إكسبـــو فالـــي فيـــوز

EXPO VALLEY VIEWS

فـي مدينة إكسبـو دبـي

AT EXPO CITY DUBAI

Where the earth shapes the way you live.

مـــن تـــطـــوير

DEVELOPED BY

مـدينة إكـسبو دبـي

EXPO CITY DUBAI

The Essence.

Set within the heart of Expo City Dubai, **Expo Valley Views** is a community where nature and design flow as one. Here, the folds of the land inspire architecture that rises softly from the earth, wrapping, unfolding, and opening to light and calm.

Life moves at a gentler rhythm. Between energy and stillness, between presence and pause, each moment feels connected to nature, to people, and to place. This is not just a place to live, but to belong. A home grounded in balance, where every courtyard, terrace, and shaded path invites discovery and quiet connection.

A City Reimagined.

Expo Valley Views reflects **Expo City Dubai's vision** for a sustainable, human-centered future, one that harmonizes innovation, well-being, and community with the beauty of the natural world.

Every detail has been crafted around people and place. The result is an environment that feels both **urban and organic, social and serene,** a model for mindful living in the city of tomorrow.

Built for tomorrow.

Rooted in **Expo City Dubai's sustainability principles**, Expo Valley Views integrates native planting, smart irrigation, and efficient water reuse systems. Materials are responsibly sourced, landscapes are regenerative, and every design decision supports a **low-carbon, resilient lifestyle** aligned with the UAE's Net Zero 2050 vision.

At the heart of Expo City Dubai.

Perfectly positioned within Expo Valley, Expo Valley Views are surrounded by the vibrancy of Al Wasl Plaza, Terra, and the city's thriving cultural and business hub. Just moments from Dubai Exhibition Centre and a short drive from Al Maktoum International Airport, it offers seamless connectivity to global events and international gateways. A sanctuary within the city — connected to everywhere, yet rooted in tranquility.

Architecture in Rhythm with Nature.

Inspired by the earth, the design of Expo Valley Views flows with the contours of the land. Podiums, terraces, and courtyards rise naturally from the ground, blurring the line between architecture and landscape.

Soft hues of sand, stone, and sunlit neutral tones reflect the valley's natural palette, creating harmony between material, light, and form. The landscape unfolds as a living canvas: **mountain pools, shaded courtyards,** and **elevated gardens** shaped for reflection and gathering.
Water meanders through the community, a symbol of vitality and calm, linking every space through movement and light.

On the Ground floor:

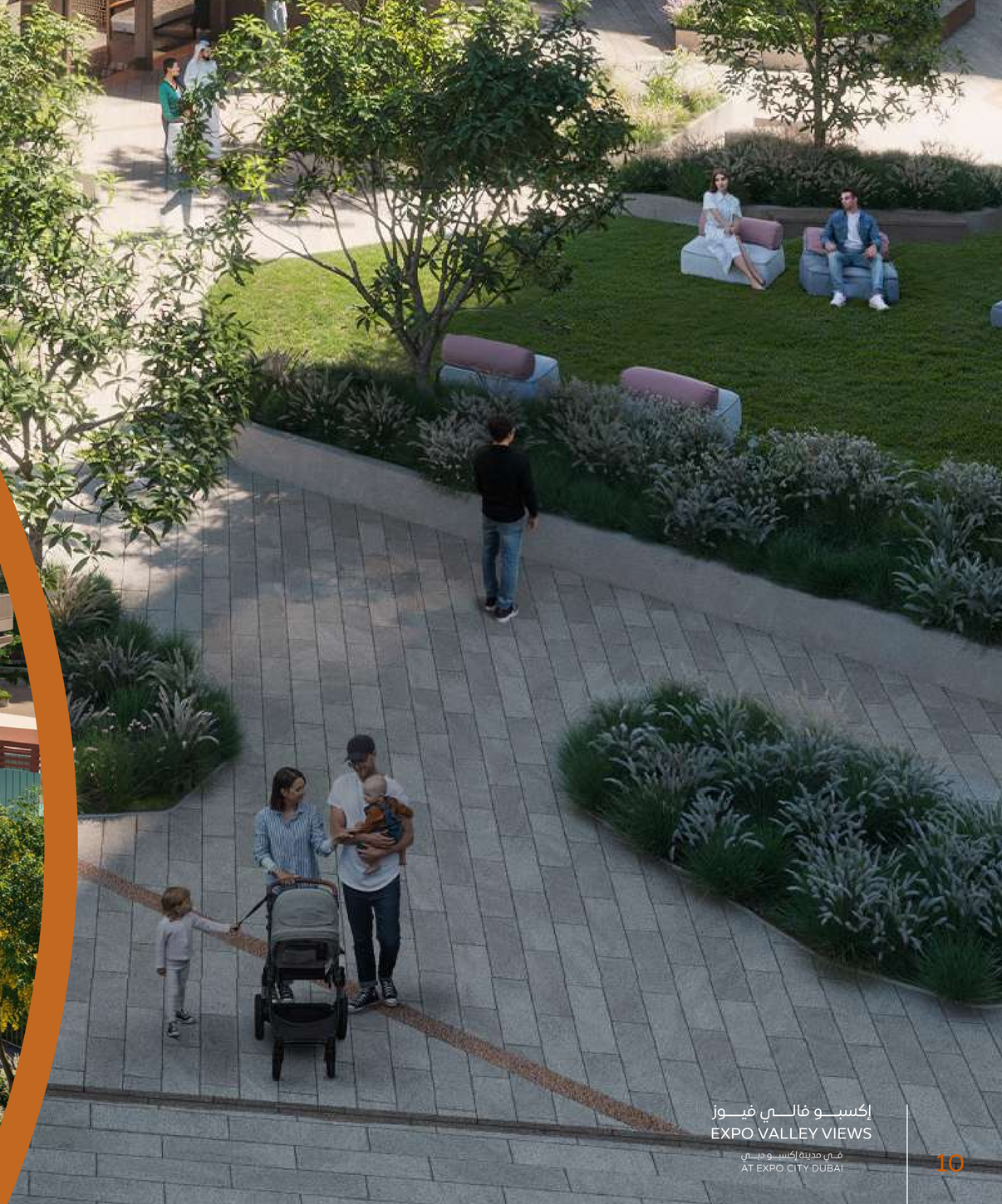
- Main Gym
- Satellite Gym
- Indoor Kids' Club
- Multipurpose Hall
- Indoor Games Room
- Prayer Rooms
- Plunge Pools & Decks
- Kids' Play Areas
- BBQ and Outdoor Dining Area
- Events Lawn Area

On the Podium level:

- Satellite Gym
- Main Swimming Pool & Deck
- Infinity Edge Pool & Deck
- Lap Pool & Deck
- Kids' Swimming Pool & Deck
- Kids' Play Area
- BBQ and Outdoor Dining Area
- Yoga areas
- Community Plaza

Cafe
Cafe

BAKERY & CAFE

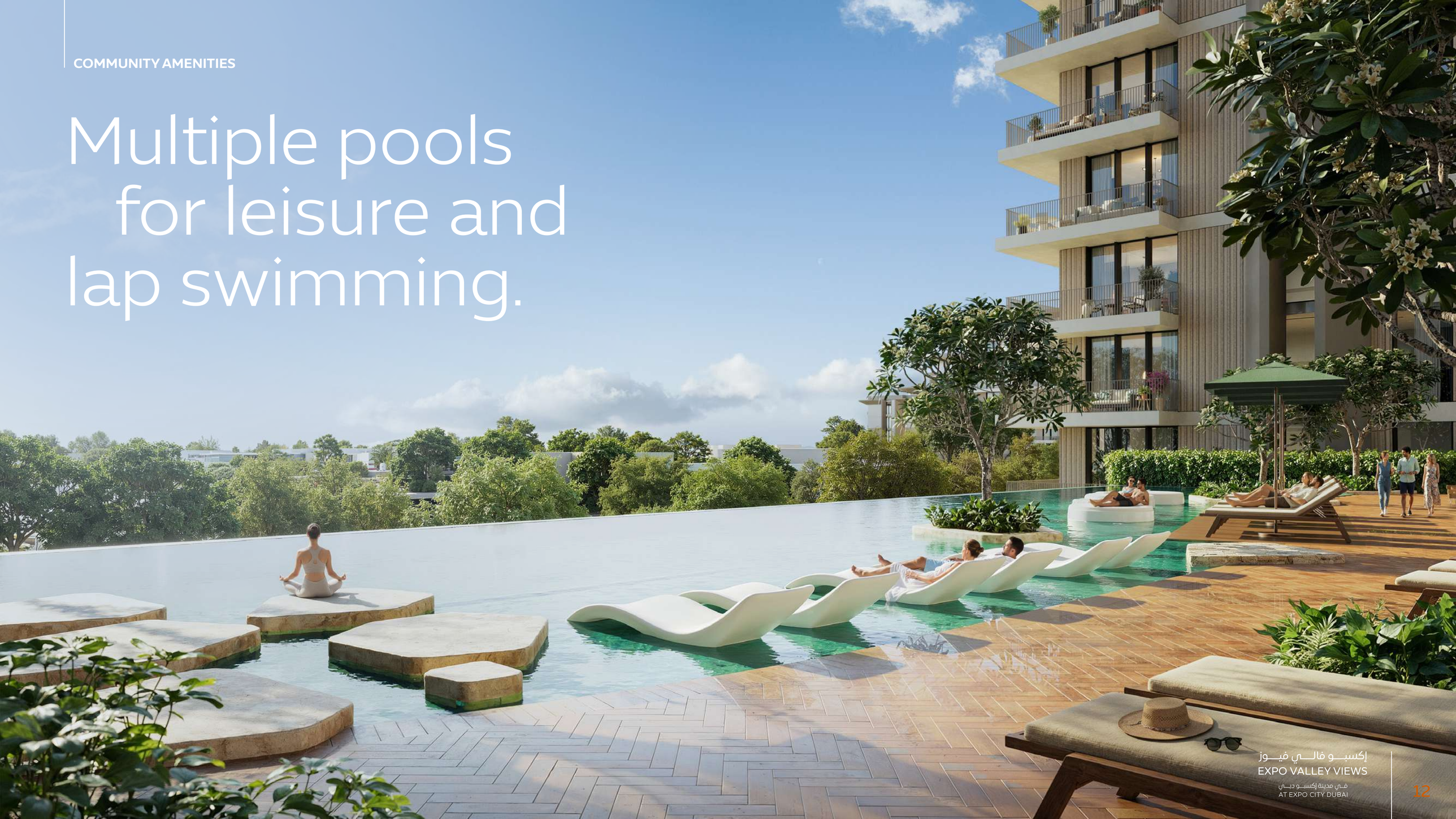


Wellbeing at the core.

Expo Valley Views is designed as a walkable, shaded community, where every space encourages connection, movement, and calm.

- Wellness terraces and yoga decks
- Fully equipped gym and fitness studios
- Kids club and integrated play zones
- Community Plaza and cafés for gathering and relaxation

Multiple pools for leisure and lap swimming.



Spaces that Reflect Balance.

Inside each residence, calm sophistication takes form through two refined palettes:

Timeless Elegance - a contemporary monochrome composition defined by contrast, texture, and light.
Calm Canvas - soft neutrals and natural materials that create a warm, tranquil backdrop for living.

Generous layouts, flowing light, and crafted details create homes that feel both grounded and elevated, a seamless extension of the landscape itself.

Designed for modern living.

Choose from thoughtfully designed **one, two, and three-bedroom apartments,** each bringing together function, openness, and beauty.

Approximate sizes:

One bedroom	Two bedroom	Three bedroom
890 to 1,182 sqft	1,332 to 1,786 sqft	1,820 to 1,908 sqft

Private terraces open to valley views, while interiors invite the comfort of natural light and clean, architectural lines, creating homes that feel personal, peaceful, and enduring.

Introducing MAHRA

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AT EXPO CITY DUBAI

مـــهـــرة
MAHRA

First Floor

- 1BR
- 2BR - Type 1 / Type 2 / Type 3 / Type 4
- 3BR - Type 1 / Type 2

Typical Floor
From 2nd Floor to 9th Floor

- 1BR
- 2BR - Type 1 / Type 2 / Type 3 / Type 4
- 3BR - Type 1 / Type 2

Typical Floor
From 10th Floor to 11th Floor

- 1BR
- 2BR - Type 1 / Type 2 / Type 3 / Type 4
- 3BR - Type 1 / Type 2

1. All room dimensions are in metric and measured to structural elements, and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings, features and amenities, are approximate at the time of printing. 4. Actual area may vary from stated area. 5. Drawings are not to scale E&OE. 6. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings, and amenities mentioned on this plan and in the brochure without notice. 7. Unit plans may exist in mirrored version (A).

One Bedroom

Area:

72 sqm / 771 - 776 sqft

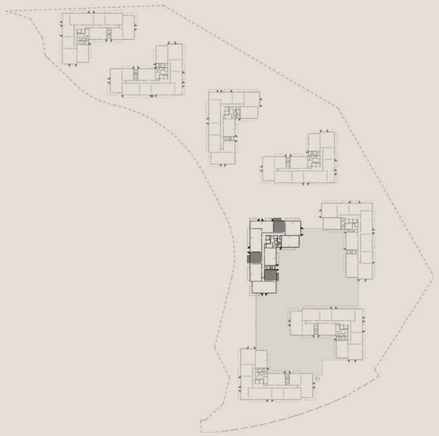
Balcony area:

11 sqm / 119-120 sqft

Total Area:

83 - 110 sqm /

890 - 1,182 sqft



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Two Bedroom

Type 01

Area:

108 sqm /

1,158 - 1,165 sqft

Balcony area:

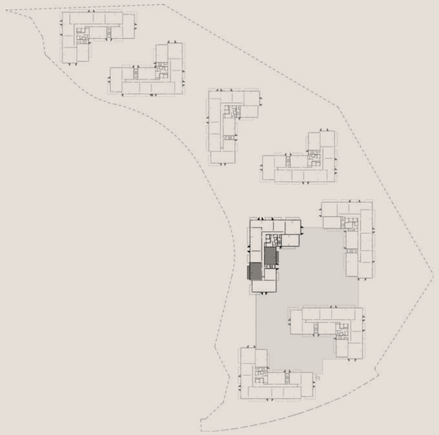
16 - 19 sqm /

174 - 199 sqft

Total Area:

124 - 127 sqm/

1,332 - 1,364 sqft



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Two Bedroom

Type 02

Area:

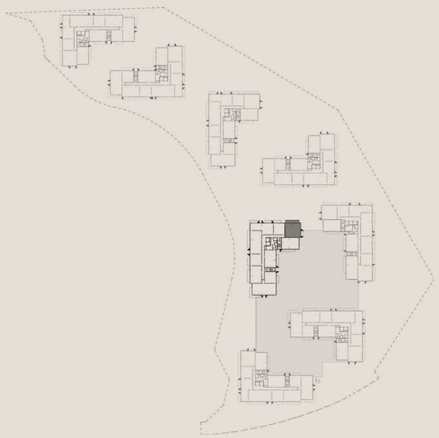
117 sqm / 1,257 sqft

Balcony area:

20 sqm / 216 sqft

Total Area:

137 sqm / 1,473 sqft



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Two Bedroom

Type 03

Area:

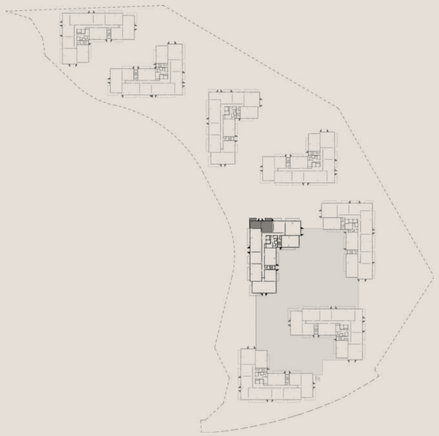
116 sqm / 1,253 sqft

Balcony area:

20 sqm/ 217 sqft

Total Area:

137 sqm / 1,470 sqft



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Two Bedroom

Type 04

Area:

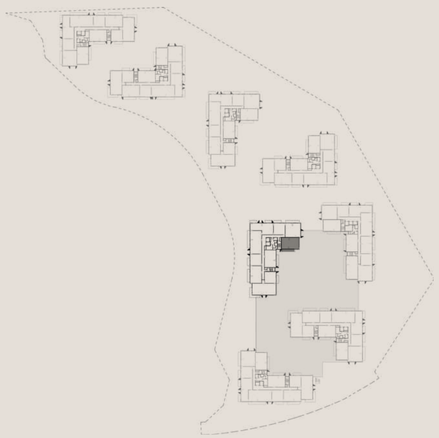
108 sqm/ 1,162 sqft

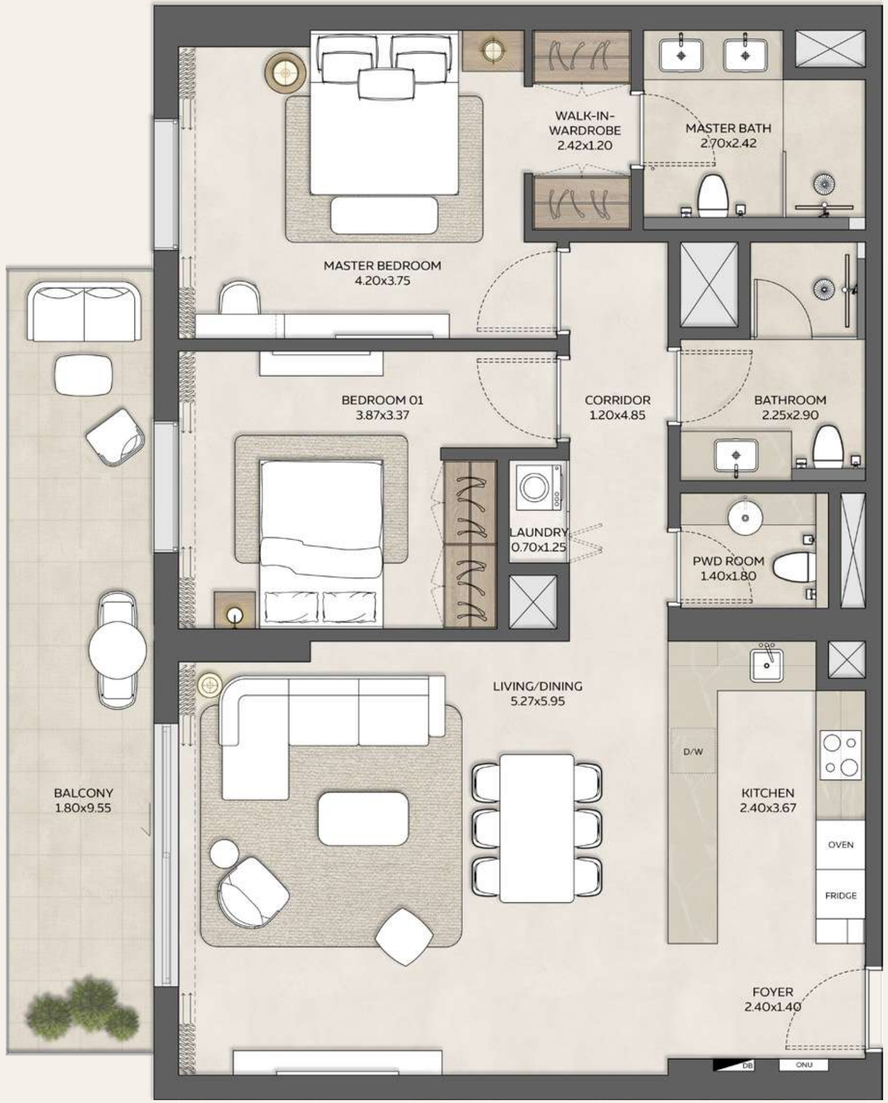
Balcony area:

19 sqm / 199 sqft

Total Area:

126 -166 sqm / 1,361 -1786 sqft





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Three Bedroom

Type 01

Area:

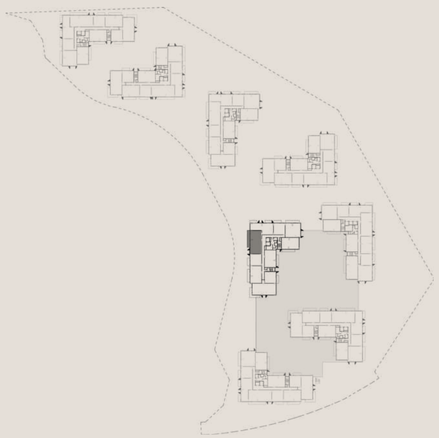
144 sqm / 1,552 sqft

Balcony area:

25 sqm / 268 sqft

Total Area:

169 sqm / 1,820 sqft



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Three Bedroom

Type 02

Area:

149 - 152 sqm /

1,606 - 1,632 sqft

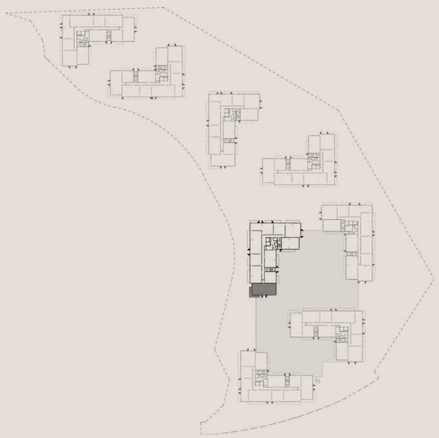
Balcony area:

26 sqm / 276 sqft

Total Area:

175 - 177 sqm /

1,882 - 1,908 sqft



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Living shaped by the landscape.

From the soft tones of the desert palette to the sound of flowing water and the shade of lush groves, **Expo Valley Views** tells a story of renewal and harmony.

This is living shaped by the landscape, graceful, balanced, and timeless. A home that flows with the land and reflects the quiet beauty of Expo Valley.

Where the earth shapes the way you live.

PSI.

PROPERTY SHOP

INVESTMENT