

# SHAMSA

## Townhouses

## AT EXPO VALLEY

NATURALLY
YOUR HOME

DEVELOPED BY

EXPO
CITY
DUBAI



INTRODUCING

# SHAMSA

## Townhouses

## AT EXPO VALLEY

Shamsa 1 townhouses is part of a community where modern living blends harmoniously with nature, surrounded by the space, connectivity and convenience you deserve.

Enjoy the serenity of the nature reserve, while being minutes away from world-class attractions, retail opportunities, dining options, and outdoor entertainment for the whole family.

This vibrant community is situated in Expo City, a place built for the world that you can now make your home.

Choose from 3- and 4-bedroom townhouses.



DEVELOPED BY

EXPO CITY DUBAI

# Master Plan



# SHAMSA

Townhouses

AT EXPO VALLEY



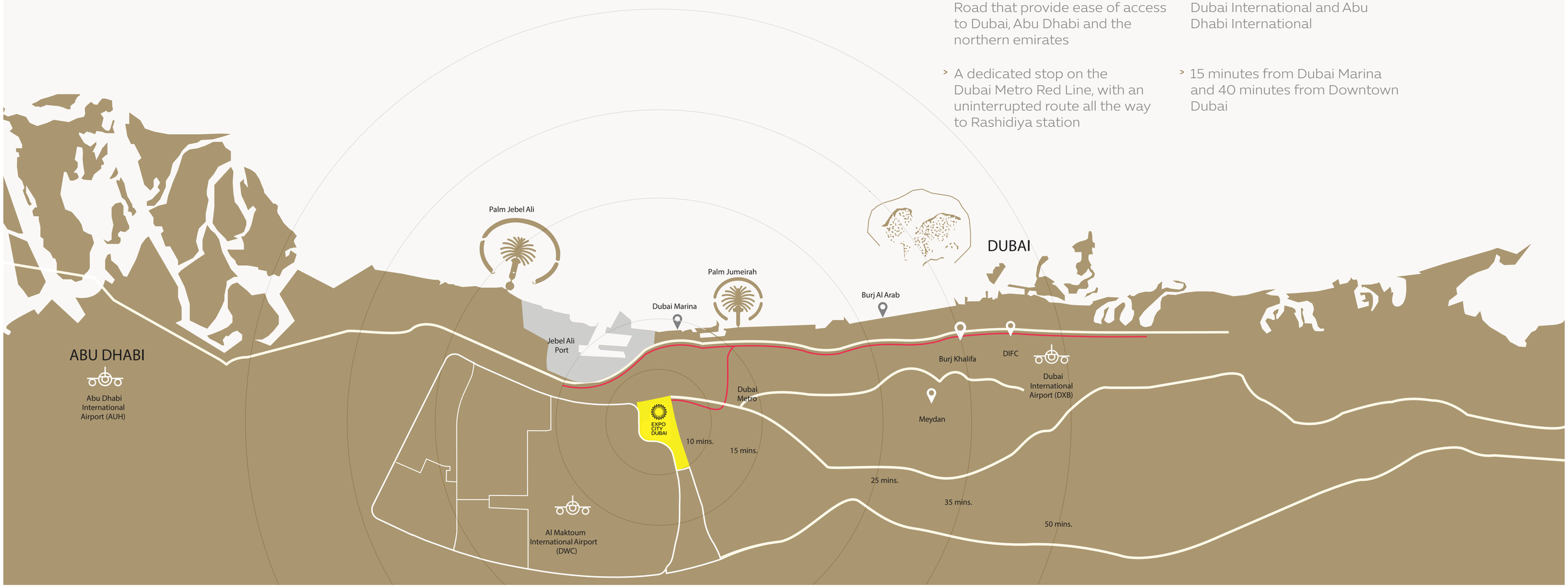

DEVELOPED BY

EXPO CITY DUBAI

# A home that connects you to the world

Shamsa 1 townhouses  is ideally located in the heart of new Dubai within Expo City, offering enhanced connectivity to the wider city and beyond.

- Accessible by four major highways: Sheikh Mohammed bin Zayed Road, Sheikh Zayed Road, Emirates Road and Al Khail Road that provide ease of access to Dubai, Abu Dhabi and the northern emirates
- Close to three international airports – just 20 minutes from Al Maktoum International and less than an hour's drive from Dubai International and Abu Dhabi International
- A dedicated stop on the Dubai Metro Red Line, with an uninterrupted route all the way to Rashidiya station
- 15 minutes from Dubai Marina and 40 minutes from Downtown Dubai






# Shamsa 1 townhouses

## Specifications

- Townhouses with 3 and 4 bedrooms
- Open kitchen with feature island
- Master bathroom with double sink
- Separate powder room
- En suite maid’s room
- Basement parking for 2 vehicles, with direct villa access

# Safe and eco-friendly

By honouring the area's natural topography, the community benefits from its own microclimate with a natural buffer against noise and dust and enhanced privacy for residents' comfort and wellbeing.

Smart homes, designed with sustainable living in mind, are accessible by pedestrian walkways with dedicated paths for bicycles and e-scooters.







## Be at home with nature

Enjoy calm moments in an exclusive nature reserve that’s home to local wildlife including gazelles and native plants, as well as a lake featuring various species of fish.

# Space to be yourself

Every townhouse is designed to give you room to live and space to grow, maximising privacy while offering opportunities for community interaction. Shamsa 1 townhouses inspires a more sustainable way of living, enhancing the quality of life for all residents.





# Welcome the outdoors in

Shamsa 1 townhouses seamlessly integrates indoor and outdoor spaces, with large sliding doors connecting the interior to the garden. Natural and contemporary materials and colours mirror the natural surroundings, creating a sense of space and tranquillity.



# Built with community in mind

Elevate family time at playgrounds, parks and outdoor cinemas or unwind at the community clubhouses and wellness centres.





# 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 and sauna



3 clubhouses



Swimming pools, splash pads and kids' play areas

# 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.



# Expo Valley Offerings

- **Shopping Malls and Retail Shops**
  Mall and retail shops within Expo City Dubai and Expo Valley.

- **Restaurants and Cafés**
  Expo City Dubai hosts a number of restaurants and vendors, including homegrown concepts and international brands.





# Expo Valley Offerings

- **Entertainment**

  From pulsating pop concerts to dynamic dance shows, gripping sporting events to 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.

