

VALORES
RESIDENCES

FACTSHEET

CRAFTED FOR LIFE

Welcome to Valores Residences, a new landmark in Al Furjan, Dubai. Flagship Project by Valores Development. Experience elevated living with world-class amenities in a strategic location that promises high returns on investment (ROI) and an elevated lifestyle.



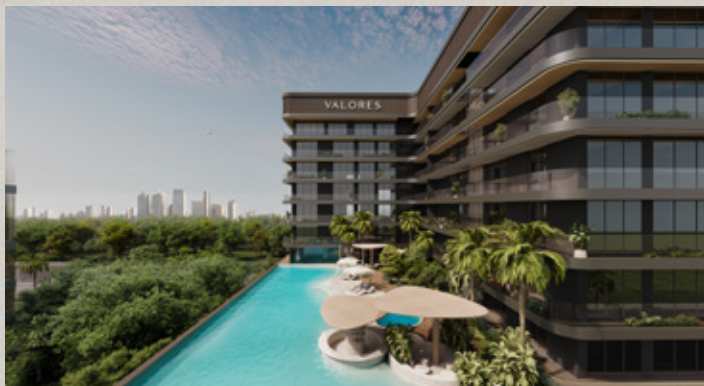
AL FURJAN

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.

UNMATCHED ACCESSIBILITY

Sheikh Zayed Road:	2 minutes
Hindu Temple & Gurudwara:	3 minutes
Expo City:	10 minutes
Palm Jumeirah:	15 minutes
Dubai Marina:	15 minutes
Palm Jebel Ali:	20 minutes
Al Maktoum International Airport:	20 minutes
Downtown Dubai:	25 minutes



CRAFTED FOR WELL-BEING

Exceptional Amenities

- The Kids' Zone
- The Sky Forest Trail
- The Grand Lobby
- Gym overlooking the beach club
- The Private Beach Club
- Shuttle Service to Energy Metro Station



PROJECT OVERVIEW

 G+8-Storey Building	 87 Premium Residences	 Distinctive Architectural Design
 Premium Amenities	 Spacious Living Areas And Balconies	 Well-Connected Location

Unit Types & Sizes

1 Bedroom	692 to 818 sq. ft.
2 Bedroom with Maid's/study	1,168 to 1,485 sq. ft.
3 Bedroom	2,045 to 2,237 sq. ft.

OPTION TO HAVE CLOSED KITCHEN WITH ALL UNIT TYPES



3 YEARS POST HANDOVER PAYMENT PLAN

45%	10%	45%
During Construction	On Handover	Post Handover in 3-Year

5 YEARS DEFECT LIABILITY PERIOD | HANDOVER: Q3 2027

Construction Linked Payment Plan	Payment
Downpayment	10%
45 Days from Booking Date	10%
Mobilisation	5%
Podium Completion	5%
Sub Structure Completion Upto 4th Floor	5%
Structure Completion	5%
External Envelope	5%
Completion	10%
6 Months from Handover Date	7.5%
12 Months from Handover Date	7.5%
18 Months from Handover Date	7.5%
24 Months from Handover Date	7.5%
30 Months from Handover Date	7.5%
36 Months from Handover Date	7.5%



DEVELOPED BY

VALORES

EXCLUSIVELY MARKETED BY

CLÉDOR