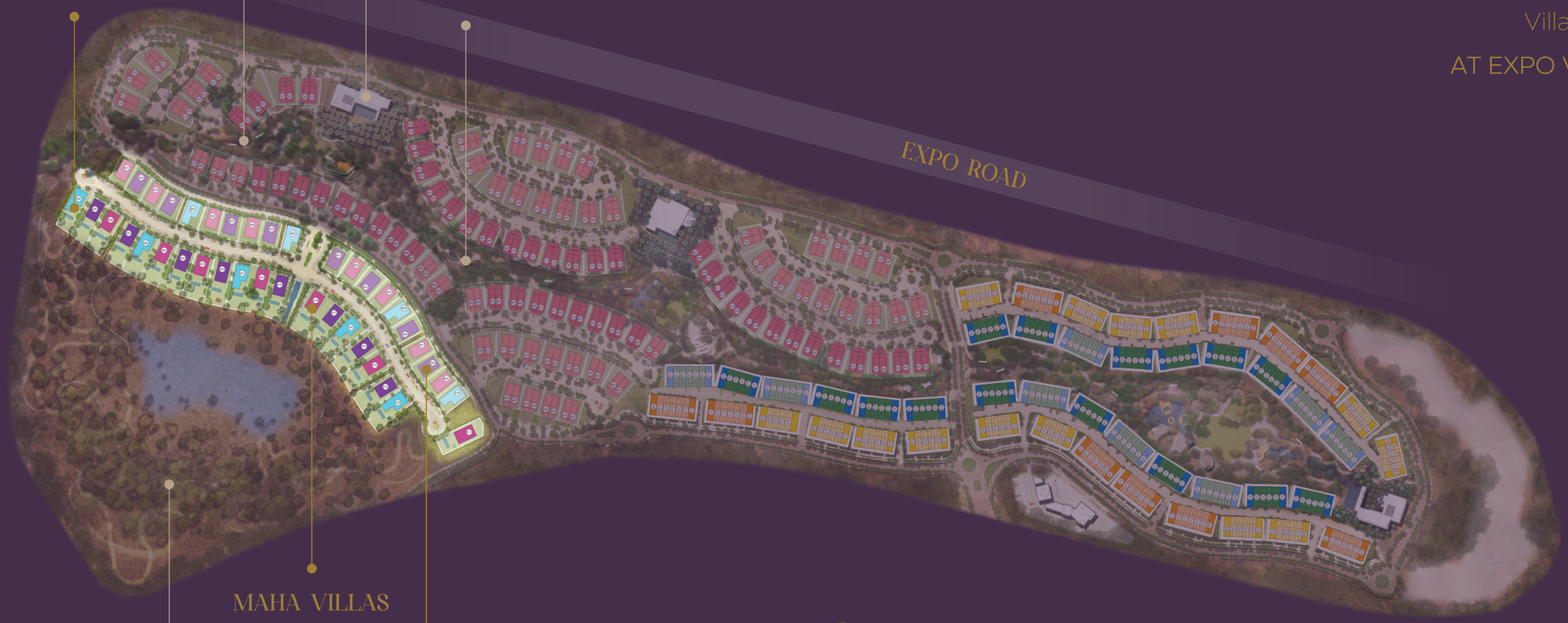
EXPO CITY MASTER PLAN

DEVELOPED BY

EXPO CITY DUBAI

MAHA
Villas

AT EXPO VALLEY



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STAY CONNECTED

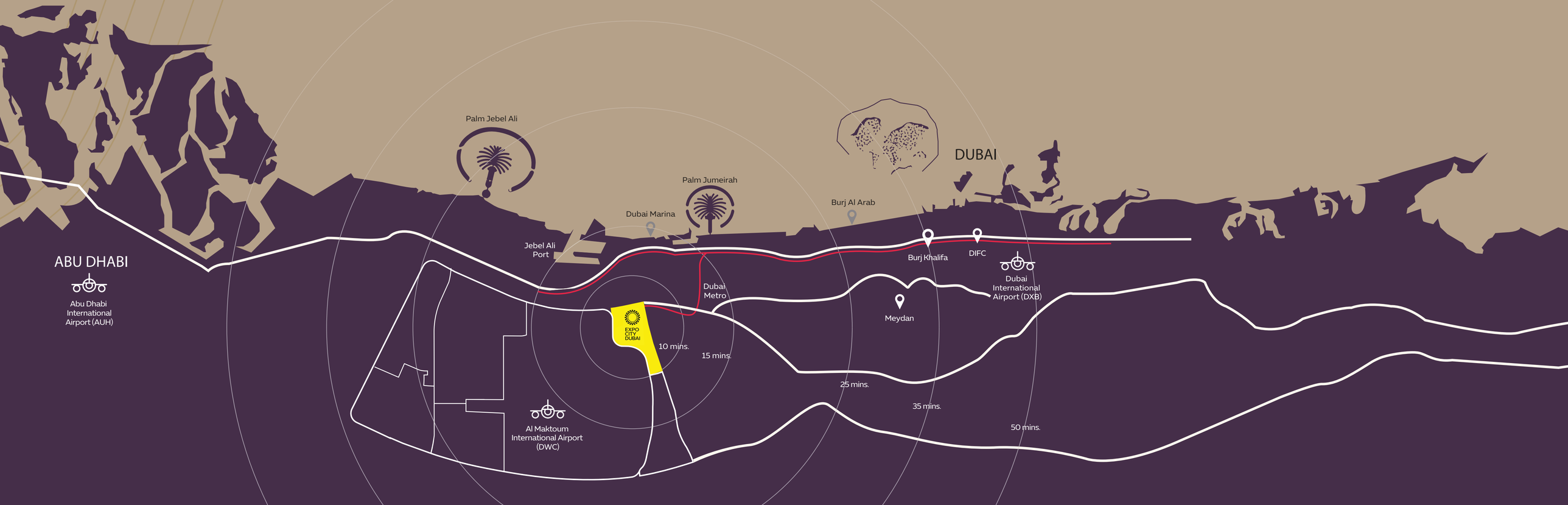
Nestled within Expo City, a home at Maha Villas at Expo Valley means having seamless connectivity to the extensive cityscape and beyond.

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.

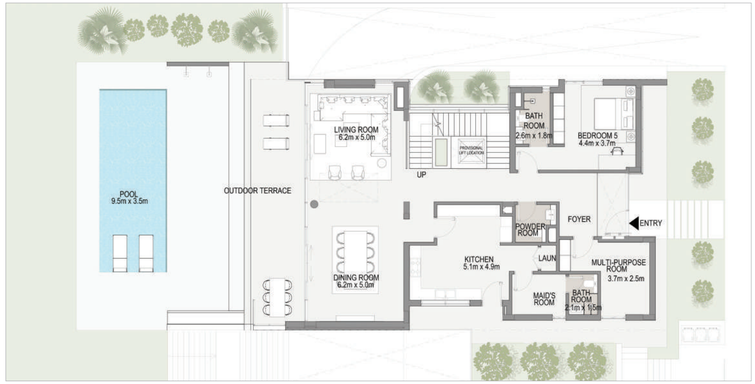
Proximity to global air hubs: Strategically positioned, just 20 minutes away from Al Maktoum International and within an hour's drive of Dubai International and Abu Dhabi International airports, ensuring global connectivity at your doorstep.

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



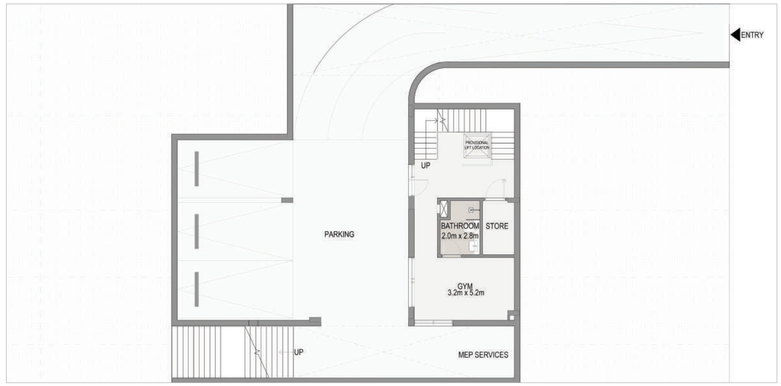
5 BEDROOM VILLA

Type 2A



GROUND FLOOR

FIRST FLOOR



LOWER GROUND FLOOR

M A H A

Villas

AT EXPO VALLEY

5 BEDROOM VILLA

Type 2A

	AREA	
LOWER GROUND FLOOR	2,251.59 SQFT	209.18 SQM
GROUND FLOOR	2,227.05 SQFT	206.90 SQM
FIRST FLOOR	2,330.49 SQFT	216.51 SQM
TOTAL SELLABLE AREA	6,809.13 SQFT	632.59 SQM
COVERED TERRACE	393.42 SQFT	36.55 SQM
*TOTAL BUILT-UP AREA	7,202.55 SQFT	669.14 SQM
MINIMUM PLOT AREA	11,882.82 SQFT	1,103.94 SQM

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* DISCLAIMER: 1. All room dimensions are in metric and measured to structural elements, and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings, features and amenities, are approximate at the time of printing. 4. Swimming pool & its dimensions are for illustrative purpose only. 5. Actual area may vary from stated area. 6. Drawings not to scale E&OE. 7. *Total Built-Up Area is equivalent to the Total Sellable Area plus any covered terraces that do not form part of the DLD registered area. 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.