



# EXPO VALLEY

TRUE TO OUR LAND



## 01. INTRODUCTION

Welcome to  
The City of the Future

# Expo City Dubai

A visionary city has arrived. A curated ecosystem for living, leisure and business. A place where green spaces combine with cutting-edge technologies, where people connect to build a brighter tomorrow.

Take a stroll through the car-free city and marvel at the falcon-inspired UAE Pavilion, the iconic Al Wasl Plaza, Alif – The Mobility Pavilion, Terra – The Sustainability Pavilion, the Garden in the Sky rotating observation tower, the Surreal water feature and the world-class Dubai Exhibition Centre.

Connected by metro and within easy reach of airports, ports and highways, the 5G-covered city is a go-to destination for events, including the COP28 climate conference, and is set to become a global business hub for local and international companies in its dynamic free zone.

A complete community, here you'll discover an impressive selection of inspiring cultural and educational experiences, leisure facilities, event venues, dining options, exercise grounds, retail outlets, parks, playgrounds and more.

Live for today while looking towards the future – only at Expo City Dubai.



## 02. HISTORY

# “It all began with an unforgettable Global Celebration”

Before Expo City Dubai, there was Expo 2020 Dubai. From 1 October 2021 to 31 March 2022, the first World Expo ever hosted in the Middle East fulfilled its promise of connecting minds and creating the future.

Expo 2020 provided an international stage for creativity and collaboration. Through its gates came artists and academics, dancers and diplomats, pop stars and pioneers, culinary wizards and cultural icons, tech talents and tomorrow’s trailblazers.

Meticulously planned from the start of preparations for Expo 2020 Dubai, 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.



### 03. VISION

## The Vision for a Sustainable and Equitable Future

Aligning with the UAE's wider sustainability, diversification and growth goals, Expo City Dubai is based on a deep-rooted belief that working together, we can create a more equitable and sustainable future for all.

The mixed-use development includes residential, commercial, and entertainment offerings that together foster a dynamic and inclusive atmosphere, driven by innovation and a desire to bring together global talents to embrace technology and digital advances.

The city, which incorporates energy-efficient buildings, green spaces, and sustainable transportation options, is an integral part of the Dubai 2040 Urban Master Plan, which emphasises the need for sustainable growth and greener communities that encourage pedestrians and cyclists.

# EXPO VALLEY

True to the values of the Expo 2020 Dubai, Expo Valley captures the desire to live better, kinder and freer – a community that connects with nature, with villas and townhouses dispersed throughout an undulating native landscape that overlooks a nature reserve, lake and wadi.



BOGNER VOLKHOFF

# Expo City Dubai Master Plan



# Expo Valley Master Plan



# Ideally Connected

Sitting at the heart of new Dubai in the south, Expo City Dubai is close to key transportation hubs such as the Dubai Metro and major arterial roads, making it easily accessible for residents and businesses and enhancing its appeal as a global business and logistics hub.



### Road

- Easy access to four major highways: Sheikh Mohammed bin Zayed Road, Sheikh Zayed Road, Emirates Road and Al Khail Road
- 30 minutes from Downtown Dubai
- Less than an hour's drive from Dubai International Airport and Abu Dhabi International Airport



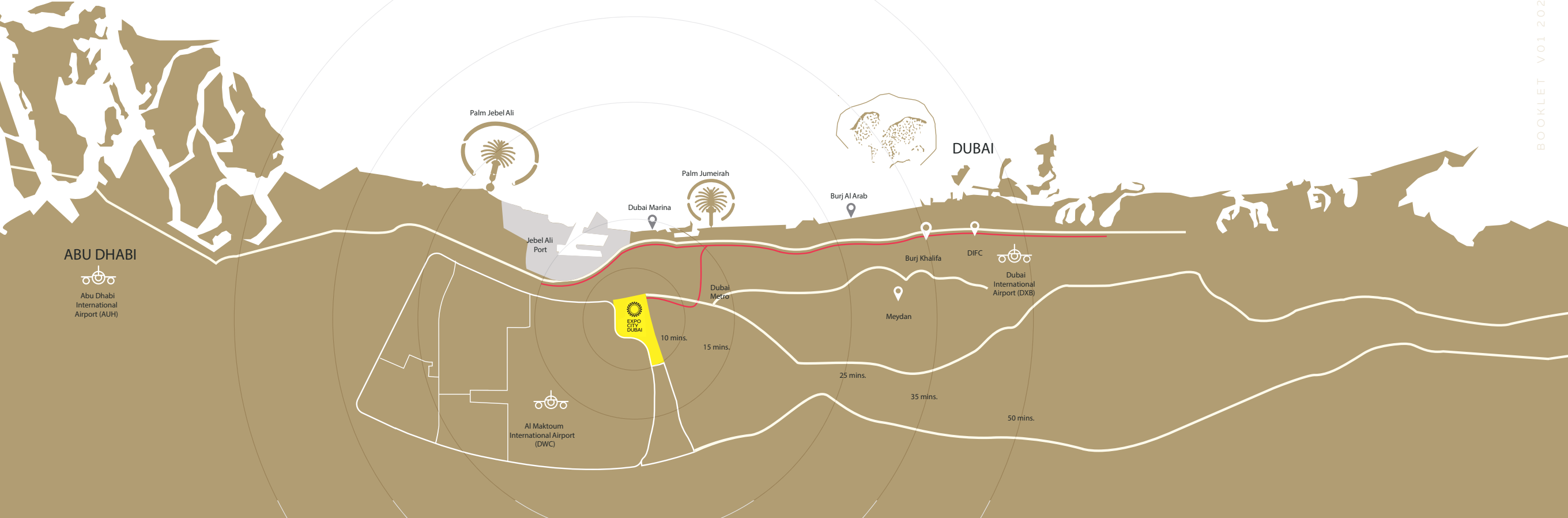
### Rail

- Connected to the Route 2020 Metro Station on the Dubai Metro
- One stop from Al Maktoum International Airport
- 16 minutes from Dubai Marina



### Air

- Less than eight hours flying time for two-thirds of the world's population
- Adjacent to Al Maktoum International Airport







# Eco/Logical

Unique topography creates a micro climate that lowers temperatures and reduces noise in a community that is at one with nature. Smart, sustainable residences, reached by pedestrian paths and dedicated tracks for cycles and e-scooters, exemplify best practice in innovative, eco-friendly design, with minimal boundaries to create a seamless integration of natural materials.



# Green/Space

Expo Valley boasts triple the amount of greenery compared to any other development in the region, with a self-sufficient nature reserve that's home to gazelles, flora, and fauna, as well as a lake with various species of fish.

A vibrant, sunlit landscape featuring a large palm tree in the foreground on the left, a body of water reflecting the sunlight, and a dense line of green trees in the background. The sky is bright and clear, suggesting a sunny day. The overall scene conveys a sense of natural beauty and sustainability.

# Well/Being

Expo Valley is revolutionising sustainable living by combining care for the planet with the health, wellbeing and happiness of its residents. The community is peppered with recreational, educational, and wellness opportunities, as well as convenient retail options and easy connectivity to the attractions of Expo City Dubai via a green pedestrian bridge.



# Play/Ground

Live freely in nature. Explore the environment through car-free lanes, hiking trails and cycle paths. Unwind outdoors or play in natural playgrounds. Connect with neighbours and enjoy dining farm-to-table. Expo Valley is a community grounded in regenerative development, that carries with it the same sustainability ambitions of Expo City Dubai, with an unwavering commitment to giving more than it takes.

An aerial photograph of a modern residential development. The scene is dominated by rows of low-rise, rectangular buildings with flat roofs, interspersed with dense green trees and landscaped walkways. In the background, a city skyline with various high-rise buildings is visible under a clear blue sky with light clouds. The overall atmosphere is bright and airy, suggesting a well-planned, green urban environment. The text 'Breathing/Space' is overlaid in the lower center of the image.

# Breathing/Space

At Expo Valley, we understand life needs space. Our villas and townhouses are designed to maximise privacy while promoting community interaction, with open front and back areas and transparent fencing, giving you room to live, room to connect, and room to grow, promoting a sustainable way of life and enhancing the quality of life for residents.



# Inside/Out

The residences offer seamless integration of indoor and outdoor, 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.



## Villas

- Swimming pool, min 25 sqm
- Flexible office/gym space on ground level
- All bedrooms ensuite
- Separate powder room
- Dedicated walk-in-closet for master bedroom
- Double sinks, walk-in showers and standalone bathtub in master bathroom
- Walk-in showers in secondary bathrooms
- Ensuite maid's room
- Exclusive basement / covered car parking bays for 3 vehicles with direct, secure villa access



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## Duets

- 98 duets with 4 bedrooms
- 94 duets with 5 bedrooms
- Average plot size 8420 sqft
- Open kitchen with feature island
- Master bedroom with dedicated walk-in-closet
- Second family living space on top level
- All bedrooms ensuite
- Separate powder room
- Double sinks, walk-in showers and standalone bathtub in master bathroom
- Ensuite maid's room
- Covered car park bays for 2 vehicles



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## Townhouses

- 206 townhouses with 3 bedrooms
- 94 townhouses with 4 bedrooms
- Open kitchen with feature island
- All Master bathrooms have a double sink
- Separate powder room
- Ensuite maid's room
- Basement parking for 2 vehicles with direct villa access
- Safe, pleasant environment with surrounding vehicle traffic kept to a minimum



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## OFFERINGS

### Expo Valley Offerings

- Undulating native landscape that overlooks a nature reserve, lake and wadi, attracting wildlife of the region, including gazelles, flora and fauna and various species of fish
- Unique 'folded earth' topography creates a microclimate that lowers temperatures and reduces environmental noise and dust
- Car-free lanes and dedicated tracks for cycles and e-scooters, with 100 per cent separation between pedestrian and vehicular ways
- Farm-to-table urban farming, with produce grown in-community used for local supply
- A 'green link' corridor providing seamless access to Expo City Dubai for pedestrians, cyclists and autonomous vehicles
- Designed to meet the highest sustainability standards to ensure residents live in communities that are environmentally friendly and promote health and wellbeing

# Amenities



4.5 km of pedestrian tracks and 5.2 km of cycling trails



Outdoor cinema



Gyms, outdoor wellness and fitness areas



Yoga studio, health & beauty salon, spa, sauna



3 clubhouses



Swimming pools, splash pads and kids' play areas



## OFFERINGS

### Expo City Dubai Offerings

#### RETAIL AND F&B

Supporting local artisans and SMEs, Expo City Dubai hosts a number of restaurants and vendors, including homegrown concepts and international brands. A mall is coming soon.

#### ENTERTAINMENT

From pulsating pop concerts to dynamic dance shows, gripping sporting events and cultural festivals, you'll find it all at Expo City Dubai.

#### ATTRACTIONS

Expo City Dubai carries forward the magic, energy and excitement of Expo 2020 Dubai. Here you'll experience some of Expo 2020's most popular attractions, which are ready to dazzle the crowds once more, plus an array of brand new features to capture your curiosity.

# Restaurants & Retail



# Entertainment



# Expo City Dubai Attractions



## **Al Wasl Plaza**

The beating heart of the city



## **Surreal water feature**

A synchronised water, fire and music experience



**Terra – The Sustainability Pavilion**  
Providing real life solutions to preserve our planet



**Alif – The Mobility Pavilion**  
Exploring how we move, explore and connect





**Vision Pavilion**

The inspiring story of the visionary leader who shaped Dubai



**Women's Pavilion**

Celebrating the role of women in society



### **Playgrounds**

Explore a world of extraordinary possibilities across three unique playgrounds




### **Garden in the Sky**

Enjoy panoramic views of the city from a spectacular rotating observation tower

# EXPO VALLEY

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