

ELEVIA

RESIDENCES III



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.



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 III 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



Mirdif City Centre Mall



New Downtown of Dubai



Dragon Mart



International City 2 Metro Station



Dubai Silicon Oasis



Academic City

SEAMLESSLY CONNECTED LIVING

CITY CENTRE MIRDIF



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



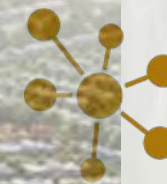
Stable currency pegged to USD



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

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 III



NAD AL SHEBA 2
ناد الشيبا 2

NAD AL SHEBA 3
ناد الشيبا 3

NAD AL SHEBA 4
ناد الشيبا 4

DUBAI SILICON OASIS
دبي
الواحة السيليكونية

WARSAN 2
ورسان 2

WARSAN 3
ورسان 3

Silicon Central Mall
السيلكون سنترال

ACADEMIC CITY
الأكاديمية



Payment Table for Applications under Dubai Affordable Housing (Applicable for 30 Flats Only)

Apartment Type	Area in (Sq.Ft.)	Area in (Sq.Mtr.)	Registration Amount	10% Within 5 Days	30% Within 30 Days	10% on Completion of Super Structure	50% on Possession (Bank Loan Available)	Total Cost in Dubai Currency (AED)	Total cost in INR (Approximate Conversion Value)
Studio	428	39.76	AED 1,000	AED 59,920	AED 1,79,760	AED 59,920	AED 2,99,600	AED 5,99,200	₹ 1,45,00,640
1 Bedroom	900	83.61	AED 1,000	AED 1,26,000	AED 3,78,000	AED 1,26,000	AED 6,30,000	AED 12,60,000	₹ 3,04,92,000
2 Bedroom	1181	109.71	AED 1,000	AED 1,65,340	AED 4,96,020	AED 1,65,340	AED 8,26,700	AED 16,53,400	₹ 4,00,12,280

*Terms & Conditions Apply

The registration amount AED 1000/- would be refunded in full within 30 days to the unsuccessful applicants.

Payment Plan for Direct Booking

Apartment Type	Area in (Sq.Ft.)	Area in (Sq.Mtr.)	Registration Amount	10% Within 5 Days	30% Within 30 Days	10% on Completion of Super Structure	50% on Possession (Bank Loan Available)	Total Cost in Dubai Currency (AED)	Total cost in INR (Approximate Conversion Value)
Studio	428	39.76	AED 1,000	AED 81,320	AED 2,43,960	AED 81,320	AED 4,06,600	AED 8,13,200	₹ 1,96,79,440
1 Bedroom	900	83.61	AED 1,000	AED 1,71,000	AED 5,13,000	AED 1,71,000	AED 8,55,000	AED 17,10,000	₹ 4,12,82,000
2 Bedroom	1181	109.71	AED 1,000	AED 2,24,390	AED 6,73,170	AED 2,24,390	AED 11,21,950	AED 22,43,900	₹ 5,43,02,380


All the prices are in AED. Currency Conversion value will be calculated as on actual date.





LOBBY





A true masterpiece, Blueline Residences 1 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.

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 the undulating ridges and valleys of the dunes in shades of light beige and tan. The lighting creates soft shadows, emphasizing the texture and form of the sand.

VALORES

PROPERTY DEVELOPMENT L.L.C