

SHAMSA

Townhouses

AT EXPO VALLEY



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






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

Shamsa 1 townhouses

	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)

Palm Jebel Ali



Jebel Ali Port

Palm Jumeirah

Dubai Marina



Dubai Metro

Burj Al Arab

DUBAI

Burj Khalifa

DIFC

Dubai International Airport (DXB)

Meydan

Al Maktoum International Airport (DWC)

10 mins.

15 mins.

25 mins.

35 mins.

50 mins.

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Expo Valley Standard Payment Plan – 3 Year PHPP (50/50)

Instalment	Instalment percentage	Milestone
Down payment	20%	On reservation date
1 st instalment	5%	Within 6 months from reservation date
2 nd instalment	5%	Within 12 months from reservation date
3 rd instalment	5%	Within 18 months from reservation date
4 th instalment	5%	Within 22 months from reservation date
5 th instalment	5%	Within 26 months from reservation date
6 th instalment	5%	On Completion
7 th instalment	8%	6 months post-handover
8 th instalment	8%	12 months post-handover
9 th instalment	8%	18 months post-handover
10 th instalment	8%	24 months post-handover
11 th instalment	8%	30 months post-handover
12 th instalment	10%	36 months post-handover
100%		

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.



For enquiries, please contact:

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Or visit the Expo City Dubai Sales Centre

expocitydubai.com

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