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*Valencia Park*



*Aspiring Brilliance*



## Sheikh Mohammad Bin Rashid Al Maktoum's Message

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It is in line with major economic developments taking place in the UAE and focuses on implementing best practices in all government sectors to achieve prosperity on one hand and promote the UAE's regional and international status on the other.

The UAE government strategy embodies key principles; most important of which is enhancing the level of government provided services to UAE nationals and expatriates, and in unifying efforts within a common framework that focuses on the people of this nation.

As we present this strategy, which sets the foundations for a new era of public administration, we remember the devotion with which our founding fathers built this nation and aimed to give its people a better life. This compels us to pursue those endeavors with great responsibility, continue to build on their efforts and conquer the challenges in order to promote the leading position that our country has achieved in all different areas.



## CEO's Message

AB Properties, the real estate arm of the Bhatia Group founded in 1974, is an integrated property development company headquartered in Dubai, UAE.

AB Properties aims to develop state-of-the-art Office Buildings as well as Residential units which incorporate premium living and work space in perfect harmony. With the help of the vast experience of the flagship company, Bhatia Contracting, a company which is one of the major players in the construction industry, AB Properties is launching numerous premium projects in Dubai. It is coming up with residential towers in Dubai Waterfront as well as in Dubai Silicon Oasis each catering to different lifestyles, residential community in Jumeirah Village South which incorporates all the forces of nature to give one a sense of peace & tranquility, numerous townhouses in Jumeirah Village South spread over clusters, each with a unique name identifying with its special USP.

We have a very clear vision for AB Properties in line with our ambition which is offering the ideal freehold development opportunity at an enviable location. All our projects will be combining upscale community living with value for money to suit a wide base of potential homeowners. This is a first rate opportunity for the discerning investor or home buyer looking to establish themselves in the Emirate.

Being a major player in the booming real estate market of the region, with primary focus on UAE, we look forward to consolidate our presence and strengthen our ties with current and prospective business associates and regional and international investors. More ostensibly, we offer the right momentum that the real estate enthusiasts and industry professionals require, following the latest developments in Dubai Realty.

**Ajay Bhatia**  
CEO



## Aspiring Brilliance

AB Properties, the real estate arm of the Bhatia Group founded in 1974, an integrated property development company headquartered in Dubai, UAE. It is a dynamic group committed to developing strategically located and economically viable developments that will generate substantial returns for their investors and end users. This is achieved through clear vision, innovation and creative thinking, progressive business practice and a highly committed team.

AB Properties, with the help of the vast experience of the flagship company, Bhatia Contracting, a company which is one of the major players in the construction industry, is launched as a direct response to the increasing demand from foreign and local investment opportunities especially in the areas of property & property development and it aims to develop state-of-the-art Office Buildings as well as Residential units which incorporate premium living and work space in perfect harmony.

AB Properties is launching numerous premium projects in Jumeirah Village South, Dubai Waterfront, Dubai Silicon Oasis, The World in Dubai to name a few and remains distinctive through its innovative designs, which offer a compelling combination of aesthetic appeal and practicality. The team takes into consideration the potential final functions of the properties at all stages of the design and development process, ensuring that each and every development meets the commercial requirements of the marketplace.



## Story of Success

Bhatia General Contracting Co. LLC (Bhatia Contracting), one of the nation's reputed civil contractors is the flag ship company of Bhatia Group of Companies.

Incorporated in 1975, Bhatia Contracting serves both public and private sector clients. Unusual among contractors of our size, Bhatia Contracting is equally effective at building both large and small jobs through its two operating divisions, from small site developments to massive million-dirham government projects.

In the very best sense of this tradition, we aspire to be "The Builders." As such, we also spend considerable time and energy building the foundation that will benefit us as well as our associates for years to come in the future. Our Code of Conduct speaks to the best of who we are and is integral to our continuing efforts to build the character of our workforce and our company. In addition, we take pride in building quality projects and value for our customers, as well as rewarding careers for our employees. Through our extensive Employee Development Initiative, we are building exceptional leaders. They in turn have built strong partnerships with a host of suppliers, subcontractors, banks, insurance companies, surety companies and as a result of our nationally recognized "Partnering" program, with customers as well. The foundation for all these relationships is mutual trust and respect earned from many years of adherence to Bhatia Contracting's Code of Conduct.

Through all of our efforts we are building futures for our stakeholders including the environment. Our Corporate Social Responsibility efforts and environmental planning are helping us to be both good neighbors and an environmentally responsible contractor.

As Builders, we serve the needs of the people and are happy to be a part of building a better UAE.



# Glorious Dubai

The city of Dubai is one of the wealthiest and most modern anywhere, boasting the highest skyline in the Middle East including the two of the tallest hotels in the world. By the turn of the 20th Century Dubai had firmly established itself as a major hub for entrepôt trade and with a population of over 10,000 was proving a worthy rival to its flourishing neighbors. Sheikh Mohammad Bin Rashid Al Maktoum capitalized on the success generated by this relaxed trade environment by abolishing commercial taxes.

Today Dubai literally bristles with the iconic landmarks that symbolize its phenomenal success a cultural diversity. Tourism too makes its mark on the skyline with luxury hotels springing up to cater for the ever growing multitude of holiday makers who flock to Dubai's glorious beaches and extravagant lidos.

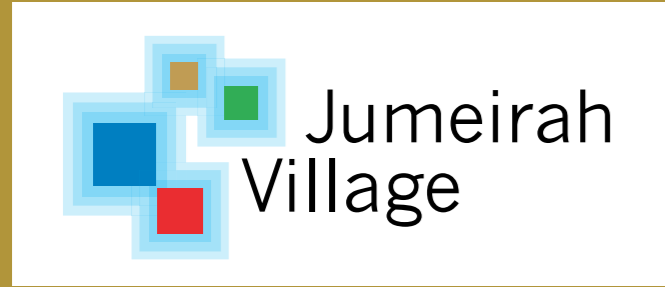
Although no more than a small city-state, Dubai's continued growth, combined with its heavyweight ambitions, look set to propel it to the front of the international stage in this new era of business and tourism.



## Timeless Elegance

Experience luxury living with glorious romantic, stylish, cozy, intimate, relaxed views over the surrounding, a grand place as well as it offers a very modern feel distinguished by timeless elegant design and uncompromising workmanship.





# Jumeirah Village

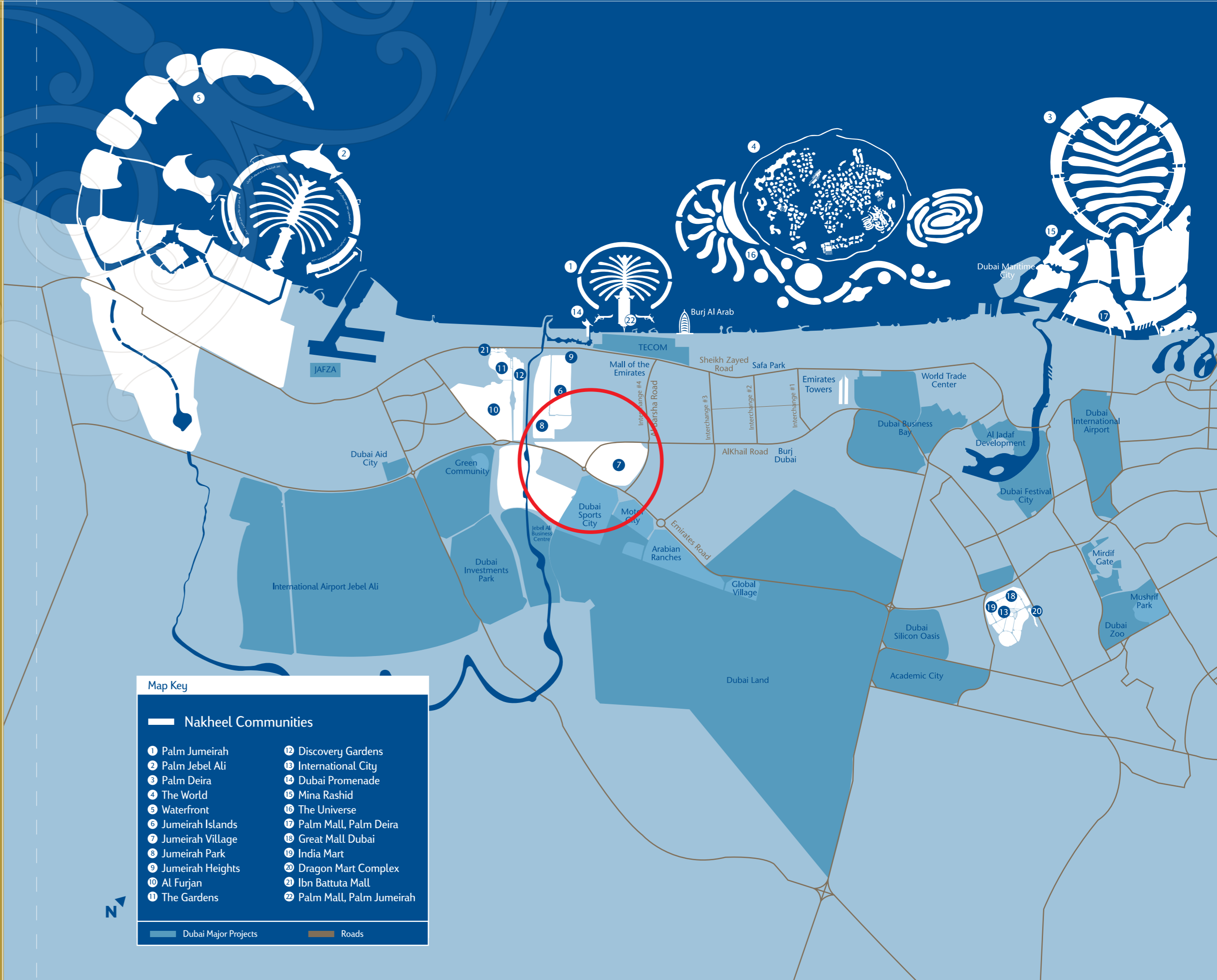
As the developer of more than \$30 billion of real estate in Dubai, Nakheel PJSC has been instrumental in turning Dubai into one of the fastest growing cities in the world in the 21st century, and a world class destination for business and tourism.

The creator of variety of landmark developments including: The Palm Islands, three man-made islands in the shape of palm trees; and The World, a series of 300 man-made islands that collectively form the map of The World. When completed, Nakheel's developments will have added more than 1000km of waterfront to Dubai.

Part of Nakheel's distinctive Jumeirah communities set amid luscious landscaping and unsurpassed leisure and lifestyle amenities; Jumeirah Village delivers a holistic living experience for its residents in the heart of Dubai's most desirable district.

Located between Emirates, Al Khail and Al Barsha Roads, the project is designed to be self-sustained and will include international schools, shopping centres, a food court, mosques, jogging and cycling trails, sports and leisure facilities, and round the clock security, all providing peace of mind and a real sense of community.

Variety forms the central theme of Jumeirah Village with diverse retail and leisure facilities, beautiful landscaping and distinct architecture combining to create inspired living spaces for the modern family.



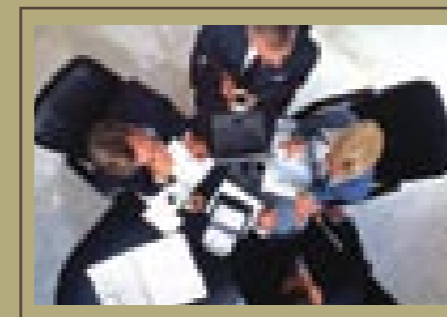
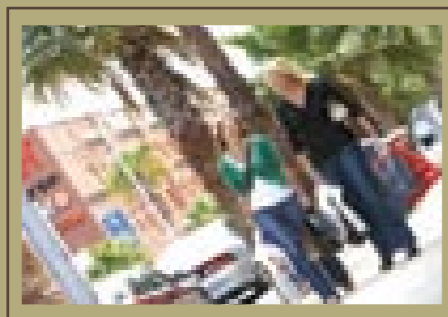
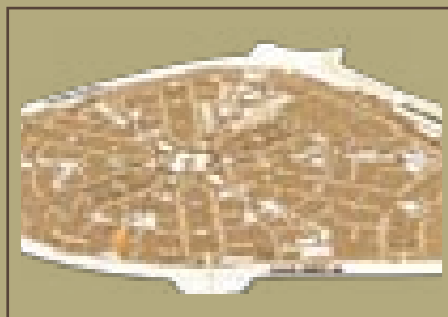
Map Key	
— Nakheel Communities	
① Palm Jumeirah	⑫ Discovery Gardens
② Palm Jebel Ali	⑬ International City
③ Palm Deira	⑭ Dubai Promenade
④ The World	⑮ Mina Rashid
⑤ Waterfront	⑯ The Universe
⑥ Jumeirah Islands	⑰ Palm Mall, Palm Deira
⑦ Jumeirah Village	⑱ Great Mall Dubai
⑧ Jumeirah Park	⑲ India Mart
⑨ Jumeirah Heights	⑳ Dragon Mart Complex
⑩ Al Furjan	㉑ Ibn Battuta Mall
⑪ The Gardens	㉒ Palm Mall, Palm Jumeirah
■ Dubai Major Projects	■ Roads



## Jumeirah Village

- International schools
- Leisure centres
- Parks
- Souks & shopping centres
- Hospitals
- Cycle paths
- Sports Fields
- Internationals hotels
- Kindergarten & nurseries
- Business districts
- Mosques
- Pedestrian walkways

... all reachable on foot, by bicycle or by internal monorail.



■ Valencia Park





 Valencia Park



# VALENCIA LEFT SIDE VILLA

# VALENCIA TYPICAL VILLA



Ground Floor



1st Floor



2nd Floor



Roof Floor

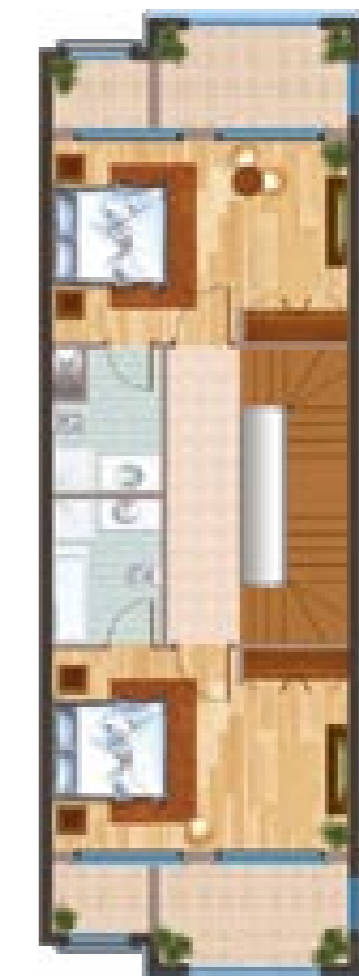
Gross Area : 4,222.00 sq.ft.  
Garden : 703.00 sq.ft.  
Total Sellable Area : 4,925.00 sq.ft.



Ground Floor



1st Floor



2nd Floor



Roof Floor

\* This drawing is only an indicative sketch.  
Each unit gross area varies.

\* Gross Area : 4,026.00 sq.ft.  
Garden : 188.00 sq.ft.  
Total Sellable Area : 4,214.00 sq.ft.

# VALENCIA RIGHT SIDE VILLA

VALENCIA



Gross Area : 4,257.00 sq.ft.  
Garden : 2,390.00 sq.ft.  
Total Sellable Area : 6,647.00 sq.ft.



DEVELOPER



FINANCED BY



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