

YOU ARE A GUIDE TO THE  
WORLD OF LUXURY





# venera

THE VALLEY

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FLOOR PLAN

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EMAAR

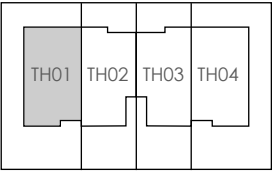
# venera

THE VALLEY

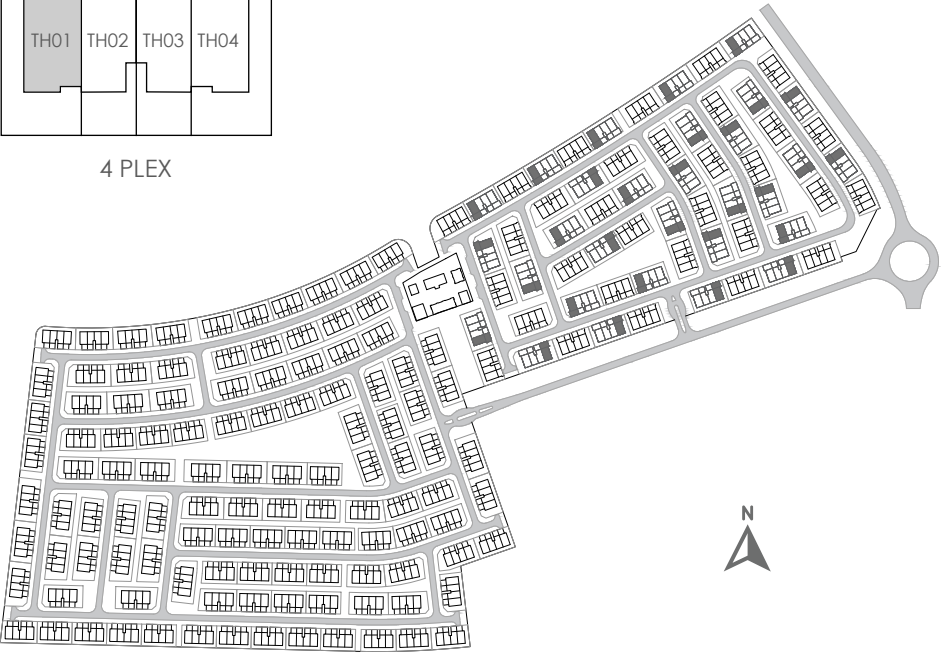
## SLATE 4 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH01	2718.96 SQFT	252.60 SQM
SUITE AREA	2283.56 SQFT	212.15 SQM
GARAGE AREA	329.59 SQFT	30.62 SQM
BALCONY/TERRACE AREA	105.81 SQFT	9.83 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



FIRST FLOOR

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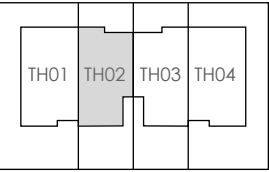
THE VALLEY

## SLATE 3 BEDROOM

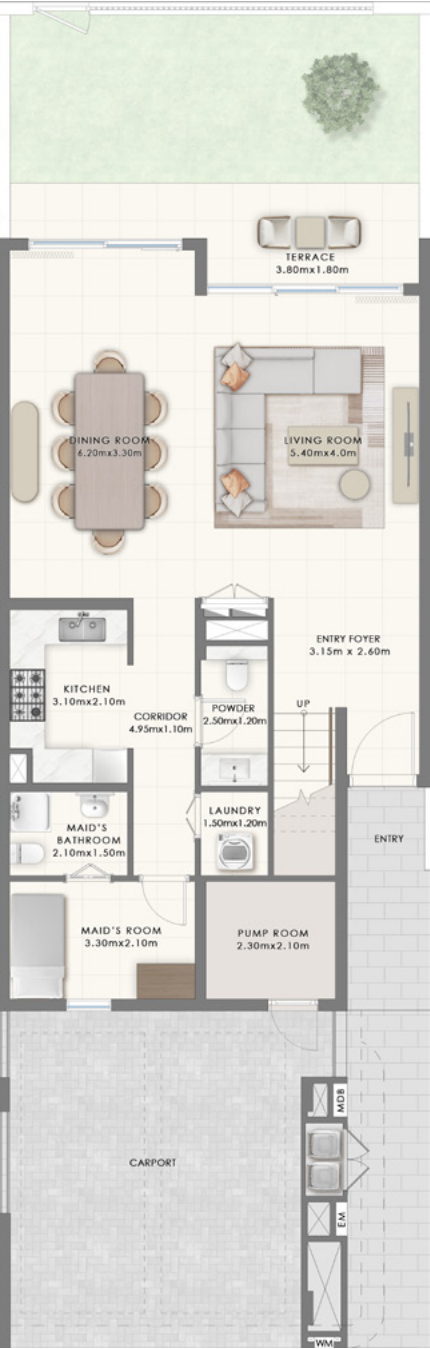
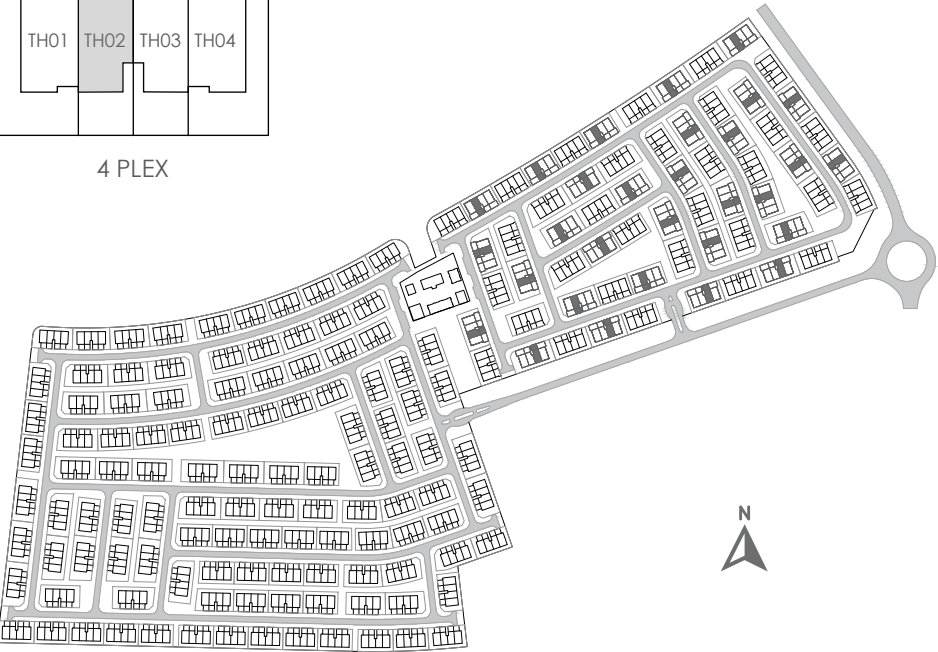
UNIT	TOTAL AREA	
4 PLEX -TH02	2452.02 SQFT	227.80 SQM

SUITE AREA	1983.03 SQFT	184.23 SQM
GARAGE AREA	353.16 SQFT	32.81 SQM
BALCONY/TERRACE AREA	115.82 SQFT	10.76 SQM

### KEY PLAN



4 PLEX



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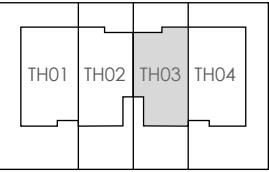
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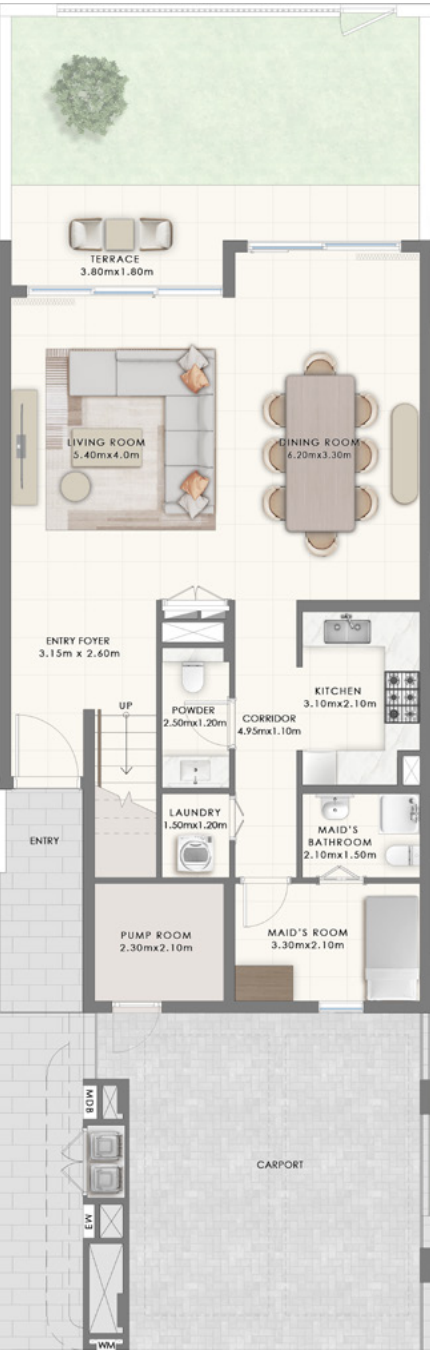
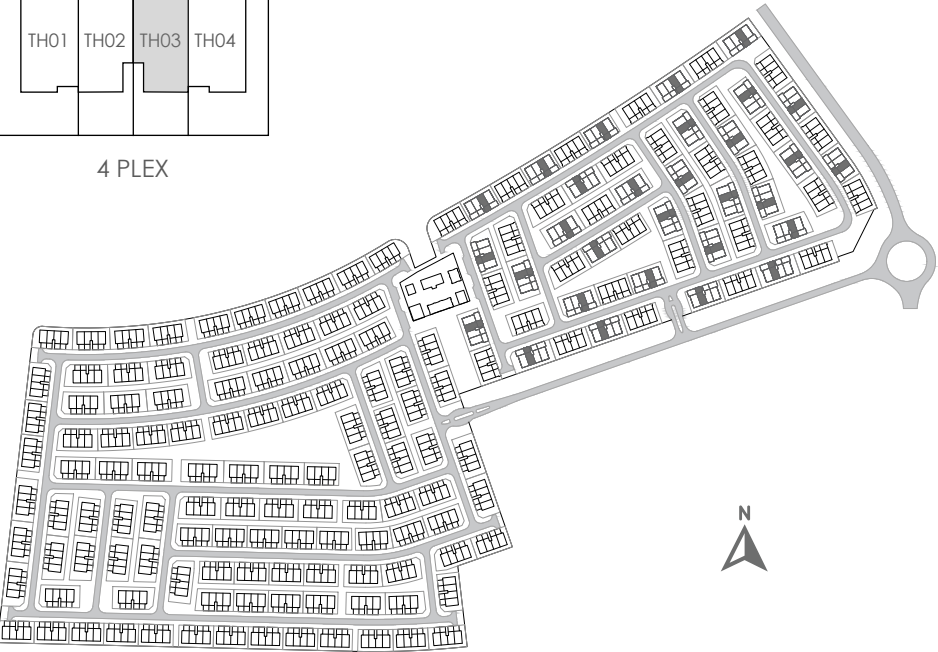
## SLATE 3 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH03	2437.49 SQFT	226.45 SQM
SUITE AREA	1983.03 SQFT	184.23 SQM
GARAGE AREA	346.92 SQFT	32.23 SQM
BALCONY/TERRACE AREA	107.53 SQFT	9.99 SQM

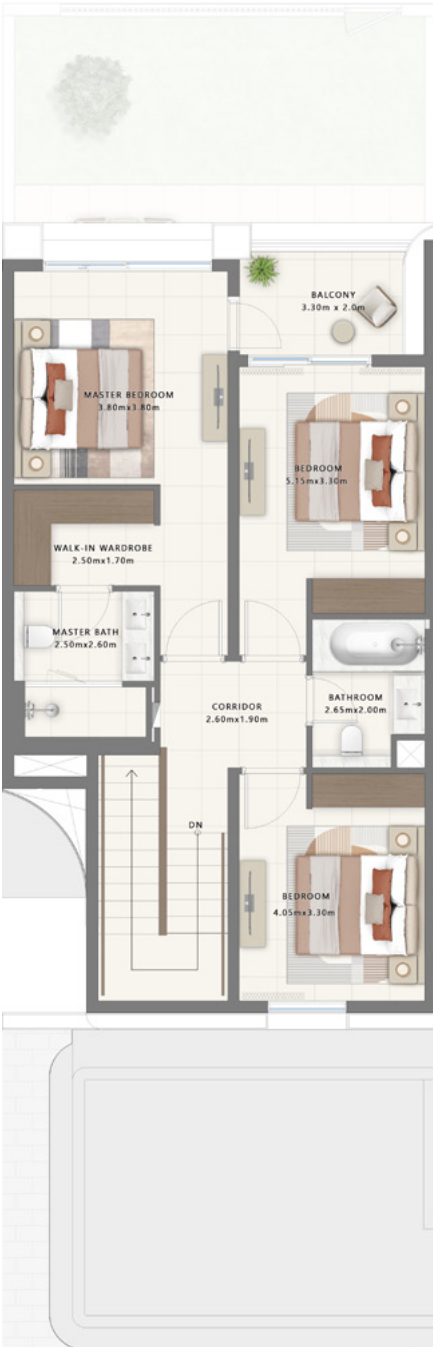
### KEY PLAN



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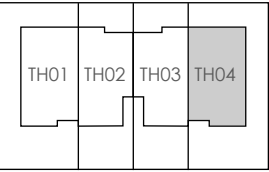
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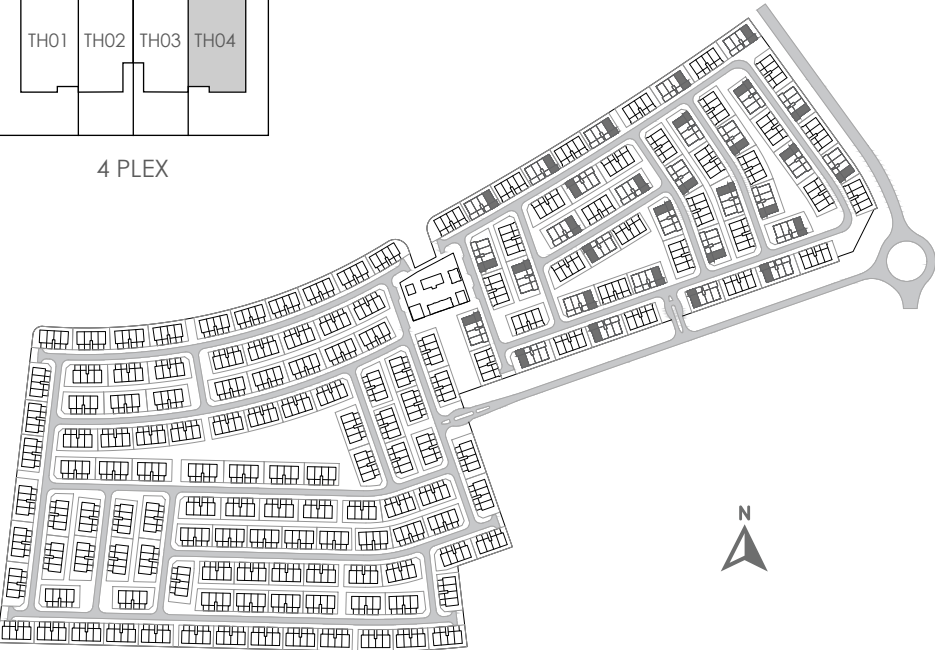
## SLATE 4 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH04	2659.76 SQFT	247.10 SQM
SUITE AREA	2220.59 SQFT	206.30 SQM
GARAGE AREA	330.67 SQFT	30.72 SQM
BALCONY/TERRACE AREA	108.5 SQFT	10.08 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



FIRST FLOOR

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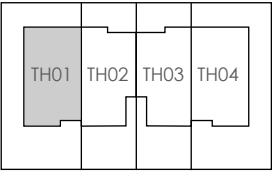
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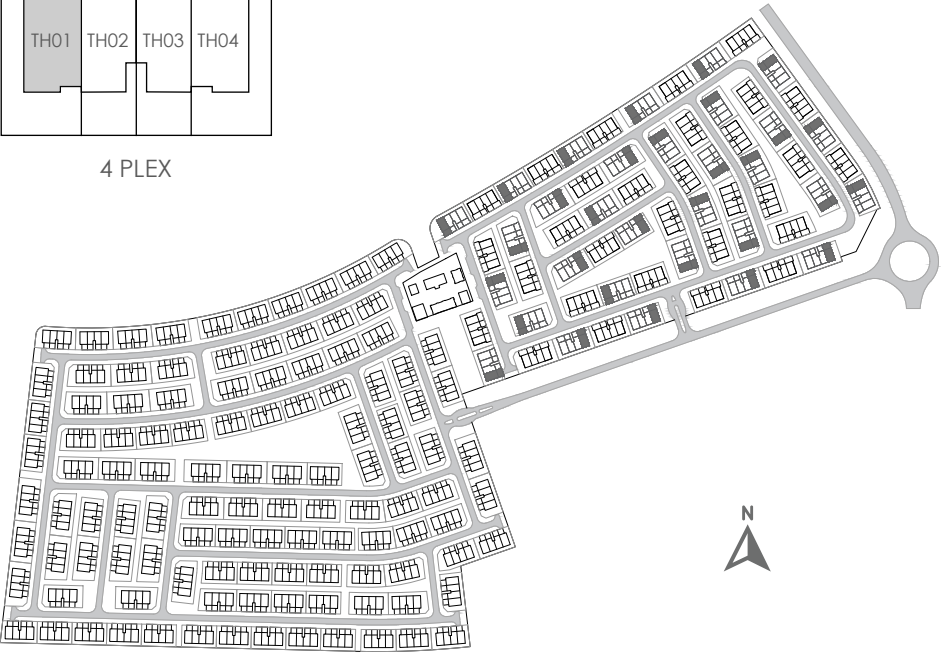
## OAKLEY 4 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH01	2689.47 SQFT	249.86 SQM
SUITE AREA	2218.12 SQFT	206.07 SQM
GARAGE AREA	360.70 SQFT	33.51 SQM
BALCONY/TERRACE AREA	110.65 SQFT	10.28 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



FIRST FLOOR

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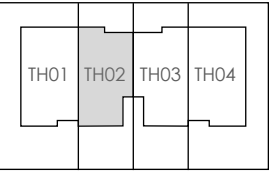
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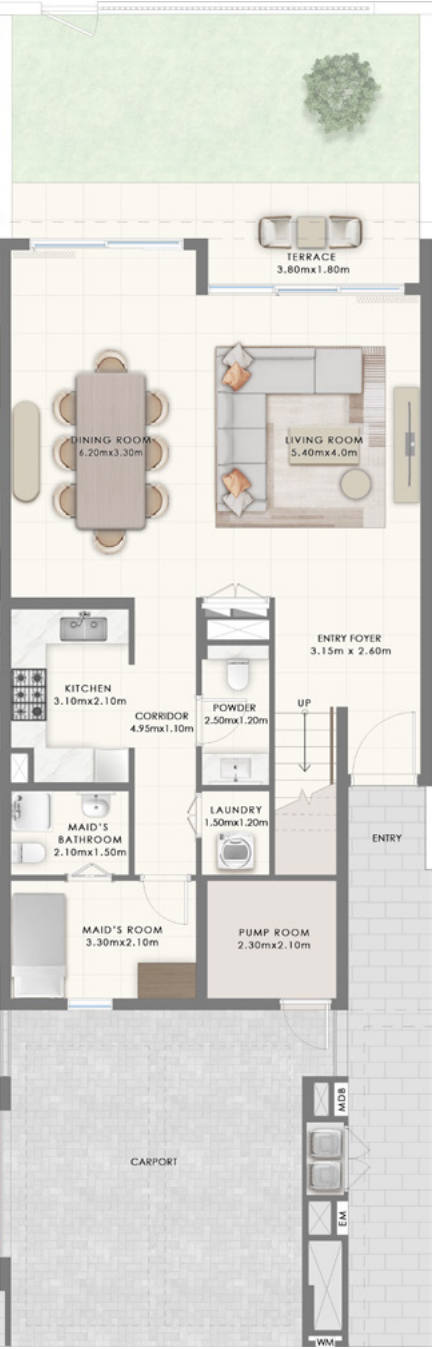
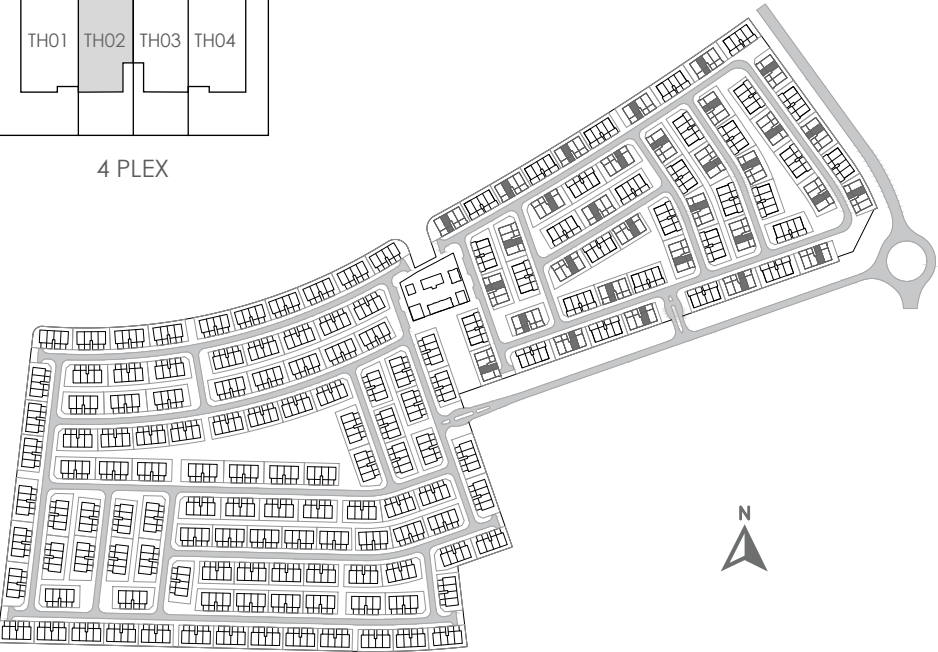
## OAKLEY 3 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH02	2477.63 SQFT	230.18 SQM
SUITE AREA	1981.96 SQFT	184.13 SQM
GARAGE AREA	392.77 SQFT	36.49 SQM
BALCONY/TERRACE AREA	102.90 SQFT	9.56 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



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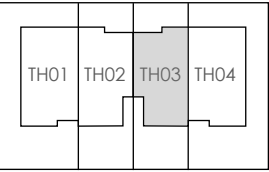
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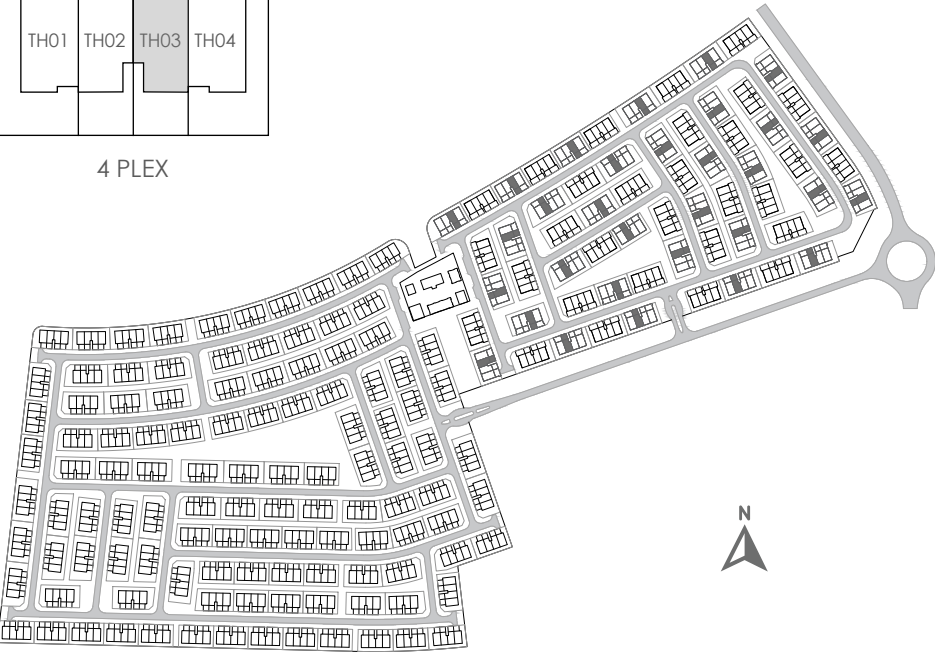
## OAKLEY 3 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH03	2478.93 SQFT	230.30 SQM
SUITE AREA	1981.96 SQFT	184.13 SQM
GARAGE AREA	394.07 SQFT	36.61 SQM
BALCONY/TERRACE AREA	102.90 SQFT	9.56 SQM

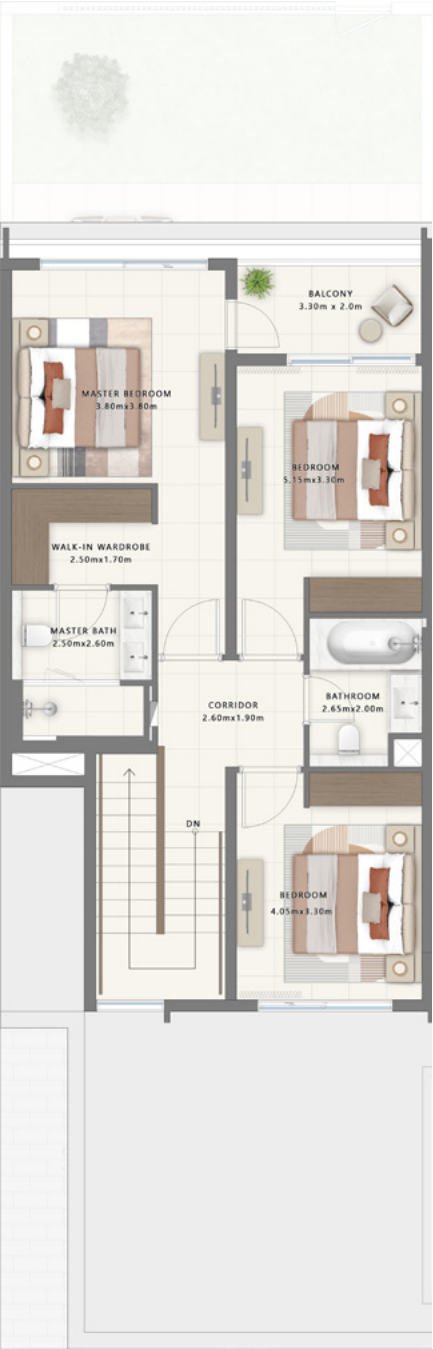
### KEY PLAN



4 PLEX



GROUND FLOOR



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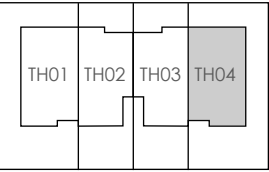
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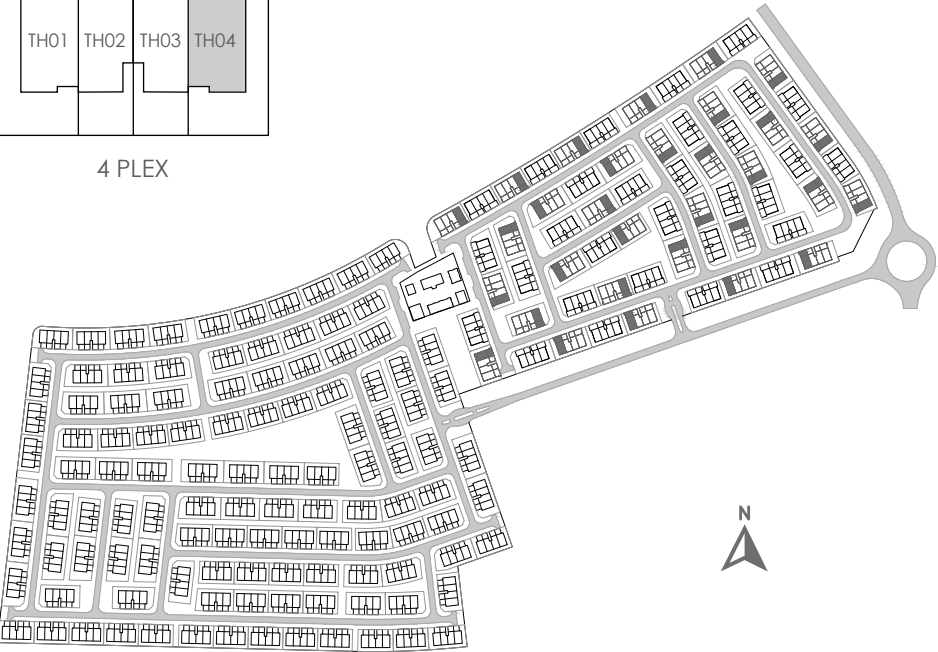
## OAKLEY 4 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH04	2689.47 SQFT	249.86 SQM
SUITE AREA	2218.12 SQFT	206.07 SQM
GARAGE AREA	360.70 SQFT	33.51 SQM
BALCONY/TERRACE AREA	110.65 SQFT	10.28 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



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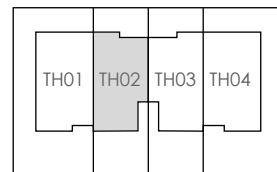




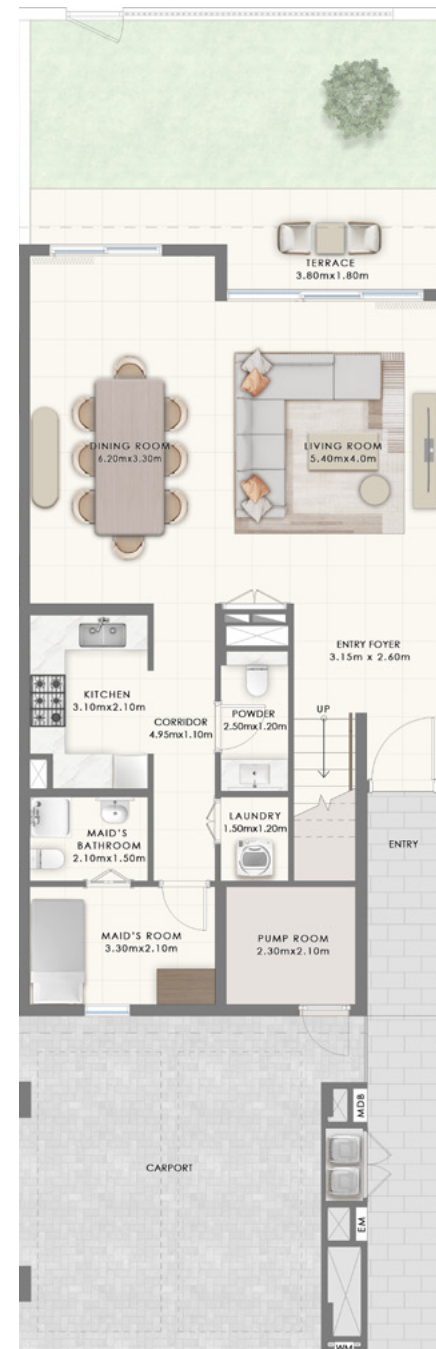
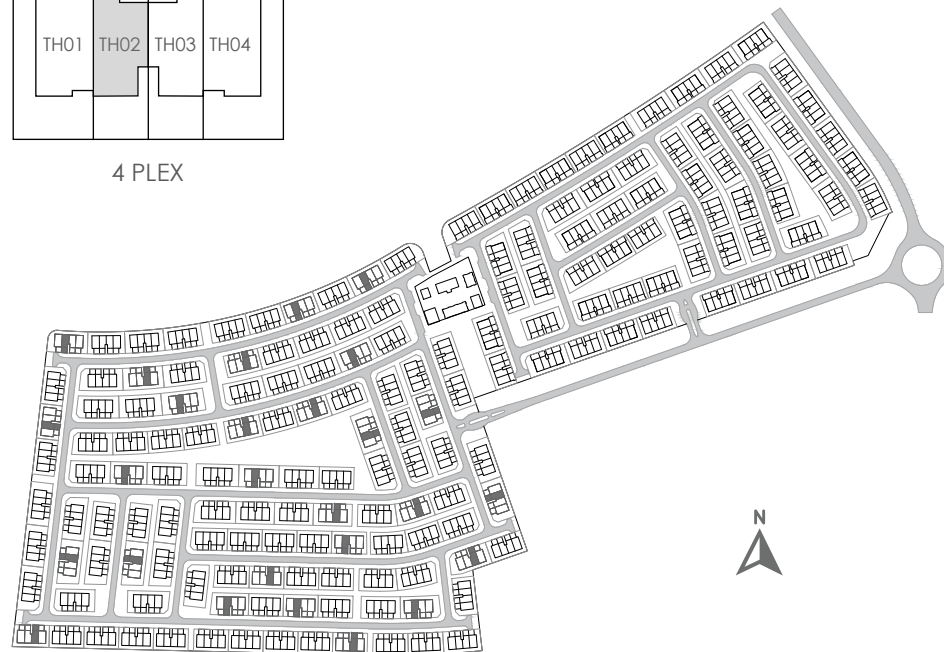
THE VALLEY

UNIT	TOTAL AREA	
4 PLEX -TH02	2514.34 SQFT	233.59 SQM

## KEY PLAN



4 PLEX



**BALCONY**  
3.30m x 2.6m

**BEDROOM**  
5.35m x 3.30m

**BEDROOM**  
4.05m x 3.30m

**BATHROOM**  
2.65m x 2.00m

**CORRIDOR**  
2.60m x 1.90m

**MASTER BEDROOM**  
3.80m x 3.80m

**WALK-IN WARDROBE**  
2.50m x 1.70m

**MASTER BATH**  
2.50m x 2.60m

**DN**

FIRST FLOOR

EMAAR



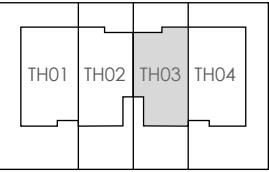
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THE VALLEY

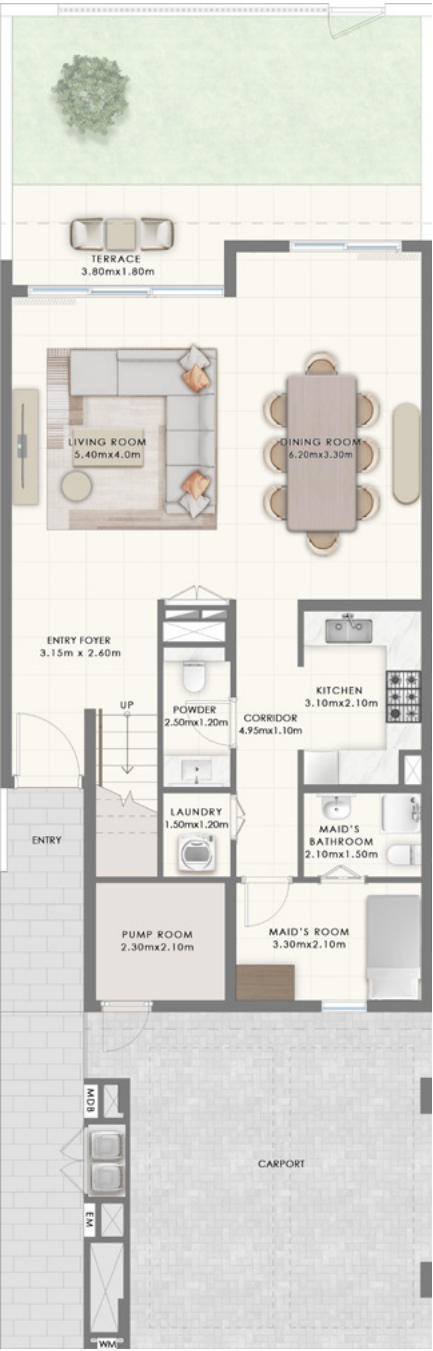
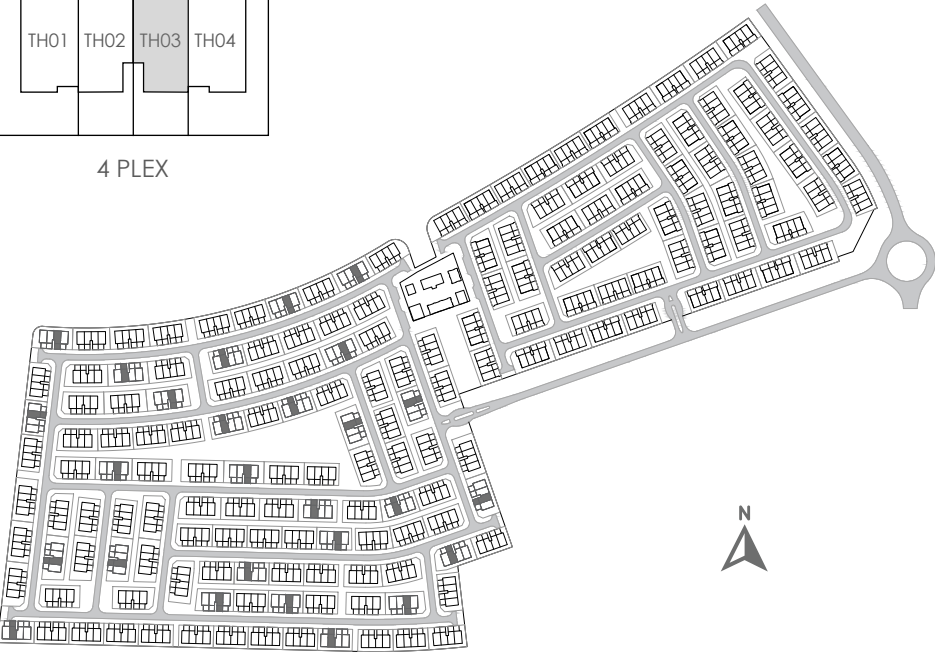
## RAVINE 3 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH03	2514.34 SQFT	233.59 SQM
SUITE AREA	1982.28 SQFT	184.16 SQM
GARAGE AREA	395.25 SQFT	36.72 SQM
BALCONY/TERRACE AREA	136.81 SQFT	12.71 SQM

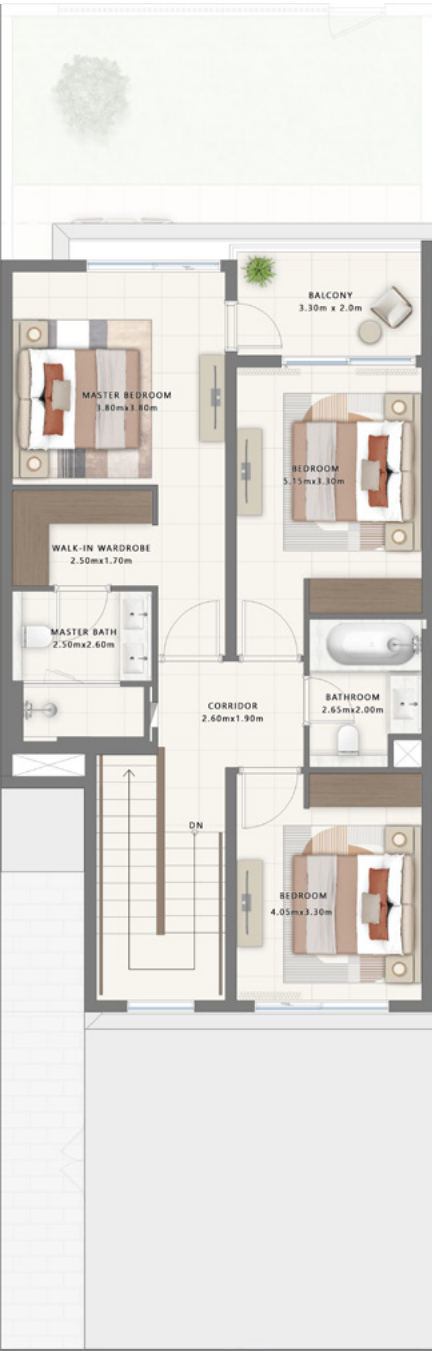
### KEY PLAN



4 PLEX



GROUND FLOOR



FIRST FLOOR

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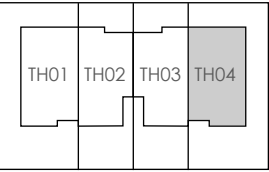
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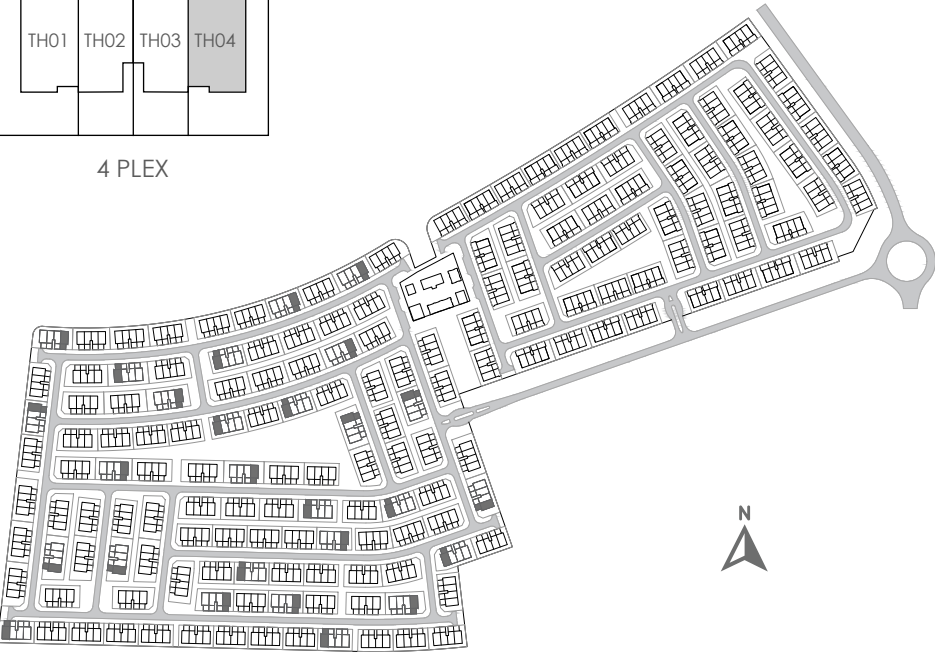
## RAVINE 4 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH04	2731.55 SQFT	253.77 SQM
SUITE AREA	2218.66 SQFT	206.12 SQM
GARAGE AREA	395.57 SQFT	36.75 SQM
BALCONY/TERRACE AREA	117.33 SQFT	10.90 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



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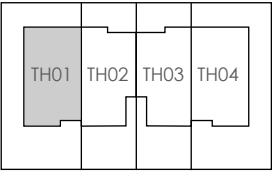
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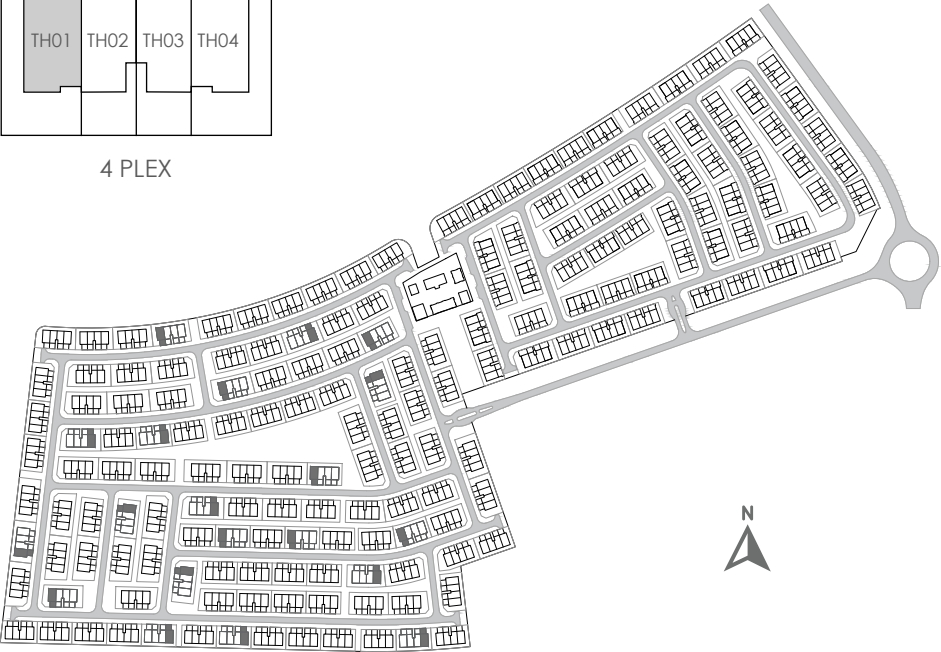
## SERENE 4 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH01	2731.55 SQFT	253.77 SQM
SUITE AREA	2218.66 SQFT	206.12 SQM
GARAGE AREA	395.57 SQFT	36.75 SQM
BALCONY/TERRACE AREA	117.33 SQFT	10.90 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



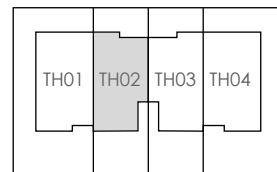
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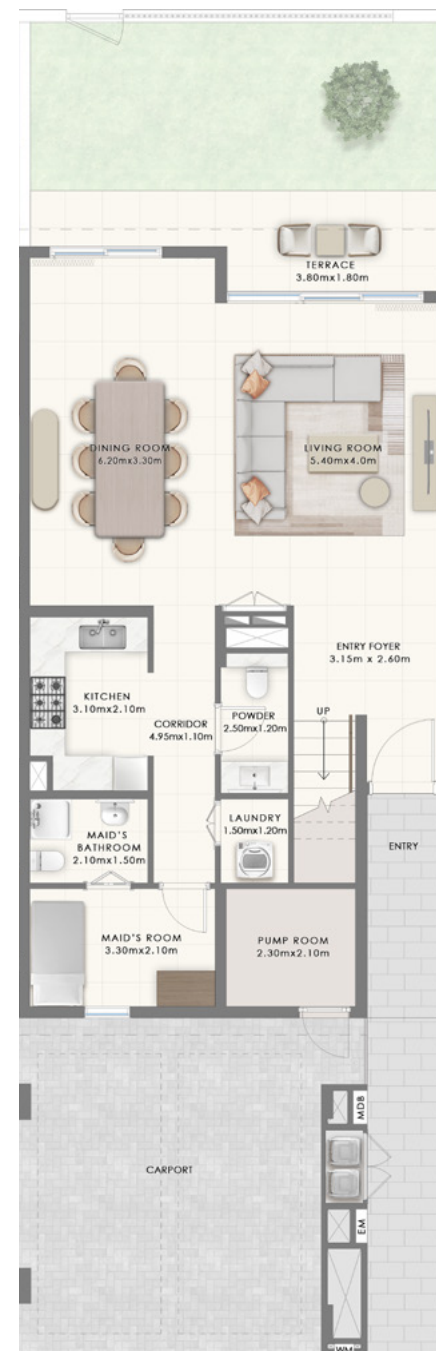
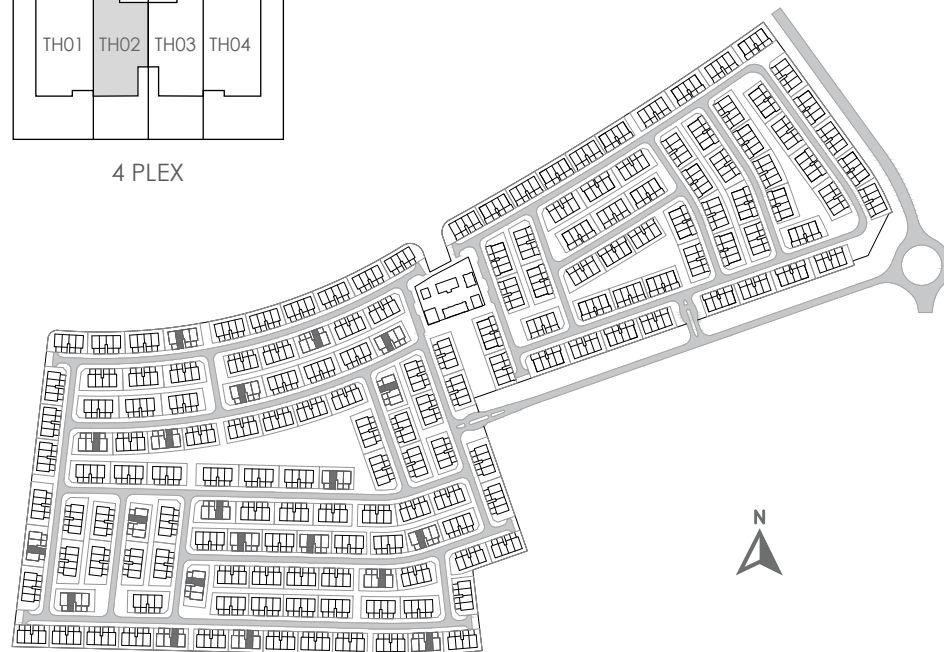
## THE VALLEY

UNIT	TOTAL AREA	
4 PLEX -TH02	2514.34 SQFT	233.59 SQM

## KEY PLAN



4 PLEX



**BALCONY**  
3.30m x 2.8m

**BEDROOM**  
5.55m x 3.30m

**BEDROOM**  
4.05m x 3.30m

**BATHROOM**  
2.65m x 2.00m

**MASTER BEDROOM**  
3.60m x 3.80m

**WALK-IN WARDROBE**  
2.50m x 1.70m

**MASTER BATH**  
2.50m x 2.60m

**CORRIDOR**  
2.60m x 1.90m

**DN**

FIRST FLOOR

EMAAR



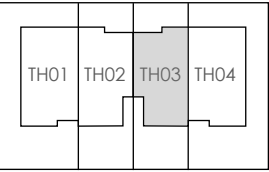
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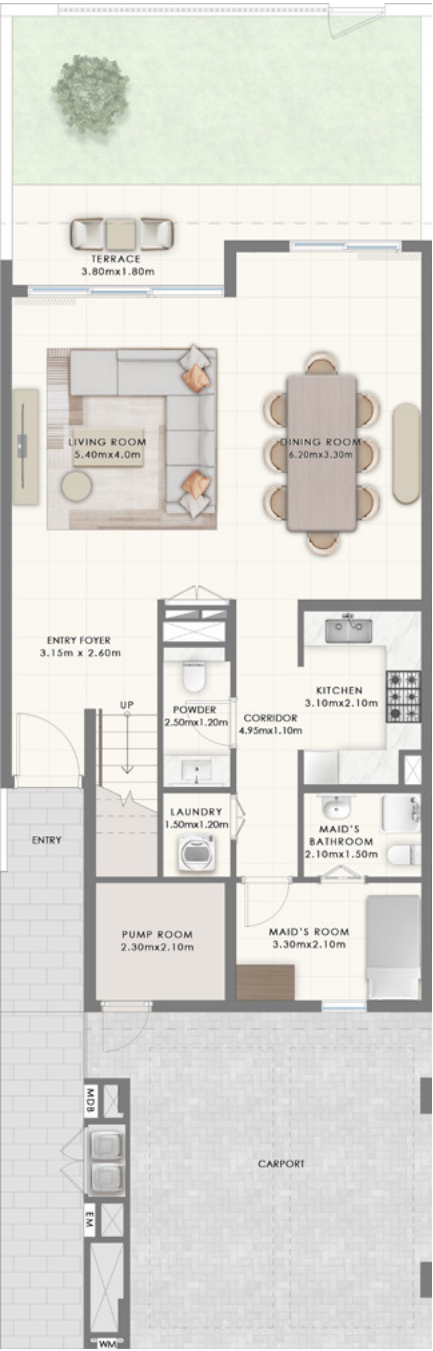
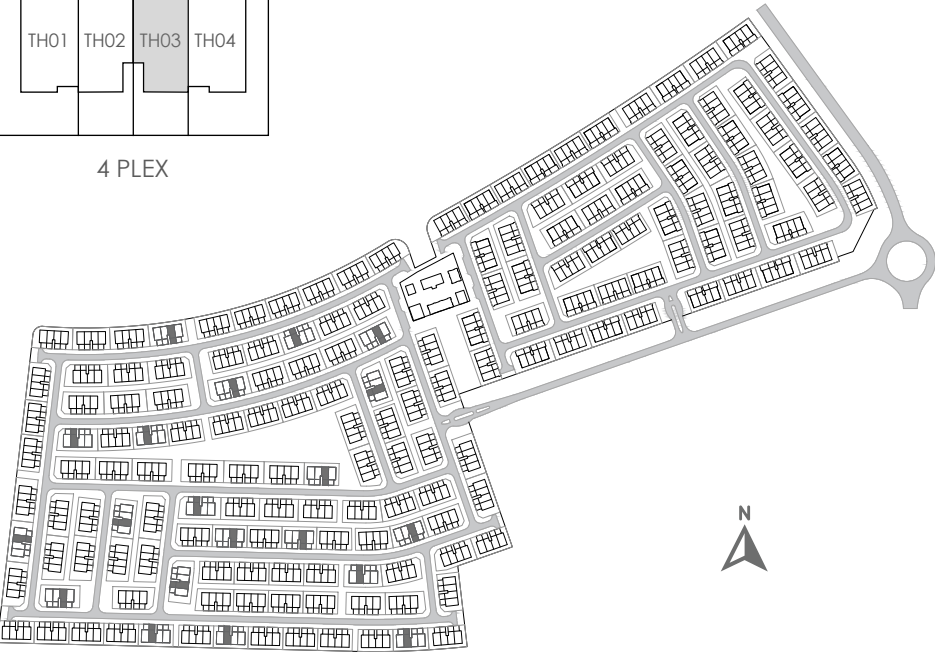
## SERENE 3 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH03	2514.34 SQFT	233.59 SQM
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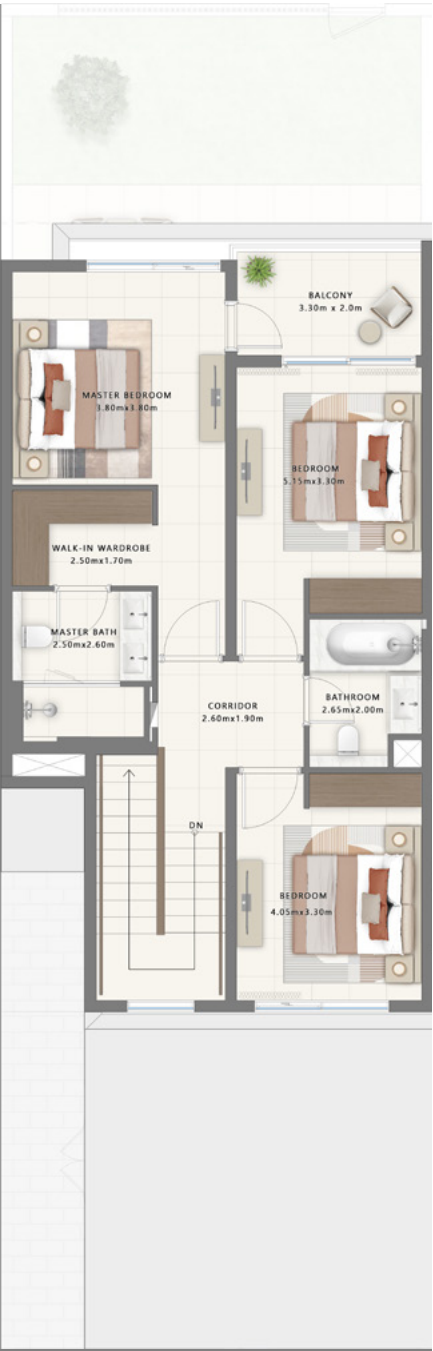
### KEY PLAN



4 PLEX



GROUND FLOOR



FIRST FLOOR

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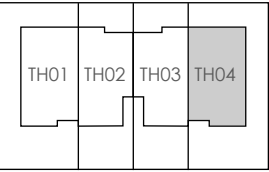
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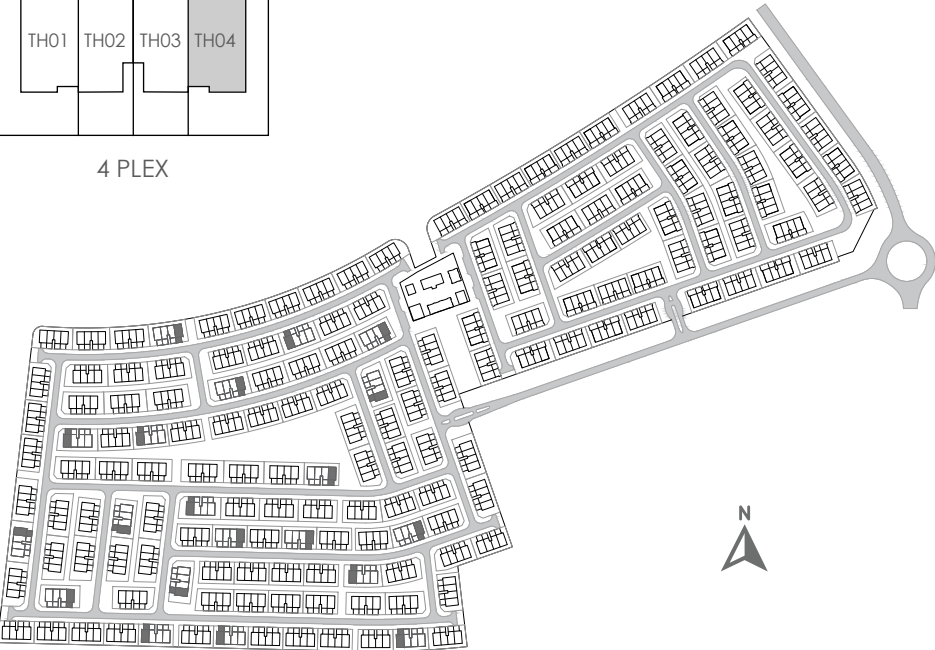
## SERENE 4 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH04	2731.55 SQFT	253.77 SQM
SUITE AREA	2218.66 SQFT	206.12 SQM
GARAGE AREA	395.57 SQFT	36.75 SQM
BALCONY/TERRACE AREA	117.33 SQFT	10.90 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



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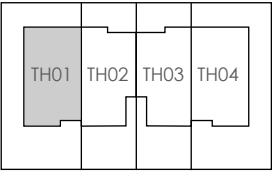
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THE VALLEY

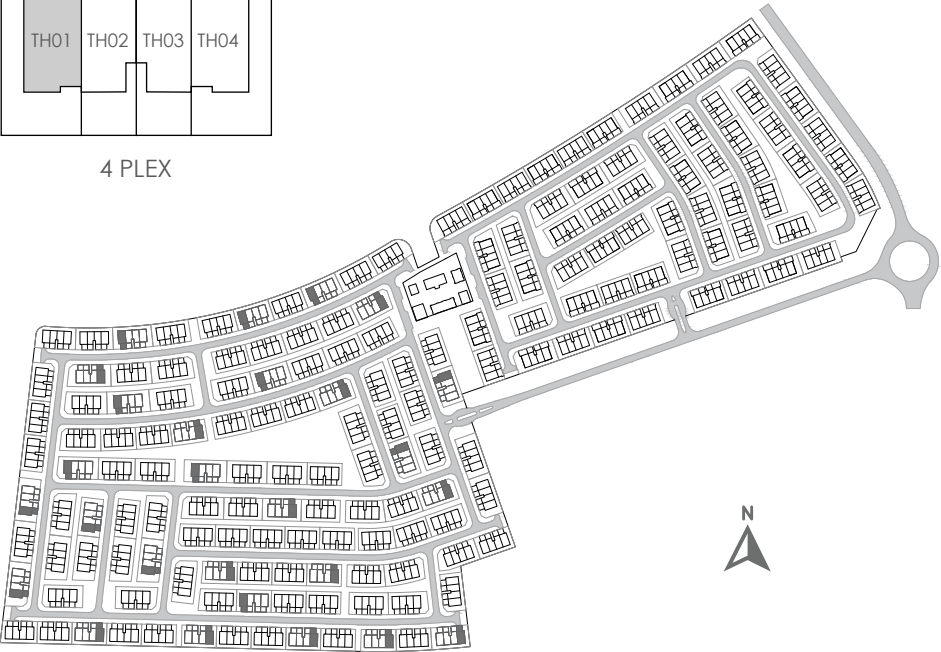
## NASH 4 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH01	2695.28 SQFT	250.40 SQM
SUITE AREA	2218.66 SQFT	206.12 SQM
GARAGE AREA	361.67 SQFT	33.60 SQM
BALCONY/TERRACE AREA	114.96 SQFT	10.68 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



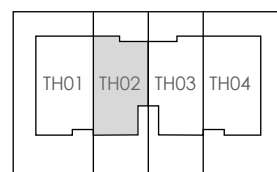
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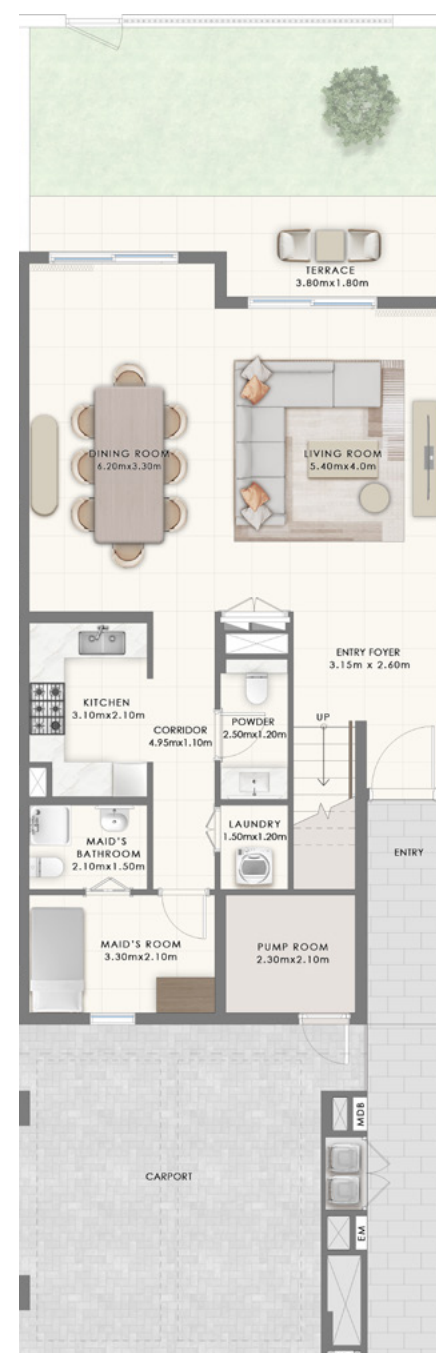
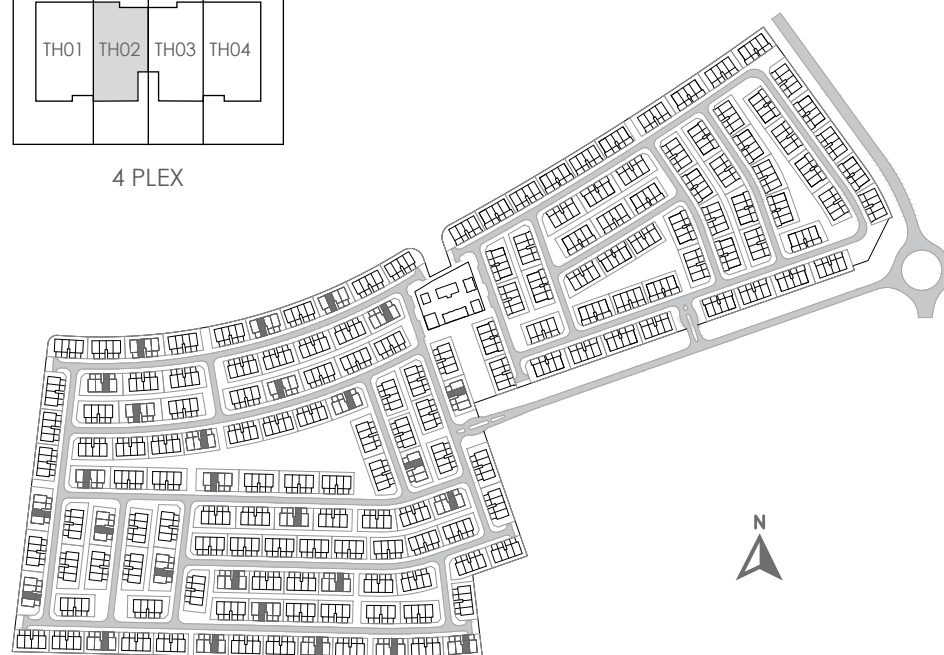
## THE VALLEY

UNIT	TOTAL AREA	
4 PLEX -TH02	2460.41 SQFT	228.58 SQM

## KEY PLAN



4 PLEX



**BALCONY**  
3.30m x 2.00m

**BEDROOM**  
5.15m x 3.10m

**BEDROOM**  
2.65m x 2.00m

**BEDROOM**  
4.05m x 3.10m

**BATHROOM**  
2.65m x 2.00m

**MMASTER BEDROOM**  
3.80m x 3.80m

**WALK-IN WARDROBE**  
2.50m x 1.70m

**MASTER BATH**  
2.50m x 2.60m

**CORRIDOR**  
2.60m x 1.90m

DN

## FIRST FLOOR

EMAAR



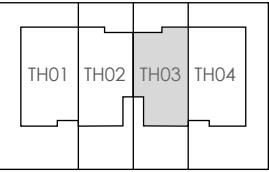
# venera

THE VALLEY

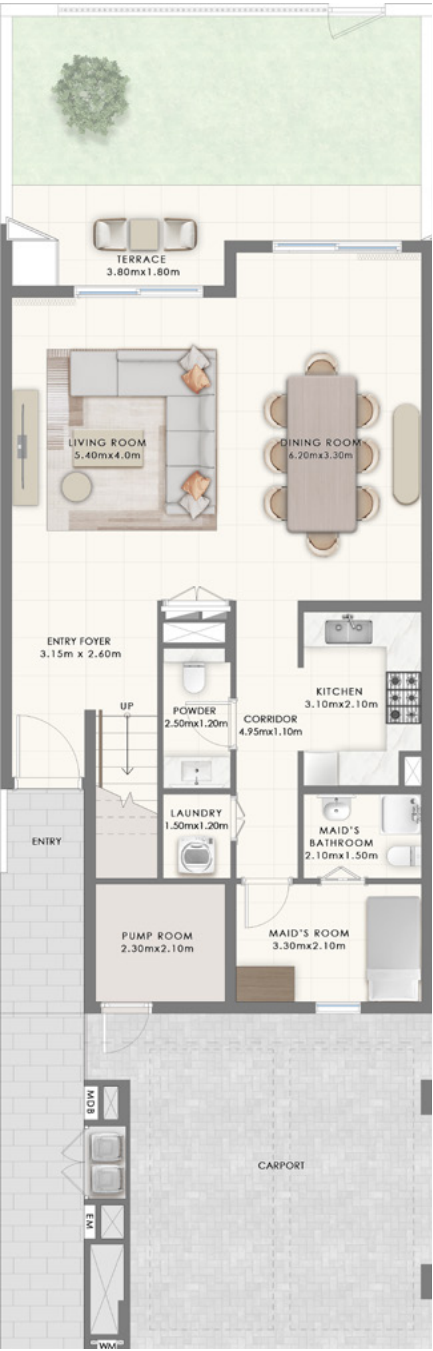
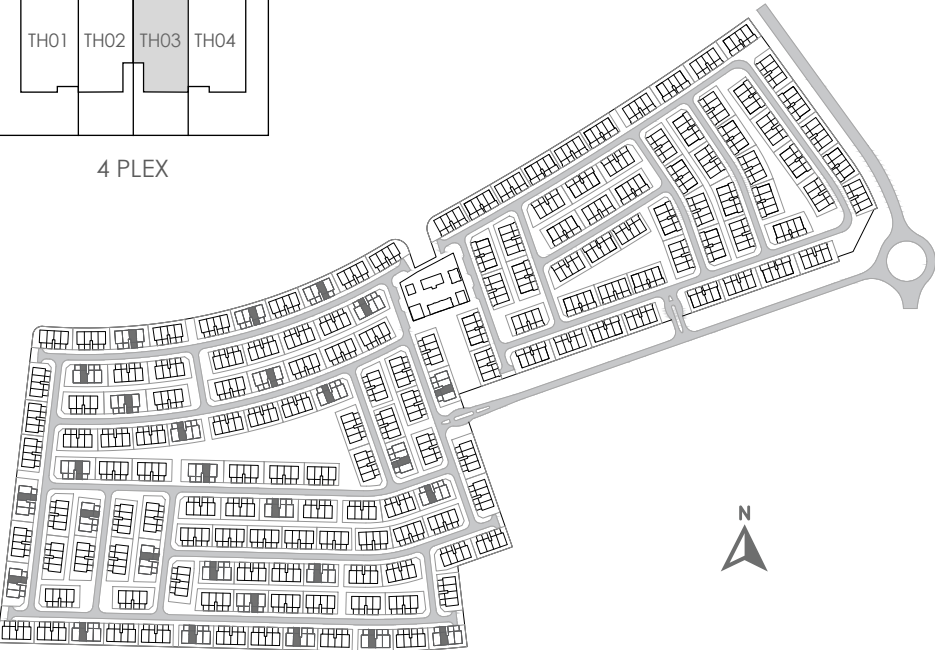
## NASH 3 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH03	2456.86 SQFT	228.25 SQM
SUITE AREA	1981.85 SQFT	184.12 SQM
GARAGE AREA	361.77 SQFT	33.61 SQM
BALCONY/TERRACE AREA	113.24 SQFT	10.52 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



FIRST FLOOR

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.

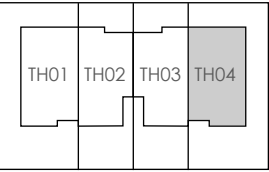
# venera

THE VALLEY

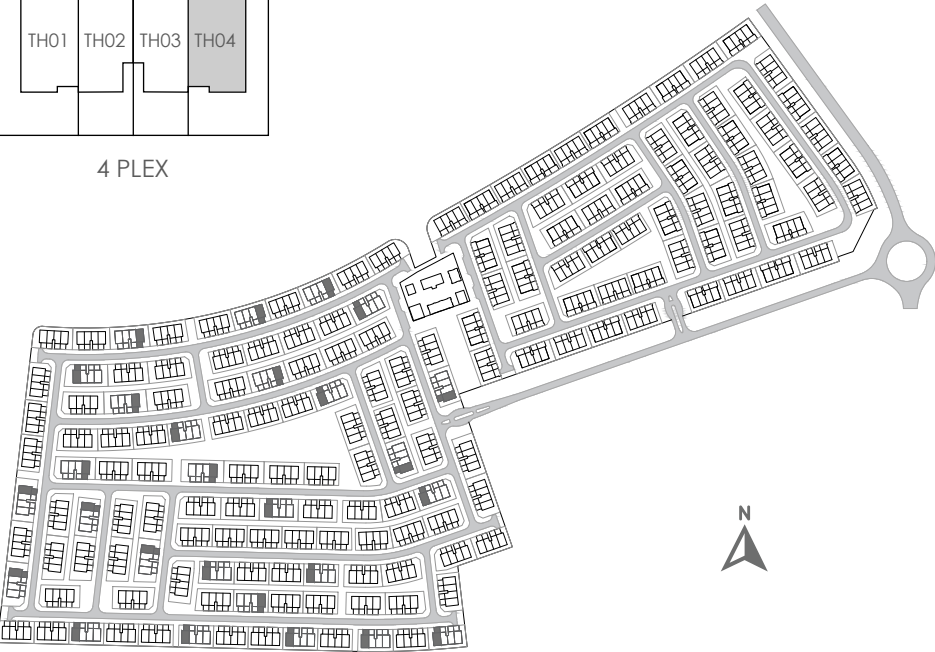
## NASH 4 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH04	2697.86 SQFT	250.64 SQM
SUITE AREA	2221.45 SQFT	206.38 SQM
GARAGE AREA	361.67 SQFT	33.60 SQM
BALCONY/TERRACE AREA	114.74 SQFT	10.66 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



FIRST FLOOR

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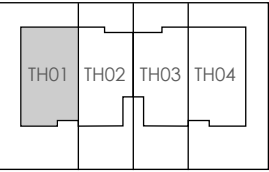
# venera

THE VALLEY

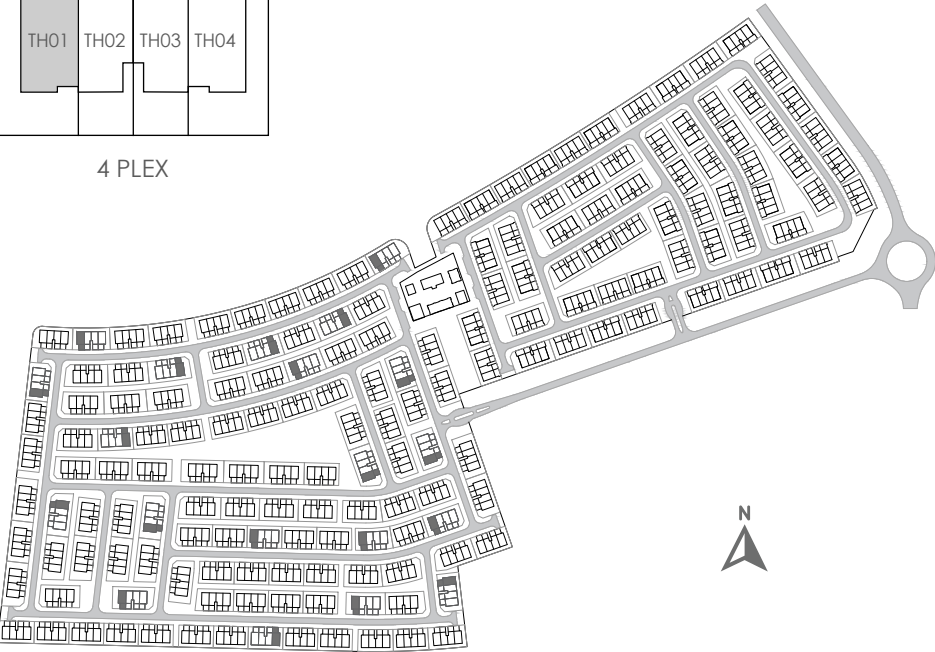
## VALE 4 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH01	2729.29 SQFT	253.56 SQM
SUITE AREA	2218.76 SQFT	206.13 SQM
GARAGE AREA	395.57 SQFT	36.75 SQM
BALCONY/TERRACE AREA	114.96 SQFT	10.68 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



FIRST FLOOR

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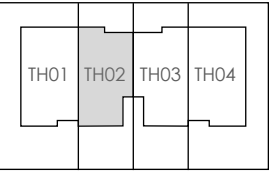
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THE VALLEY

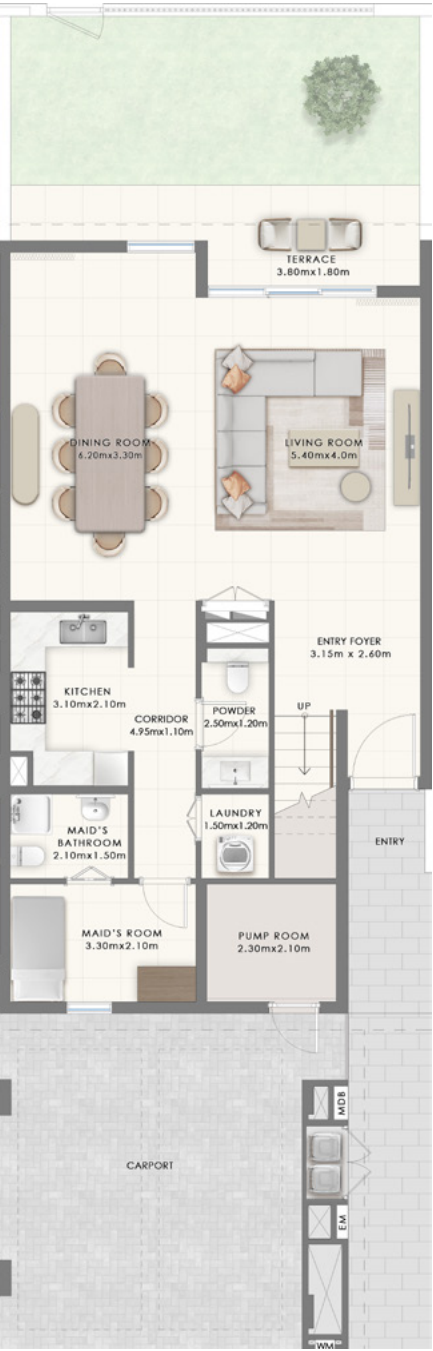
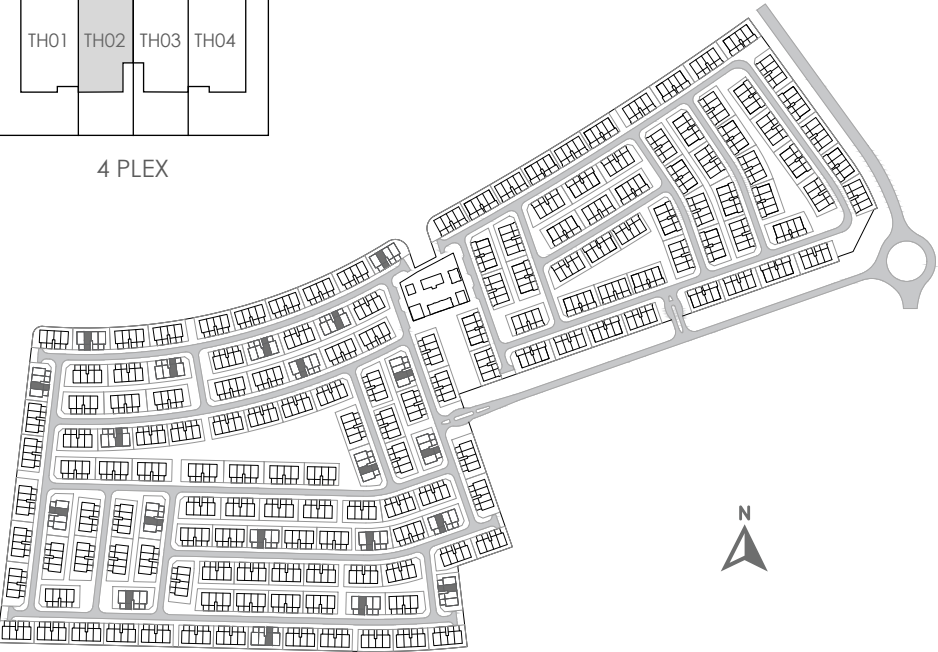
## VALE 3 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH02	2492.17 SQFT	231.53 SQM
SUITE AREA	1982.71 SQFT	184.20 SQM
GARAGE AREA	395.25 SQFT	36.72 SQM
BALCONY/TERRACE AREA	114.20 SQFT	10.61 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



FIRST FLOOR

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.



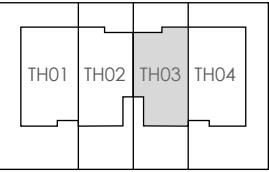
# venera

THE VALLEY

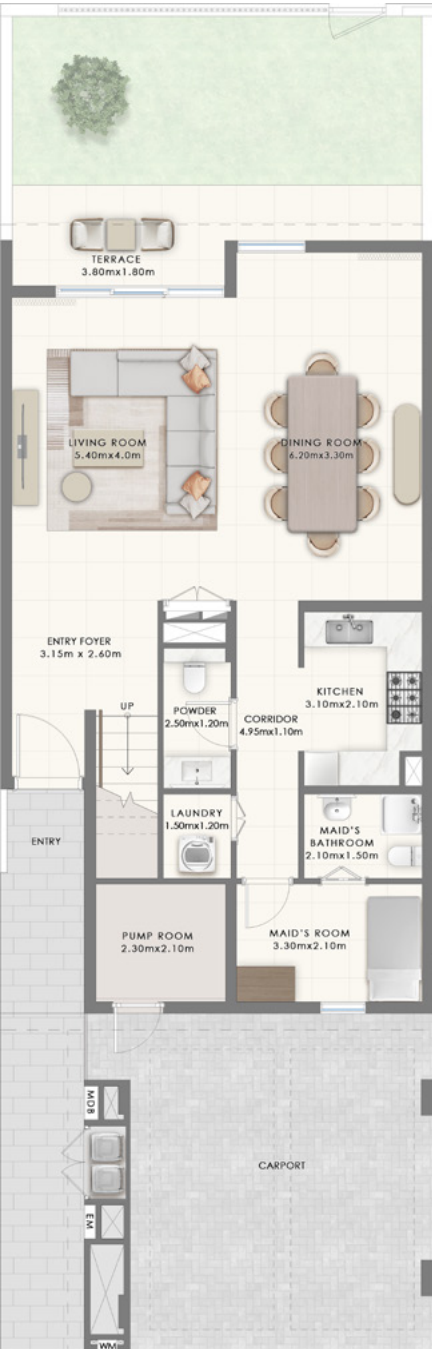
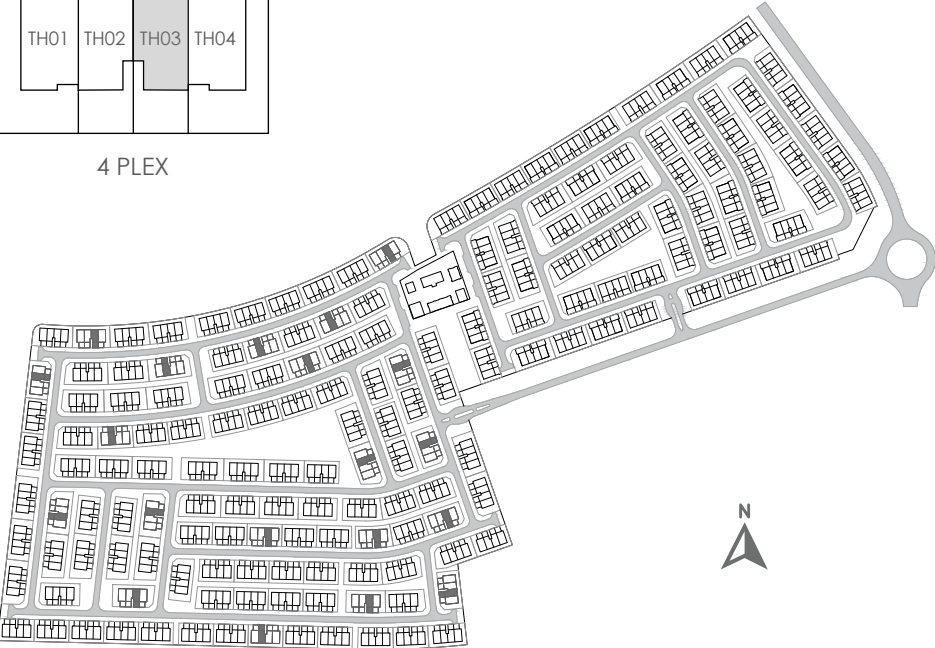
## VALE 3 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH03	2492.17 SQFT	231.53 SQM
SUITE AREA	1982.71 SQFT	184.20 SQM
GARAGE AREA	395.25 SQFT	36.72 SQM
BALCONY/TERRACE AREA	114.20 SQFT	10.61 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



FIRST FLOOR

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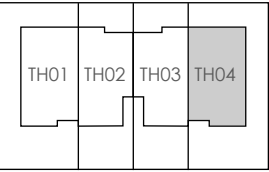
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THE VALLEY

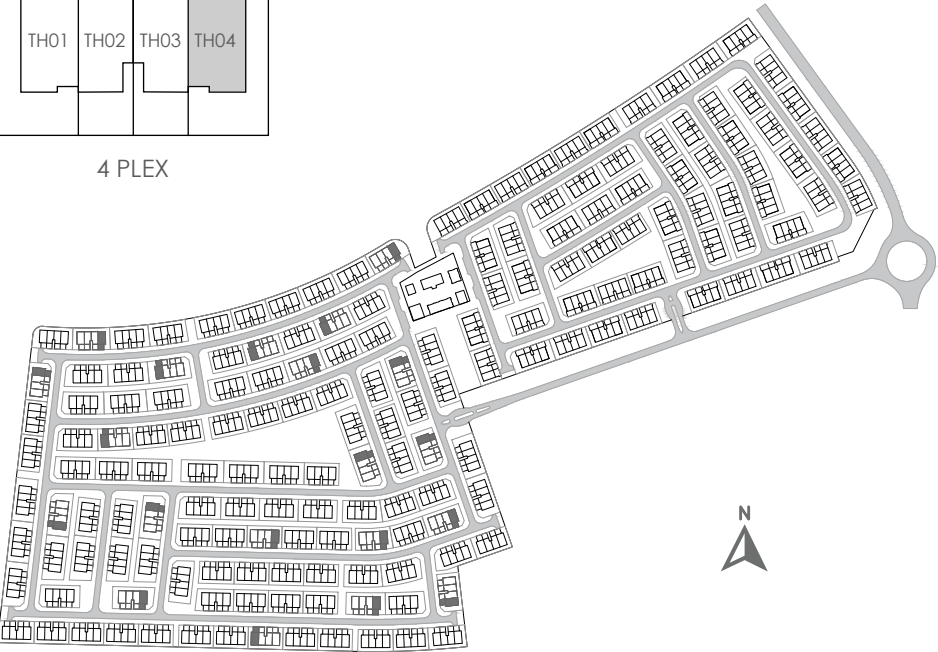
## VALE 4 BEDROOM

UNIT	TOTAL AREA	
4 PLEX -TH04	2729.29 SQFT	253.56 SQM
SUITE AREA	2218.76 SQFT	206.13 SQM
GARAGE AREA	395.57 SQFT	36.75 SQM
BALCONY/TERRACE AREA	114.96 SQFT	10.68 SQM

### KEY PLAN



4 PLEX



GROUND FLOOR



FIRST FLOOR

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## THE VALLEY

UNIT	TOTAL AREA	
4 PLEX -TH01	2729.29 SQFT	253.56 SQM
SUITE AREA	2218.76 SQFT	206.13 SQM
GARAGE AREA	395.57 SQFT	36.75 SQM
BALCONY/TERRACE AREA	114.96 SQFT	10.68 SQM

TH01	TH02	TH03	TH04
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TH01 TH02 TH03 TH04

4 PLEX

[illegible]

1st floor plan showing the layout of the first level, including the Terrace, Balcony, and various rooms with dimensions:

- BEDROOM: 3.90mx3.3m
- BATHROOM: 2.80mx2.0m
- CORRIDOR: 3.40m x 1.40m
- BEDROOM: 4.30mx3.80m
- WALK-IN WARDROBE: 3.0m x 2.20m
- BATHROOM: 3.20mx1.80m
- CORRIDOR: 4.30mx1.20m
- BEDROOM: 4.55mx3.30m
- MASTER BATHROOM: 3.9m x 1.80m
- DN (Downstairs)
- BALCONY: 4.30m x 1.40m

EMAAR

# venera

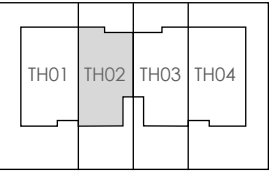
THE VALLEY

## DALE 3 BEDROOM

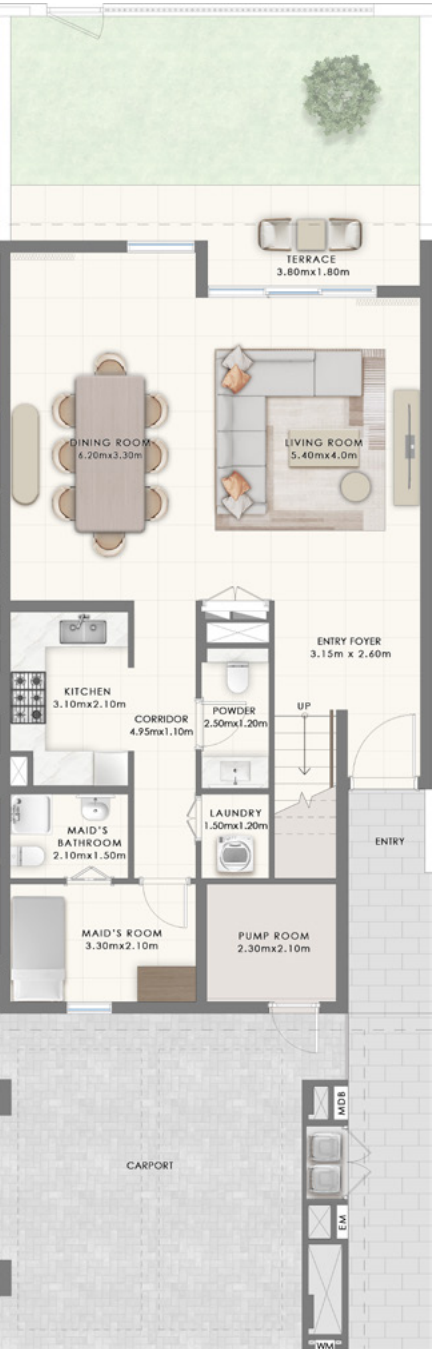
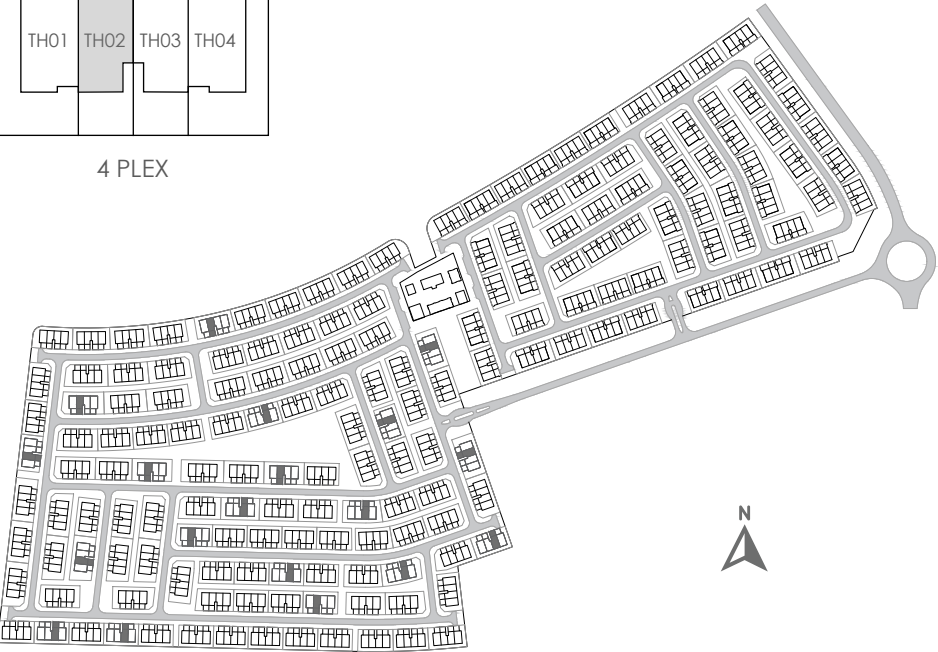
UNIT	TOTAL AREA	
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SUITE AREA	1982.71 SQFT	184.20 SQM
GARAGE AREA	395.25 SQFT	36.72 SQM
BALCONY/TERRACE AREA	114.20 SQFT	10.61 SQM

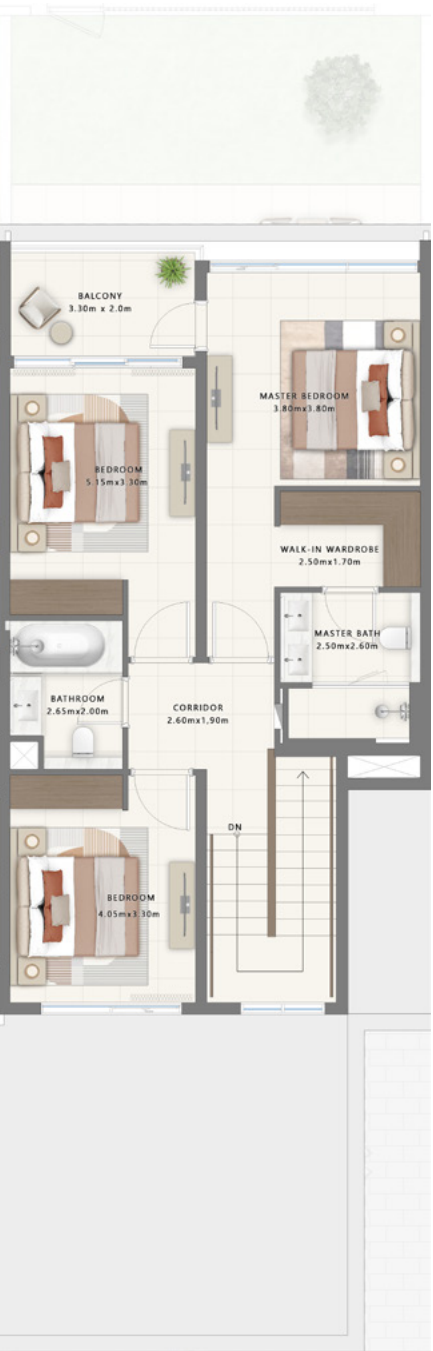
### KEY PLAN



4 PLEX



GROUND FLOOR



FIRST FLOOR

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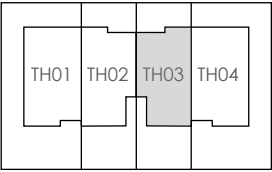
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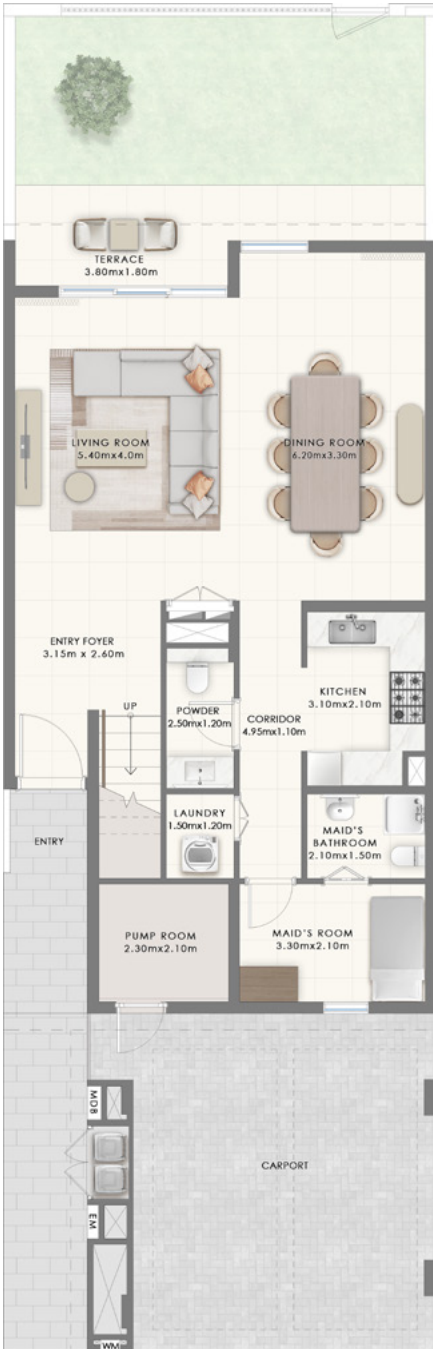
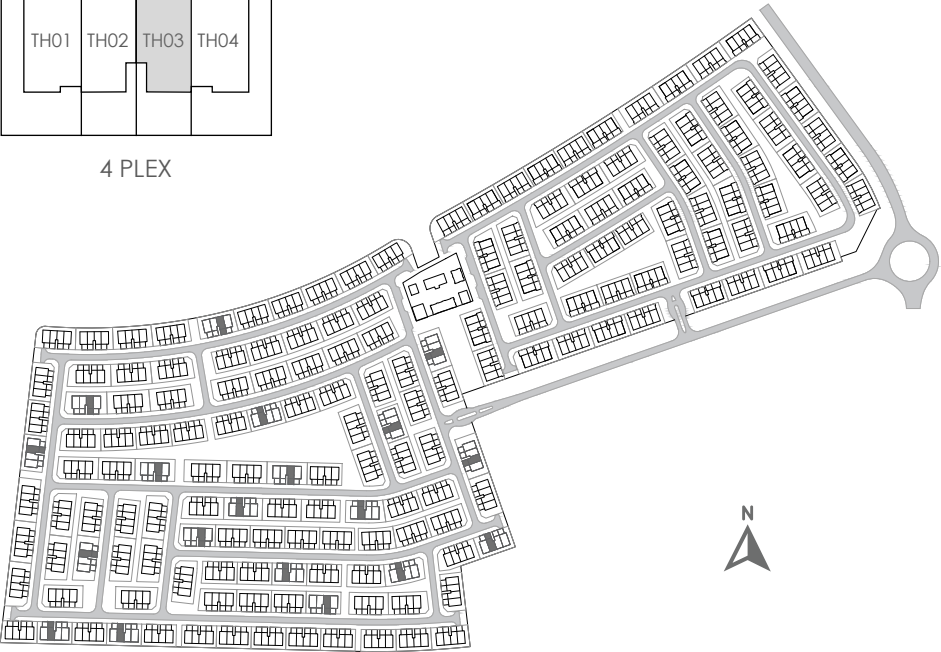
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### KEY PLAN



4 PLEX



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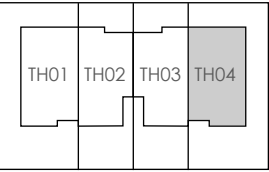
# venera

THE VALLEY

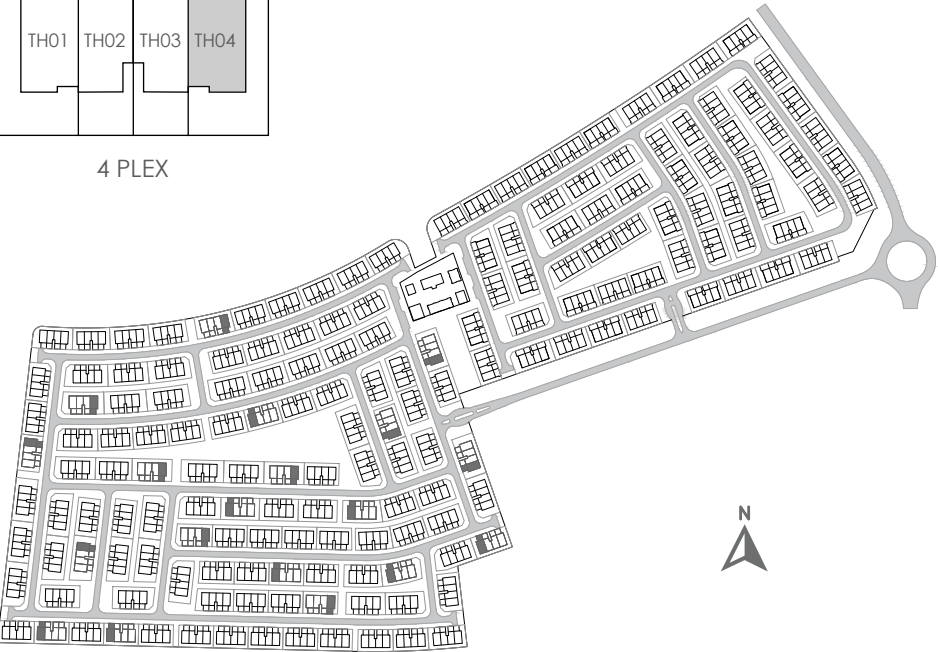
## DALE 4 BEDROOM

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### KEY PLAN



4 PLEX



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# THANKS FOR WATCHING


CONTACT US FOR MORE INFORMATION

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