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BUILDING FACT SHEET · PRE-LAUNCH EOI BRIEF

Valia Tower

The Island District · Dubai Creek Harbour · Emaar · EOI open, formal launch pending

The Island District's closest tower to Dubai Square, Emaar's 500,000+ sqm retail mega-mall — a single 55-storey high-rise on a mixed-use podium, now open for Expressions of Interest.



1 tower · G+55 CONFIGURATION	TBA TOTAL UNITS	1 – 4 Bed UNIT MIX	Dubai Square & mall VIEWS
From AED 2,500/sqft INDICATIVE PRICE	20% / yr · 4 yrs PAYMENT PLAN	TBA HANDOVER	Emaar DEVELOPER

AMENITIES Temperature-controlled pool & kids' pool · yoga deck · BBQ area & private cabanas · outdoor fitness area & Padel court · splash pad & outdoor play zones · grand double-height lobby

UNIT SIZES — FROM FLOOR PLANS (TOTAL AREA INCL. BALCONY)

TYPE	SUITE AREA	TOTAL AREA	TYPICAL LEVELS
1 Bedroom	710 – 723 sqft	817 – 829 sqft	Levels 3–40, 42–52
2 Bedroom	1,074 – 1,124 sqft	1,242 – 1,253 sqft	Podium levels 1–3, tower 4–52
3 Bedroom	1,439 – 1,513 sqft	1,652 – 1,695 sqft	Levels 30–41, 53–55
4 Bedroom	2,273 sqft	2,561 sqft	Level 53–55 (top floors)

CONNECTIVITY

DESTINATION	DRIVE TIME
Dubai International Airport	~10 min
Burj Khalifa / Downtown Dubai	~15 min
Dubai Marina	~25 min
Al Maktoum International Airport	~40 min

Source: Emaar Valia brochure, drive-time distances.

DEVELOPER — EMAAR, FY 2025

METRIC	FIGURE
Market cap	AED 124.2 Bn
Revenue	AED 49.6 Bn
Net profit	AED 25.6 Bn
Residential units delivered globally	200,000+
Units currently under development	53,000+

Source: Emaar Valia brochure, as of 31 Dec 2025.

WHY THIS IS A GOOD BUY

Valia is the closest tower in the Island District to Dubai Square, Emaar's mall due to open around 2028 — a mall-facing position rather than the waterfront orientation most Creek Harbour launches sell on. Registering an EOI now secures priority allocation ahead of formal launch pricing and floor plans, at a district where Emaar has already delivered Harbour Views, Address Residences and the Palace towers on schedule. The unit mix runs efficiently from a 710 sqft one-bedroom to a 2,273 sqft four-bedroom, and the four-year, 20%-per-year payment structure spreads cost through to a still-unconfirmed handover date. The upcoming Blue Line metro (2029) and a 15-minute run to Downtown Dubai and DXB Airport support the district's connectivity case regardless of which tower a buyer chooses.

Figures drawn from the Emaar Valia Tower brochure and floor plan set, Jul 2026. Valia has not formally launched — no DLD transaction history exists yet for this tower; pricing, unit sizes and handover are indicative EOI guidance only, subject to change. Prepared by Muhammad Dawood, haus&haus Real Estate.

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