

SHAMSA

Townhouses

AT EXPO VALLEY



FACT SHEET V01 20230311

Shamsa 1 townhouses **Naturally your home**

Experience the vibrant energy of urban life combined with the serenity of a natural landscape. Immerse yourself in a sustainable community that prioritises health, wellbeing and happiness.

DEVELOPED BY




**EXPO
CITY
DUBAI**



Community features

- Nature reserve, lake and wadi
- Unique topography lowers temperature, noise and dust
- Landscaped courtyards and semi-private community gardens
- Car-free lanes and dedicated tracks for cycles and e-scooters
- Separate pedestrian and vehicular ways
- Farm-to-table urban farming

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	3-bedroom units	Average size (sqft) 2,690	Average plot area (sqft) 1,851
	4-bedroom units	Average size (sqft) 3,261	Average plot area (sqft) 2,637

Amenities



4.5km of pedestrian walkways and 5.2km of cycling trails



Pop-up cafés, markets and catering kitchens



Swimming pools, splash pads and kids' play areas



Health & beauty salon, spa and sauna



Gyms and yoga studio



3 clubhouses



Outdoor cinema



Access to Expo City Dubai attractions

ABU DHABI



Abu Dhabi International Airport (AUH)

Madin Jumeirah



Jebel Ali Port

Madin Jumeirah

Dubai Marina



Dubai Marina

Burj Al Arab



DUBAI

Burj Khalifa

DIFC

Dubai International Airport (DXB)

Meydan



Al Maktoum International Airport (DWC)

10 mins

25 mins

25 mins

35 mins

50 mins

Expo Valley

Expo Valley features villas and townhouses nestled within a captivating natural landscape, providing scenic views of a nature reserve, lake, and wadi.

A beautiful community within Expo City Dubai, Expo Valley combines lush greenery with the ease of urban living. Homes offer privacy while keeping you effortlessly connected to a vibrant community. Enjoy a truly harmonious living experience that integrates nature, space and convenience, with all of Expo City Dubai's attractions within easy reach.



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For more information

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