CAPITAL WESTERN

Valia

DUBAI CREEK HARBOUR

DUBAI CREEK
HARBOUR

City Vibrancy Naturally *Refined*

Nestled within a lively mixed-use neighborhood, Valia stands as a sophisticated landmark of contemporary living. The homes are a sanctuary designed with a profound focus on the well-being of its residents, ensuring every space is an invitation to breathe and belong.

Your Urban *Pivot*

Here, the pulse of the boulevard meets the quiet rustle of a neighborhood pocket park, creating a community edge where every convenience is just a short stroll away.

Crafted for *Living*

Each home is an exercise in spatial efficiency, designed to cater to the unique needs of its inhabitants while providing a constant connection to the vibrant masterplan outside.

Residential *Units*

Bedroom	Units	Min.Area	Max.Area	Starting Price
1 Bedroom	245	817	829	1.96 Mn
2 Bedroom	208	1,242	1,258	2.81 Mn
3 Bedroom	32	1,652	1,694	4.10 Mn
4 Bedroom	6	2,561	2,561	6.97 Mn

Payment *Plan*

Instalment	Payment Percentage	Date
Down Payment	10%	On Booking
1st Installment	10%	NOV 2026
2nd Installment	10%	JUN 2027
3rd Installment	10%	DEC 2027
4th Installment	10%	JUN 2028
5th Installment 40% Construction Completion	10%	OCT 2028
6th Installment 60% Construction Completion	10%	MAR 2029
7th Installment 80% Construction Completion	10%	SEP 2029
8th Installment 100% Construction Completion	20%	DEC 2030

Space to Breathe and *Belong*

The dedicated amenities floor is a curated landscape for the soul, following a philosophy of swim, play, relax, gather, move, and connect.

Floor *Plans*

TYPICAL LAYOUT

1 Bedroom

BALCONY
6.30m X 1.50m
LIVING
3.90m X 4.70m
BEDROOM
3.80m X 4.00m
CORRIDOR
2.25m X 1.10m
LAU.
1.80m
X 1.10m
KITCHEN + DINING
3.10m X 2.50m
BATH
3.00m X 2.00m
FOYER
1.40m X 2.10m

2 Bedroom

KITCHEN + DINING
3.60m X 3.65m

MASTER BEDROOM
3.30m X 3.80m
LAU.
1.05m
X 0.80m
LIVING
5.00m X 4.00m
BALCONY
1.50m X 7.60m
WALK-IN
WARDROBE
1.35m X 1.65m
CORRIDOR
2.55m X 1.20m
WALK-IN
WARDROBE
2.80m X 1.20m
BEDROOM
3.80m X 3.30m
POWDER
ROOM
1.70m
X 1.70m
MASTER
BATH
3.00m X 1.90m
FOYER
1.30m X 3.20m
BATH
2.70m X 1.90m

3 Bedroom

BALCONY
6.30m X 1.50m
BALCONY
6.30m X 1.50m
MASTER BEDROOM
4.05m X 4.15m
BEDROOM
3.90m X 3.50m
BEDROOM
3.70m X 3.45m
LIVING
4.30m X 4.25m
WALK-IN
WARDROBE
1.40m X 1.75m
CORRIDOR
9.55m X 1.10m
KITCHEN + DINING
3.65m X 3.00m
LAU.
1.05m
X 1.00m
POWDER
ROOM
1.70m
X 1.90m
MASTER
BATH
3.60m X 1.90m
BATH
2.45m X 2.80m
MAID'S BATH
1.60m X 1.90m
MAID'S ROOM
2.10m X 2.45m
FOYER
1.40m X 3.65m

4 Bedroom

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