
- Private swimming pool
- Satellite/Cable TV
- Shared swimming pool
- Storage room
- Upgraded interior
- View of gardens
- View of parkland
- 24 hours Maintenance
- Bank/ATM Facility
- Basketball Court
- Business Center
- Children's nursery
- Children's play area



- Clubhouse
- Communal gardens
- Concierge service
- Cycling tracks
- Fitness Center
- Laundry Service
- Mosque
- Public park
- Public transport
- Recreational Facilities
- School
- Sports academies
- Squash courts
- Tennis courts
- Valet Service
- Walking Trails

## Commun

Salle de bains:	4
Pied carré fini:	353.0316 m <sup>2</sup>
Dimesions du lot:	557.4182 m <sup>2</sup>

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Parking:	Oui
Number of Garages:	1
Outdoor Amenities:	Pool

## Rental details

Furnished:	Oui
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/BRIN-T25542/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/BRIN-T25542/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	cr-s-38507
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IMLIX

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<https://www.imlix.com/fr/>

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