



EXPO VALLEY



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LOCATION: EXPO CITY DUBAI

COMPLETED: Q4 2025

The area that previously held EXPO 2020 Dubai now consists of luxury residences in the form of EXPO Valley, with 3-4 bedroom townhouses, 4-5 bedroom duet villas and 5-bedroom standalone villas. All residences are extremely spacious and have big plot sizes. 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. The project will sit north-east of the EXPO site and will have great views across the different pavilions and Al Wasl Plaza.

FACILITIES

- 3 CLUBHOUSES
- SAUNA
- SWIMMING POOLS
- DIRECT ACCESS TO METRO
- SPLASH PAD
- YOGA STUDIO
- RUNNING TRACKS
- OUTDOOR CINEMA
- CHILDREN'S PLAY AREA
- HAIR & BEAUTY SALON

SIZES & PRICES

3 BR TOWNHOUSE – 2,692 SQFT	FROM AED 3,600,000
4 BR TOWNHOUSE – 3,260 SQFT	FROM AED 4,800,000
4 BR DUET VILLA – 3,975 SQFT	FROM AED 6,100,000
5 BR DUET VILLA – 4,616 SQFT	FROM AED 7,333,000
5 BR VILLA – 6,695 SQFT	FROM AED 13,333,000

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 Villah, 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 MAKTUUM INTERNATIONAL AIRPORT
- 30 MINUTES TO DOWNTOWN DUBAI
- 33 MINUTES FROM DUBAI INTERNATIONAL AIRPORT



+7 969 179 97 79



The EXPO Valley residences offer a seamless integration of indoor and outdoor living, with large sliding doors connecting the interior spaces to the garden. Subdued, natural and contemporary materials and colours blend with the habitat, mirroring the natural surroundings to enhance the sense of sustainability, ecological awareness, and honest design

PITCH POINTS / WHY BUY?

- SPACIOUS RESIDENCES COMPARED TO SIMILAR DEVELOPMENTS WITHIN THE SAME AREA
- SELF-CONTAINED COMMUNITY WITH RETAIL PAVILIONS AND SUPERMARKETS ONCE DEVELOPMENT AREA IS COMPLETED
- GREAT ROAD AND PUBLIC TRANSPORT CONNECTIVITY
- EXCELLENT ROI POTENTIAL AND PAYMENT PLAN OPTIONS
- FREEHOLD AREA
- VERY GOOD AREA FOR BUSINESS OWNERS AND PROFESSIONALS
- CLOSE TO AL MAKTOUM INTERNATIONAL AIRPORT
- PLENTY OF SURROUNDING ESTABLISHED RESIDENTIAL COMMUNITIES
- AVERAGE PLOT SIZE FOR DUET VILLAS IS 8420 SQFT
- AVERAGE PLOT SIZE FOR 5BR STANDALONE VILLAS IS 10,764 SQFT

PAYMENT PLAN: 50/50 (non refundable reservation fee of AED 50K)

ROI: 9-11.8% 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 5 PER SQFT BUA
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

- SPACIOUS BALCONIES OFFER EXPANSIVE VIEWS OF EXPO CITY DUBAI
- ALL BEDROOMS EITHER COME WITH BUILT-IN WARDROBES OR A WIC – ALL MASTER BEDROOMS INCLUDE WIC
- 5BR VILLAS INCLUDE 3 BASEMENT PARKING BAYS AND ALL OTHER RESIDENCES INCLUDE 2 COVERED CAR PARKING SPACES
- 4BR TOWNHOUSES AND 4 & 5BR DUET VILLAS HAVE 2 LEVELS AND A ROOFTOP THAT INCLUDES A ROOF TERRACE AND FAMILY ROOM
- 5BR STANDALONE VILLAS INCLUDE A SWIMMING POOL, BBQ AREA AND TERRACE, AN OFFICE AND FAMILY ROOM ON THE 1ST FLOOR
- ALL UNITS INCLUDE A POWDER ROOM, AT LEAST ONE STORAGE ROOM, A LAUNDRY ROOM AND A MAID'S ROOM AND BATHROOM