

# ELEVIA

RESIDENCES III



## 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.

VALORES

# Prime Location

# Cost-Effective



## WARSAN 4, DUBAI

Affordable Dubai living awaits in Warsan 4. Modern studios and apartments cater to young professionals, students, and educators. Enjoy easy access to jobs, universities, and the future Metro Blue Line. A vibrant, convenient community—ideal for residents and investors.



5 mins

Academic City -  
35+ universities



10-20 mins

Dubai Mall, Mirdif Mall -  
World-class shopping



20 mins

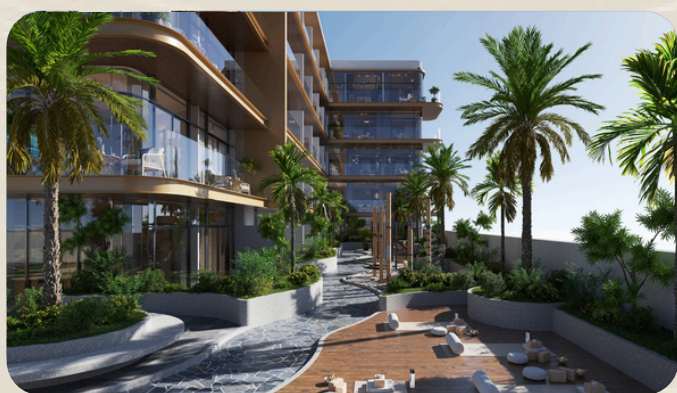
Airport - Unmatched  
connectivity



10 mins

Fruits & Vegetables  
Market- Fresh essentials

Invest with confidence knowing your property is in high demand. With direct access to Dubai's top business and employment hubs, renting your unit will be a breeze.



## AMENITIES



Swimming Pool  
Unwind in luxury



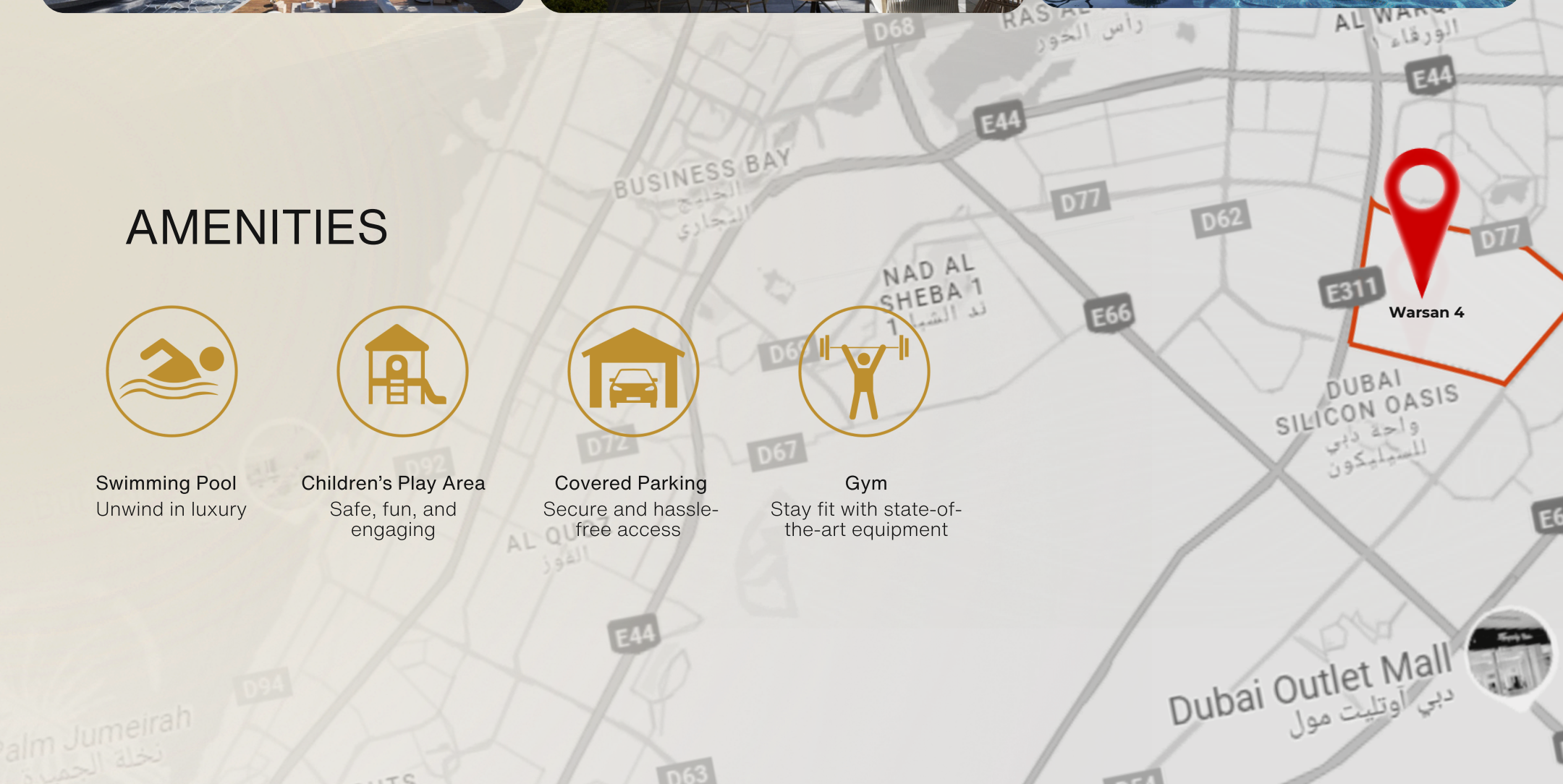
Children's Play Area  
Safe, fun, and  
engaging



Covered Parking  
Secure and hassle-  
free access



Gym  
Stay fit with state-of-  
the-art equipment



# Affordable Entry Maximum Returns!

## PROJECT DETAILS

PROJECT NAME	Elevia Residences III
LOCATION	Warsan 4, Dubai
HANDOVER	Q4 2027
NO. OF UNITS	
Studio Apartments:	83
1-Bedroom Apartments:	17
2-Bedroom Apartments:	5

## OUR OFFER

Unit Types	Area in Sqf	Prices
Studio Apartments	428sqft- 626sqf	Starting from AED 565,000
1-Bedroom Apartments	840sqf - 1,102sqf	Starting from AED 1,050,000
2-Bedroom Apartments	1,181sqf - 1,235sqf	Starting from AED 1,425,900

## EOI OFFER

During Construction	30%
On Handover	70%



\*Images for illustration purposes only.  
Layout may be subject to change.

## VALORES

A collaboration between one of the UAE's largest contractors and a leading property management expert, Valores transforms real estate into living sanctuaries that enrich lives. With a focus on impeccable craftsmanship, innovative design, and higher returns, Valores redefines the standard for modern living.