



LIVE IN LUXURY AT THE  
HEART OF EXPO CITY DUBAI

# AL WAHA

SIGNATURE RESIDENCES BY EXPO CITY DUBAI





# INTRODUCING AL WAHA

SIGNATURE RESIDENCES BY EXPO CITY DUBAI

Introducing Al Waha Residences, **284 exceptional apartments and lofts** flawlessly integrated into Expo City Dubai, the new centre of Dubai's future.

These prestige one- and two-bedroomed properties intelligently remodel Expo 2020's country pavilions to provide spacious, upmarket residences at the heart of Expo City's unique urban neighbourhood and thriving business hub.

Each bright and contemporary home features floor-to-ceiling windows, beautifully shaded by the distinctive 'Al Waha' canopies to offer an unparalleled living environment among the city's dappled courtyards and sikkas.

Discover a new way of living in harmony within a growing city of the future.

## PERFECTLY INTEGRATED

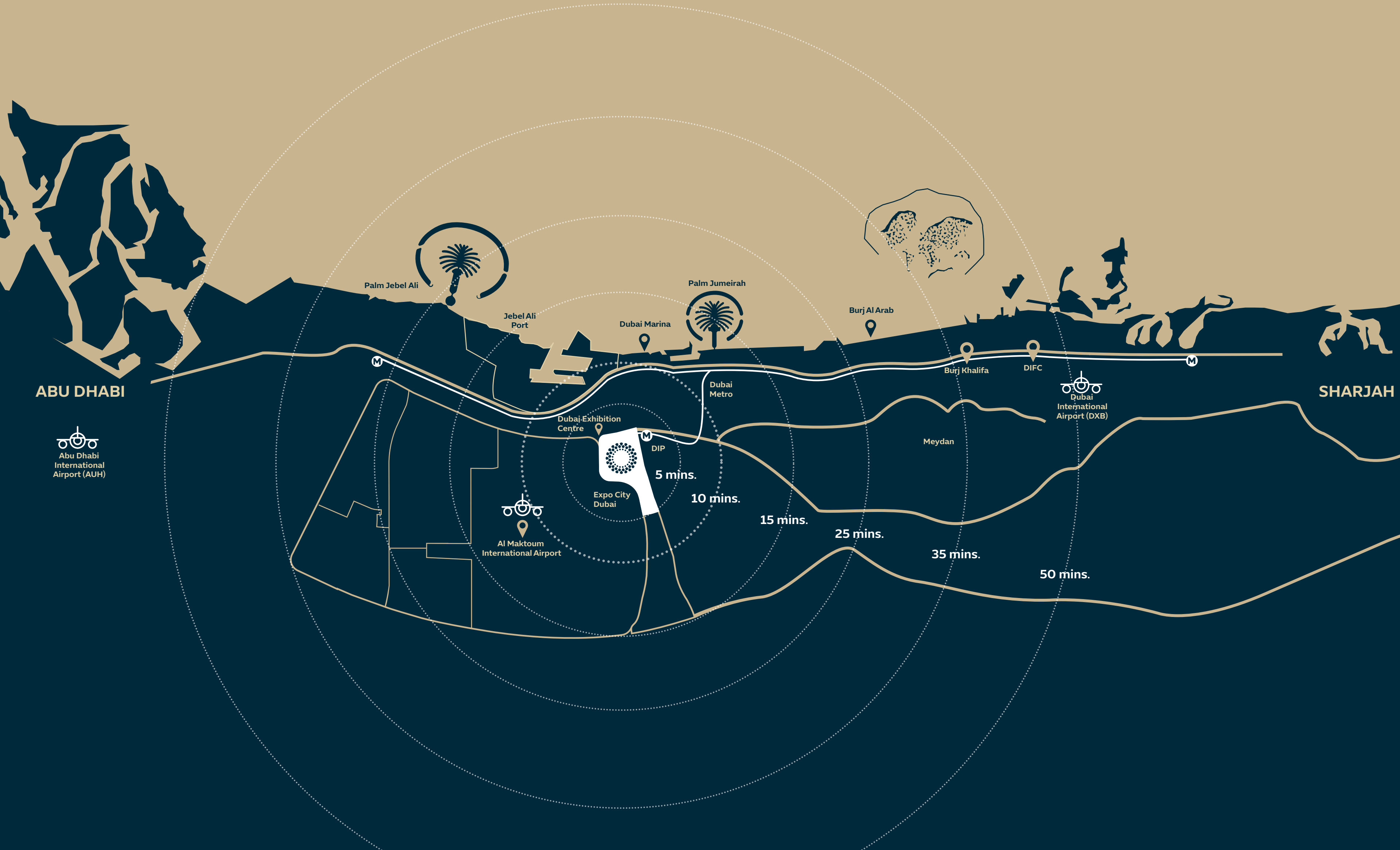
Living at Expo City Dubai means being part of a unique urban community with seamless connectivity to the Dubai cityscape beyond.

**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.





DUBAI EXHIBITION  
CENTRE

DUBAI METRO

UAE PAVILION

AL WAHA

ALIF

AL WASL PLAZA

TERRA

SURREAL





# UNPARALLELED LIVING

## SPACIOUS LOFTS AND APARTMENTS

Two-bedroom lofts

One- to two-bedroom apartments

Peaceful, secluded homes

Nestled around tranquil,  
dappled courtyards

Floor-to-ceiling windows in  
all living spaces

Modern, high-quality finishes and  
fixtures throughout

Built-in wardrobes in all bedrooms

Basement parking

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05 – UNPARALLELED LIVING

GROUND FLOOR



■ 1-BEDROOM APARTMENT 
 ■ 2-BEDROOM APARTMENT 
 ■ LOFT 
 ■ RETAIL / FOOD & BEVERAGE

FIRST FLOOR



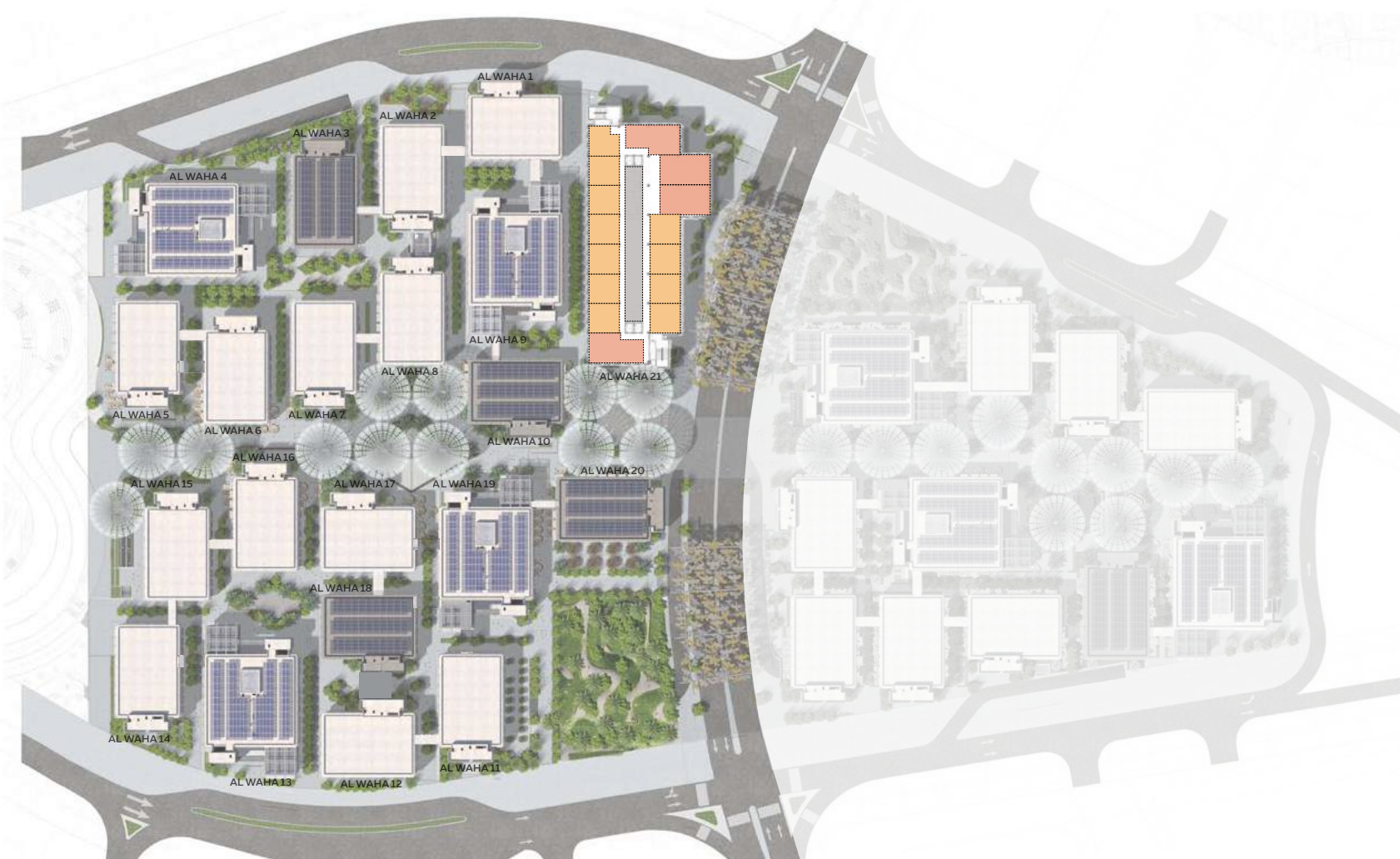
■ 1-BEDROOM APARTMENT 
 ■ 2-BEDROOM APARTMENT 
 ■ LOFT

SECOND FLOOR



■ 1-BEDROOM APARTMENT 
 ■ 2-BEDROOM APARTMENT

THIRD FLOOR



■ 1-BEDROOM APARTMENT 
 ■ 2-BEDROOM APARTMENT

MOBILITY DISTRICT

There are 284 units on offer in the Mobility District across all floors.



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06 – DISTRICT PLANS



## YOUR HAVEN IN THE CENTRE OF DUBAI'S FUTURE

Experience a unique way of life that balances vibrant urban living within thoughtfully designed communities. Al Waha artfully combines the hustle and bustle of Expo City's central restaurants, shops and offices with the peaceful serenity of tranquil courtyards and quiet walking paths.

Meander through the shaded sikkas, grab a coffee on a stroll or read a book and relax to the sounds of water features and birdsong under the dappled shade of the distinctive canopies that give the residences their name.

The transition from the busier central spine to the quiet residential areas is seamless, with tree-lined streets and green terraces creating a sense of calm as you return to the peace and privacy of your home.

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07 – YOUR HAVEN

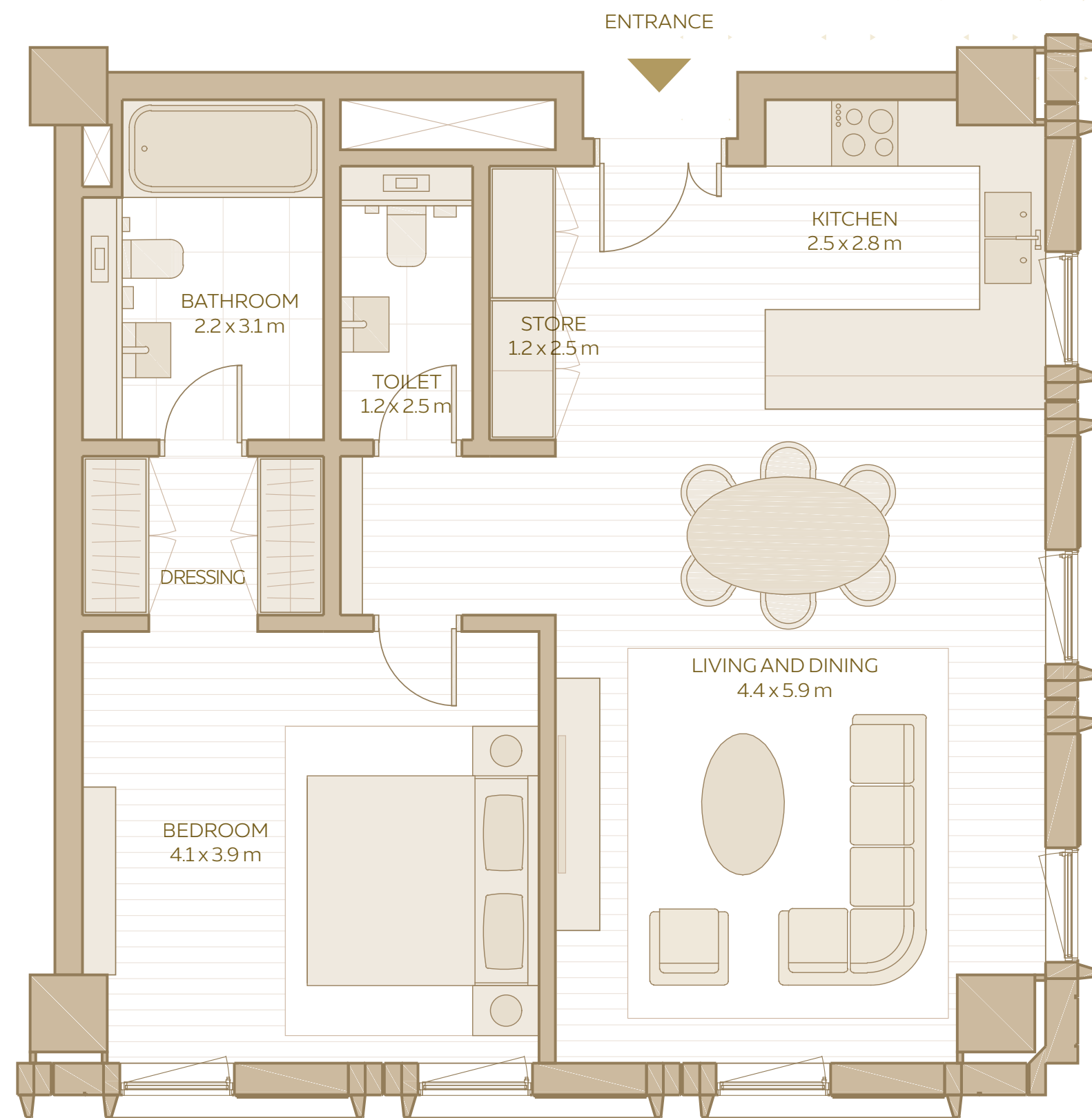


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08 - YOUR HAVEN



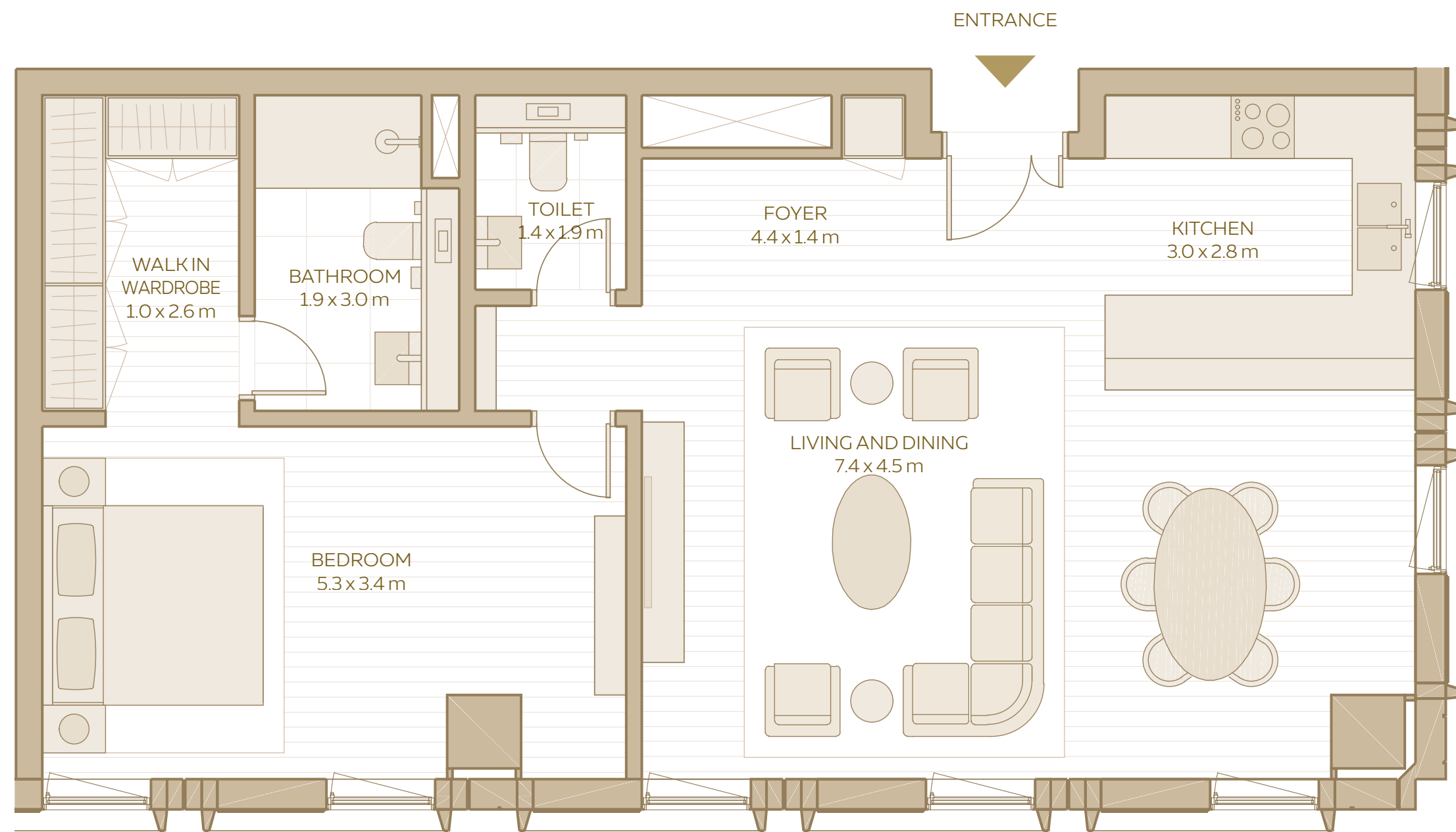
1-BEDROOM APARTMENT  
(TYPE 1)



1-BEDROOM  
APARTMENT  
TYPE 1

AREA RANGE:  
72.35 SQM - 78.49 SQM  
778.77 SQFT - 844.86 SQFT

1-BEDROOM APARTMENT  
(TYPE 2)



1-BEDROOM  
APARTMENT  
TYPE 2

AREA RANGE:  
85.64 SQM - 95.09 SQM  
921.82 SQFT - 1023.54 SQFT

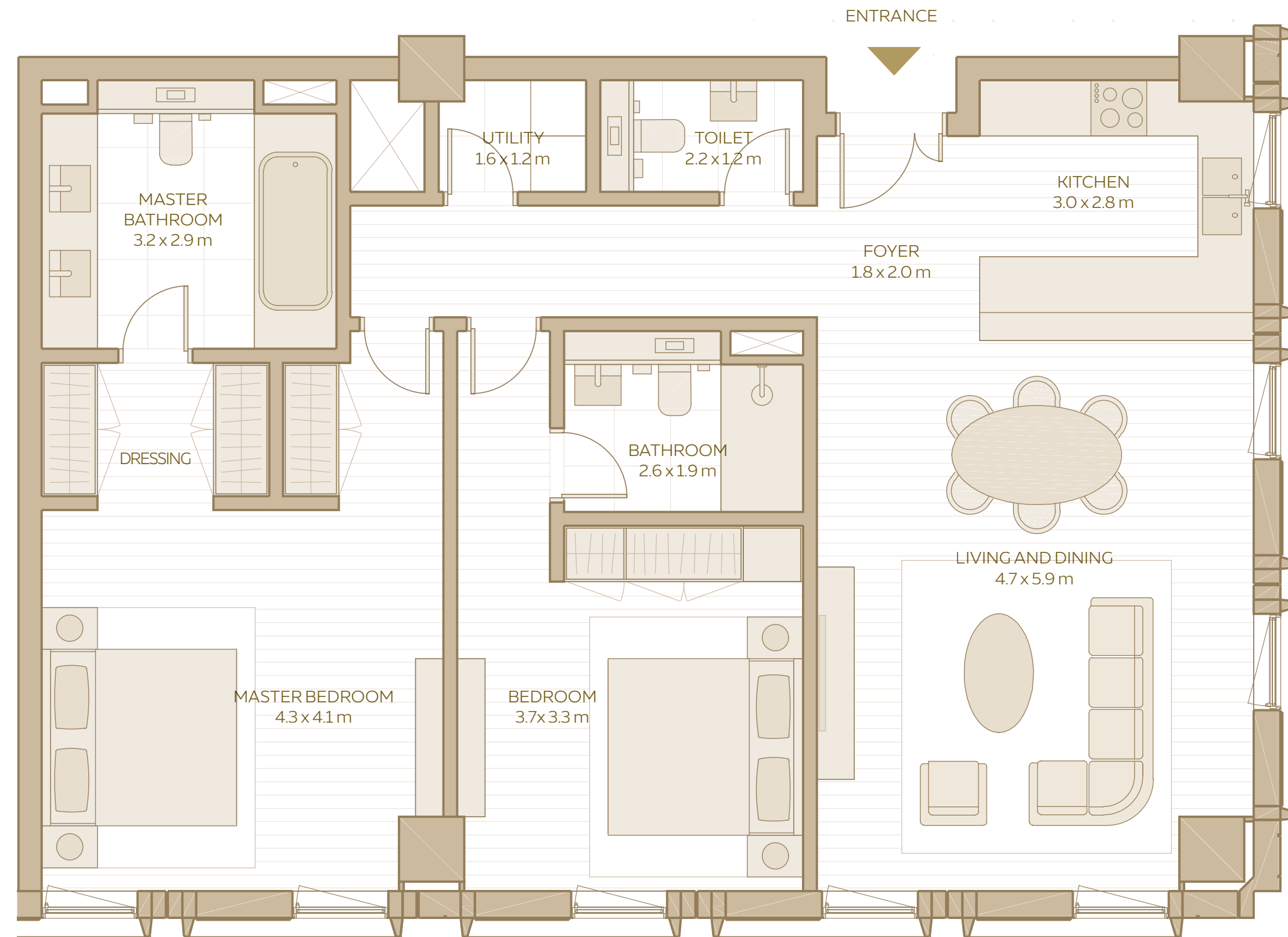


DISCLAIMER: 1. All room dimensions are in metres to the nearest decimal place, measured to structural elements, and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. Areas are exclusive of partition walls, risers and terraces. 4. All materials, dimensions, drawings, features and amenities are approximate at the time of printing. 5. Actual area may vary from stated area. 6. Drawings not to scale E&OE. 7. Unit plans may exist in mirrored versions. 8. 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.

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10 - UNIT PLANS

2-BEDROOM APARTMENT  
(TYPE 1)



2-BEDROOM  
APARTMENT  
TYPE 1

AREA RANGE:  
116.04 SQM - 128.86 SQM  
1249.04 SQFT - 1384.78 SQFT

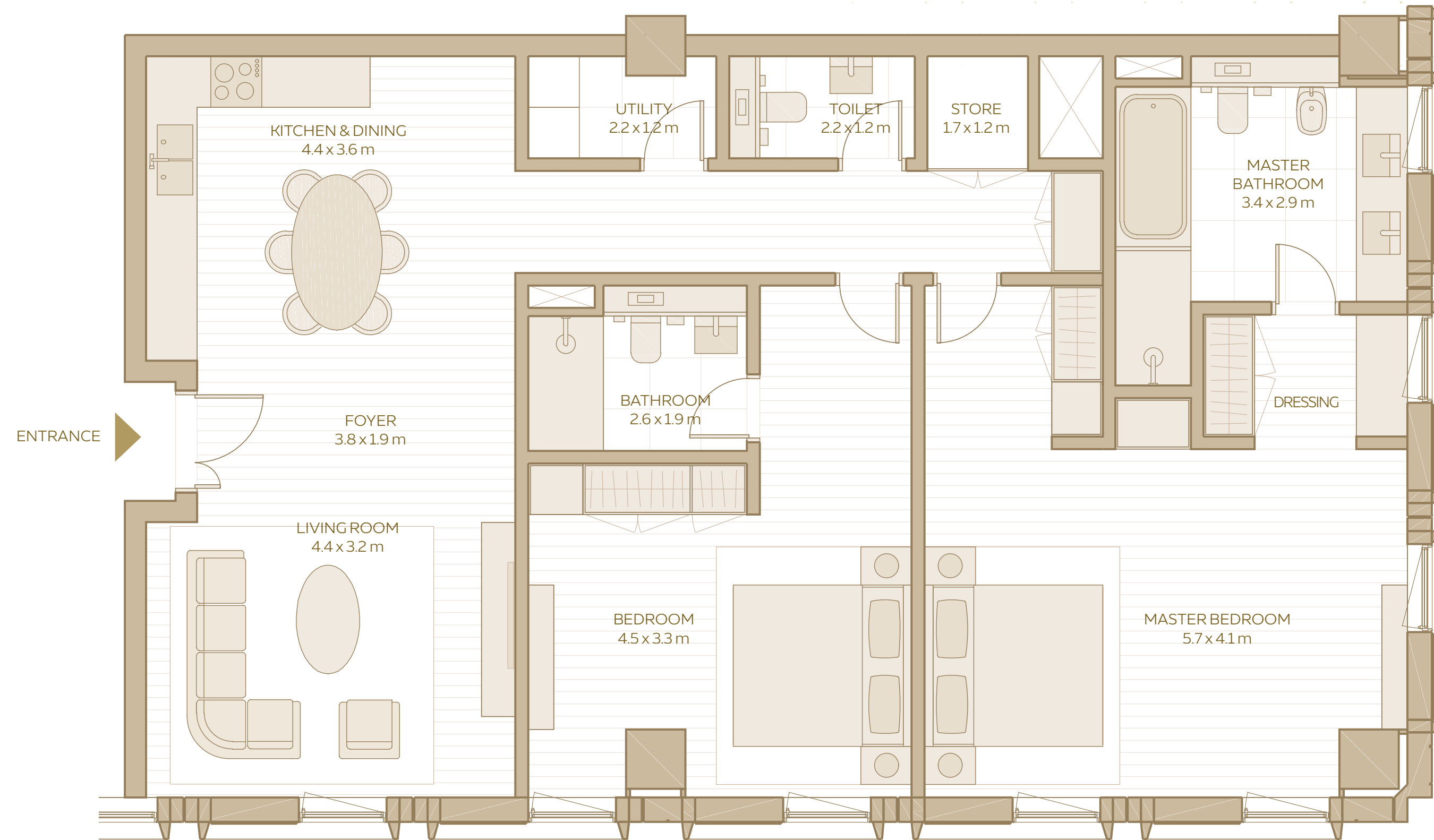


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11 - UNIT PLANS

2-BEDROOM APARTMENT  
(TYPE 2)



2-BEDROOM  
APARTMENT  
TYPE 2

AREA RANGE:  
133.21 SQM - 134.04 SQM  
1433.86 SQFT - 1442.79 SQFT



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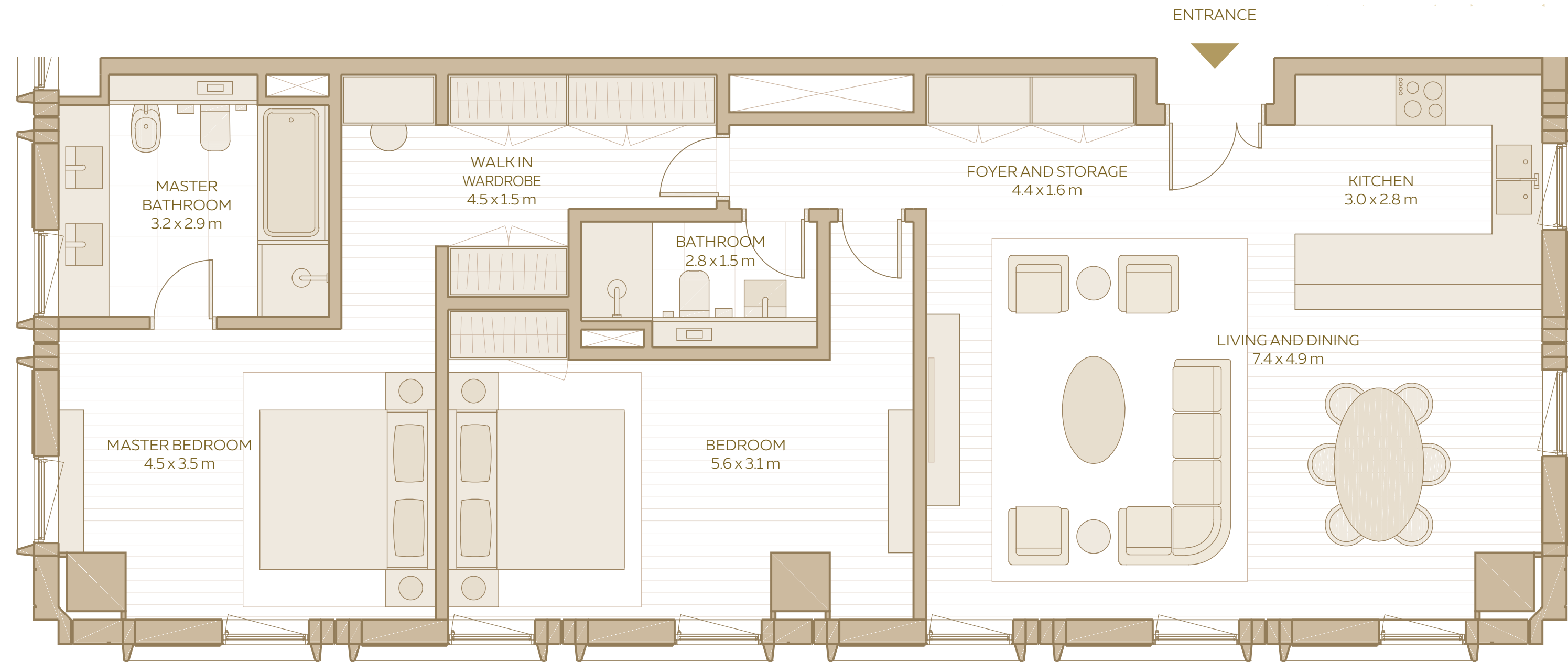
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12 - UNIT PLANS

2-BEDROOM APARTMENT  
(TYPE 3)

2-BEDROOM  
APARTMENT  
TYPE 3

AREA RANGE:  
118.62 SQM - 120.86 SQM  
1276.82 SQFT - 1300.93 SQFT

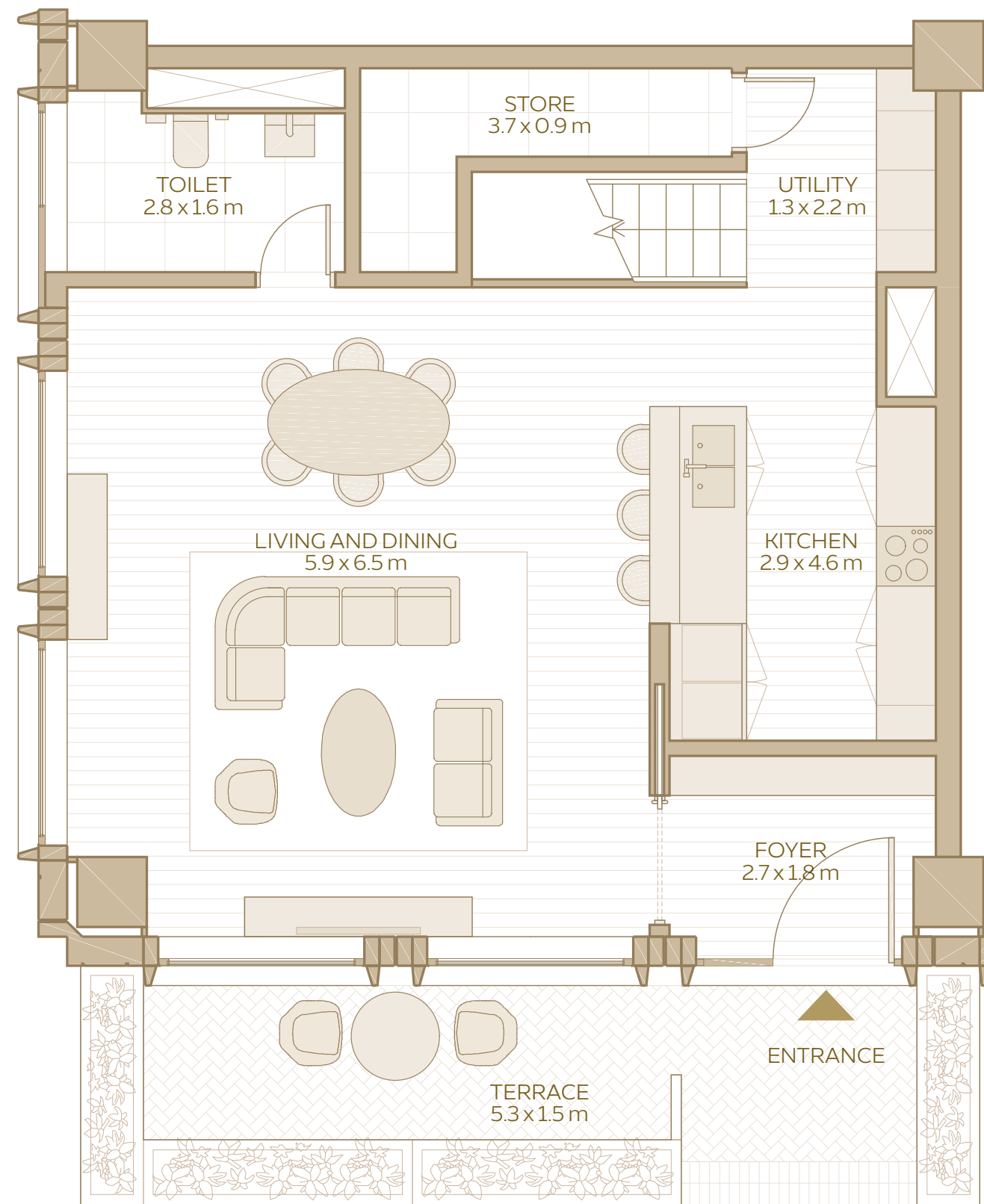


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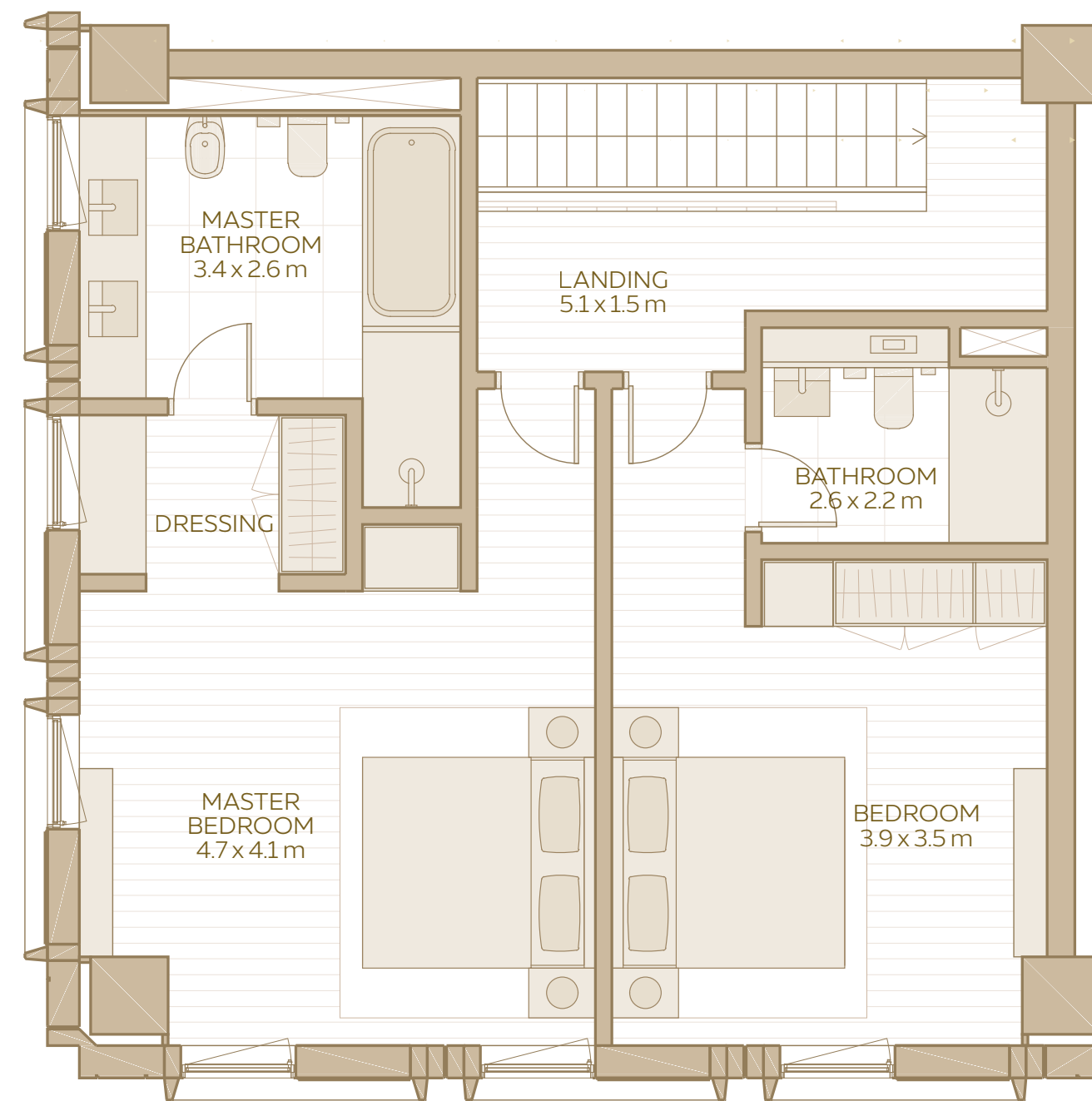
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13 - UNIT PLANS

2-BEDROOM LOFT (CORNER)  
GROUND FLOOR



2-BEDROOM LOFT (CORNER)  
FIRST FLOOR



## 2-BEDROOM LOFT CORNER TYPE

AREA RANGE:  
155.07 SQM - 159.64 SQM  
1669.16 SQFT - 1718.35 SQFT

TERRACE:  
7.95 SQM / 85.6 SQFT

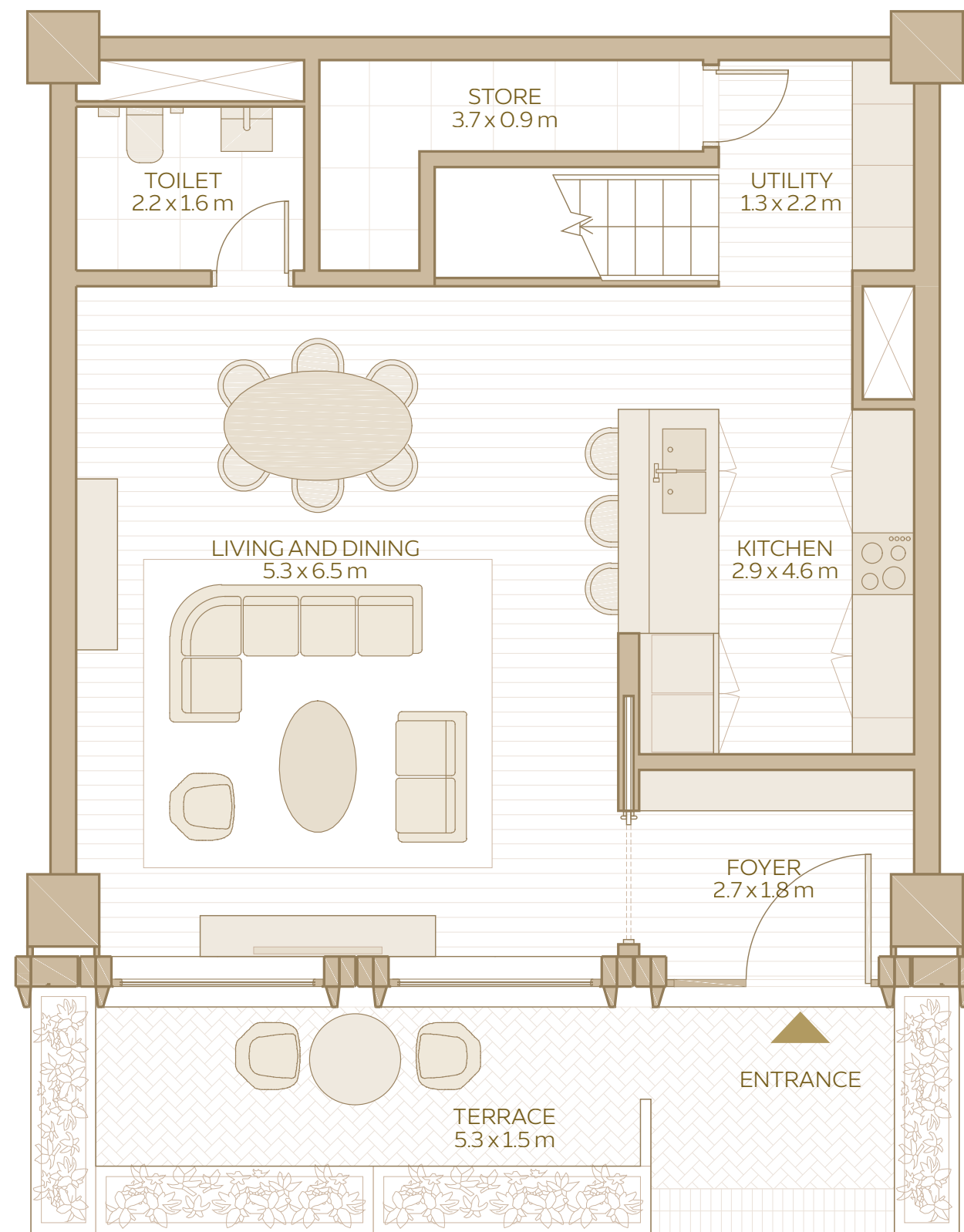


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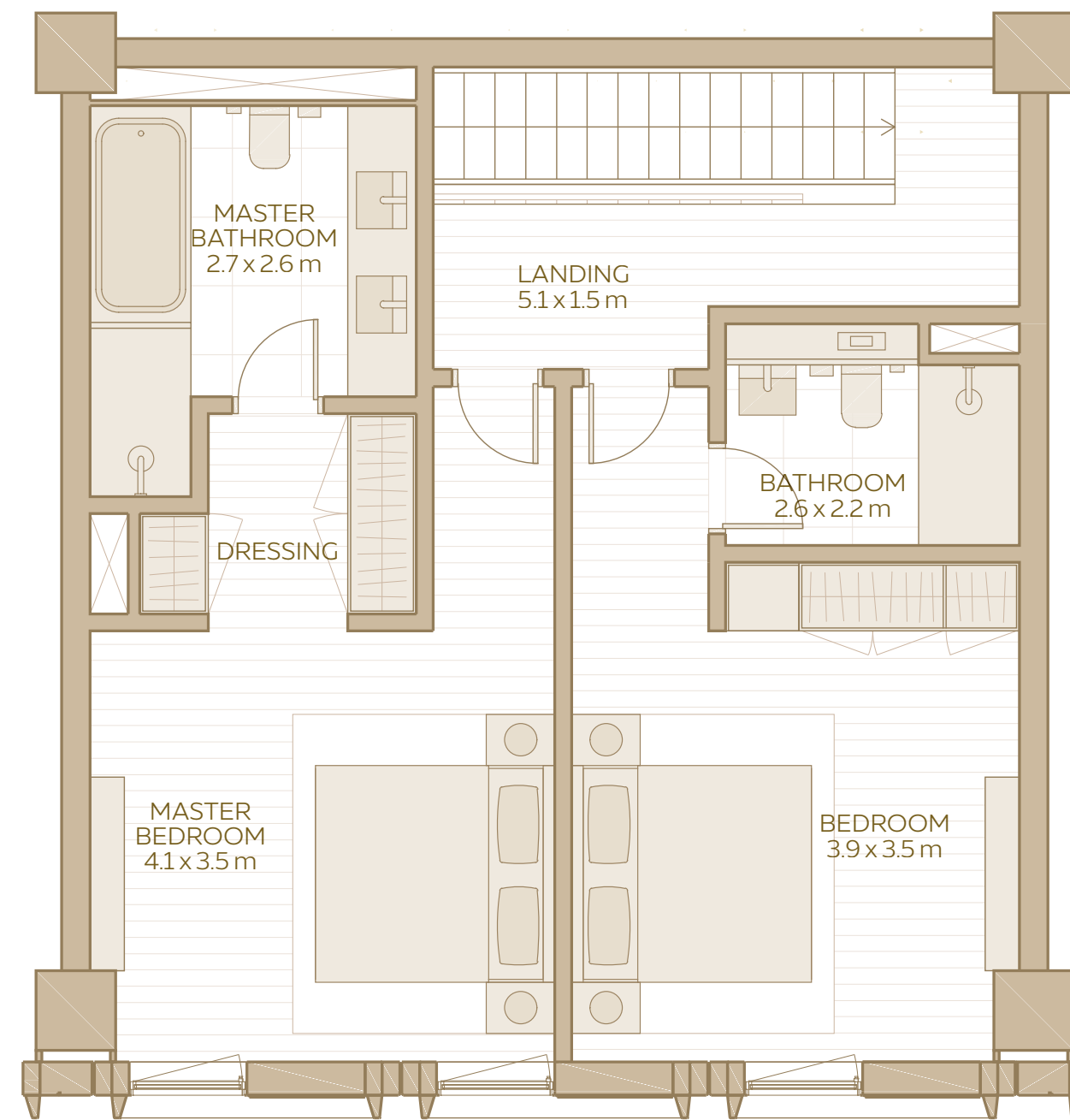
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14 - UNIT PLANS

2-BEDROOM LOFT (MIDDLE)  
GROUND FLOOR



2-BEDROOM LOFT (MIDDLE)  
FIRST FLOOR



## 2-BEDROOM LOFT MIDDLE TYPE

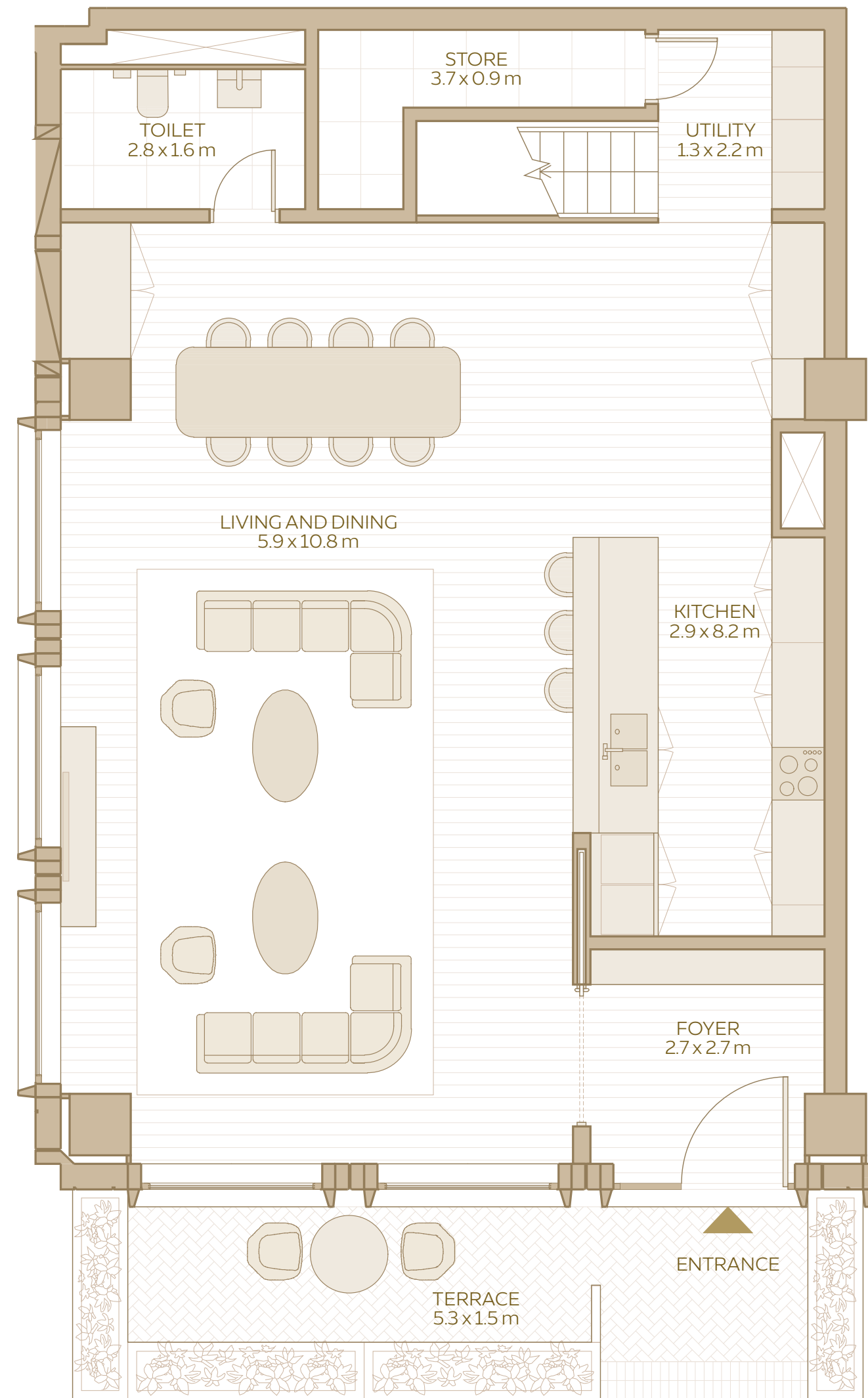
AREA RANGE:  
147.76 SQM - 148.13 SQM  
1590.48 SQFT - 1594.46 SQFT

TERRACE:  
7.95 SQM / 85.6 SQFT

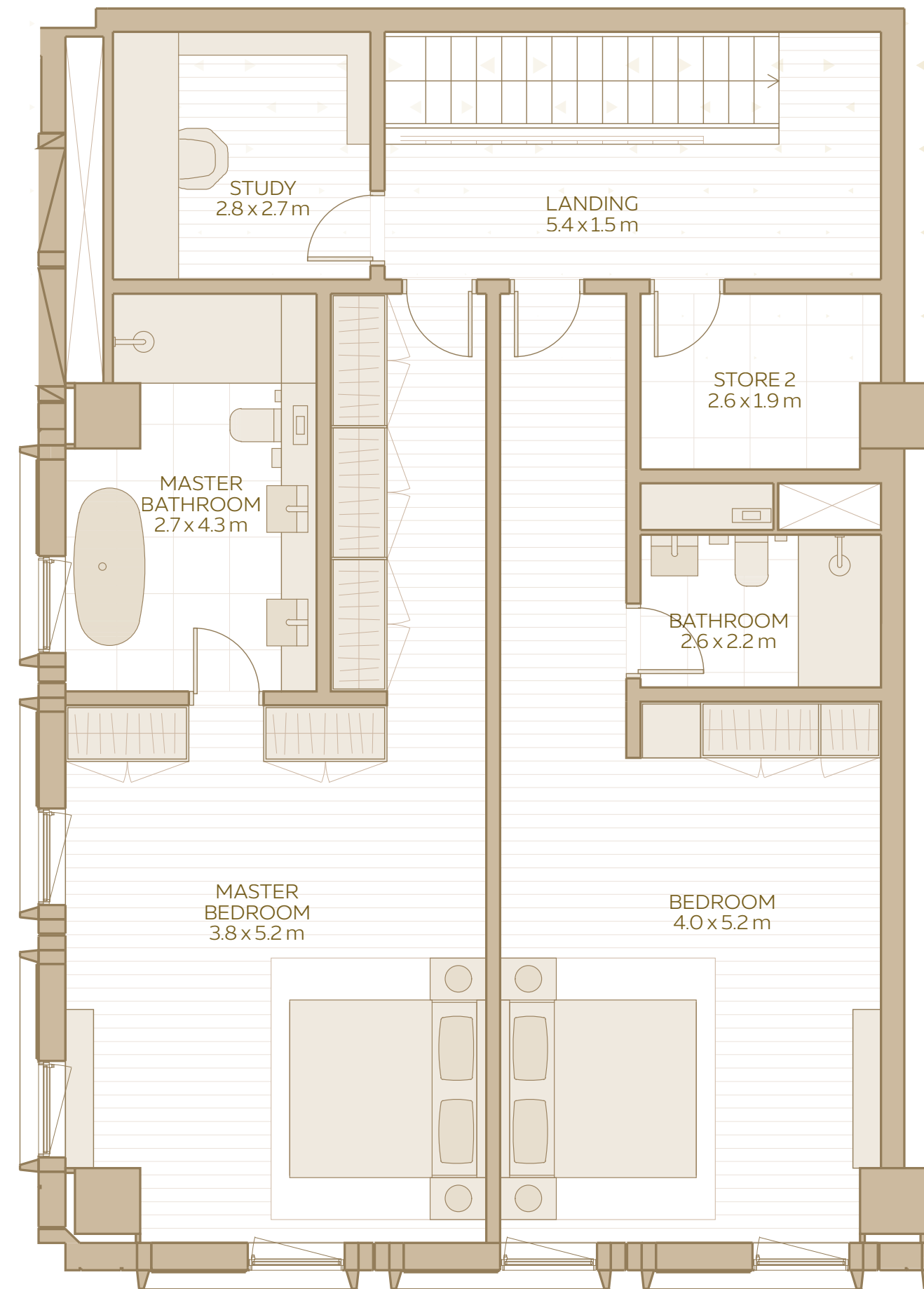


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2-BEDROOM LOFT (ELONGATED)  
GROUND FLOOR



2-BEDROOM LOFT (ELONGATED)  
FIRST FLOOR



## 2-BEDROOM LOFT ELONGATED TYPE

AREA RANGE:  
223.58 SQM - 234.10 SQM  
2406.60 SQFT - 2519.83 SQFT

TERRACE:  
7.95 SQM / 85.6 SQFT



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16 - UNIT PLANS





Luxe

Gusto Alley

Resonance

IsoGoods

Nomads

Pizza Co.

Hotel & Ember

Peregine

East End

Dave

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## UNIQUE LIVING

### LOFTS AND APARTMENTS

Al Waha's prestige lofts and apartments invite the outdoors in, with generous floor-to-ceiling windows that bathe your home in natural light.

Open, expansive living spaces offer plenty of room for entertaining or family time, while elegant finishes add a touch of luxury to your daily lifestyle.

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18 - UNIQUE LIVING



## LOFT LIVING

Enjoy a spacious, contemporary living area with corner views outside, as full-height windows bathe the space in natural light.

Prestige loft apartments feature a stunning centrepiece staircase leading to two generous double bedrooms and an elegant bathroom.

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19 – LOFT LIVING



## APARTMENT LIVING

Bright and open plan living areas blend comfort with style, with calming views of the shaded courtyards and lush landscape beyond.

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20 – APARTMENT LIVING



## SERENE BEDROOMS

Beautiful bedrooms feature in-built wardrobes, en-suite bathrooms and sophisticated timber finishes.

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21 – SERENE BEDROOMS



## MASTER BATHROOMS

The bathrooms feature luxurious finishes and soft lighting. Mosaic tiles add a sophisticated 'sparkle' to the space.

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22 – MASTER BATHROOMS



## A STRONG COMMUNITY

Take advantage of a fully equipped gym and fitness centre, and enjoy the city's array of parks, play areas, running tracks and attractions.

Community amenities encourage relaxation, wellness and connection, ensuring you have everything you need to thrive, all within reach.

Al Waha offers you the best of both worlds, whether it's a peaceful retreat at home or an active, social lifestyle just outside your door.

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23 - COMMUNITY



## AMENITIES

FULLY EQUIPPED GYM

FITNESS CENTRE

COMMUNITY POOL

PARKS

PLAY AREAS

RUNNING TRACKS

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24 - AMENITIES





## ATTRACTIONS

SURREAL WATER FEATURE

AL WASL PLAZA

ALIF

TERRA

VISION

GARDEN IN THE SKY

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25 – ATTRACTIONS



# AL WAHA

SIGNATURE RESIDENCES BY EXPO CITY DUBAI

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