



EXPO VALLEY AT EXPO CITY

AED 3 600 000 - 13 300 000

PARAMETERS

City	Dubai
Type	Development
To sea	17000 m
To city center	37000 m
Completion date	IV quarter, 2025



EXPO VALLEY IN EXPO CITY, DUBAI

Expo Valley is an up-and-coming gated community from Expo Dubai Group, a reputable construction company. The complex is located in the Dubai South area, where the international exhibition Expo-2020 was held.

The residential community is currently under construction. According to the developer's schedule, the construction will be completed in the fourth quarter of 2025.

The complex consists of townhouses and villas with 3 to 5 bedrooms. The panoramic windows of the houses will offer a beautiful view of the green area of Dubai South.

ABOUT EXPO VALLEY

Thanks to the well-developed infrastructure of the gated community, the community's residents will have the opportunity to use upmarket amenities 24/7, lead a healthy and fulfilling lifestyle, and relax in comfort. The community will offer:

- A fitness studio.
- An open-air cinema.
- A Yoga and Pilates room.
- A BBQ area.
- A Pilates and Yoga area.
- Beauty and wellness salons.
- A kids club.
- Walking and jogging paths.
- Cycling tracks.
- A landscaped garden.
- A pond.
- Fountains.
- Numerous benches.

TOWNHOUSES, DUPLEXES, AND VILLAS IN EXPO VALLEY

The community offers 165 residential properties: 3- and 4-bedroom townhouses, 4- and 5-bedroom duplexes, and 5-bedroom villas.

- The area of 3-bedroom houses is 246 square meters. On the 1st floor there will be a living room combined with a dining room and a kitchen, as well as a master bathroom and a bathroom for domestic staff. On the 2nd floor there will be a bathroom and 3 bedrooms. Two of them will have access to the balcony, and one will also include a walk-in closet and an en-suit bathroom.
- The area of 4-bedroom houses will be 305 square meters. The 1st floor will include the same rooms as the 246-square-meter houses, plus 1 bedroom and a laundry room. The 2nd floor will be occupied with bedrooms, a bathroom, balconies, an office, and a family room, where the residents can enjoy their time together and communicate with each other.
- The area of 5-bedroom houses will be 428 square meters. The living rooms will combine space for relaxation, kitchen and dining areas, as well as a home office. From the living room there will be access to the balcony. Also on the 1st floor there will be a bedroom and bathrooms. The 2nd floor layout includes bedrooms, balconies, and bathrooms. Under the roof there will be a 3rd floor with a family room, a storage room, a bathroom, and a terrace.

The villas also have basements.

Near each house there will be a covered car parking for 2 vehicles.

MALLS AND SUPERMARKETS IN EXPO VALLEY

Maybury Grocery Store is situated in an 8-minute drive from the community. Cityland Mall is a 15-minute drive away. Dubai's popular Carrefour Hypermarket is a 20-minute drive away.

It takes 25 minutes to drive from the community to the iconic Dubai Mall. This shopping and entertainment centre, which has become a symbol of Dubai, houses numerous branded stores for clothing, shoes and accessories, food and confectionery, as well as a large number of entertainment venues.

It will take about half an hour to get to the Dubai Festival City shopping center, where you can also stroll through various boutiques, visit supermarkets, cafes, and restaurants.

PLACES OF INTEREST NEAR EXPO VALLEY

It takes only 25 minutes to get from the residential complex to the Burj Khalifa skyscraper, which attracts crowds of tourists from all over the world. Not far from it there is the Dubai Opera, where art connoisseurs come from all over the world.

Dubai Marina, the famous modern marina, is an 18-minute drive from the community. Along the waterfront in this area there are plenty of restaurants and cafes with outdoor verandas. Near the shore, you can see a lot of snow-white yachts that complete the picture of this location's luxury.

INVESTMENT IN EXPO VALLEY

Investing in real estate in Dubai South will allow homeowners to receive a recurring high income by renting their property out. The average profitability of townhouses and villas in Dubai is approximately 6% per annum.

The community is sought-after because it uses energy-saving technologies that save electricity and water.

Once the residential community is put into operation, housing prices can rise up to 20%, so it is profitable to buy off-plan property to resell it in a few years.

The owner can manage the property even from abroad. Realtors will assist you with finding tenants or property buyers, and lawyers will handle the paperwork. When reselling a property, the real estate market professionals will provide qualified support at all stages of the transaction. When renting a property out, you can be sure that the experts will competently draw up a lease agreement, keep order in the houses, meet and settle the tenants.

PURCHASING REAL ESTATE IN EXPO VALLEY

In March 2023, the prices for 3-bedroom houses started at AED 3,600,000 (\$980,000), and prices for 4-bedroom premises started at AED 4,800,000 (\$1,310,000), while prices for 5-bedroom villas started at AED 7,300,000 (\$1,980,000).

The prices of property in this community rise during the construction process, so it is better to clarify the cost of residences immediately before making a purchase decision.

Competent realtors and lawyers will assist you in buying a house in Dubai for permanent residence or a vacation home. Also, the professionals will assist you with choosing and registering your investment property in Dubai.

PROPERTY FEATURES

LOCATION

- Close to shopping malls
- Close to the kindergarten
- Prestigious district
- Great location
- Pond nearby
- Park/garden view
- Beautiful view

FEATURES

- Panoramic windows
- Terrace
- Premium class
- New project
- Low-rise buildings
- Tap water
- Electricity
- Driveway to the land plot

INDOOR FACILITIES

- Child-friendly
- Cinema
- Mini club
- Recreation area
- Fitness room
- Pilates and yoga room
- Elevator

OUTDOOR FEATURES

- Barbecue area
- Children's playground
- Landscaped garden
- Landscaped green area
- No industry facilities
- Social and commercial facilities
- Car park
- Garden
- Park
- Footpaths
- Garden
- Benches
- Swimming pool
- Running track

PHOTO GALLERY

