

VALORES
RESIDENCES

A woman with her hair tied back, wearing a white, short-sleeved, backless dress, is running on a sandy beach. She is holding the hem of her dress with her left hand. A large, white sheet or fabric is flying in the air, creating a sense of motion and wind. The background is a clear blue sky with a few wispy clouds. The overall mood is bright, airy, and dynamic.

CRAFTED FOR LIFE

PRELUDE

DUBAI

Crafted to great standards

AL FURJAN

The heart of new Dubai

VALORES RESIDENCES

Crafted for life

THE AMENITIES

Crafted for wellbeing

THE DESIGN

Crafted for style

THE APARTMENTS

1, 2 & 3-bed apartments

PROJECT NAME

Valores Residences

**DEVELOPER &
STRATEGIC PARTNERS**

Valores Property Development LLC

AROMA - Main Contractor

Cledor Consulting - Design, Sales

and Marketing Management.





CRAFTED FOR LIFE

Home – one of the rare things you hold close to your heart. This is where you find that warm feeling of laughter shared with neighbours and the comfort of knowing that you belong.

Welcome to a place that feels like home. Where life unfolds amidst vibrant energy and a genuine connection to the city's pulse, here's to a place made so precious for you to relax, recharge, and create lasting memories. This is a community crafted for life.

A wide-angle landscape photograph of Dubai, United Arab Emirates. The foreground is dominated by a lush green golf course with numerous palm trees and sand traps. A large body of water, likely a lake or reservoir, stretches across the middle ground. In the background, the Dubai skyline is visible under a clear blue sky with scattered white clouds. The word "DUBAI" is centered in the image in a white, sans-serif font.

DUBAI



CRAFTED TO GREAT STANDARDS

Dubai is a city where dreams take shape, sculpted by ambition and a relentless pursuit of excellence. From pristine beaches lapped by warm turquoise waters to bustling souks overflowing with treasures, Dubai is where ancient treasures meet cutting-edge innovation.

INVEST IN DUBAI

- Strategic Location
- Investor Friendly Policies
- Tax-free Economy
- Golden Visa
- One of the World's Safest Cities
- World-class Infrastructure
- Quality of Life
- State-of-the-art Education & Healthcare
- The Cleanest City in the World*
- Most Desirable Global Destination for Expats**



*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.
** Dubai topped the wish lists of an incredible 60 countries in Remitly study 'The cities the world wants to move to'

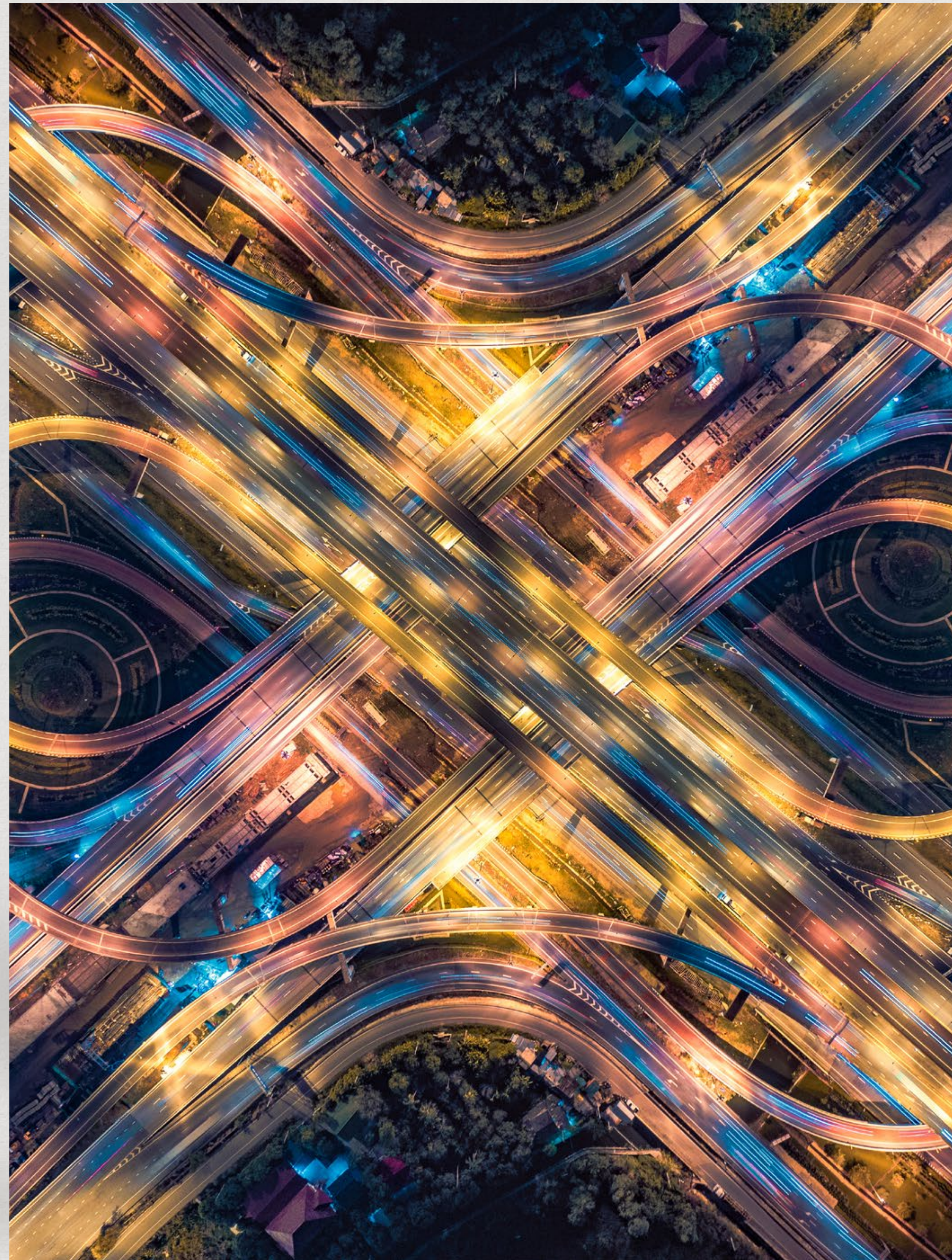
AL FURJAN



THE HEART OF NEW DUBAI

Al Furjan is one of the most sought-after residential communities in Dubai. Located strategically, it provides easy access to major landmarks and commercial hubs, making it an ideal place for families and professionals alike.

This vibrant district by master developer Nakheel is known for its beautifully landscaped surroundings, modern infrastructure, and a sense of community that is truly unique.



THE CENTER OF EVERYTHING

With the future launch of the world's biggest International Airport, Al Furjan is poised to become a central hub.

Al Furjan is thoughtfully designed, placing you amidst lush parks, prestigious schools, vibrant shopping experiences, and top-notch healthcare facilities. It's crafted for a life that's both enriching and effortless.

**UNMATCHED
ACCESSIBILITY**

The community fosters a sense of belonging, a place where lasting friendships are built and happiness thrives.

In Al Furjan, you're not just investing in a community, you're investing in a lifestyle crafted for you.



**FAMILY-FRIENDLY
ENVIRONMENT**

Numerous parks, playgrounds, and communal spaces where neighbours can connect and children can play safely.



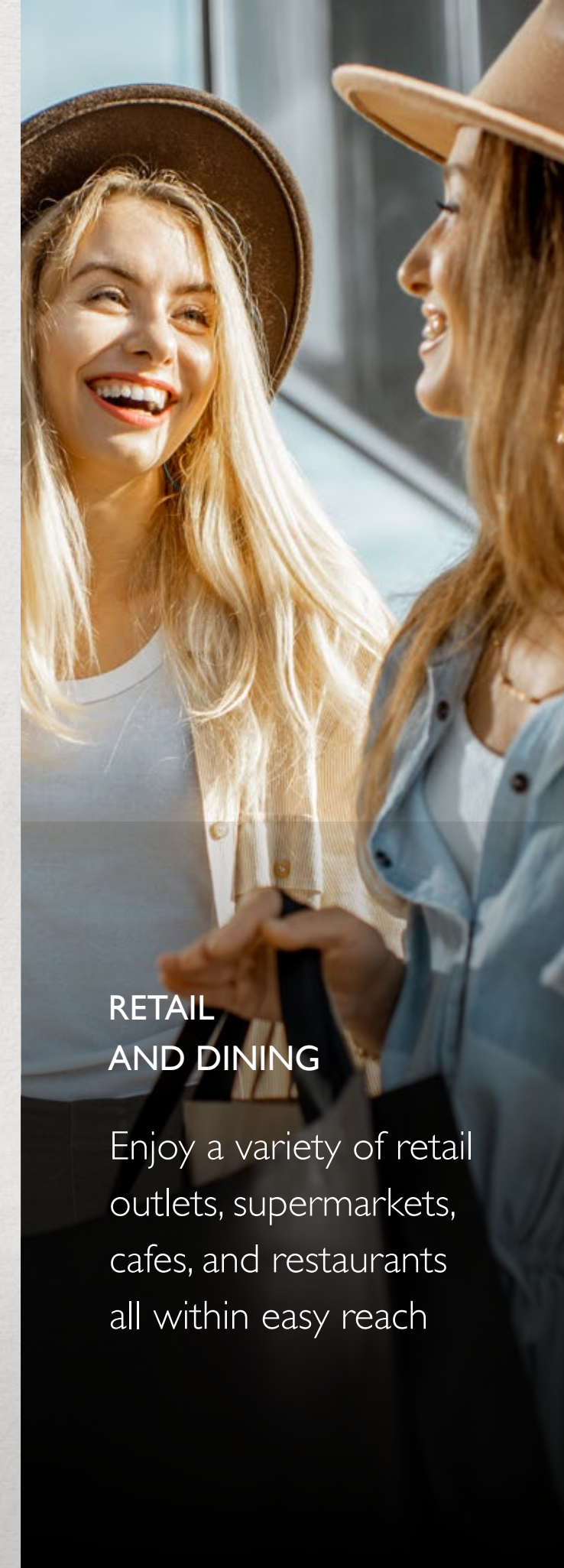
**MODERN
INFRASTRUCTURE**

Contemporary architectural styles, wide roads, and state-of-the-art amenities that cater to every need.



**EDUCATIONAL
INSTITUTIONS**

Proximity to some of the best international schools and nurseries in Dubai.



**RETAIL
AND DINING**

Enjoy a variety of retail outlets, supermarkets, cafes, and restaurants all within easy reach



**HEALTHCARE
FACILITIES**

Access to top-notch medical centres and clinics.



VALORES
RESIDENCES



WELCOME TO

VALORES RESIDENCES

Valores Residences is a community crafted for life. Experience elevated living with world-class amenities in a collection of apartment residences. Strategically located in Al Furjan, this is the place for great returns and a stellar lifestyle.

Discover the perfect mix of elegance, comfort, and convenience in a community that thrives on connection. Live a lifestyle full of amenities that seamlessly blends into your aspirations. At Valores Residences, it's all finely crafted for you.

- Sky forest trail
- State of the art gym
- Private Beach club
- Crafted for wellbeing





VALORES

**PINNED TO
PERFECTION**

Centrally located at the
crossroads of Al Furjan,
Valores Residences keeps you
in touch with all the city hotspots.

**WITHIN
10 MINUTES**

- Sheikh Zayed Road 2 min
- Hindu Temple & Gurudwara 3 min
- Expo City 10 min

**WITHIN
20 MINUTES**

- Palm Jumeirah 15 min
- Dubai Marina 15 min
- Palm Jebel Ali 20 min
- Al Maktoum Int'l Airport 20 min

**WITHIN
30 MINUTES**

- Downtown Dubai 25 min
- Dubai Int'l Airport 28 min



**VALORES
RESIDENCES**

An aerial photograph of a swimming pool with clear, rippling blue water. In the foreground, the green fronds of palm trees are visible, framing the pool. The word "AMENITIES" is written in white, spaced-out capital letters across the center of the pool's surface.

AMENITIES

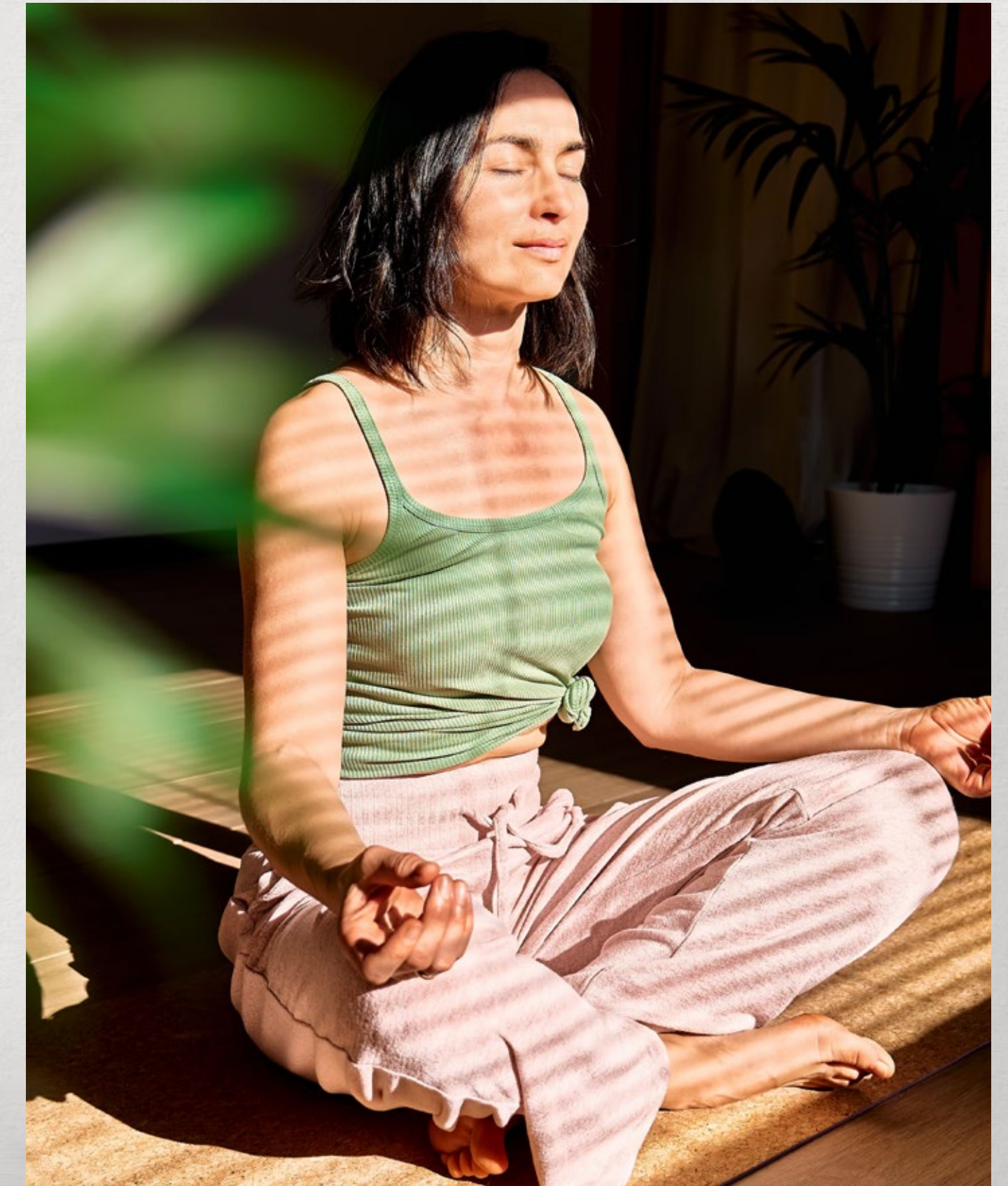




**CRAFTED FOR
WELLBEING**

At Valores Residences, we believe your home should be a sanctuary for your mind, body, and soul.

That's why we've curated a collection of unparalleled amenities designed to nurture your well-being and elevate your everyday life.





THE PRIVATE BEACH CLUB

Immerse yourself in a tropical getaway just steps away. Discover a sprawling resort-style beach club, a stunning 35-meter pool, and a sunken bar for enjoying cool cocktails.

Relax in the leisure area, watch the kids have fun in their pool, and enjoy the tranquility of lush, landscaped gardens.



VALORES

PRIVATE BEACH CLUB



THE SKY FOREST TRAIL

Breathe in the fresh air and reconnect with nature on our rooftop sky forest. A 200-meter jogging loop, a dedicated yoga area, and barbecue stations create the perfect space for exercise, reflection, and social gatherings.

Take time to rejuvenate your senses in this peaceful sanctuary, crafted to refresh both body and spirit.



STATE-OF-THE-ART GYM

Experience complete wellness at our advanced private gym with stunning beach club views. Discover exclusive spaces for both men and women, each featuring a lavish sauna and steam facilities.

Unwind in a serene environment designed to enhance both physical fitness and mental well-being.



THE KIDS' ZONE

Let your little ones explore their imaginations within thoughtfully designed play areas. With a dedicated pool and access to the rooftop greenscape, ensure endless fun and safe playtime.

At the Kids' Zone, there are plenty of areas seamlessly blending into the rooftop's lush greenery.

F&B AND RETAIL

Make the most of this idyllic community with everything at your convenience. With leading food, fashion, and frolic brands situated in the community, Valores Residences has all that you need to live a fulfilling lifestyle.

SHUTTLE SERVICE TO DUBAI METRO

Your life at Valores Residences is crafted for convenience. Commute to Energy metro station is just 10 minutes with a complimentary shuttle service at your disposal.





RECEPTION



5



7



LIFT LOBBY



THE DESIGN

**CRAFTED
FOR STYLE**

Valores Residences boasts a clean, breathable, and spacious layout with intuitive floor plans that promote a seamless flow between rooms. High ceilings and expansive windows create a sense of openness and bathe the space in natural light.

The low-density design fosters privacy and exclusivity, while the contemporary facade seamlessly integrates with the modern aesthetic of Al Furjan.



THE APARTMENTS





**OPTION TO HAVE
CLOSED KITCHEN WITH
ALL UNIT TYPES**

Your home at Valores Residences is built with the principle of open living. With a diverse unit mix, find a style of life that suits your vibe.

Upgrade your kitchen setup as per your wish, as all apartments at Valores come with an option to have a closed kitchen.



THREE BEDROOM



BED ROOM



LIVING ROOM



TWO BEDROOM



STUDY



LIVING ROOM



ONE BEDROOM





VALORES

DEVELOPER & STRATEGIC PARTNERS

THE DEVELOPER

VALORES

A collaboration between the founder of one of the UAE's largest contractors and a leading property management expert in Dubai.

Valores transforms real estate into sanctuaries that enrich lives, with a focus on meticulous craftsmanship, thoughtful design, and higher returns.

EXCLUSIVELY REPRESENTED BY

 **CLÉDOR**

CLEDOR, a development management firm, successfully launched and sold its first project for AED 425M in January 2024. The company has a pipeline of projects worth over AED 3B set to launch in 2024 and Q1 2025.



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