Project report: The Valley - Avena

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 is listed as under construction in Al Yufrah 1, Dubai, Dubai, UAE, by Emaar Properties. The handover date on record is June 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

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

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

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

Permit or licence number: DLD project registration 3158
source: https://dubairealestateiq.com/project/the-valley-avena

Price from: Registered sales from AED 4,200,000 to AED 4,900,000 (DLD, 20 Nov 2025 - 2 Oct 2026)
source: https://dubairealestateiq.com/project/the-valley-avena

Payment plan: not published

Last checked: 18 Nov 2026

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

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 3158

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

[x] Handover date published: Published: June 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/

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

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/
Free to share under CC BY 4.0, credit Kolaboro.