

# ELEVIA

## RESIDENCES





# VALORES

A pioneering real estate developer formed by two industry leaders. Our founders, experts in contracting and property management, have united to revolutionize luxury living in the region.

By combining their extensive knowledge and experience, Valores aims to set new benchmarks in real estate development, offering outstanding returns and elevating the standards of luxury living.

A woman with long dark hair, seen from behind, wearing a flowing white shawl. She is standing in a vast desert landscape with rolling sand dunes under a bright, hazy sky. The scene is peaceful and contemplative.

## INSPIRED BY LIFE

Values are the foundation of our identity and our actions. They guide us, shape our culture, and help us evolve. Our core values ensure each project respects the essence of humanity, harmonizing with nature for lasting positive impacts.



# LUXURY DOESN'T NEED A PLACE TO STAND OUT

At Valores, we build luxury in emerging neighborhoods, delivering premium quality and exceptional design. This visionary approach creates outstanding living experiences and strong investment value, raising the benchmark of luxury across all locations.





# SMART DESIGN, LASTING VALUE

A true masterpiece, Elevia Residences blends sleek, modern design with impeccable craftsmanship, creating a home that's both luxurious and built to stand the test of time. Every space is meticulously planned for ultimate comfort, functionality, and efficiency, ensuring long-term investment value. Whether you're a homeowner seeking sophistication or an investor eyeing exceptional return, this is where quality meets opportunity.











Festival City Mall

Centrepont



Mirdif City Centre Mall



New Downtown of Dubai



Dragon Mart



International City 2 Metro Station



Dubai Silicon Oasis



Academic City

SEAMLESSLY  
CONNECTED LIVING

CITYCENTRE  
MIRDIF

Al Nakheel Park





# WHY INVEST IN DUBAI?

## STRATEGIC LOCATION

Over 100 airlines and 260 destinations worldwide.

The world's biggest and fastest growing passenger and cargo hubs

#1 airport for international passengers according to Airports Council International

Source, dubaiairports.ae

## BUSINESS SENSE



100% foreign ownership: repatriation of capital and profits



Safe and secure environment



Golden Visa



Open and free systems



World class infrastructure and outstanding Covid crisis management



Stable currency pegged to USD



Dubai expected to achieve 70% population growth from 2020 through 2040



# INVEST SMART – CHOOSE STUDIO FLATS

Studios in Dubai offer the best investment opportunity with high rental yields, fast occupancy, affordable prices, and rising rental costs.

## HIGHEST RENTAL YIELDS

Property Type Average Rental Yield

|        |         |
|--------|---------|
| Studio | 7% - 9% |
| 1BHK   | 5% - 6% |
| 2BHK   | 4% - 5% |

## FASTEST RENTAL TURNAROUND

Property Type Avg. Time to Rent

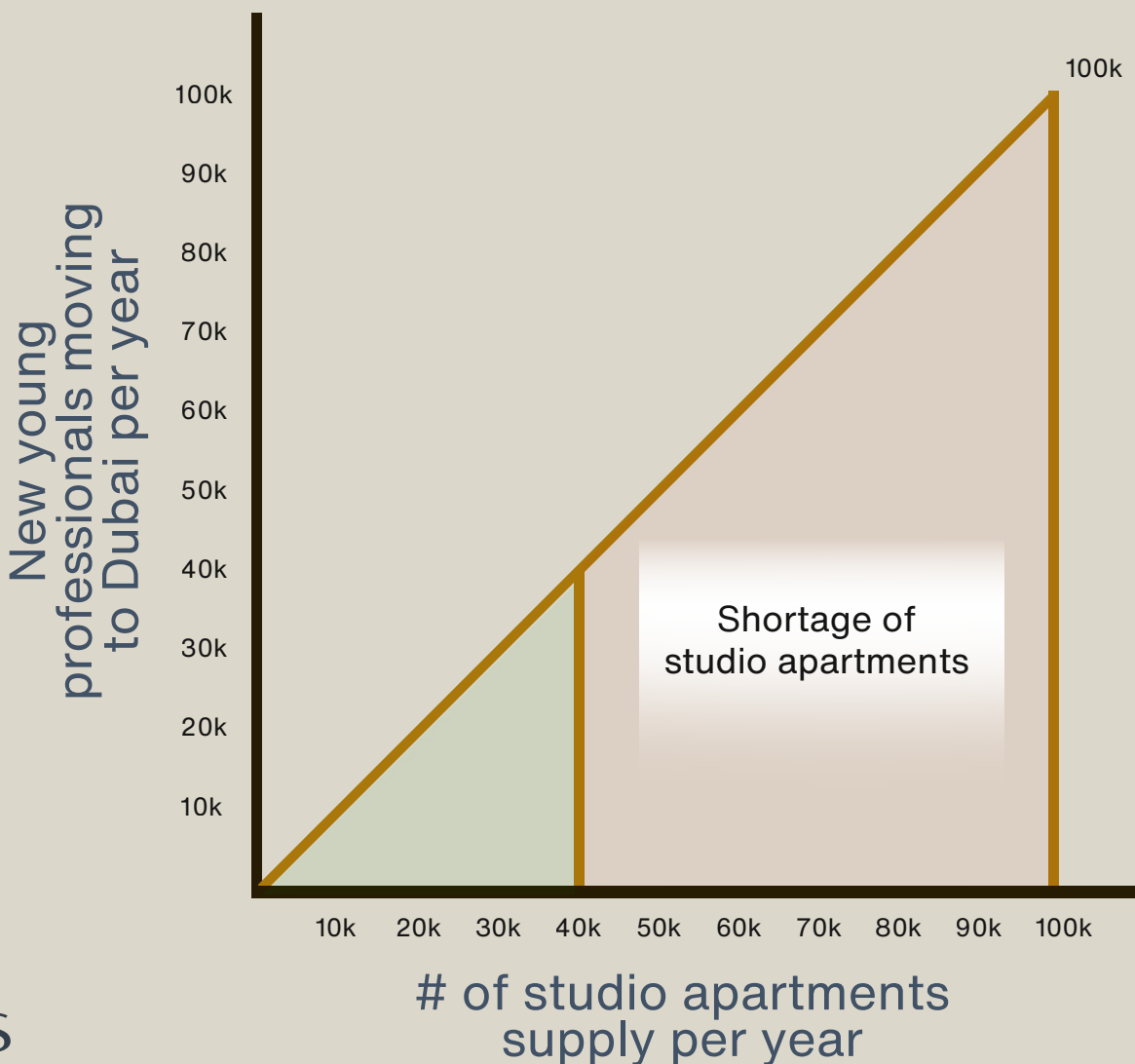
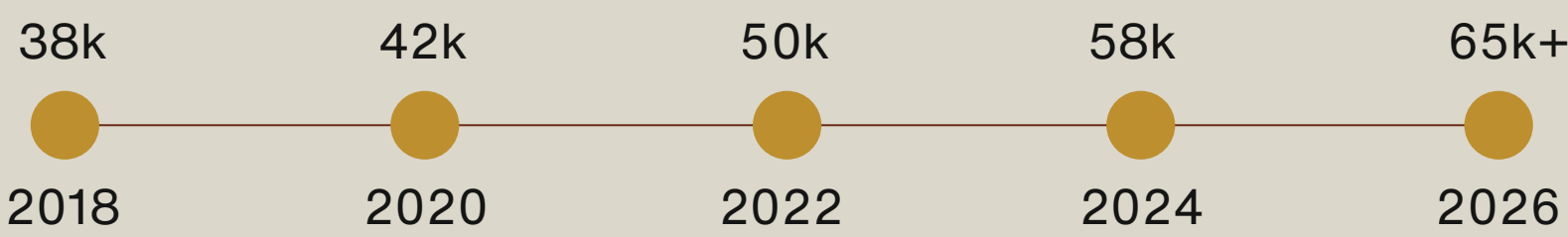
|        |            |
|--------|------------|
| Studio | 7-14 Days  |
| 1BHK   | 21-30 Days |
| 2BHK   | 30-45 Days |

## MOST AFFORDABLE ENTRY PRICE

Property Type Average Price (AED)

|        |             |
|--------|-------------|
| Studio | 450K-700K   |
| 1BHK   | 800K - 1.2M |
| 2BHK   | 1.3M - 2M   |

## SOARING RENTAL PRICES FOR STUDIOS



Studios offer the best ROI, lowest entry price, fastest rental, and highest demand in Dubai



# WHY INVEST IN INTERNATIONAL CITY 2

Huge Demand, Limited Supply – Dubai gains 100K+ young professionals yearly, but only 40K new units—our prime location perfectly caters to this growing demand!



**Next to Key Hubs** – Minutes from Silicon Oasis, International City & 35+ universities—ideal for professionals & students.



**Metro-Driven Growth** – The upcoming Blue Line Metro will boost property values & resale potential.



**Strong Yields** – Earn 7-8% rental returns, fueled by high demand & competitive pricing.



**Smart Investment** – High occupancy, future growth & resale value make this a high-reward opportunity.



# ELEVIA RESIDENCES





# PROJECT DETAILS

|                       |                                     |
|-----------------------|-------------------------------------|
| PROJECT NAME          | Elevia Residences                   |
| LOCATION              | International City - Phase 2, Dubai |
| HANDOVER              | Q1 2027                             |
| NO. OF UNITS          |                                     |
| Studio Apartments:    | 79                                  |
| 1-Bedroom Apartments: | 23                                  |
| 2-Bedroom Apartments: | 4                                   |

## OUR OFFER

| UNIT TYPES           | AREA IN SQF      | PRICES                      |
|----------------------|------------------|-----------------------------|
| Studio Apartments    | 390sqf-536sqf    | Starting from AED 550,000   |
| 1-Bedroom Apartments | 846sqf- 1,365sqf | Starting from AED 973,000   |
| 2-Bedroom Apartments | 1,206sqf         | Starting from AED 1,387,000 |



## PAYMENT PLAN

| CONSTRUCTION                   | PAYMENT |
|--------------------------------|---------|
| Down payment                   | 10%     |
| 45 days from booking           | 10%     |
| Mobilisation                   | 5%      |
| Completion - 1st Floor         | 5%      |
| Completion - 3rd Floor         | 5%      |
| Completion - External envelope | 5%      |
| Completion - Structure         | 10%     |
| On handover                    | 50%     |









LOBBY





STUDIO APARTMENT





STUDIO APARTMENT





1 BEDROOM





1 BEDROOM





2 BEDROOM





2 BEDROOM





POOL





GYM





KIDS PLAY AREA





COMMON AREA



## OUR CONTRACTOR



Since 1998, Aroma International Building Contracting (L.L.C) has been a prominent player in the UAE's construction industry. Over the years, we've built a strong reputation for delivering outstanding projects. With more than 25 years of experience, Aroma International is known for its commitment to quality, reliability, and innovative architecture.



An aerial photograph of sand dunes, showing soft, undulating ridges and valleys in shades of beige and light brown. The lighting is soft, creating gentle shadows that emphasize the texture and curves of the dunes.

# VALORES

PROPERTY DEVELOPMENT L.L.C