

SUNRISE VALLEY

FACT SHEET

FOUR BEDROOM VILLA

A DEVELOPMENT BY H&H



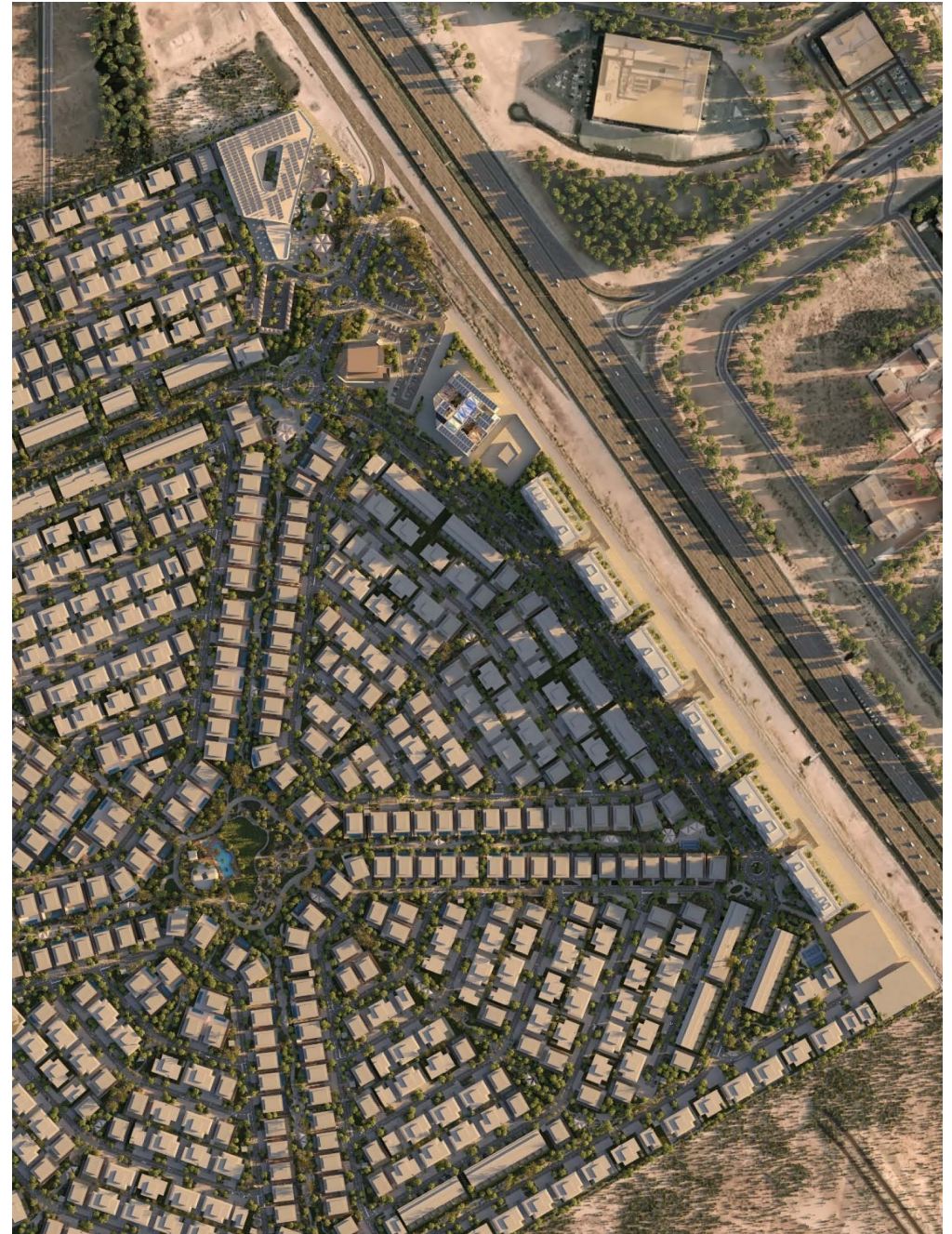
INTRODUCTION

Sunrise Valley aspires to establish a seamless connection between the built and natural environments, shaping a living experience where tranquility and modernity coexist harmoniously.

At its core, this vision involves the integration of housing and community spaces into the surrounding forest landscape. Abundant green spaces and parks are thoughtfully integrated throughout the community, providing residents immediate access to areas that serve as hubs for outdoor recreation, fostering a healthier and more balanced lifestyle.

The community will be well-connected with a clear hierarchical roadway circulation, and pedestrians will have access to a network of trails and paths passing through the surrounding forest.

This offers an invitation to explore and engage in outdoor activities, promoting physical activity, connecting residents with the natural environment, and forging a sense of community through shared experiences in the heart of the park.



NEIGHBORHOOD

Sunrise Valley is a master-planned community situated along Al Ain Dubai Road, strategically positioning it in the path of Dubai's significant south and eastward growth, just minutes from established, high-tech hubs like Dubai Silicon Oasis.

This up-and-coming neighborhood is defined by its unique natural and cultural setting, being immediately adjacent to the prominent Nad El Sheba Palace and the exclusive, master-planned community of Nad Al Sheba Gardens, and featuring a substantial forest that elegantly dissects the community.

Sunrise Valley's prime location offers residents seamless connectivity to the city via Dubai's vast road network, establishing it as a key destination for new residential and mixed-use infrastructure.



NEIGHBORHOOD

Travel Times

Avenue Mall - 12 mins
Nadd Al Sheba Mall - 12 mins
Downtown Dubai - 15 mins
DIFC - 16 mins
Dubai International Airport - 16 mins





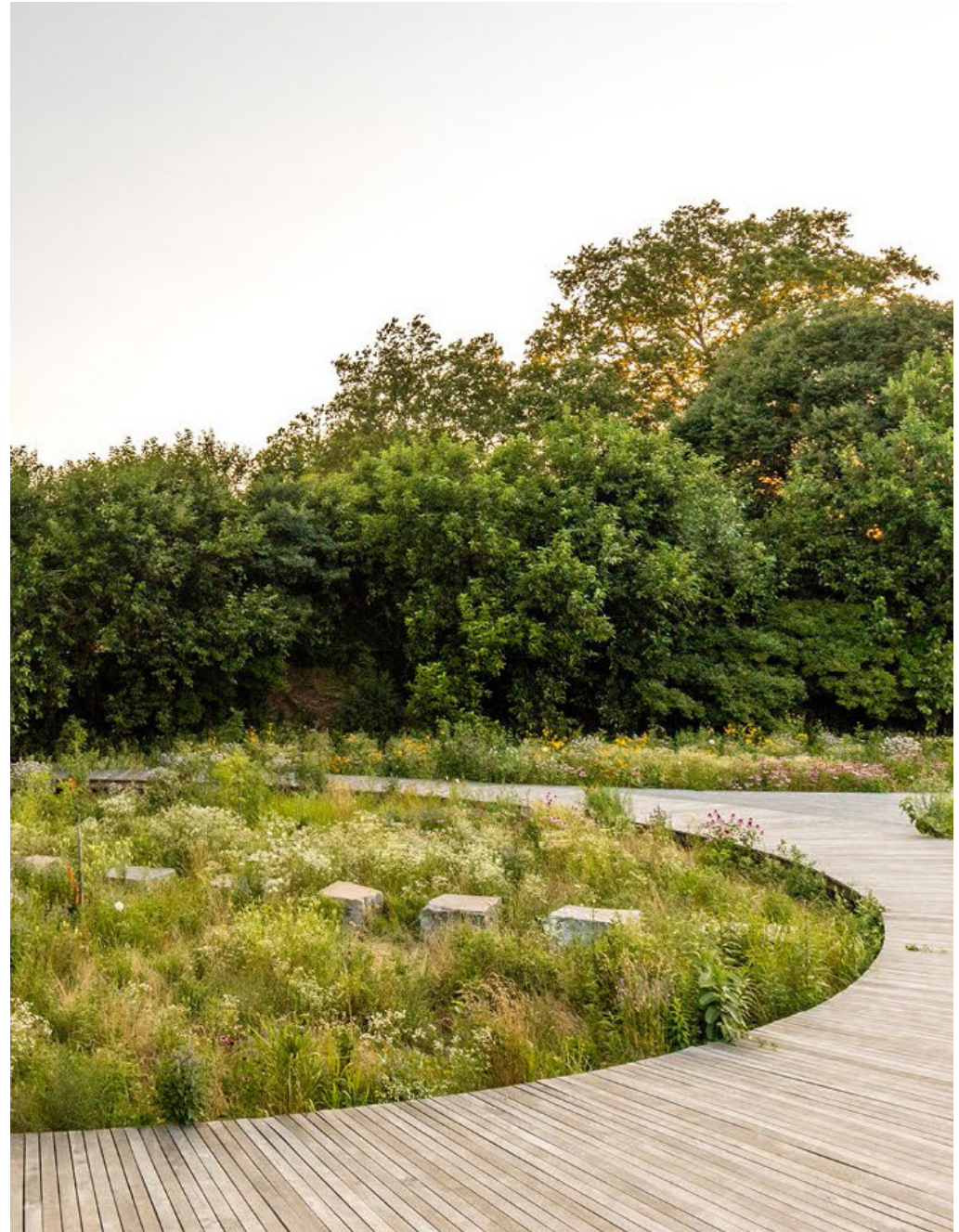
LANDSCAPING VISION

Sunrise Valley is centered around the existing Nad Al Sheba forest trail, treating the landscape as the community's backbone.

The vision is to create a usable, year-round green network defined by naturalistic materiality and designed for graceful maturation.

Prioritizing shade and microclimate due to the extreme heat, the design uses resilient species like Ghaf and Acacia, and integrates practical stormwater management.

The master plan is structured "from the outside in" with a Central Park and a hierarchy of connecting linear and pocket parks, forming a continuous network that prioritizes pedestrian movement, ensuring calm, comfort, and longevity for residents.











MASTERPLAN

-  Sunrise Valley Boundry
-  3 Bedroom Villa
-  4 Bedroom Villa
-  5 Bedroom Villa
-  6 Bedroom Villa
-  Apartment Buildings



4 BEDROOM VILLA



-  Sunrise Valley Boundary
-  4 Bedroom Villa

CORNER VILLA

Plot Area Range: 500 m² - 805 m² / 5,384 ft² - 8,661 ft²

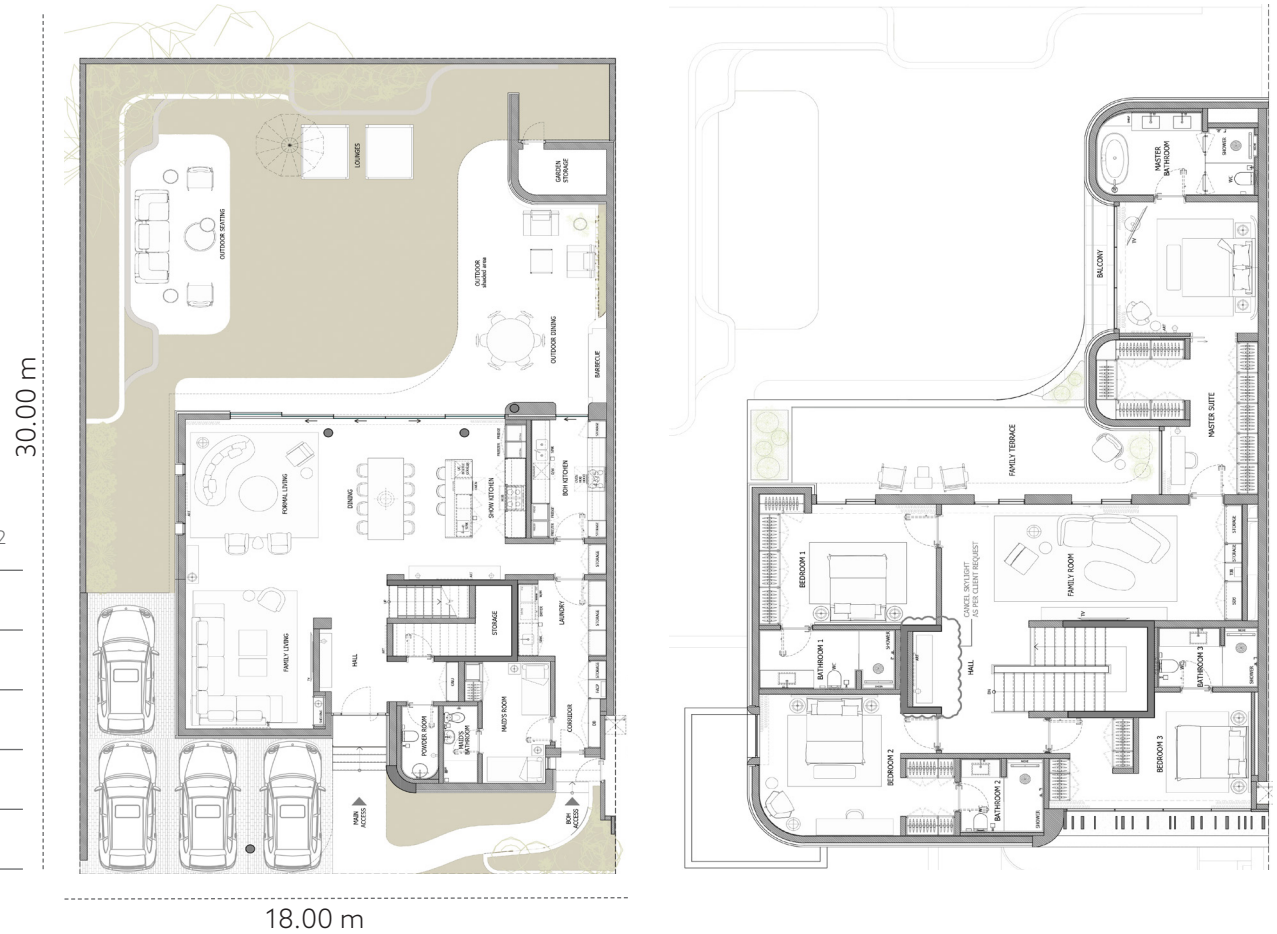
BUA: 535 m² / 5,757 ft²

Internal Area: 400 m² / 4,306 ft²

External Area: 135 m² / 1,452 ft²

Floor: G+1

Bedrooms: 4









CURVE VILLA

Plot Area Range: 496 m² - 727 m² / 5,336 ft² - 7,824 ft²

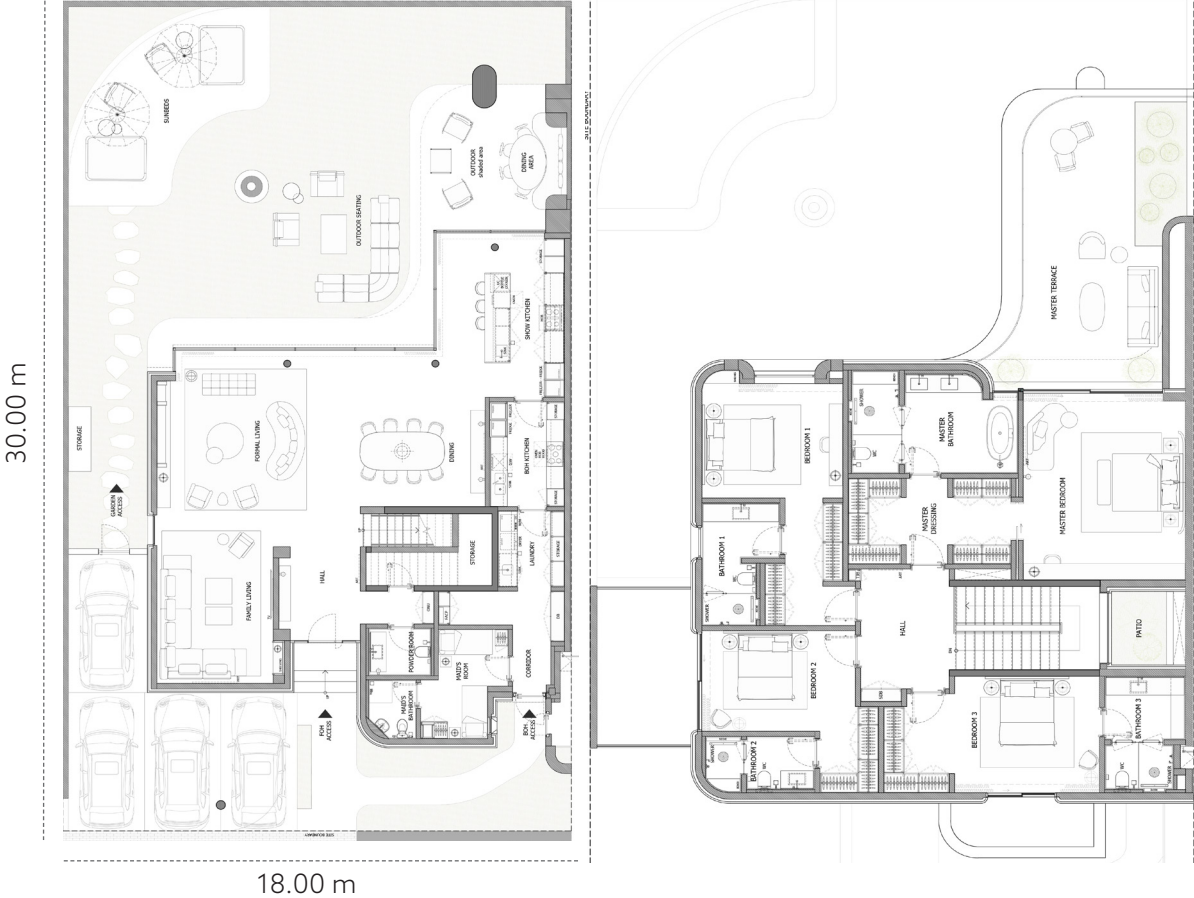
BUA: 504 m² / 5,428 ft²

Internal Area: 400 m² / 4,306 ft²

External Area: 104 m² / 1,123 ft²

Floor: G+1

Bedrooms: 4









PAYMENT PLAN

Instalment	Instalment Payment Date	Instalment (Expressed as a % of the Purchase Price)
First Instalment	Booking Fee	10%
Second Instalment	On or before signing of the SPA	10%
	DLD Registration Fee With Second Instalment	4%
Third Instalment	12 months from signing of SPA	10%
Fourth Instalment	18 months from signing of SPA	10%
Fifth Instalment	24 months from signing of SPA	10%
Sixth Instalment	On or before the handover date	50%

AMENITIES

At Sunrise Valley, life moves in tune with nature's rhythm. Every feature has been thoughtfully envisioned to blur the boundaries between architecture and landscape, creating a place where serenity and liveliness coexist. A lush park greets you on arrival — a green expanse planted with native flora, shaded seating, and open lawns for play, fitness, or quiet reflection.

Nearby, the Community Center adds a social pulse with cafés, boutiques, and restaurants, while walking, jogging, and biking trails link fitness zones, picnic areas, and vibrant playgrounds that thread naturally through the masterplan.

The community's heart unfolds around Central Park. Beneath open skies, a lap pool and leisure pool shimmer beside welcoming cafés and sunlit lawns, creating the perfect setting to unwind or connect. From here, pocket parks and multi-purpose courts extend outward, inviting moments of play and togetherness. Beyond the park's edge, forest trails call the explorer within — winding paths that reveal the quiet beauty of nature at every turn.



ABOUT H&H

H&H is a Dubai based developer and asset manager, pioneering the benchmark for curated, elevated developments. Since 2007, the company has built its reputation on design excellence, enduring value, and an unwavering standard of quality.

Its highly selective portfolio delivers impactful developments, guided by exceptional craftsmanship, prime locations, and meaningful partnerships. This includes introducing world renowned brands like Four Seasons, Aman, and Rosewood to Dubai, as well as establishing its homegrown Eden House brand, aiming for a new standard of value driven excellence in branded residences.

As Dubai progresses, H&H remains at the forefront, shaping the future with considered, impactful developments across its diverse portfolio, consistently raising industry standards for high end developments.

www.h-h.ae

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:DISCLAIMER .1 All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances .2 All materials, dimensions, and drawings are .3 approximate only .4 Information is subject to change without notice, at developer's absolute discretion .5 Actual area may vary from the stated area .6 Drawings not to scale .7 All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever

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