



LIVE IN LUXURY AT THE
HEART OF EXPO CITY DUBAI

AL WAHA

SIGNATURE RESIDENCES BY EXPO CITY DUBAI





INTRODUCING AL WAHA

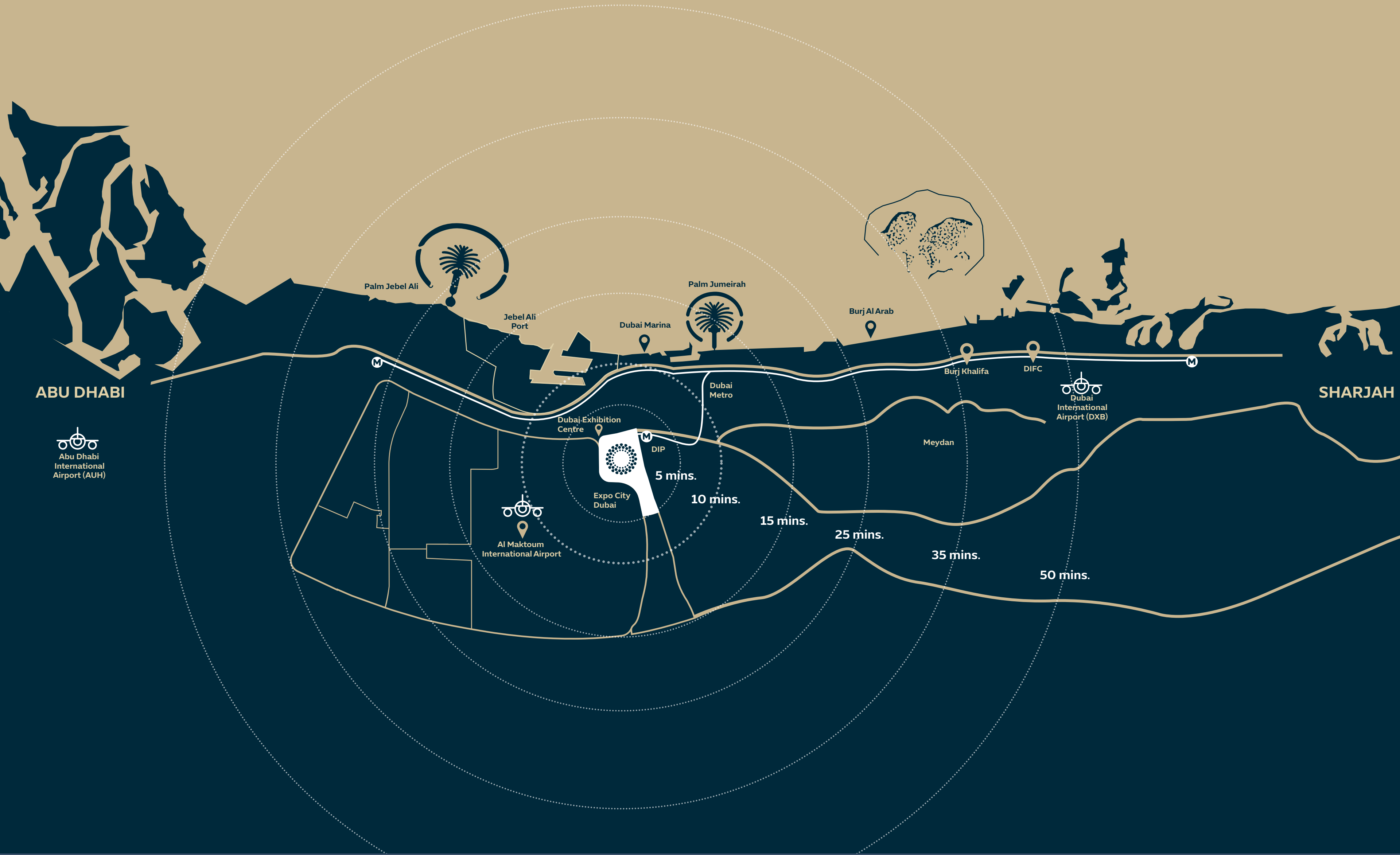
SIGNATURE RESIDENCES BY EXPO CITY DUBAI

Introducing Al Waha Residences,
276 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.

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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

Generously high ceilings

Modern, high-quality finishes and
fixtures throughout

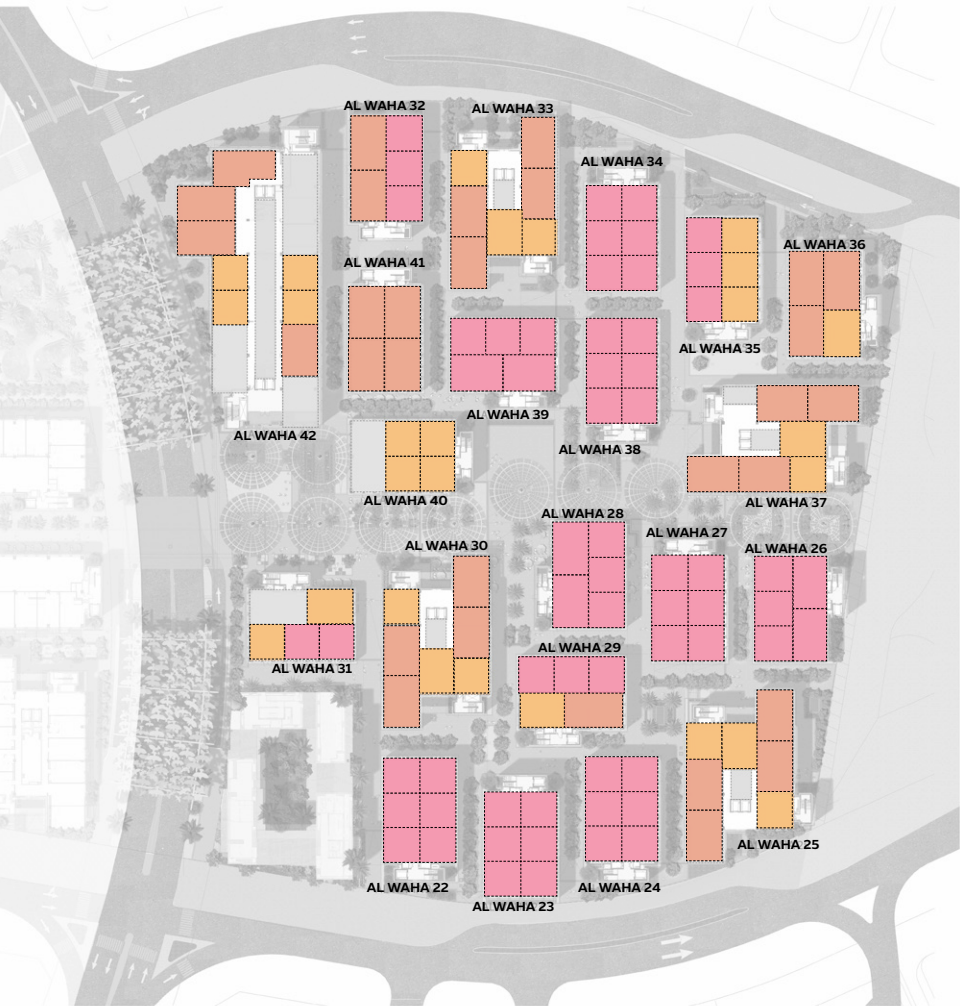
Built-in wardrobes in all bedrooms

Basement parking

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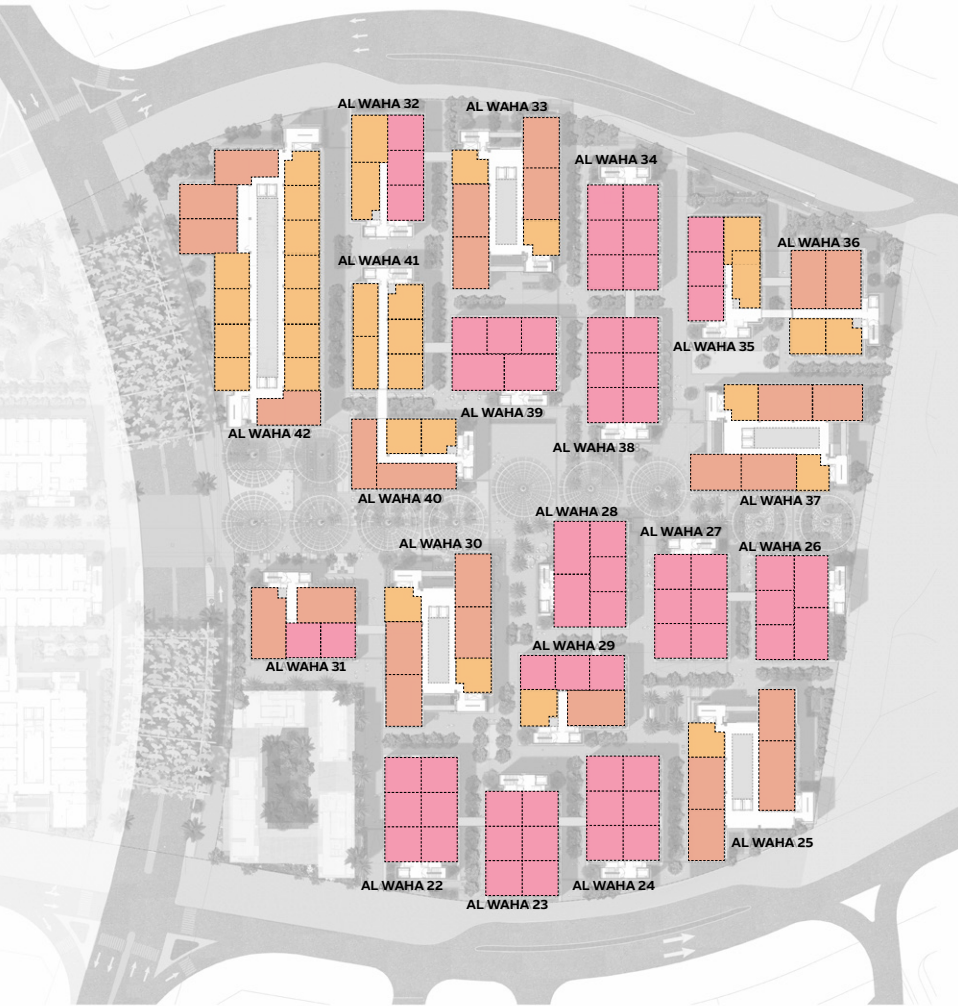
05 – UNPARALLELED LIVING

GROUND FLOOR



1-BEDROOM APARTMENT 2-BEDROOM APARTMENT LOFT

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

OPPORTUNITY DISTRICT

There are 276 units on offer in the Opportunity District across all floors.





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.

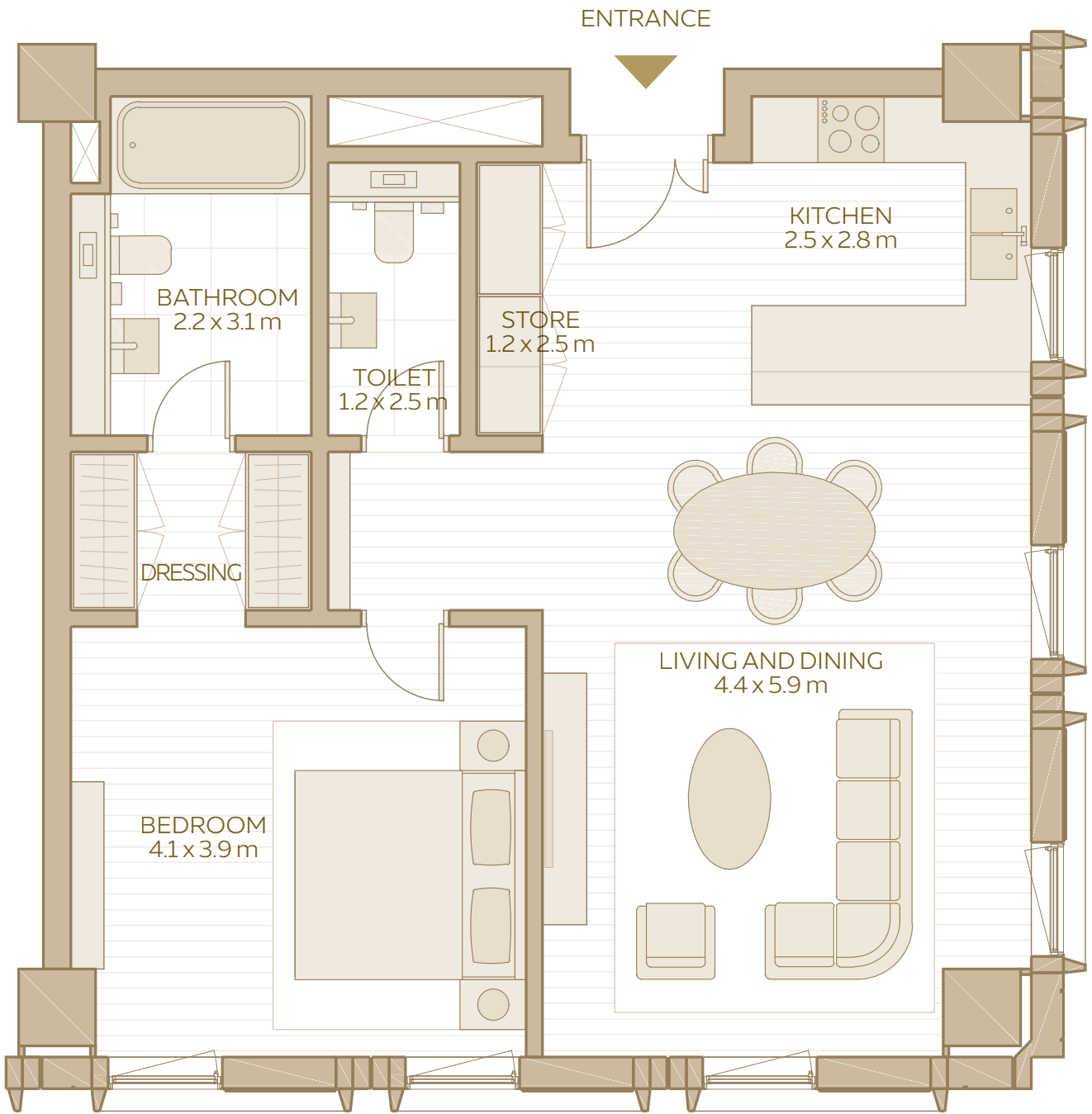
The transition from the busier central spine to the quiet residential areas is seamless, with tree-lined streets and green terraces creating a sense of calm as you return to the peace and privacy of your home.

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07 – YOUR HAVEN



1-BEDROOM APARTMENT
(TYPE 1)

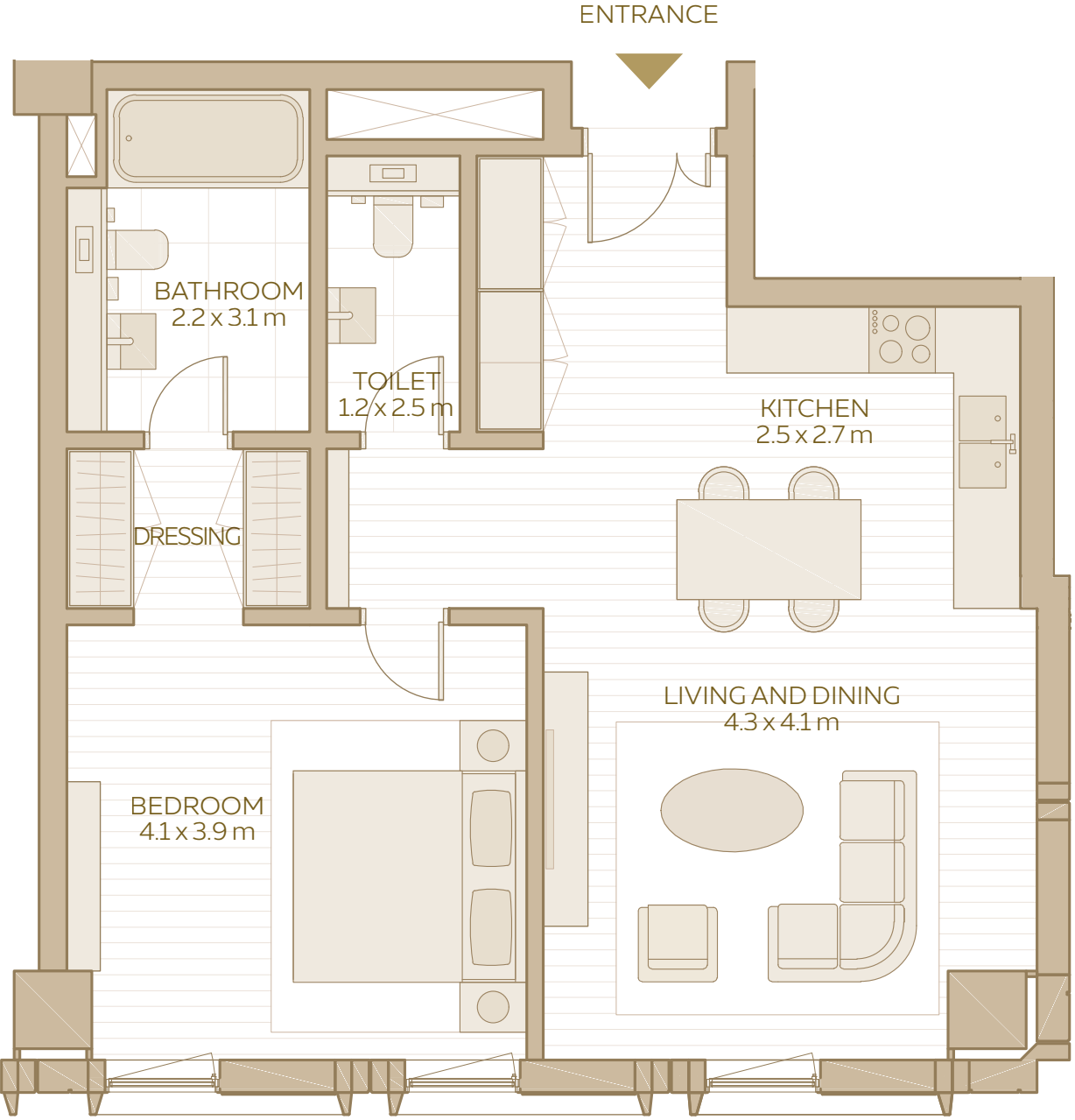


1-BEDROOM
APARTMENT
TYPE 1

TOTAL AREA:
80.40 SQM / 865.42 SQFT

AREA RANGE:
72.40 SQM - 80.40 SQM
779.31 SQFT - 865.42 SQFT

1-BEDROOM APARTMENT
(TYPE 3)

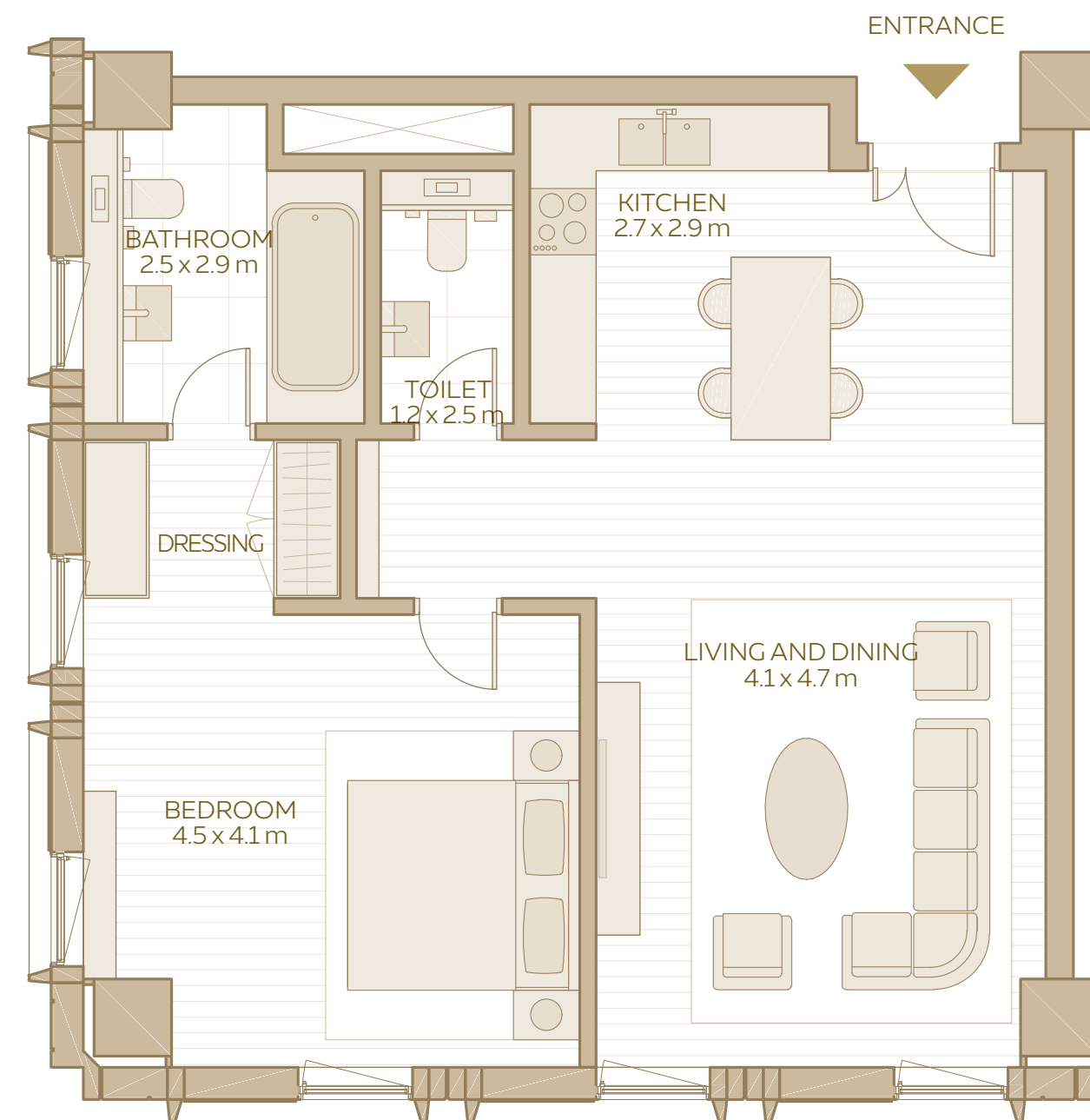


1-BEDROOM
APARTMENT
TYPE 3

TOTAL AREA:
68.71 SQM / 739.59 SQFT

AREA RANGE:
68.71 SQM - 72.41 SQM
739.59 SQFT - 779.41 SQFT

1-BEDROOM APARTMENT (TYPE 4)



1-BEDROOM APARTMENT TYPE 4

TOTAL AREA:
78.60 SQM / 846.04 SQFT

AREA RANGE:
78.60 SQM - 87.53 SQM
846.04 SQFT - 942.17 SQFT

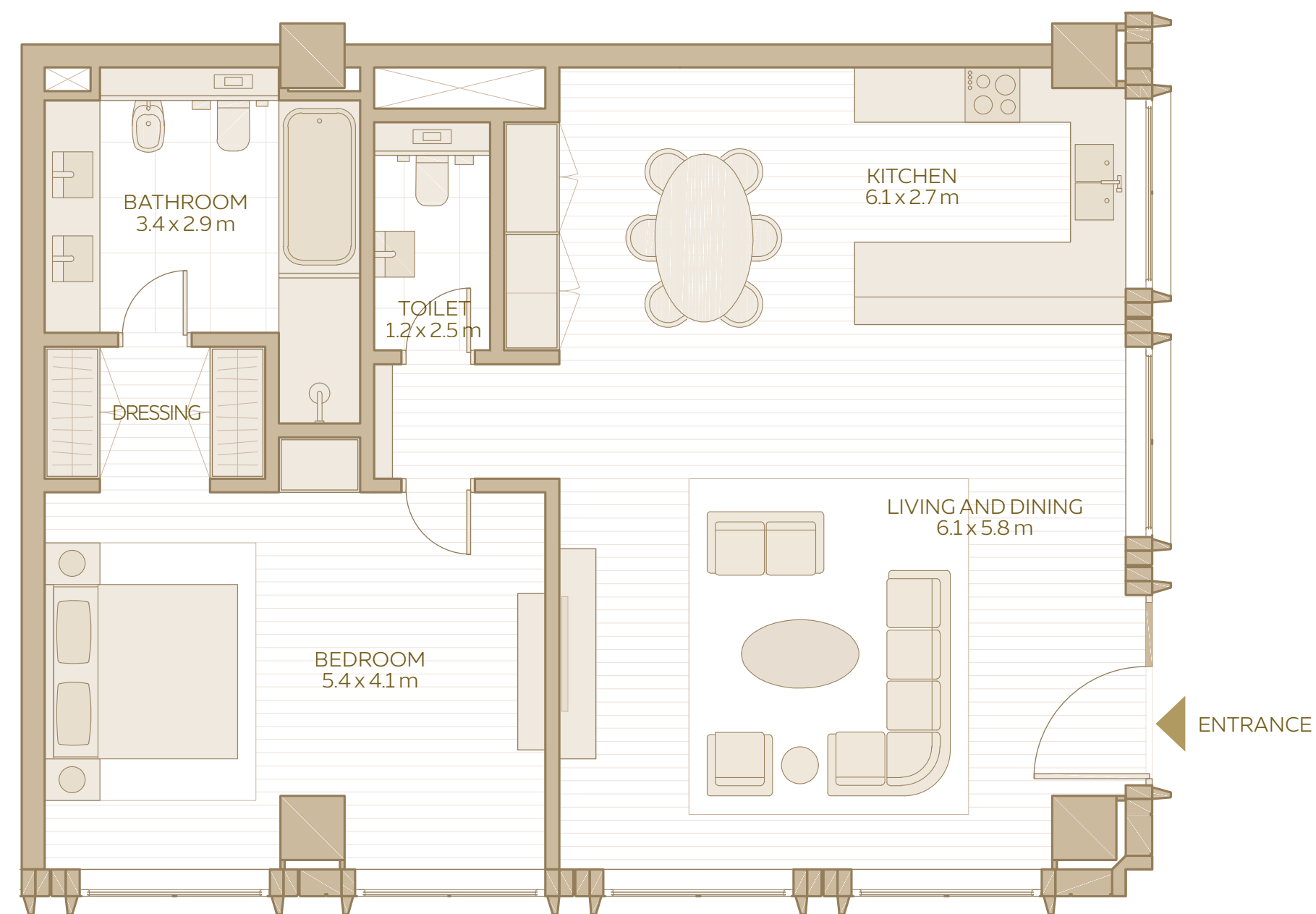


DISCLAIMER: 1. All room dimensions are in metres to the nearest decimal place, measured to structural elements, and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. Areas are exclusive of partition walls, risers and terraces. 4. 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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11 - UNIT PLANS

1-BEDROOM APARTMENT (TYPE 5)

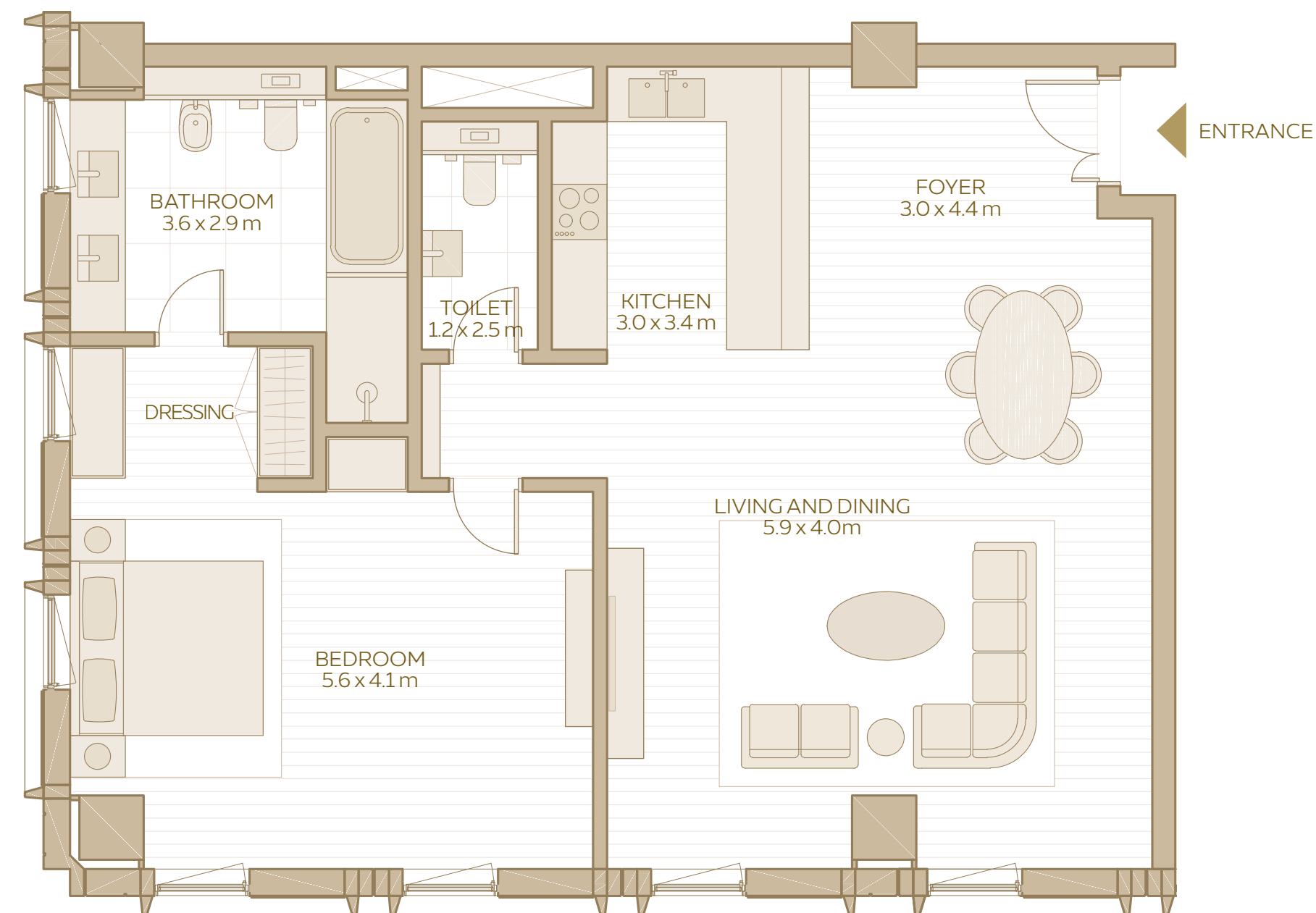


1-BEDROOM APARTMENT TYPE 5

TOTAL AREA:
107.85 SQM / 1,160.89 SQFT

AREA RANGE:
103.22 SQM - 107.85 SQM
1,111.05 SQFT - 1,160.89 SQFT

1-BEDROOM APARTMENT (TYPE 6)



1-BEDROOM APARTMENT TYPE 6

AREA RANGE:
103.19 SQM / 1,110.73 SQFT

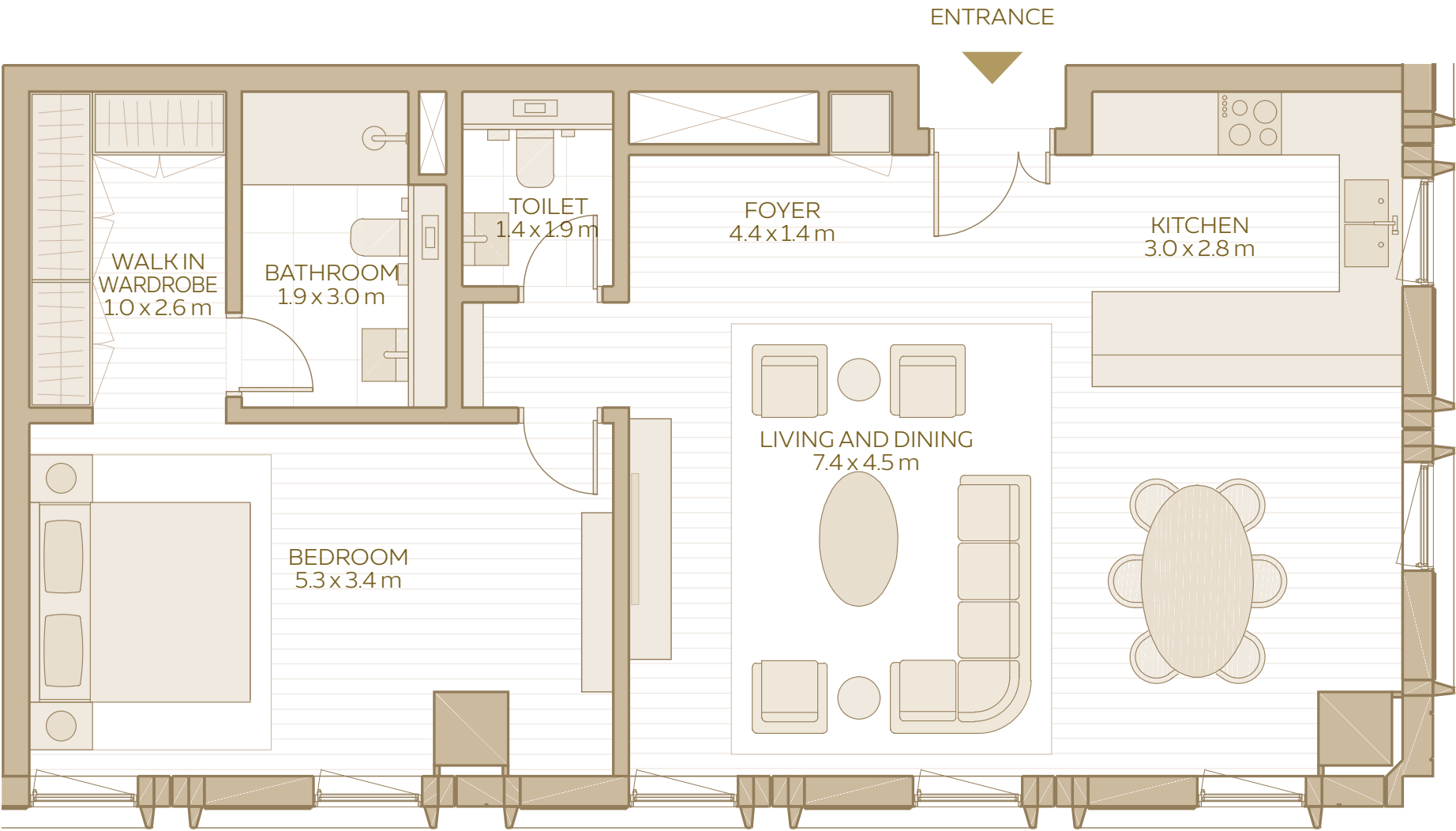


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13 – UNIT PLANS

1-BEDROOM APARTMENT
(TYPE 7)

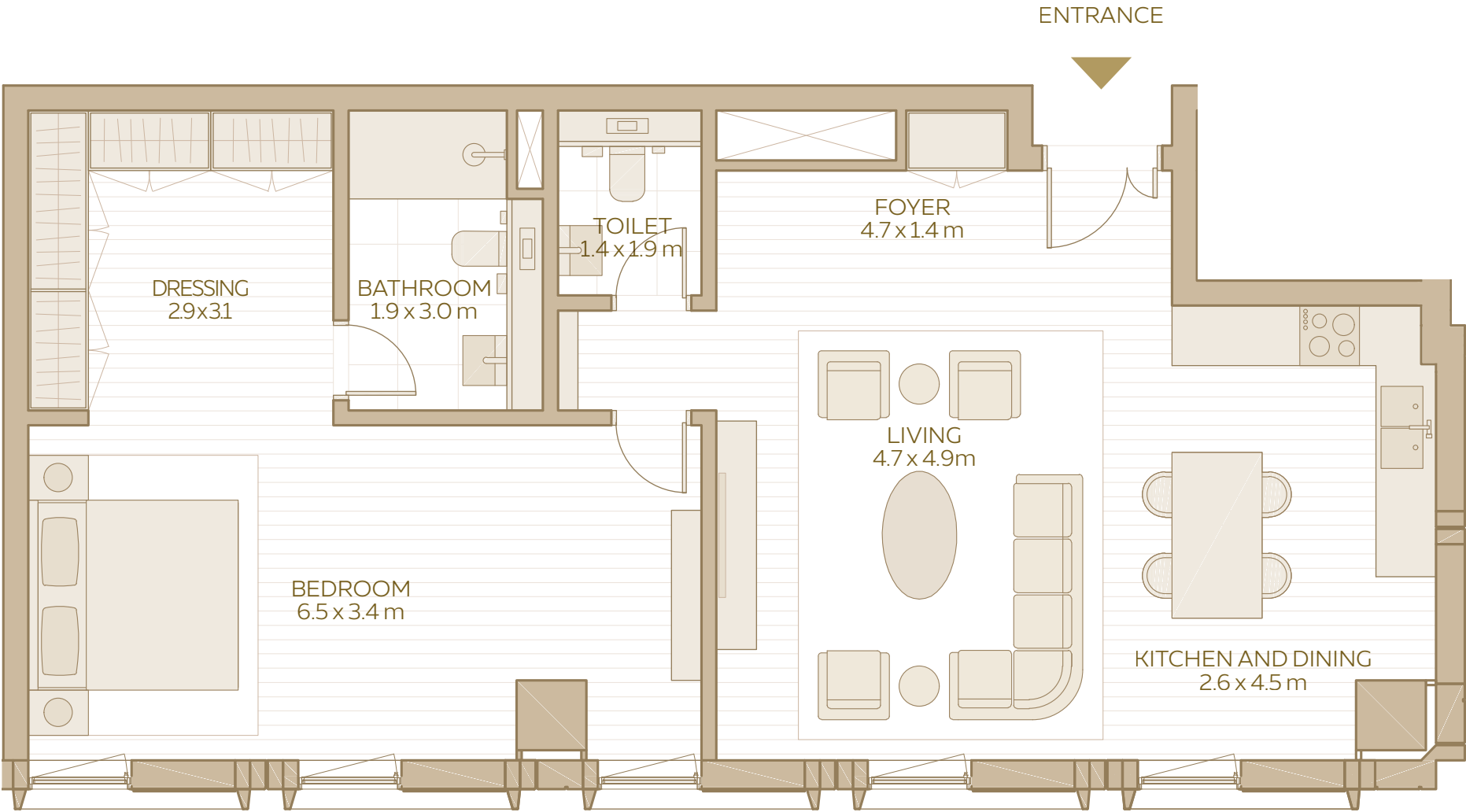


1-BEDROOM
APARTMENT
TYPE 7

TOTAL AREA:
86.57 SQM / 931.83 SQFT

AREA RANGE:
86.21 SQM - 86.59 SQM
927.96 SQFT - 932.05 SQFT

1-BEDROOM APARTMENT
(TYPE 8)

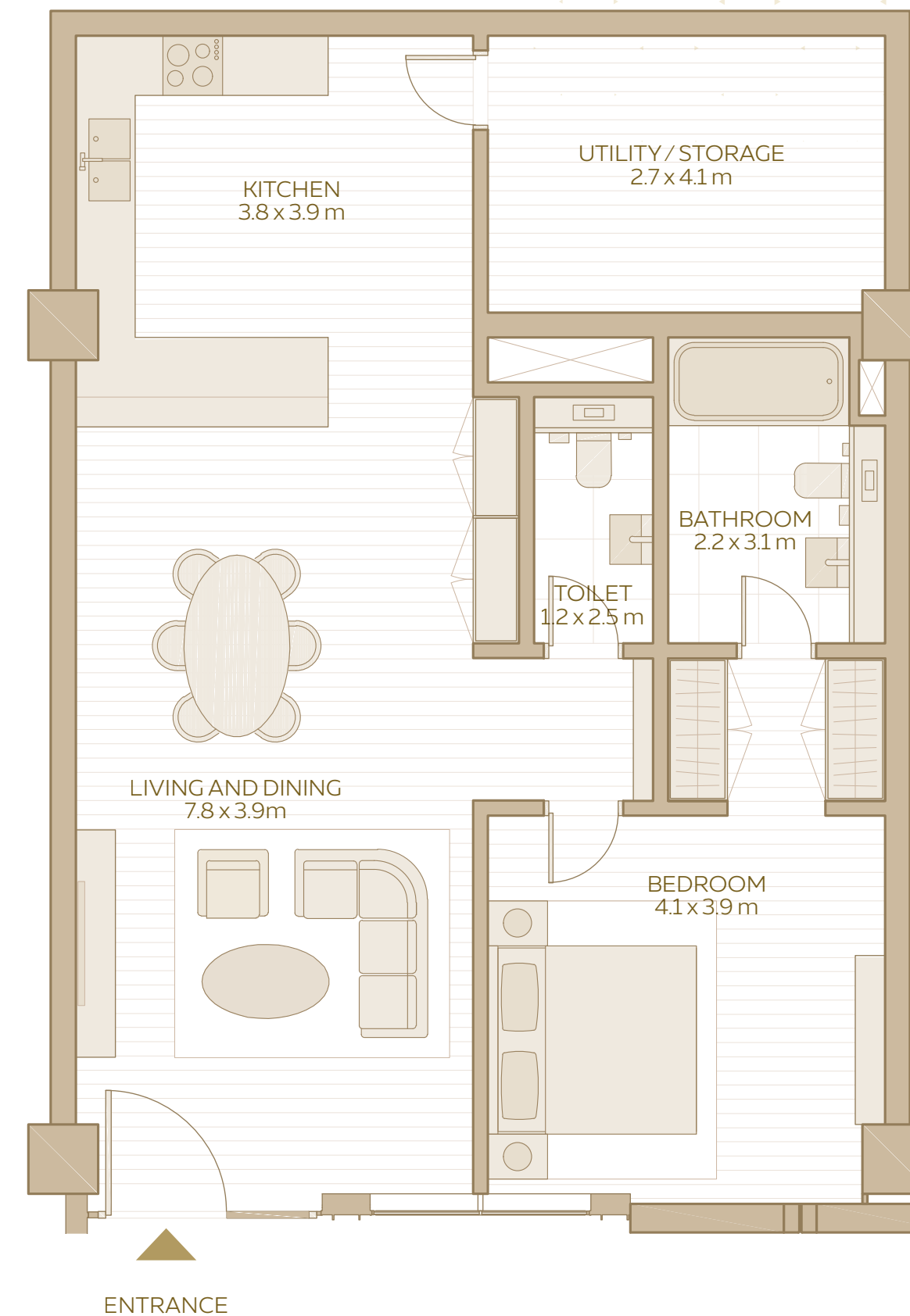


1-BEDROOM
APARTMENT
TYPE 8

TOTAL AREA:
88.24 SQM / 949.81 SQFT

AREA RANGE:
88.24 SQM - 91.65 SQM
949.81 SQFT - 986.51 SQFT

1-BEDROOM APARTMENT (TYPE 10)

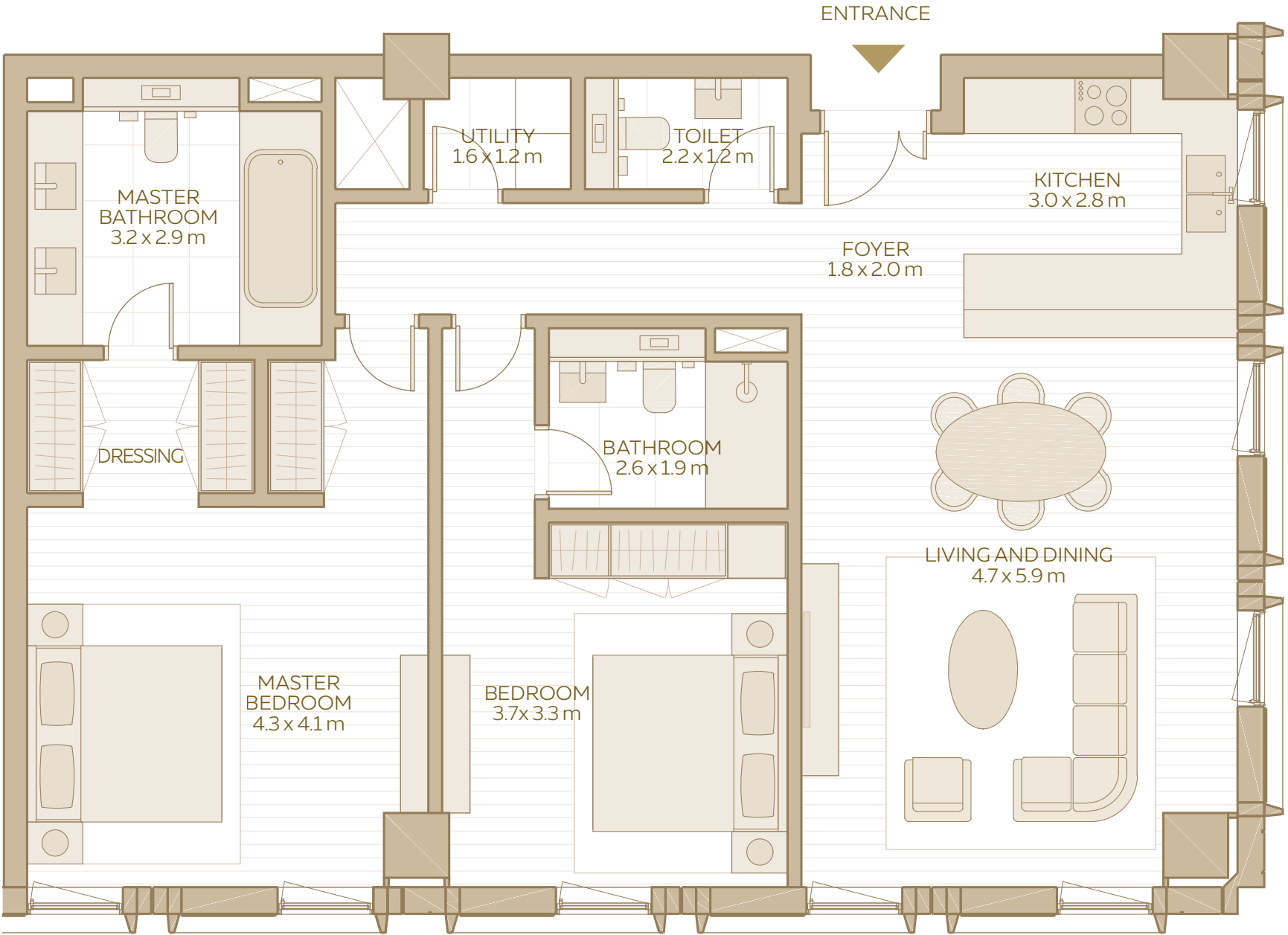


1-BEDROOM APARTMENT TYPE 10

TOTAL AREA:
99.06 SQM / 1,066.27 SQFT

AREA RANGE:
99.06 SQM - 103.38 SQM
1,066.27 SQFT - 1,112.77 SQFT

2-BEDROOM APARTMENT
(TYPE 1)

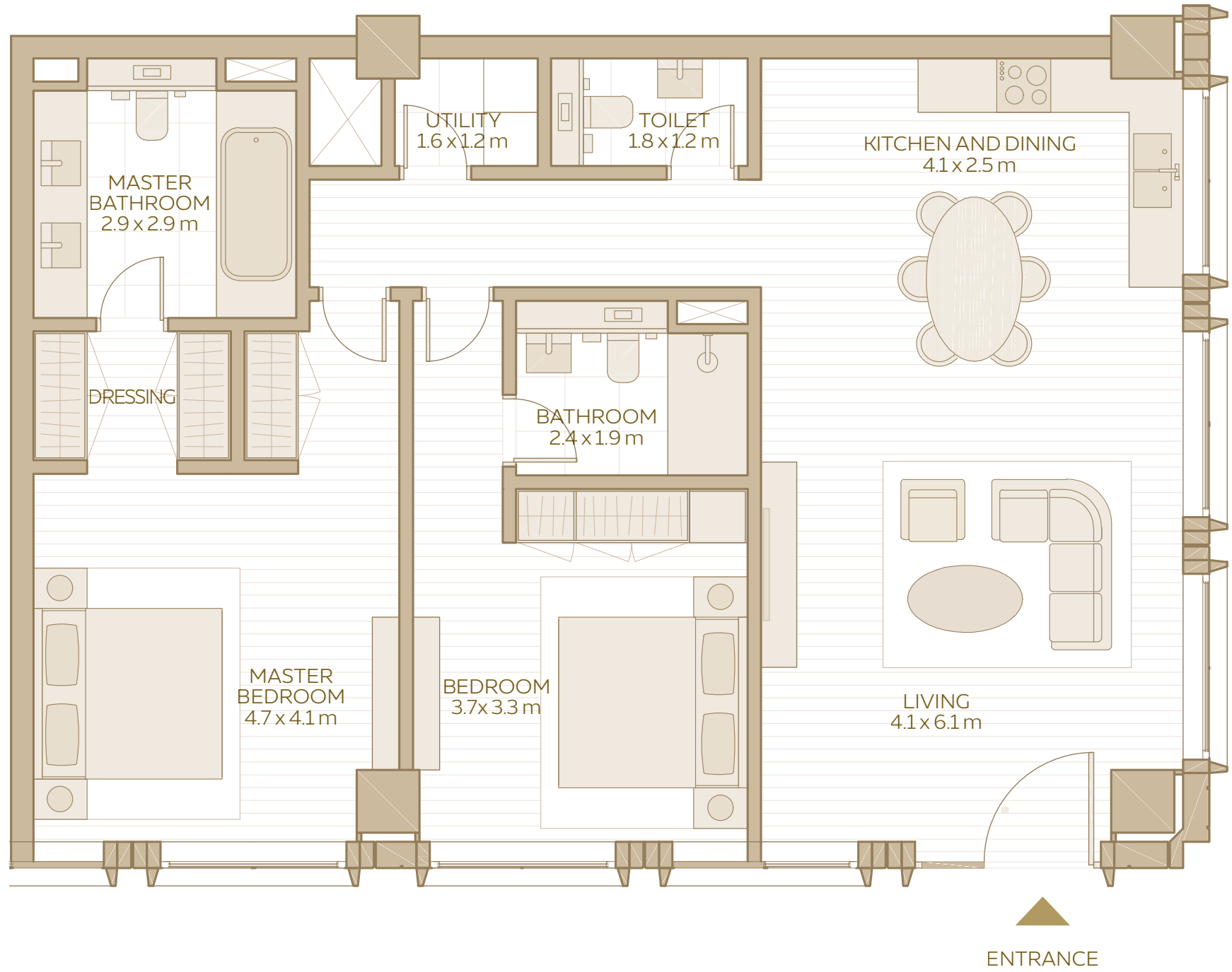


2-BEDROOM
APARTMENT
TYPE 1

TOTAL AREA:
116.99 SQM / 1,259.27 SQFT

AREA RANGE:
109.09 SQM - 116.99 SQM
1,174.23 SQFT - 1,259.27 SQFT

2-BEDROOM APARTMENT
(TYPE 2)

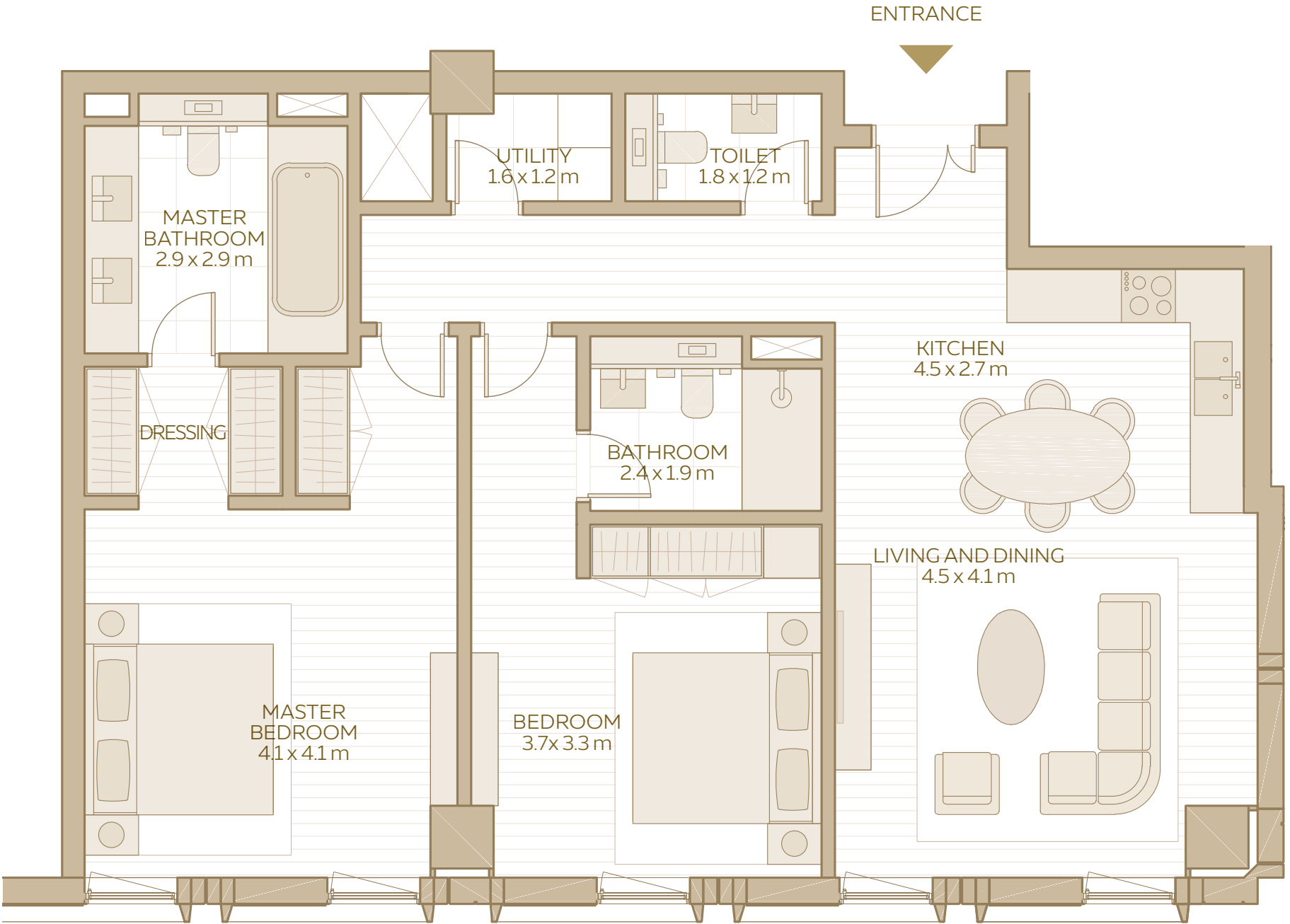


2-BEDROOM
APARTMENT
TYPE 2

TOTAL AREA:
118.03 SQM / 1,270.46 SQFT

AREA RANGE:
111.27 SQM - 118.03 SQM
1,197.70 SQFT - 1,270.46 SQFT

2-BEDROOM APARTMENT
(TYPE 3)



2-BEDROOM
APARTMENT
TYPE 3

TOTAL AREA:
108.33 SQM / 1,166.05 SQFT

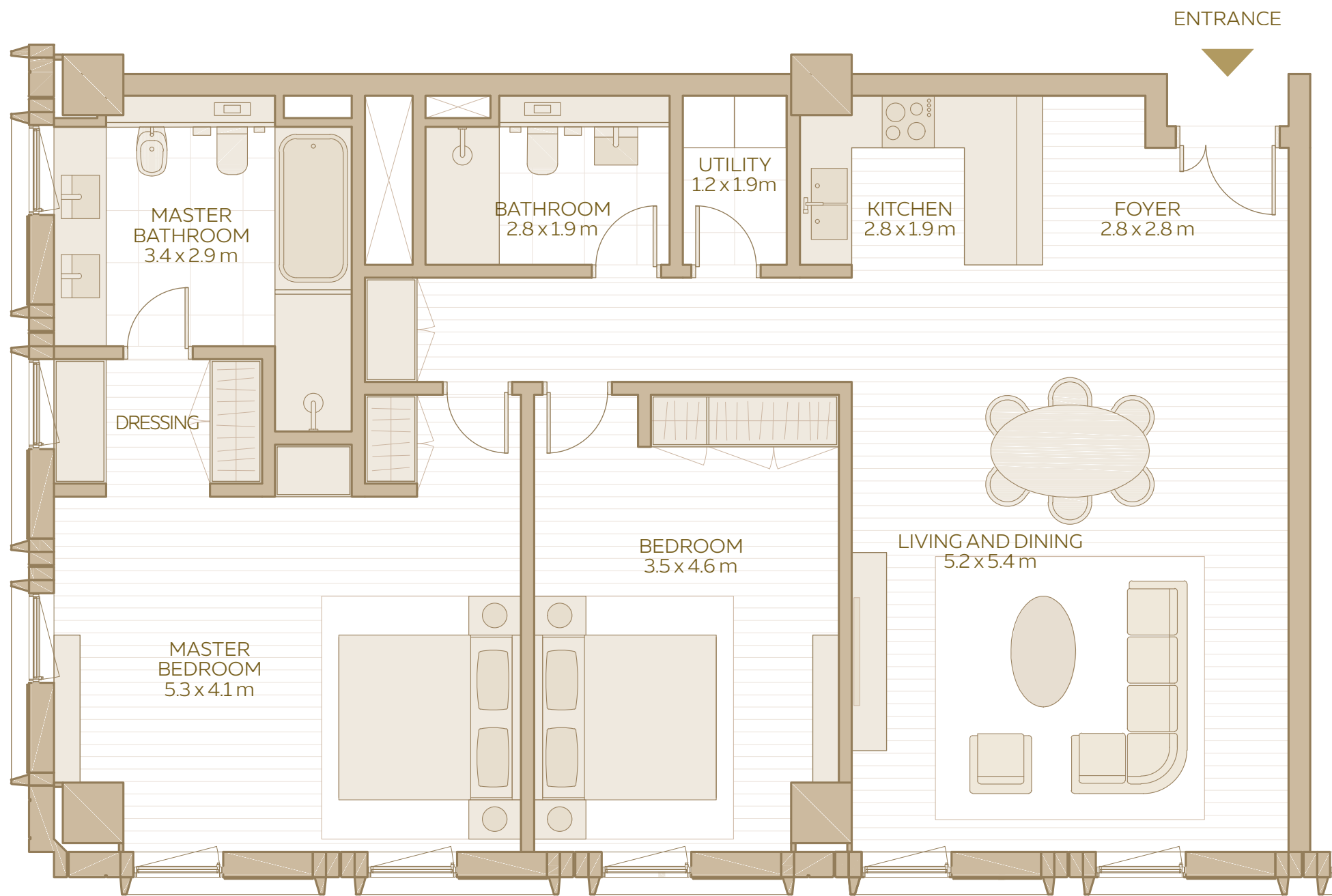


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19 – UNIT PLANS

2-BEDROOM APARTMENT
(TYPE 4)

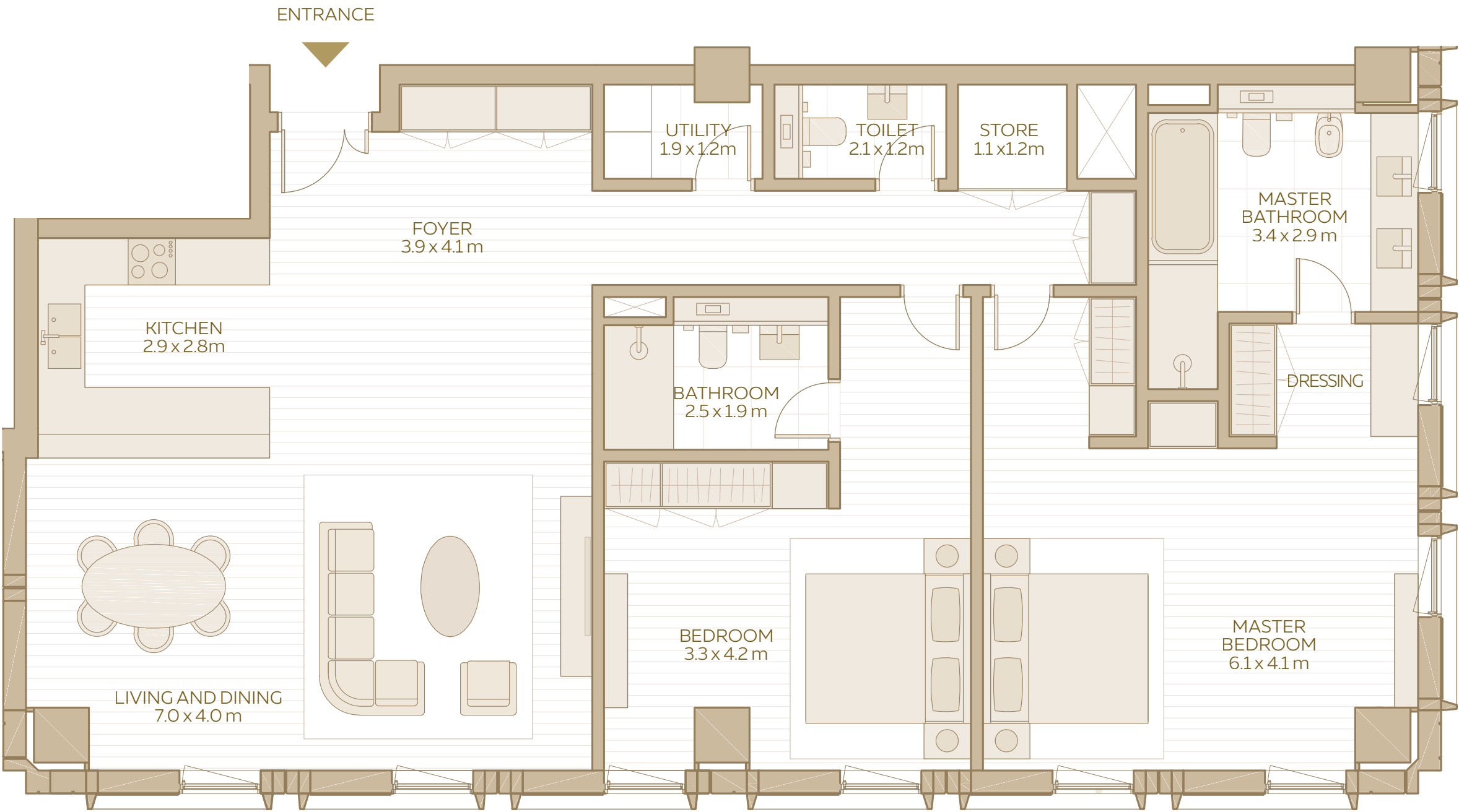


2-BEDROOM
APARTMENT
TYPE 4

TOTAL AREA:
127.70 SQM / 1,374.55 SQFT

AREA RANGE:
127.70 SQM - 127.72 SQM
1,374.55 SQFT - 1,374.77 SQFT

2-BEDROOM APARTMENT
(TYPE 5)



2-BEDROOM
APARTMENT
TYPE 5

TOTAL AREA:
153.30 SQM / 1,650.11 SQFT

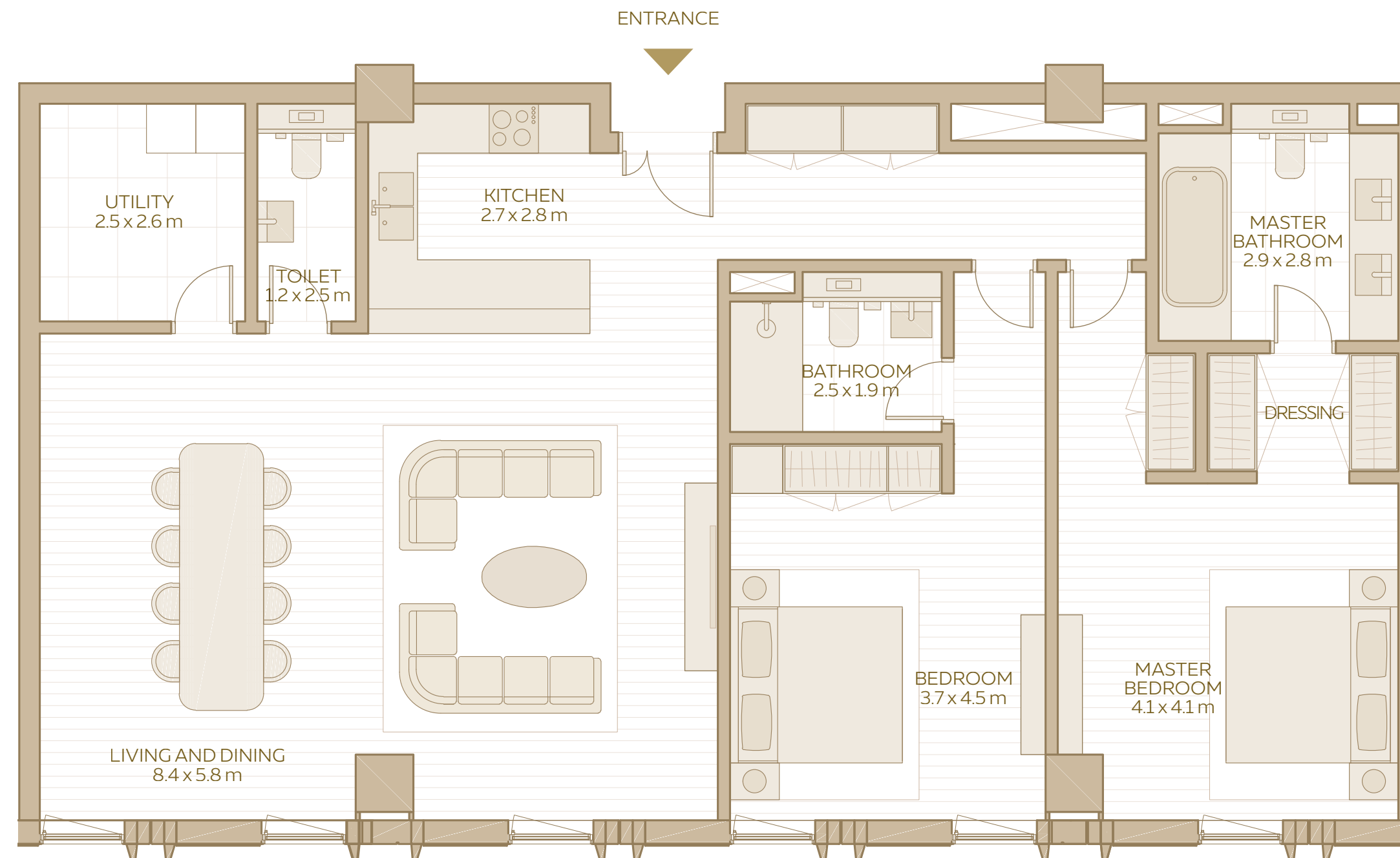


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21 – UNIT PLANS

2-BEDROOM APARTMENT (TYPE 7)

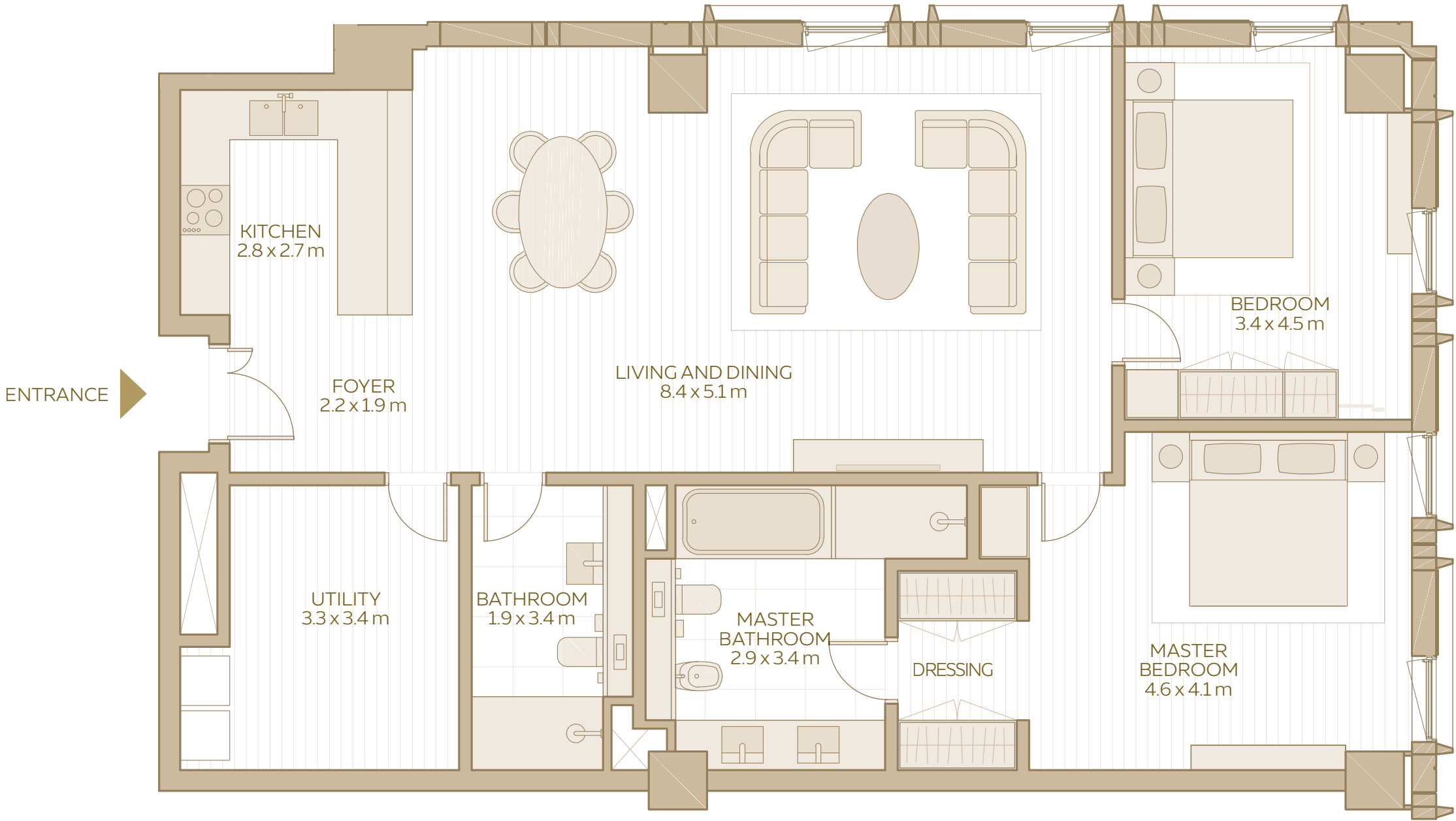


2-BEDROOM APARTMENT TYPE 7

TOTAL AREA:
146.19 SQM / 1,573.58 SQFT

AREA RANGE:
146.19 SQM - 147.90 SQM
1,573.58 SQFT - 1,591.98 SQFT

2-BEDROOM APARTMENT
(TYPE 8)

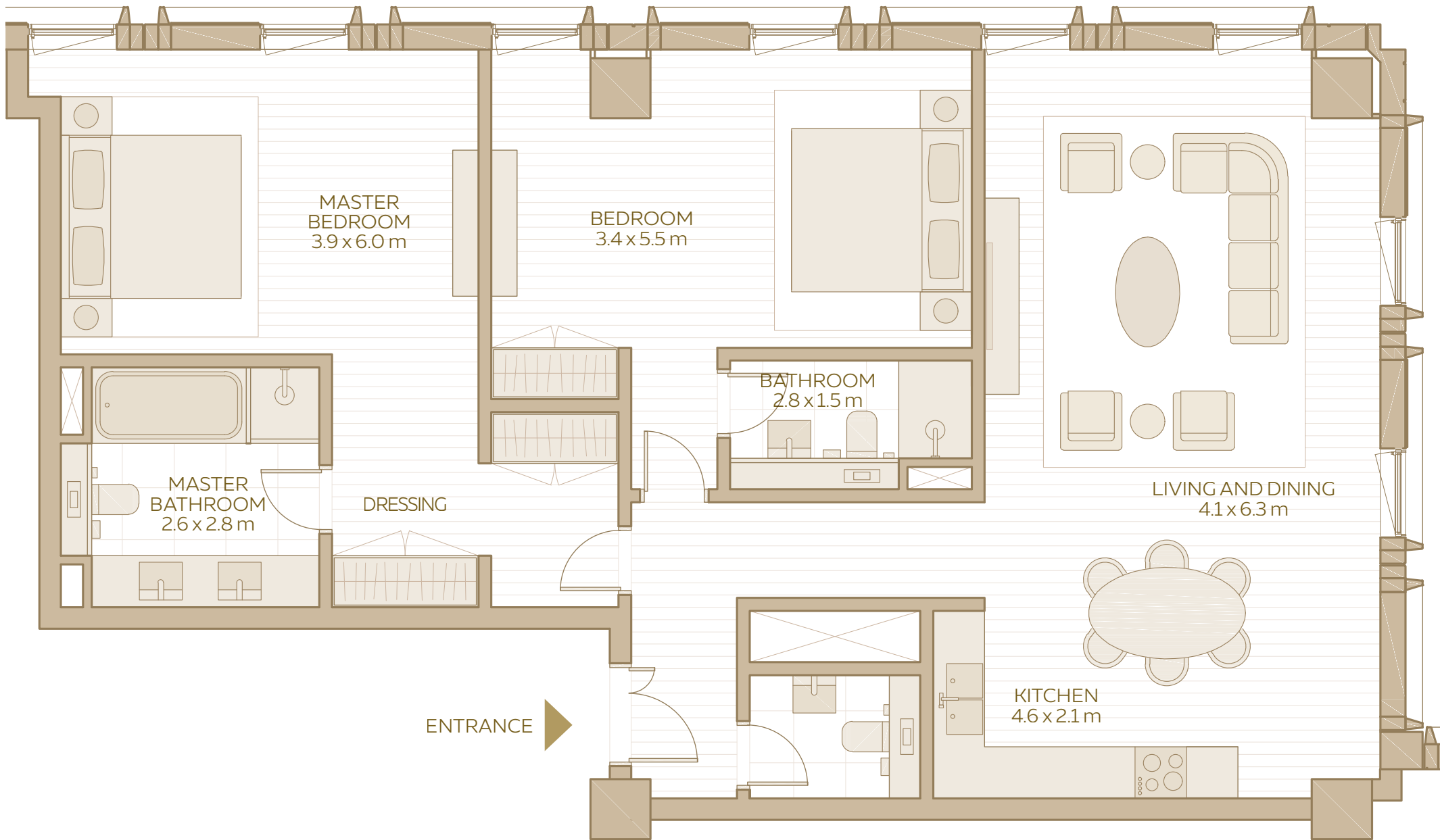


2-BEDROOM
APARTMENT
TYPE 8

TOTAL AREA:
131.90 SQM / 1,419.76 SQFT

AREA RANGE:
126.40 SQM - 131.90 SQM
1,360.56 SQFT - 1,419.76 SQFT

2-BEDROOM APARTMENT
(TYPE 9)

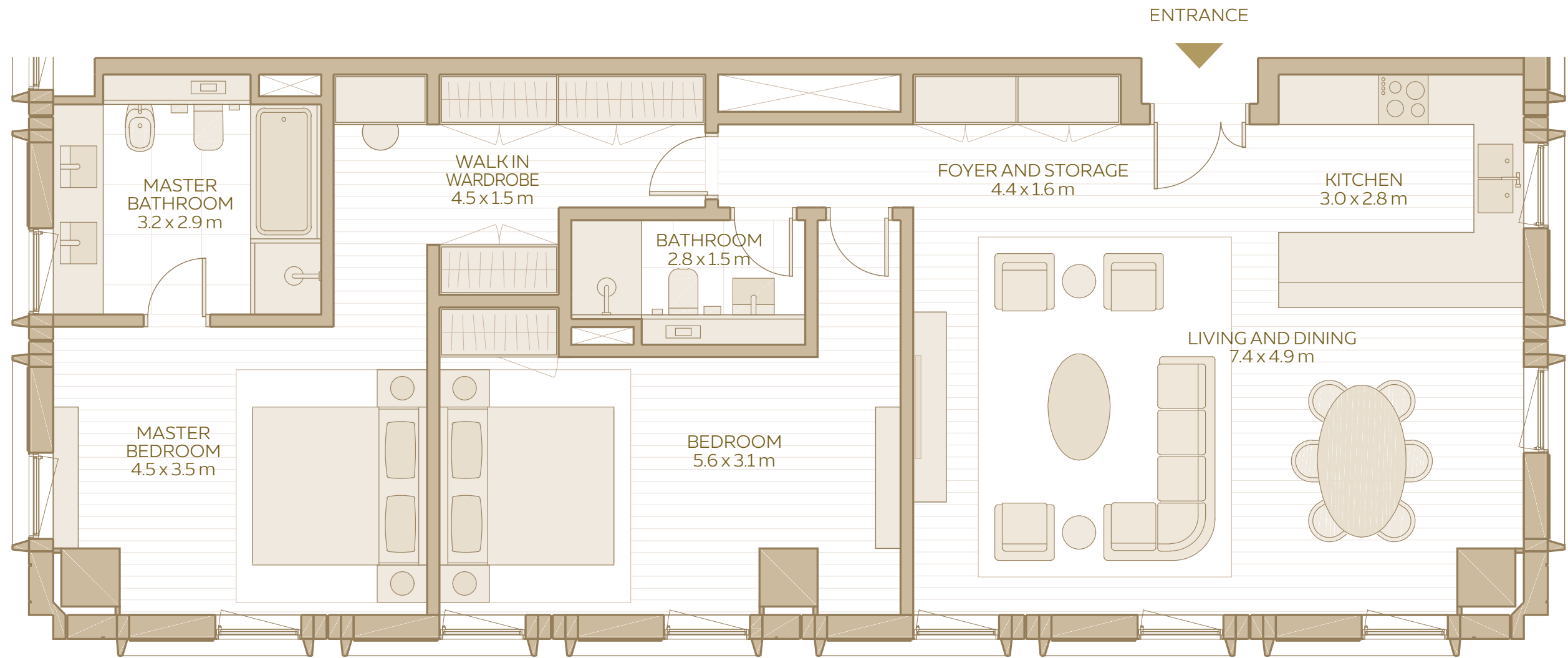


2-BEDROOM
APARTMENT
TYPE 9

TOTAL AREA:
124.23 SQM / 1,337.20 SQFT

AREA RANGE:
122.44 SQM - 125.17 SQM
1,317.93 SQFT - 1,347.32 SQFT

2-BEDROOM APARTMENT
(TYPE 10)



2-BEDROOM
APARTMENT
TYPE 10

TOTAL AREA:
118.91 SQM / 1,279.94 SQFT

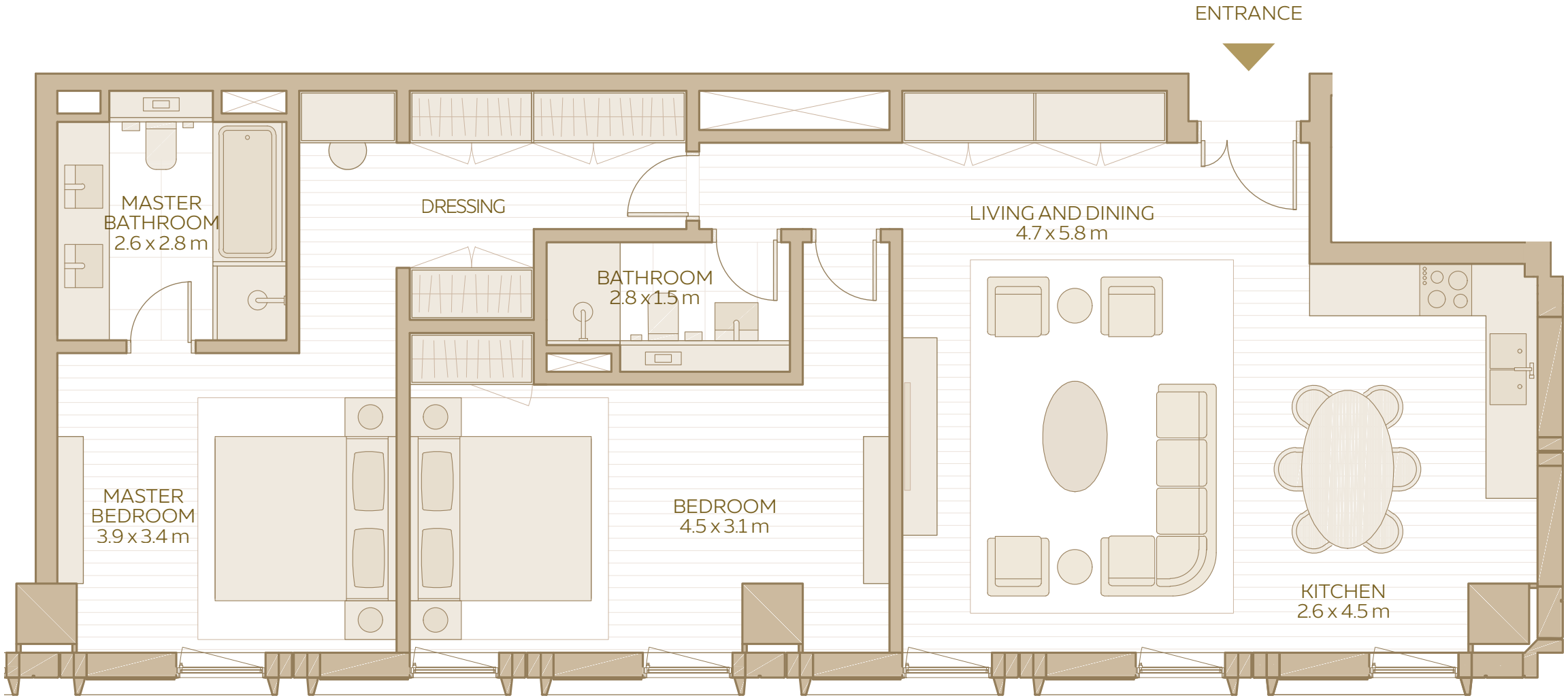
AREA RANGE:
118.91 SQM - 128.67 SQM
1,279.94 SQFT - 1384.99 SQFT

2-BEDROOM APARTMENT
(TYPE 11)

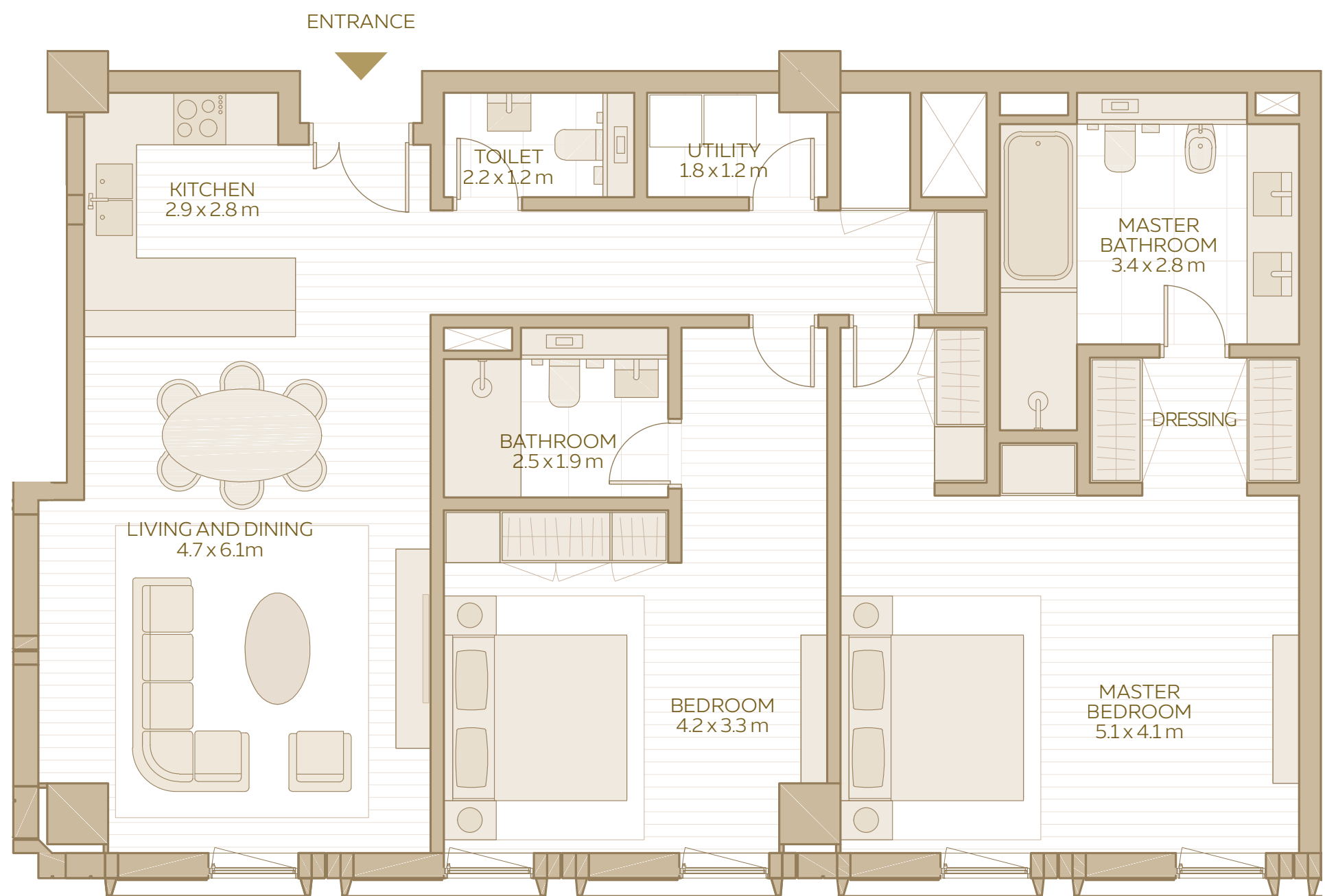
2-BEDROOM
APARTMENT
TYPE 11

TOTAL AREA:
109.01 SQM / 1,173.37 SQFT

AREA RANGE:
109.01 SQM - 114.52 SQM
1,173.37 SQFT - 1,232.68 SQFT



2-BEDROOM APARTMENT
(TYPE 12)

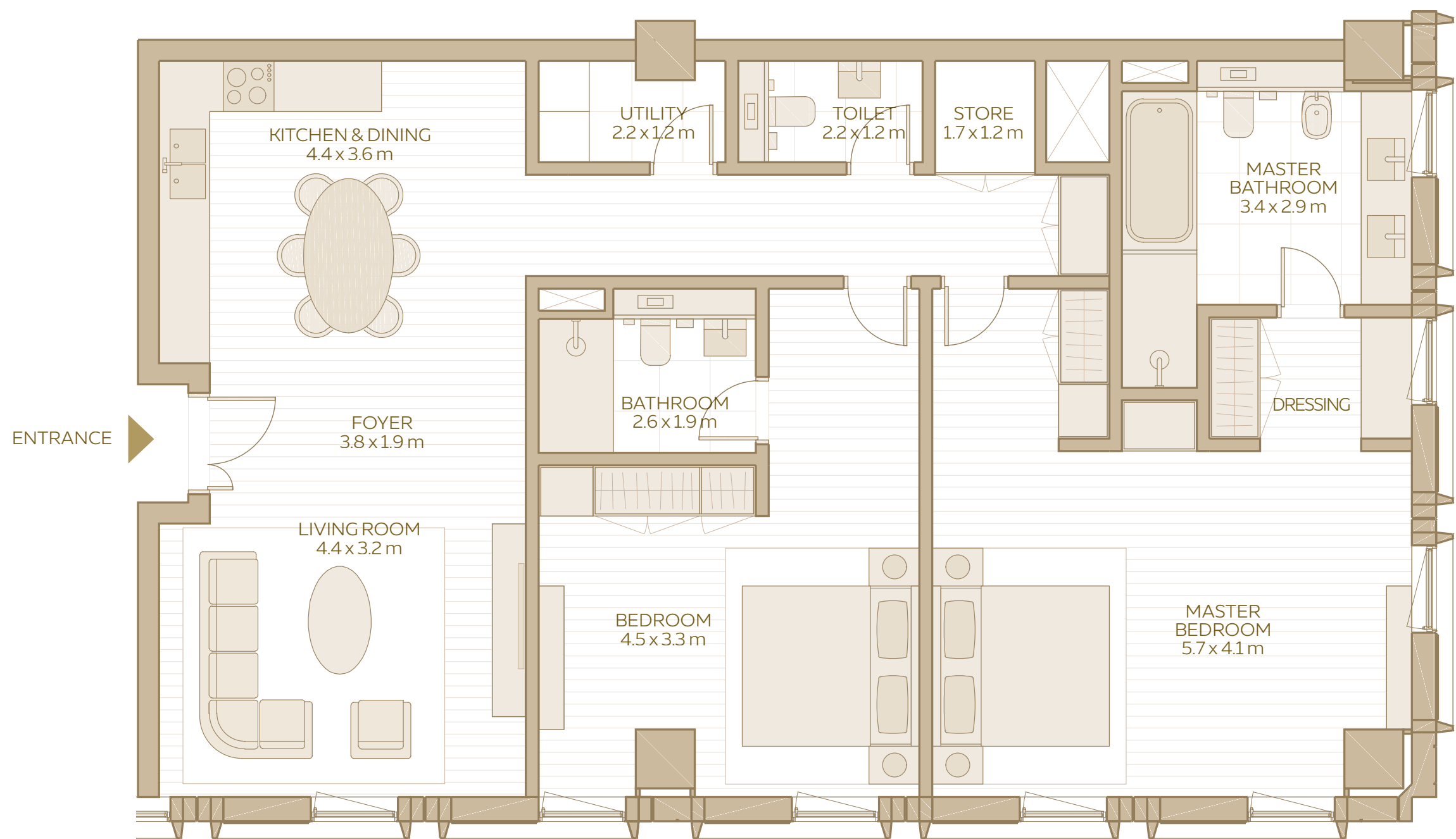


2-BEDROOM
APARTMENT
TYPE 12

TOTAL AREA:
128.17 SQM / 1,379.61 SQFT

AREA RANGE:
128.17 SQM - 128.64 SQM
1,379.61 SQFT - 1,384.67 SQFT

2-BEDROOM APARTMENT
(TYPE 13)

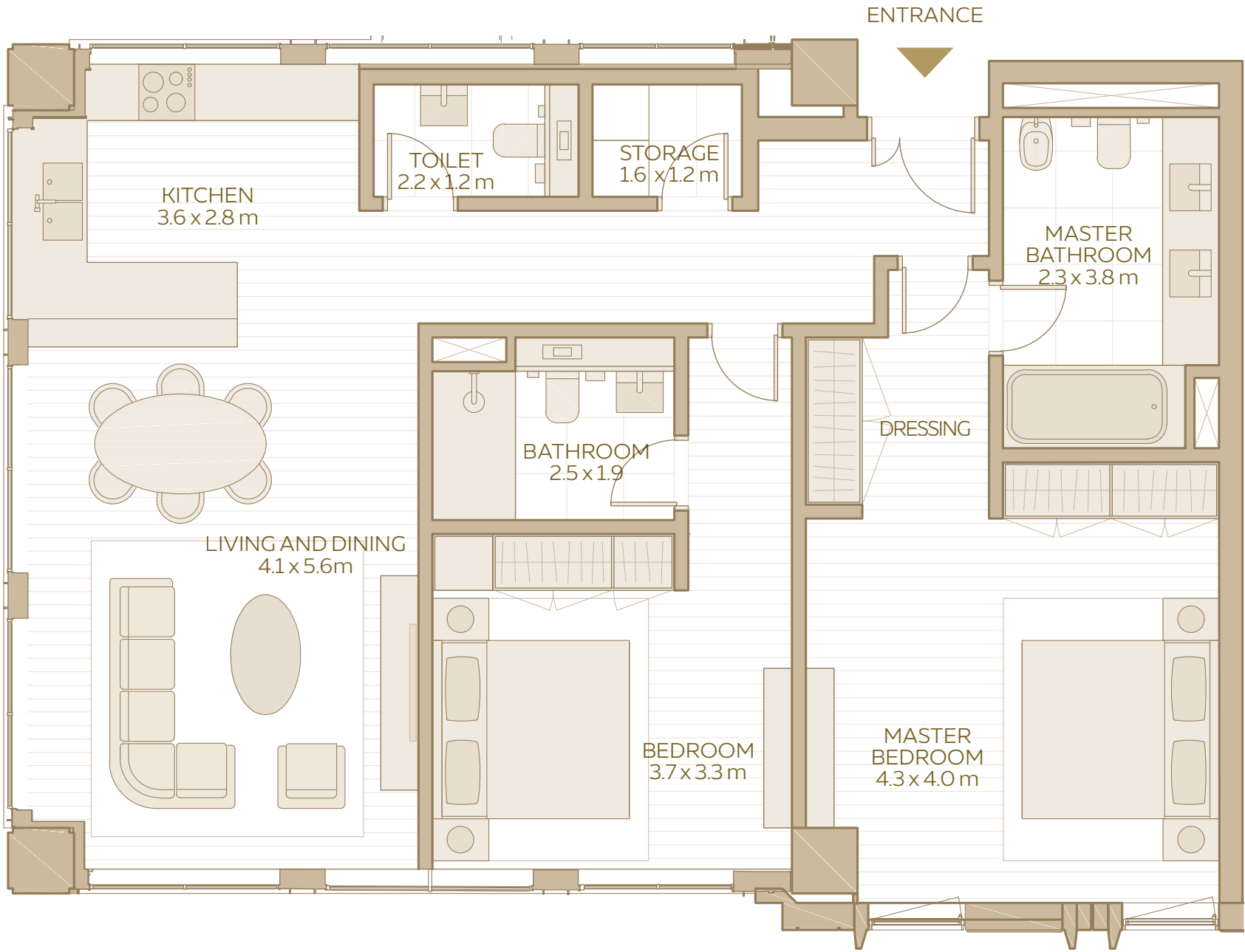


2-BEDROOM
APARTMENT
TYPE 13

TOTAL AREA:
133.86 SQM / 1,440.86 SQFT

AREA RANGE:
133.03 SQM - 133.86 SQM
1,431.92 SQFT - 1,440.86 SQFT

2-BEDROOM APARTMENT
(TYPE 14)



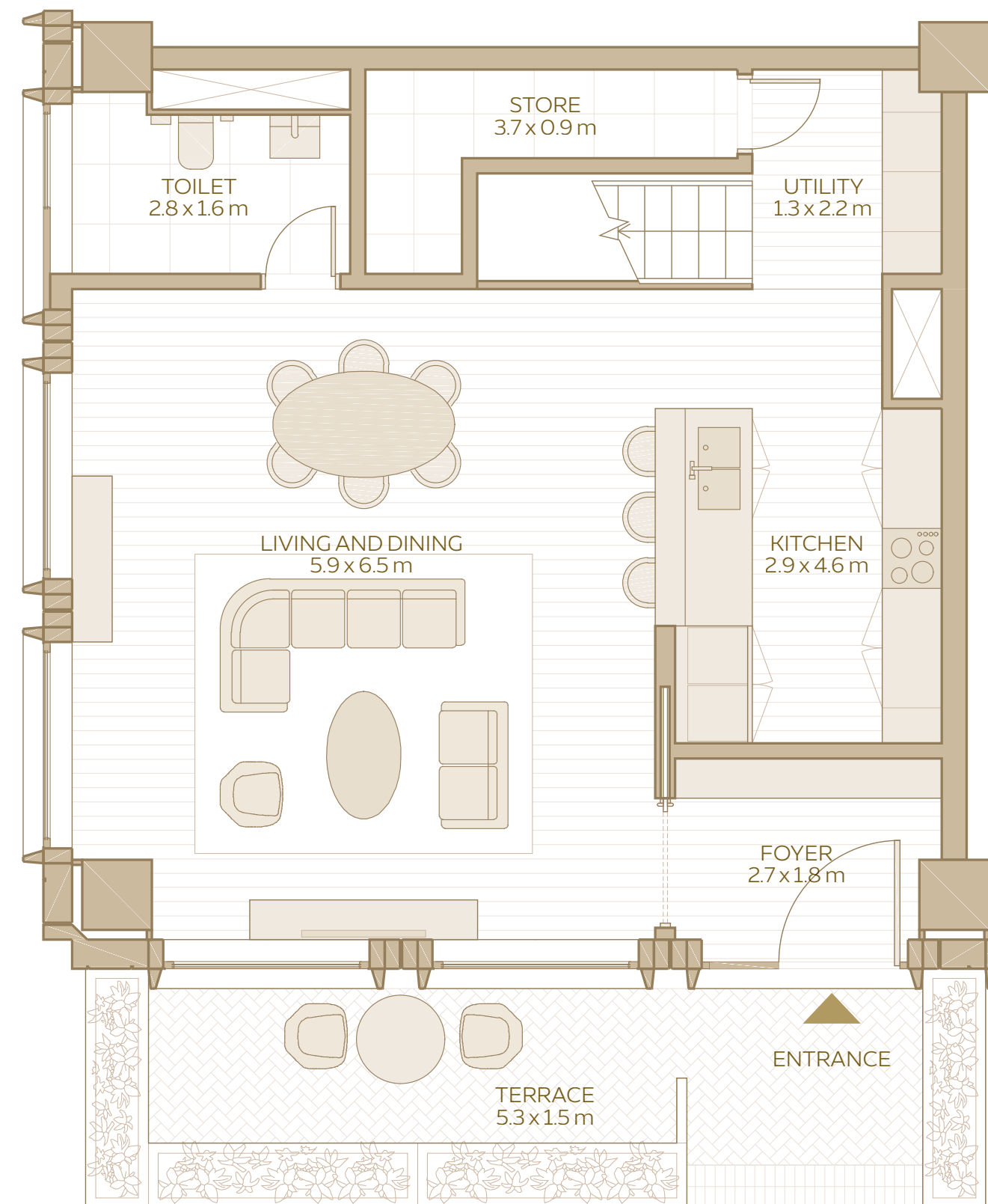
2-BEDROOM
APARTMENT
TYPE 14

TOTAL AREA:
113.22 SQM / 1,218.69 SQFT

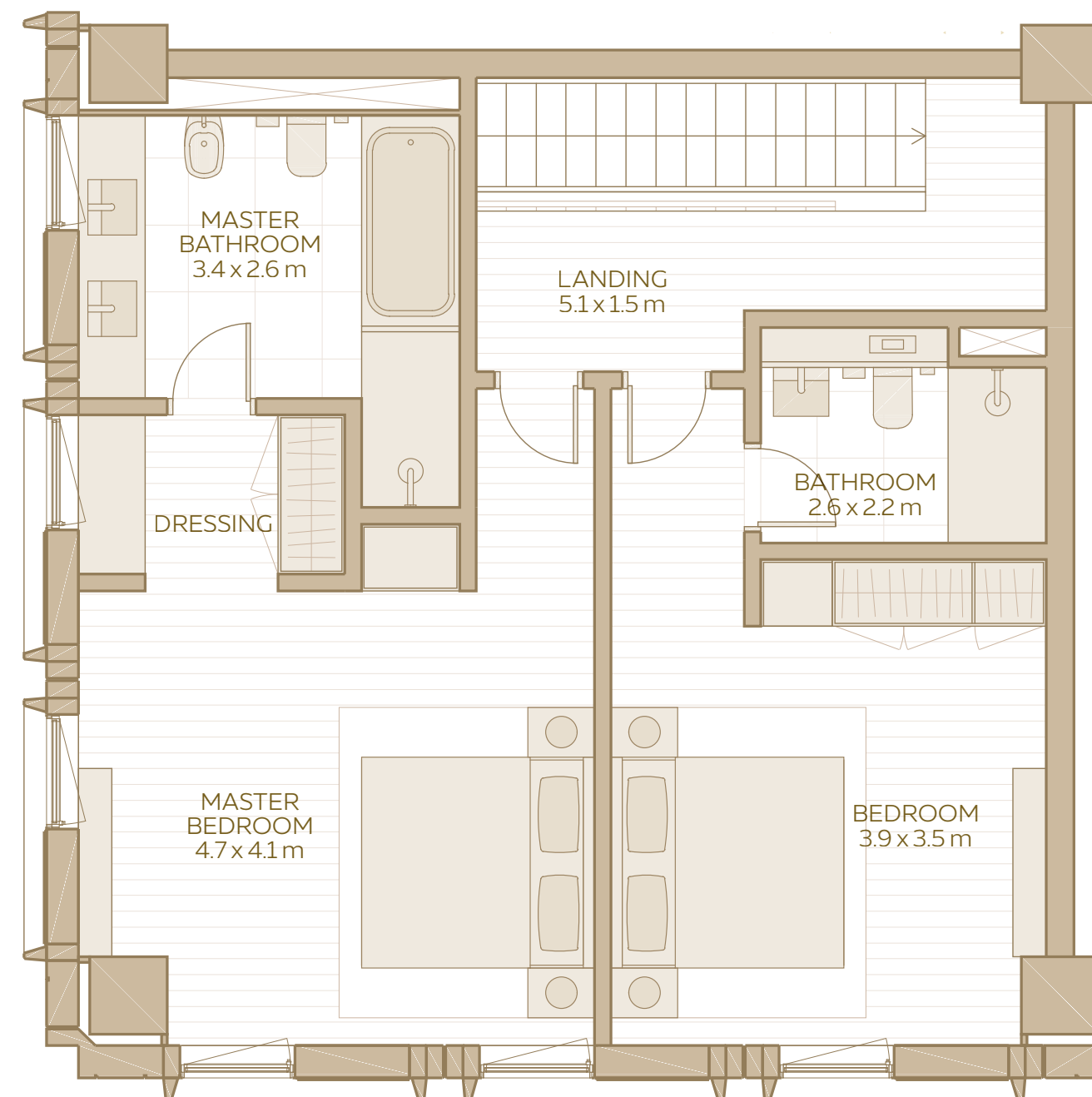
AREA RANGE:
113.22 SQM - 113.43 SQM
1,218.69 SQFT - 1,220.95 SQFT

2-BEDROOM LOFT (TYPE 1)

GROUND FLOOR



FIRST FLOOR



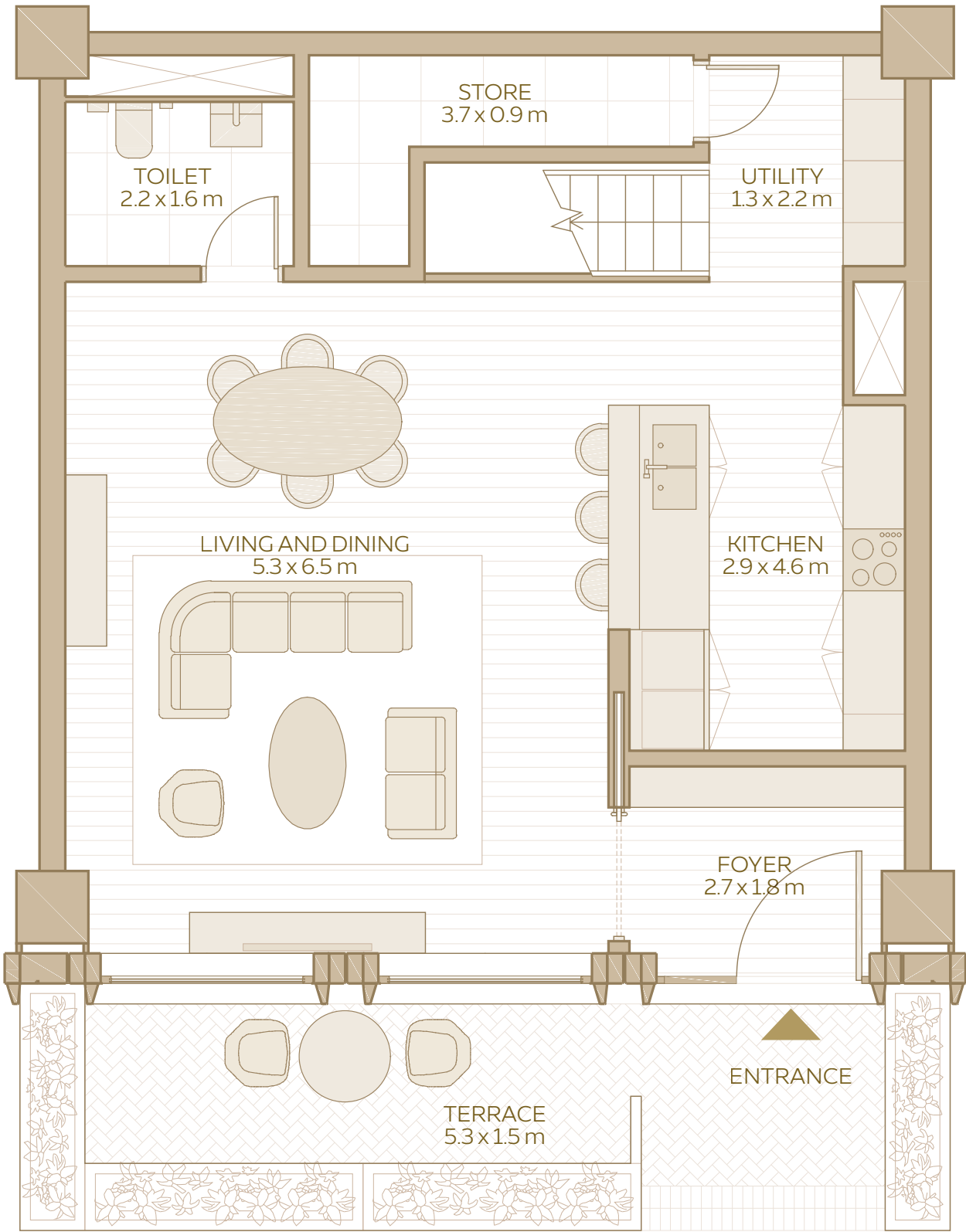
2-BEDROOM LOFT TYPE 1

TOTAL AREA:
158.10 SQM / 1,701.77 SQFT

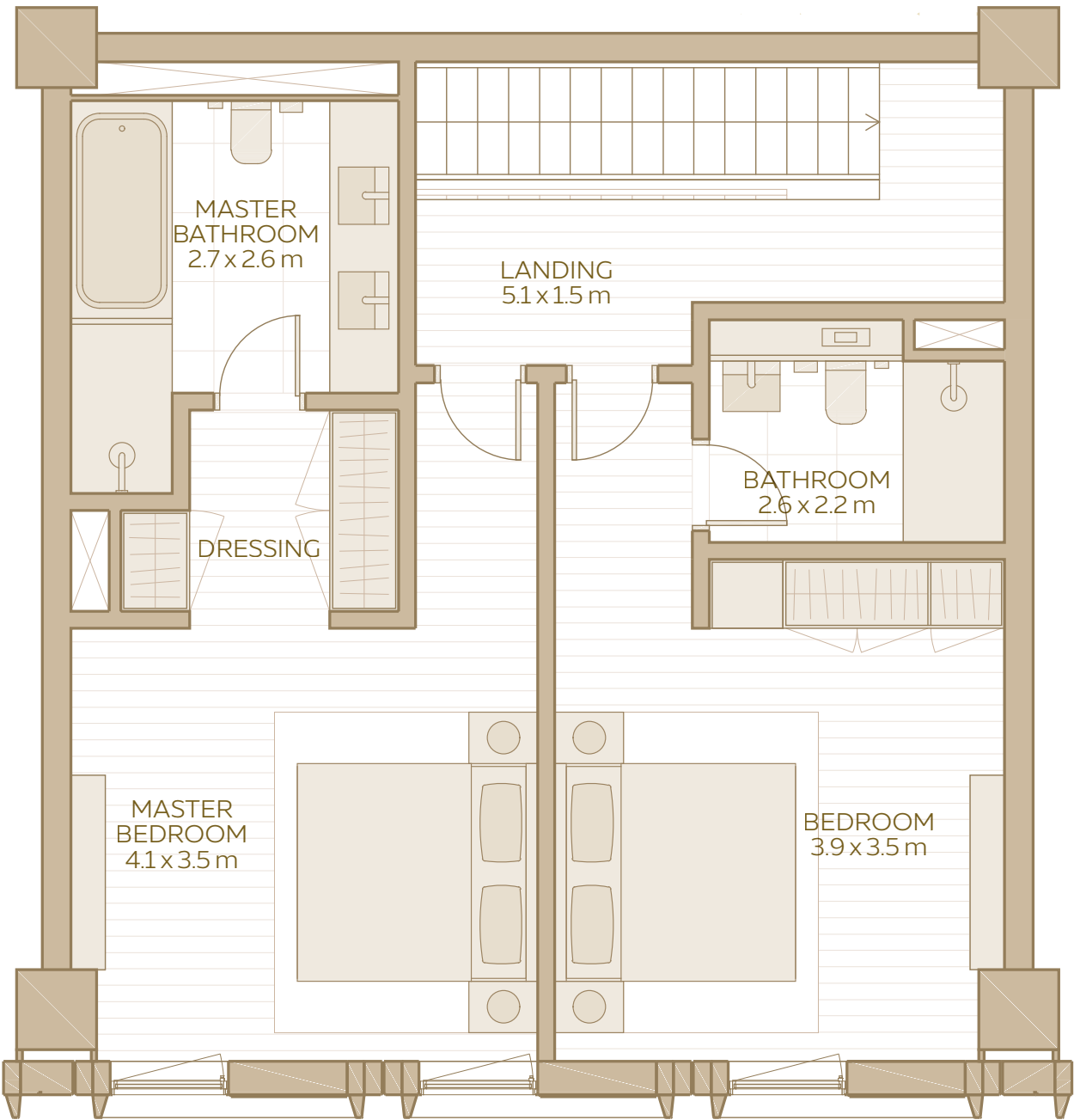
AREA RANGE:
158.10 SQM - 158.79 SQM
1,701.77 SQFT - 1,709.20 SQFT

2-BEDROOM LOFT
(TYPE 2)

GROUND FLOOR



FIRST FLOOR



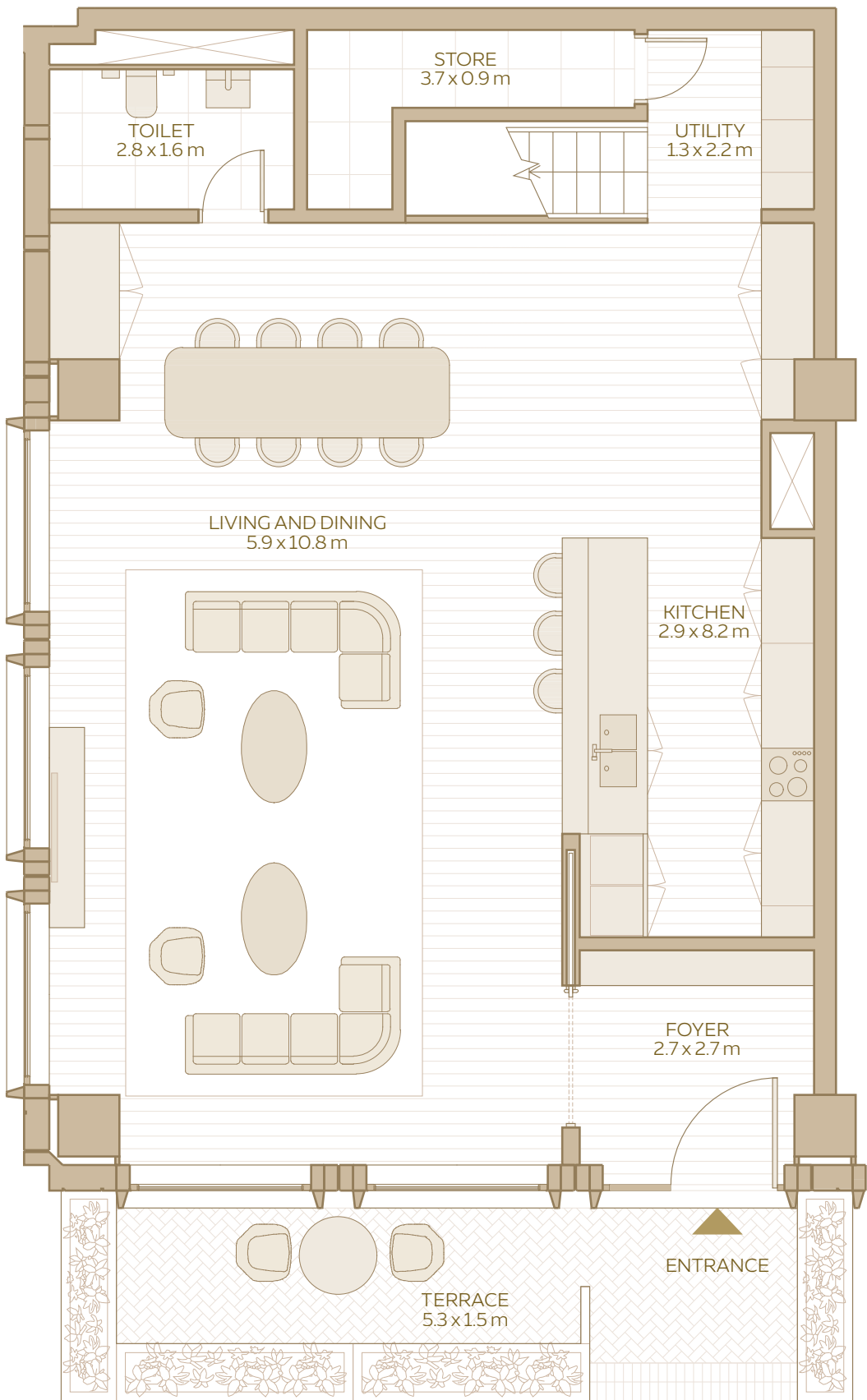
2-BEDROOM
LOFT
TYPE 2

TOTAL AREA:
147.55 SQM / 1,588.21 SQFT

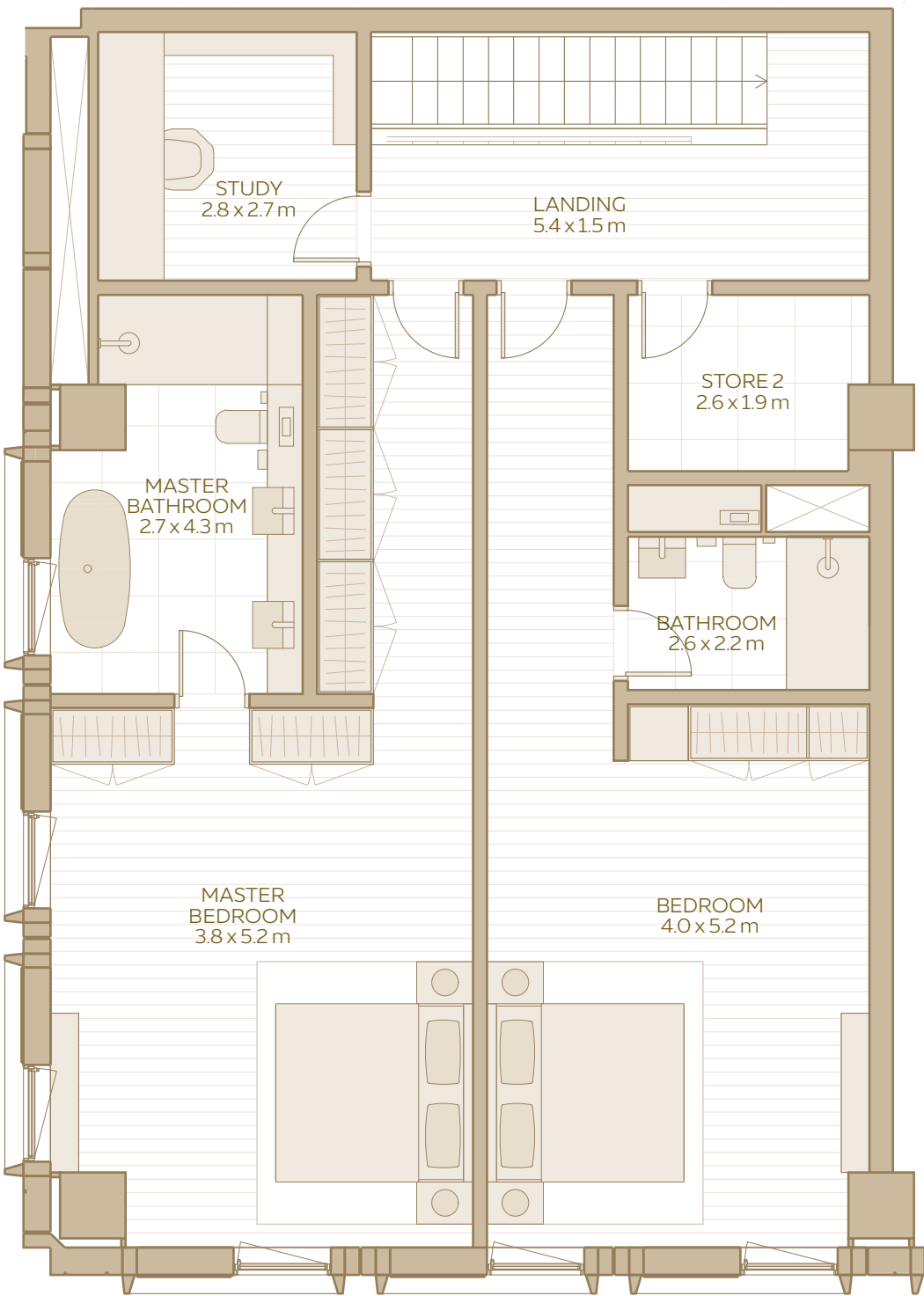
AREA RANGE:
147.55 SQM - 153.80 SQM
1,588.21 SQFT - 1,655.49 SQFT

2-BEDROOM LOFT
(TYPE 3)

GROUND FLOOR



FIRST FLOOR



2-BEDROOM
LOFT
TYPE 3

TOTAL AREA:
231.07 SQM / 2,487.22 SQFT

AREA RANGE:
223.70 SQM - 231.07 SQM
2,407.89 SQFT - 2,487.22 SQFT



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33- ENTRANCE



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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34 – 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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35 – 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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36 – APARTMENT LIVING



SERENE BEDROOMS

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

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37 – 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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38 – 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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39 – COMMUNITY



AMENITIES

FULLY EQUIPPED GYM

FITNESS CENTRE

COMMUNITY POOL

PARKS

PLAY AREAS

RUNNING TRACKS

AL WAHA

40 – AMENITIES



ATTRACTIONS

- SURREAL WATER FEATURE
- AL WASL PLAZA
- GARDEN IN THE SKY
- ALIF
- CONNECT CONFERENCE CENTRE
- TERRA
- VISION



AL WAHA

SIGNATURE RESIDENCES BY EXPO CITY DUBAI

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