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OFF PLAN

Farm Grove 2

Location: The Valley, Dubai

Starting From: AED 4,700,000

Permit No: 2

Farm Grove 2

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Villas**	**Q4 2028**	**—**	**Off Plan**

ABOUT THE PROJECT

Farm Grove 2 at The Valley is the second phase of Emaar Properties' nature-focused Farm Grove villa collection. The development expands the original neighbourhood with another collection of spacious **4 and 5-bedroom standalone villas**, combining contemporary family homes with greenery, community farming and outdoor recreation.

The project comprises **290 residences**, substantially fewer than the 482 units recorded for Farm Grove 1. Emaar's investor reporting identifies Farm Grove 2 as a separate release within The Valley, making it important to maintain separate project and inventory records for the two phases.

Four-bedroom villas begin at approximately **3,755 sq. ft. of built-up area**, while recorded five-bedroom transactions extend beyond **7,000 sq. ft.** The considerable difference between configurations means bedroom count alone is not sufficient when comparing Farm Grove 2 properties; buyers should consider BUA and plot area separately.

The architecture follows the nature-led identity established by Farm Grove, combining contemporary villa forms with private gardens and substantial outdoor areas. The concept gives residents flexibility to personalise their outdoor environment while retaining the landscaped character of the wider neighbourhood.

Farm Grove's defining feature is its emphasis on **sustainable and community-oriented living**. Emaar highlights organic farming allotments, green expanses and community spaces as central elements of the

Farm Grove concept. Amenities across the neighbourhood include children's play areas, a pet park, fitness and sports facilities, a yoga platform, desert majlis, picnic areas and a Ghaf forest.

Residents additionally benefit from The Valley's broader infrastructure. Emaar lists a **47,000 sq. m. Golden Beach, 25,000 sq. m. Sports Village, 32,000 sq. m. Town Centre, 13,000 sq. m. Kids Dale and neighbourhood parks** as key components of the master community.

Farm Grove 2 launched from approximately **AED 4.7 million** and is now shown as **sold out from the developer**, meaning current opportunities are predominantly assignments and off-plan resales. Current DLD-derived records continue to show Farm Grove 2 transactions, including sales during 2026.

The development is scheduled for **Q4 2028**, with current project records specifying **31 October 2028**. The published payment structure is **90/10**, with 90% payable during the construction period and the final 10% upon handover.

From an investment perspective, Farm Grove 2 combines **Emaar development, standalone villa inventory, a relatively limited 290-unit release and The Valley's growing family-oriented masterplan**. Its sold-out developer status means the original purchase price, resale premium and remaining payment schedule become particularly important when evaluating opportunities.

Buyers should compare villas according to **built-up area, plot size, villa style, orientation, corner or internal positioning, proximity to greenery, original purchase price and current asking premium** . Current DLD-derived transaction records demonstrate substantial variation in property sizes and prices, reinforcing the importance of unit-level analysis.

Why Buy Farm Grove 2 Through A1 Properties?
Purchasing **Farm Grove 2 at The Valley** through **A1 Properties** gives buyers access to experienced Dubai property advisors who can evaluate resale and assignment opportunities according to built-up area, plot size, orientation, original purchase price, resale premium and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers distinguish Farm Grove 2 inventory from the original Farm Grove phase.

For investors, our advisors can benchmark Farm Grove 2 against **Farm Grove, Avena, Avena 2, Ovelle and other villa releases within The Valley**, assessing relative pricing, scarcity and future resale positioning. For end-users, the selection process can focus on privacy, family space, gardens, greenery and access to community amenities.

From property selection and negotiation through documentation, financing, ownership transfer and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

90%	**10%**
During Construction	On Handover

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