



# AL WAHA

SIGNATURE RESIDENCES BY EXPO CITY DUBAI

LIVE IN LUXURY AT THE  
HEART OF EXPO CITY DUBAI



EXPO  
CITY  
DUBAI





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## UPMARKET RESIDENCES AT THE HEART OF EXPO CITY DUBAI

Experience a unique way of living that combines exclusive, luxury homes with thoughtfully designed communities. Al Waha artfully balances the hustle and bustle of Expo City's central spine with tranquil courtyards and tree-lined walking paths.

Meander through the shaded sikkas or relax under the dappled shade of the distinctive canopies that give the residences their name, before returning to the peace and privacy of your exclusive, luxury home.

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## COMMUNITY FEATURES

### APARTMENT TYPES:

A variety of one- to two-bed apartment types, including loft apartments, intelligently designed to suit modern lifestyles.

### LARGER-THAN-AVERAGE APARTMENTS:

Apartments feature floor-to-ceiling windows and generously high ceilings.

### EXPANSIVE FLOOR-TO-CEILING WINDOWS:

Natural light and stunning views in every home, including select units with 270-degree outlook.

### COMMUNITY POOL:

A community pool, including pool decks with cabanas.

### SMART LIVING:

Tech-enabled, 5G-connected environments with home automation.

### 15-MINUTE WALKABLE URBAN COMMUNITY:

Easy access to key landmarks, with dedicated access to Dubai Metro.

### GYM, FITNESS CENTRE AND KIDS' PLAY AREAS:

For healthy, happy residents.

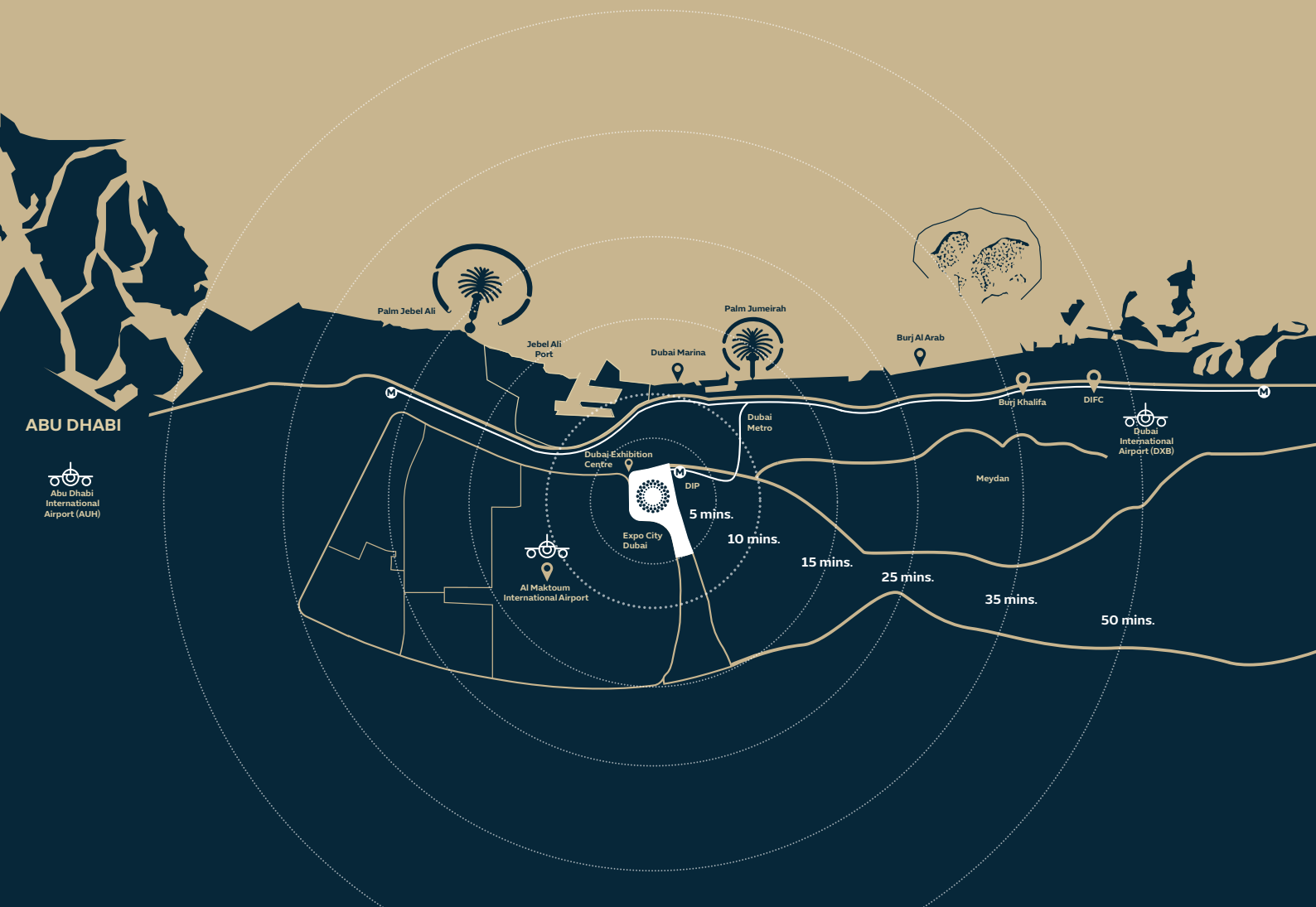
### SERENE COURTYARDS:

Relaxed community living under the dappled shade of the Al Waha canopies

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## CONNECTIVITY HIGHLIGHTS

LIVING AT EXPO CITY DUBAI MEANS BEING PART OF A UNIQUE URBAN COMMUNITY WITH SEAMLESS CONNECTIVITY TO THE DUBAI CITYSCAPE BEYOND.



Enjoy easy access via four prominent highways: Sheikh Mohammed bin Zayed Road, Sheikh Zayed Road, Emirates Road and Al Khail Road ensure effortless connections to Dubai, Abu Dhabi and the northern emirates.



Proximity to global air hubs: Strategically positioned, just 20 minutes away from Al Maktoum International Airport and within an hour's drive of Dubai International and Abu Dhabi International Airports, ensuring global connectivity at your doorstep.



Direct access to Dubai Metro: A dedicated metro station guarantees uninterrupted travel to Dubai Marina, where further connections to the rest of the city enhance your urban mobility experience.



Strategic location: Linking Dubai to Abu Dhabi and cementing Dubai's position as a hub for international trade and a gateway to the world, Expo City is home to a thriving business community.

Bedroom	Approximate Area Starting from (sqft)		Purchase Price (AED)	
	MIN	MAX	MIN	MAX
1 Bedroom	740	1,161	1,888,000	2,999,000
2 Bedroom	1,166	1,650	2,974,000	4,232,000
2 Bedroom Loft	1,588	2,487	4,052,000	6,405,000

Instalments	%	Milestone
1st Instalment	10%	On Reservation Date
2nd Instalment	10%	Within 30 days from Reservation Date
3rd Instalment	10%	Within 210 days from Reservation Date
4th Instalment	10%	Within 390 days from Reservation Date
5th Instalment	10%	Within 570 days from Reservation Date
Final Instalment	50%	On Completion







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## ABOUT EXPO CITY DUBAI

Expo City Dubai is an innovation-driven, people-centric community designed for living, leisure and business, where green spaces combine with cutting-edge technologies, enabling people to connect and build a brighter tomorrow. Discover an impressive selection of

cultural and educational experiences, leisure facilities, event venues, dining, retail, parks and playgrounds – all connected by metro and within easy reach of airports, ports and highways.

Live in the new centre of Dubai's future.

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