



MANGROVE RESIDENCES

LOCATION: EXPO CITY DUBAI

COMPLETED: Q4 2025

Mangrove Residences is a new residential development that is ideal for sustainable living in Expo City Dubai. The area that previously held EXPO 2020 Dubai now consists of 450 luxury and premium 1-3 bedroom apartments, 3-bedroom townhouses and 4-bedroom loft apartments. All residences will have gorgeous views of the famous Al Wasl Plaza, Jubilee Park and the Women's Pavilion, and townhouses will also come with a private garden. There will be excellent residential amenities within the community and the EXPO 2020 Dubai site itself offers so many attractions and things to see and do.

FACILITIES

- SWIMMING POOLS
- COMMUNITY LOUNGES
- LAP POOLS
- GYM
- POOL DECK
- WELLNESS CENTRES
- CHILDREN'S POOLS
- SKY TERRACES
- JOGGING TRACKS
- RECEPTION & CONCIERGE
- PODIUM GARDENS

SIZES & PRICES

1 BR - FROM 977 SQFT	FROM AED 1,300,000
2 BR - FROM 1,400 SQFT	FROM AED 2,070,000
3 BR - FROM 1,693 SQFT	FROM AED 2,690,000
3 BR TOWNHOUSE - 2,726 SQFT	FROM AED 4,000,000
4 BR LOFT - FROM 4,085 SQFT	FROM AED 6,300,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Parco Supermarket, Mango Hypermarket, Nesto Hypermarket Jabel Ali

PUBLIC TRANSPORT: METRO - EXPO 2020 metro station 2, BUS - DIP bus stops

SCHOOLS/NURSERIES: The Arbor School, Arcadia School, Victoria Heights Primary School, Renaissance School

MEDICAL FACILITIES: Aster Cedars Hospital Jebel Ali, NMC Royal Hospital DIP, Care Plus Medical Center

RETAIL/F&B: Ibn Battuta Mall, The Outlet Villahe, Festival Plaza

PETROL STATION: ENOC 1047 DIP 2

LANDMARKS: Expo 2020 site, Jebel Ali, Festival Plaza, JAFZA One Convention Centre, Dubai Production City, Dubai Polo & Equestrian Club, Dubai Autodrome

LOCATION FACTORS

- WITHIN THE EXPO 2020 SITE
- SELF-CONTAINED COMMUNITY ONCE THE DEVELOPMENT IS COMPLETED
- MANY FACILITIES AND ATTRACTIONS WITHIN EXPO CITY DUBAI
- CONNECTED TO THE ROUTE 2020 METRO STATION ON THE DUBAI METRO
- SCHOOLS WITHIN THE COMMUNITY
- 3 MINUTES AWAY FROM SHEIKH MOHAMED BIN ZAYED ROAD
- 2 MINUTES AWAY FROM EXPO ROAD
- 10 MINUTES AWAY FROM IBN BATTUTA MALL
- 15 MINUTES FROM AL MAKTUM INTERNATIONAL AIRPORT
- 30 MINUTES TO DOWNTOWN DUBAI
- 33 MINUTES FROM DUBAI INTERNATIONAL AIRPORT



+7 969 179 97 79



Mangrove Residences will have light and clean colour palettes. The living room finishes include bespoke porcelain flooring and kitchen finishes will consist of integrated appliances, quartz kitchen countertops and backsplash panels, as well as custom cabinets. Bathroom finishes also include bespoke porcelain flooring and walls, and high-end brushed nickel and bronze finishes for sanitary fixtures.

PITCH POINTS / WHY BUY?

- SPACIOUS RESIDENCES COMPARED TO SIMILAR DEVELOPMENTS WITHIN THE SAME AREA
- EXCELLENT ROI POTENTIAL AND PAYMENT PLAN OPTIONS
- GREAT ROAD AND PUBLIC TRANSPORT CONNECTIVITY
- VERY GOOD AREA FOR BUSINESS OWNERS AND PROFESSIONALS
- FREEHOLD AREA
- SELF-CONTAINED COMMUNITY WITH RETAIL PAVILIONS AND SUPERMARKETS ONCE DEVELOPMENT AREA IS COMPLETED
- CLOSE TO AL MAKTOUM INTERNATIONAL AIRPORT
- PLENTY OF SURROUNDING ESTABLISHED RESIDENTIAL COMMUNITIES

PROMOTION: 8% discount on cash payment plan

PAYMENT PLAN: 45/55 (5% upon handover, 6-60 months post handover) or 50/50 (non refundable reservation fee of AED 50K)

ROI: 9% nearby areas

DEVELOPER OVERVIEW

Expo City Dubai not only retains 80 per cent of the World Expo's infrastructure but will ensure its legacy continues to evolve and flourish for generations to come. This clean, green, innovation-driven city will inspire its residents, tenants and visitors to live, work and play together, to harness the power of 'we' and build a brighter tomorrow.

THINGS TO KNOW

SERVICE CHARGE:	AED 17 – 20 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 1km EXPO 2020 METRO STATION
- 1km EXPO ROAD
- 7.4km NMC ROYAL HOSPITAL
- 9.9km PARCO SUPERMARKET
- 12km ARBOR SCHOOL
- 12km ENOC PETROL STATION
- 17km AL MAKTOUM INTERNATIONAL AIRPORT
- 17.6km THE OUTLET VILLAGE



KEY FEATURES

- ALL LIVING SPACES HAVE FLOOR-TO-CEILING WINDOWS OF AT LEAST 3.15 METRES
- SPACIOUS BALCONIES, AMOUNTING TO 14% OF UNIT SIZES, OFFER EXPANSIVE VIEWS OF EXPO CITY DUBAI
- ALL BEDROOMS COME WITH BUILT-IN WARDROBES AND MOST MASTER BEDROOMS INCLUDE A WIC
- ALL UNITS COME WITH SEPARATE LAUNDRY / STORAGE ROOM AND A POWDER ROOM
- EVERY RESIDENCE COMES WITH A BALCONY
- 3-BEDROOM TOWNHOUSES COME WITH A PRIVATE GARDEN, 2 COVERED PARKING SPACES, MAID'S ROOM AND BATHROOM, POWDER ROOM, STORAGE ROOM AND BALCONIES
- SELECT UNITS COME WITH A STUDY ROOM/AREA
- 4-BEDROOM LOFT APARTMENTS COME WITH A MAID'S ROOM AND BATHROOM