Project report: The Valley - Avena 2

Facts as published, each with its source. Built by Kolaboro on 18 Nov 2026 from its public data. No verdicts.

Certificate

In short

The Valley - Avena 2 is listed as under construction in Al Yufrah 1, Dubai, Dubai, UAE, by Emaar Properties. The handover date on record is July 2028. A permit number is published. Transparency score: 81 of 100, rank 98 of 482 in Dubai. 8 of 9 developer claims we tested are confirmed. Last checked 18 Nov 2026.

Key facts

Developer: Emaar Properties
source: https://dubairealestateiq.com/project/the-valley-avena-2

Location: Al Yufrah 1, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/the-valley-avena-2

Stage: under construction
source: https://dubairealestateiq.com/project/the-valley-avena-2

Handover on record: July 2028
source: https://dubairealestateiq.com/project/the-valley-avena-2

Permit or licence number: DLD project registration 3159
source: https://dubairealestateiq.com/project/the-valley-avena-2

Price from: Registered sales from AED 3,800,000 to AED 4,900,000 (DLD, 28 Jul 2025 - 16 Oct 2026)
source: https://dubairealestateiq.com/project/the-valley-avena-2

Payment plan: not published

Last checked: 18 Nov 2026

Page we read: https://dubairealestateiq.com/project/the-valley-avena-2

Transparency checklist

Transparency score: 81 of 100. Rank 98 of 482 in Dubai

[x] Developer identified by legal name: Legal name: Emaar Development P.J.S.C. (DLD developer 1211)

[x] Developer found in an official company register: GLEIF record, LEI 254900YWYEXYXK1BMP81

[x] Permit or licence number published: Number published: DLD project registration 3159

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: July 2028

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

18 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/the-valley-avena-2/

18 Nov 2026: Official register checked: Dubai DLD project register (published on dubairealestateiq.com)
https://kolaboro.com/registers/

Sources

https://dubairealestateiq.com/project/the-valley-avena-2

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/the-valley-avena-2/
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