

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.

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EXPO
CITY
DUBAI



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

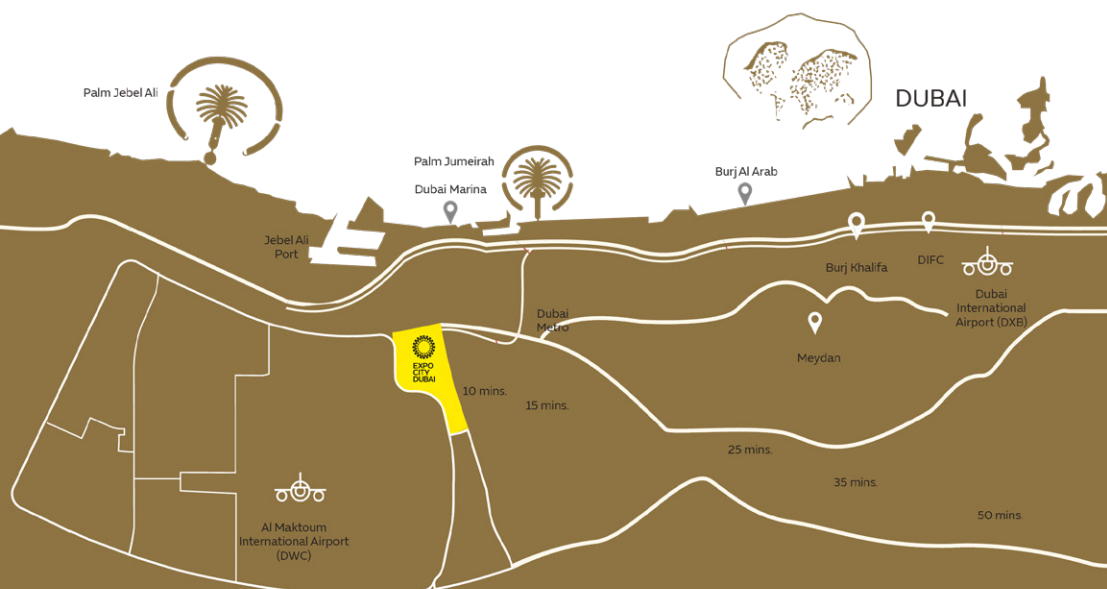


Access to Expo City Dubai attractions

ABU DHABI



Abu Dhabi International Airport (AUH)



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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%	Handover
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.



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