

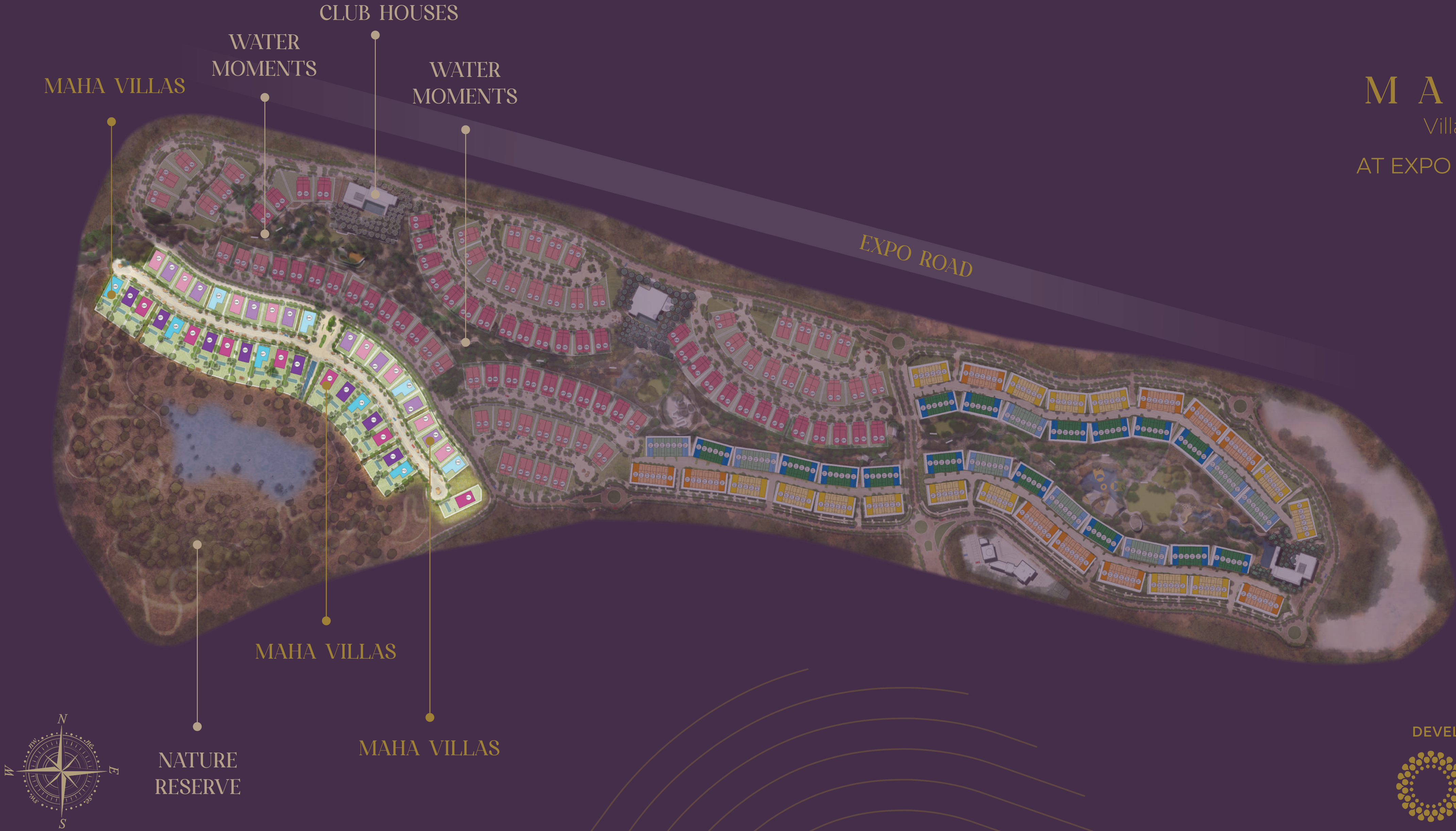


EXPO CITY MASTER PLAN

DEVELOPED BY



MAHA
Villas
AT EXPO VALLEY



DEVELOPED BY



STAY CONNECTED

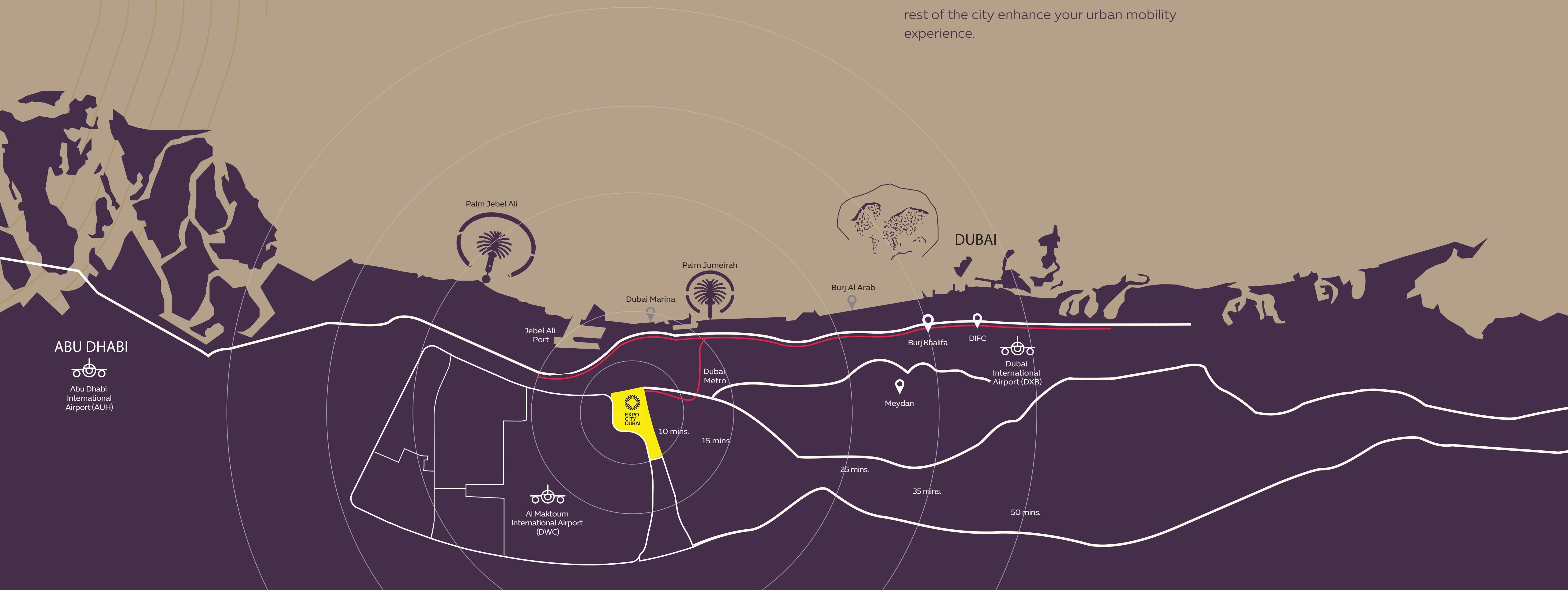
Nestled within Expo City, a home at Maha Villas at Expo Valley means having seamless connectivity to the extensive cityscape and beyond.

Easy access via four prominent highways: Sheikh Mohammed bin Zayed Road, Sheikh Zayed Road, Emirates Road, and Al Khail Road ensures effortless connections to Dubai, Abu Dhabi and the northern emirates.

Direct access to Dubai Metro: A dedicated metro stop, guaranteeing uninterrupted travel to Dubai Marina. Connections to the rest of the city enhance your urban mobility experience.

Proximity to global air hubs: Strategically positioned, just 20 minutes away from Al Maktoum International and within an hour's drive of Dubai International and Abu Dhabi International airports, ensuring global connectivity at your doorstep.

Prime location: A 15-minute drive from Dubai Marina and 40 minutes from the vibrant heart of Downtown Dubai.



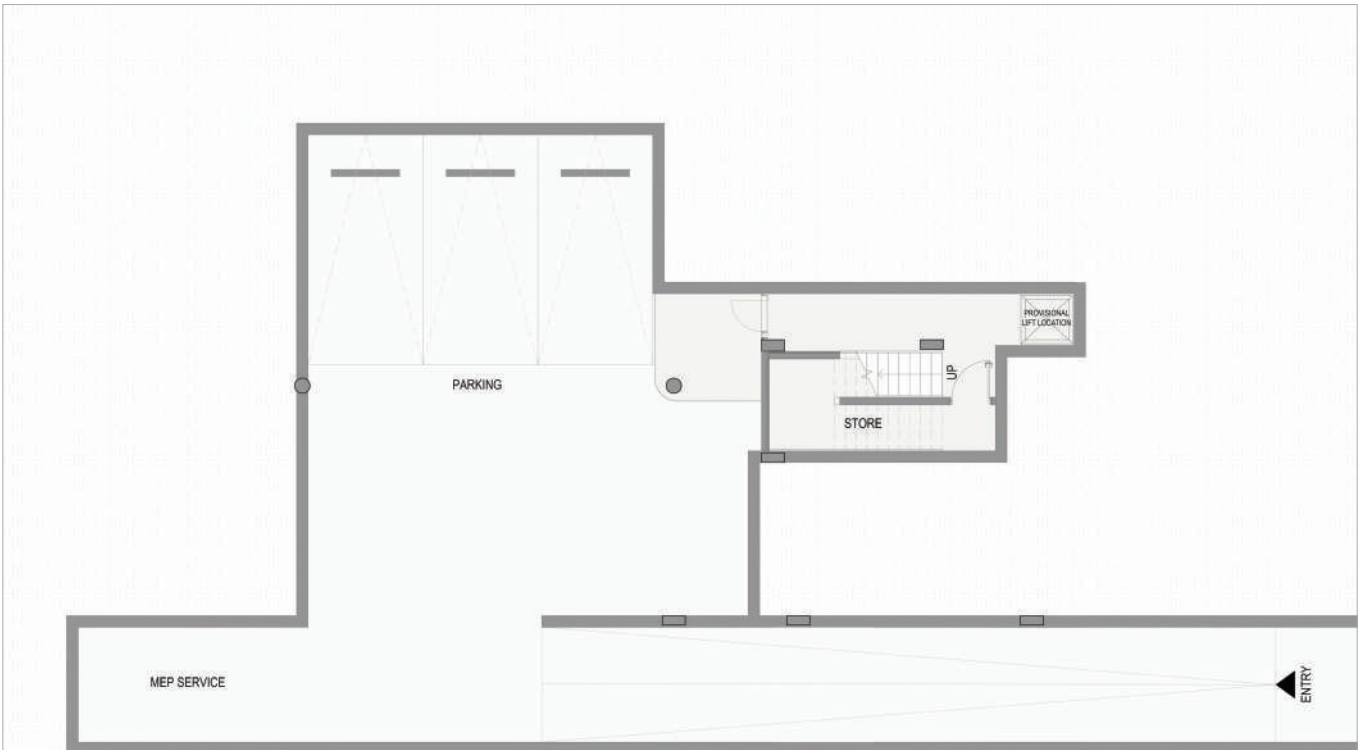
5 BEDROOM VILLA
Type 1A



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

MAHA
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5 BEDROOM VILLA
Type 1A

	AREA	
LOWER GROUND FLOOR	1,953.76 SQFT	181.51 SQM
GROUND FLOOR	2,363.00 SQFT	219.53 SQM
FIRST FLOOR	2,619.07 SQFT	243.32 SQM
TOTAL SELLABLE AREA	6,935.83 SQFT	644.36 SQM
COVERED TERRACE	599.66 SQFT	55.71 SQM
*TOTAL BUILT-UP AREA	7,535.49 SQFT	700.07 SQM
MINIMUM PLOT AREA	11,077.89 SQFT	1,029.16 SQM