

MAHA

Villas

AT EXPO VALLEY

ELEVATE YOUR LIVING

DEVELOPED BY

EXPO CITY DUBAI

INTRODUCING

MAHA

Villas

AT EXPO VALLEY

Introducing sustainable living without compromise, where spacious, elegant homes are set within lush green landscapes. Live in harmony with nature, with warm welcoming interiors that effortlessly connect with the great outdoors.

Enjoy the peace of uninterrupted nature reserve views, while being part of a rich community with every amenity you need only a short walk away.



EXPO CITY MASTER PLAN



DEVELOPED BY

EXPO CITY DUBAI

MAHA
Villas

AT EXPO VALLEY



DEVELOPED BY

EXPO CITY DUBAI

STAY CONNECTED

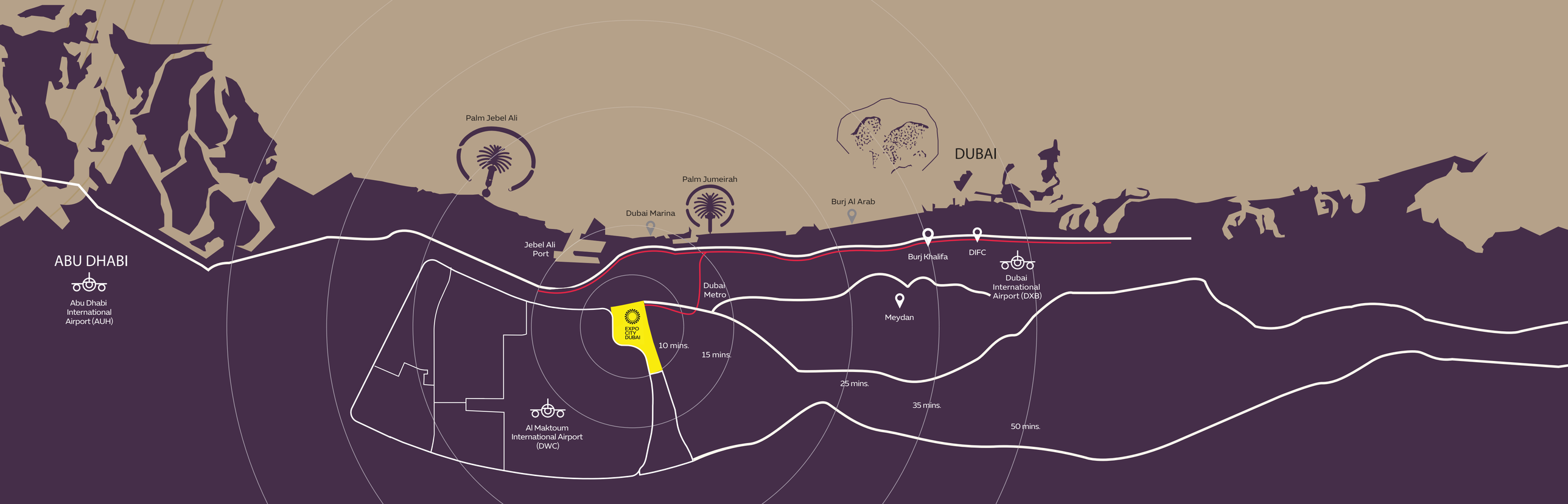
Nestled within Expo City, a home at Maha Villas at Expo Valley means having seamless connectivity to the extensive cityscape and beyond.

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.



MAHA VILLAS

Stand Alone 5-bedroom villas

Spacious Living room

All bedrooms with ensuite bathrooms

Ensuite maid's room

Flexible office/gym space on ground level

Master bathroom with double washbasins, walk-in shower and standalone bathtub

Plot sizes ranging from 7,537 sqft to 13,261 sqft

Show kitchen & Closed Kitchen available in some types

lift available in some types

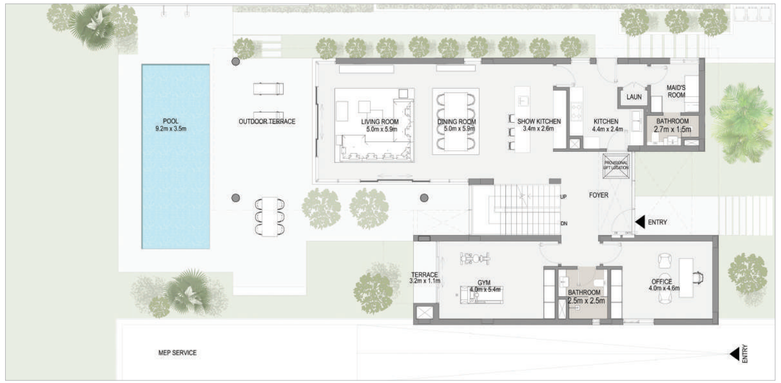
Dedicated walk-in closet for master bedroom

Underground car parking bays for 3 vehicles with direct, secure access to the villa

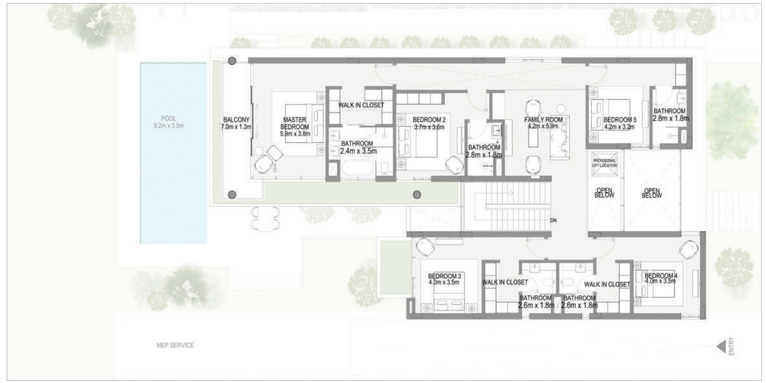


5 BEDROOM VILLA

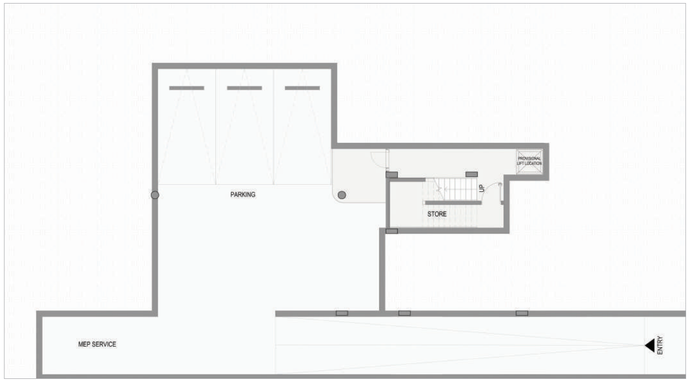
Type 1A



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

M A H A

Villas

AT EXPO VALLEY

5 BEDROOM VILLA

Type 1A

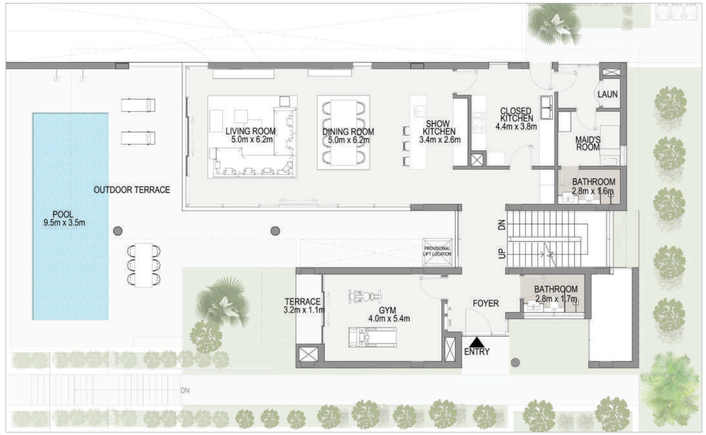
	AREA	
LOWER GROUND FLOOR	1,953.76 SQFT	181.51 SQM
GROUND FLOOR	2,363.00 SQFT	219.53 SQM
FIRST FLOOR	2,619.07 SQFT	243.32 SQM
TOTAL SELLABLE AREA	6,935.83 SQFT	644.36 SQM
COVERED TERRACE	599.66 SQFT	55.71 SQM
*TOTAL BUILT-UP AREA	7,535.49 SQFT	700.07 SQM
MINIMUM PLOT AREA	11,077.89 SQFT	1,029.16 SQM

DEVELOPED BY EXPO CITY DUBAI

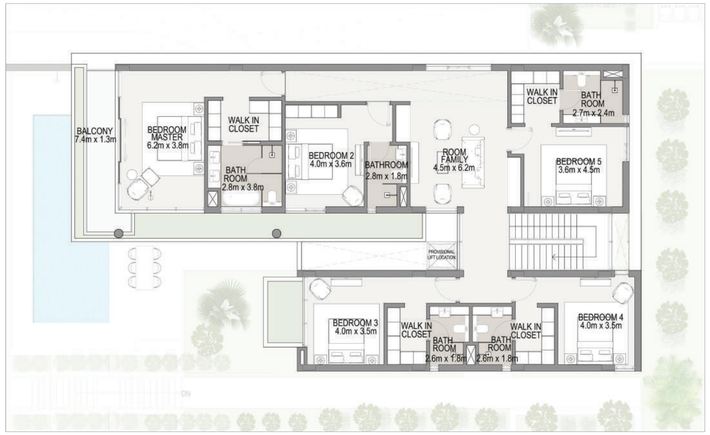
* DISCLAIMER: 1. All room dimensions are in metric and measured to structural elements, and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings, features and amenities, are approximate at the time 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.

5 BEDROOM VILLA

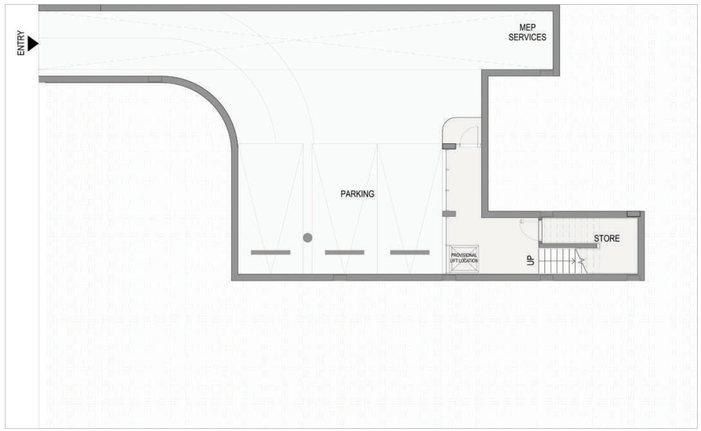
Type 1B



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

M A H A

Villas

AT EXPO VALLEY

5 BEDROOM VILLA

Type 1B

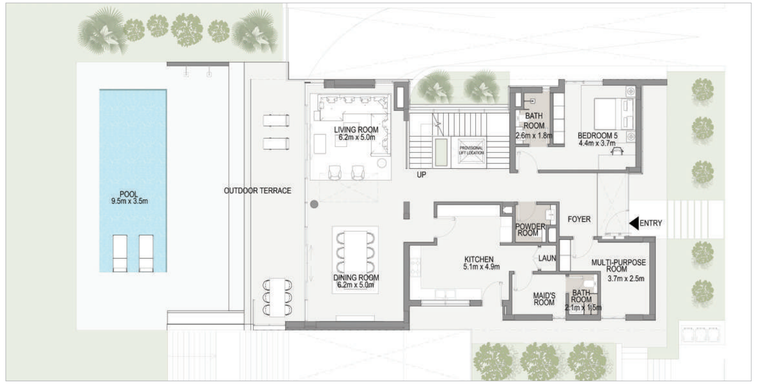
	AREA	
LOWER GROUND FLOOR	1,509.21 SQFT	140.21 SQM
GROUND FLOOR	2,224.47 SQFT	206.66 SQM
FIRST FLOOR	2,796.03 SQFT	259.76 SQM
TOTAL SELLABLE AREA	6,529.71 SQFT	606.63 SQM
COVERED TERRACE	544.33 SQFT	50.57 SQM
*TOTAL BUILT-UP AREA	7,074.04 SQFT	657.20 SQM
MINIMUM PLOT AREA	7,537.00 SQFT	700.20 SQM

DEVELOPED BY EXPO CITY DUBAI

* 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.

5 BEDROOM VILLA

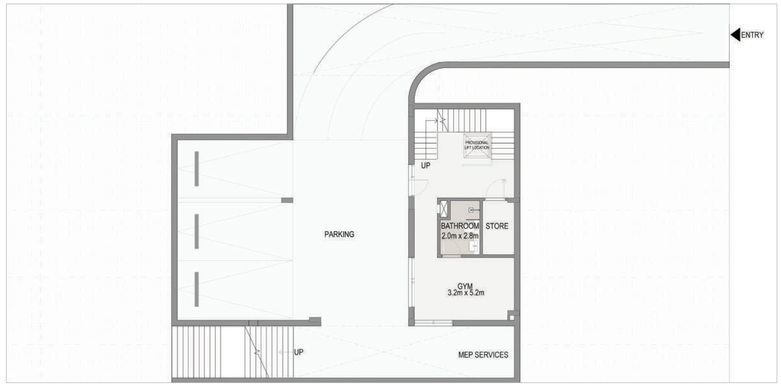
Type 2A



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

DEVELOPED BY EXPO CITY DUBAI

* 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.

5 BEDROOM VILLA

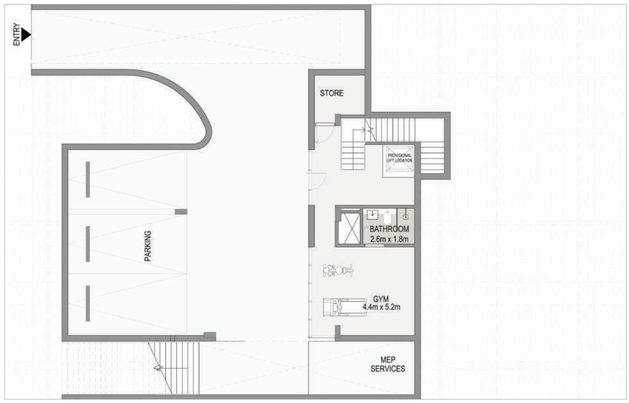
Type 2B



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

M A H A

Villas

AT EXPO VALLEY

5 BEDROOM VILLA

Type 2B

	AREA	
LOWER GROUND FLOOR	2,439.96 SQFT	226.68 SQM
GROUND FLOOR	2,225.76 SQFT	206.78 SQM
FIRST FLOOR	2,330.49 SQFT	216.51 SQM
TOTAL SELLABLE AREA	6,996.21 SQFT	649.97 SQM
COVERED TERRACE	422.27 SQFT	39.23 SQM
*TOTAL BUILT-UP AREA	7,418.48 SQFT	689.20 SQM
MINIMUM PLOT AREA	7,777.14 SQFT	722.51 SQM

DEVELOPED BY EXPO CITY DUBAI

* 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.

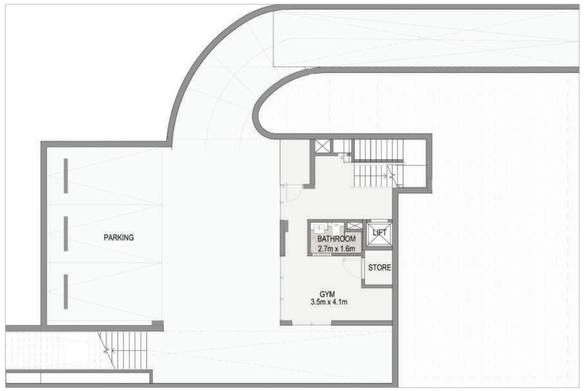
5 BEDROOM VILLA
Type 3A



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

MAHA
Villas
AT EXPO VALLEY

5 BEDROOM VILLA
Type 3A

	AREA	
LOWER GROUND FLOOR	2,291.10 SQFT	212.85 SQM
GROUND FLOOR	2,209.40 SQFT	205.26 SQM
FIRST FLOOR	2,069.15 SQFT	192.23 SQM
TOTAL SELLABLE AREA	6,569.65 SQFT	610.34 SQM
COVERED TERRACE	534.53 SQFT	49.66 SQM
*TOTAL BUILT-UP AREA	7,104.18 SQFT	660.00 SQM
MINIMUM PLOT AREA	11,364.64 SQFT	1,055.80 SQM

DEVELOPED BY EXPO CITY DUBAI

* 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.

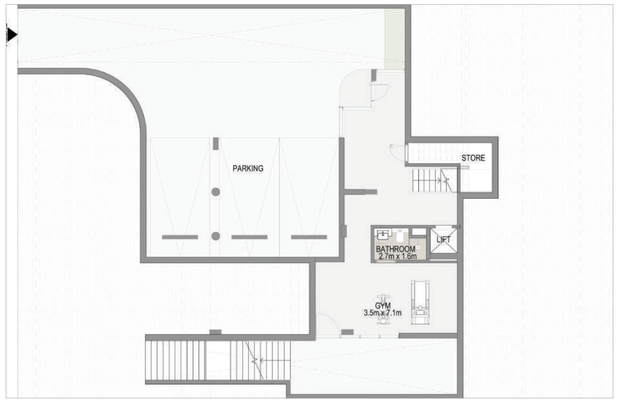
5 BEDROOM VILLA
Type 3B



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

M A H A
Villas

AT EXPO VALLEY

5 BEDROOM VILLA
Type 3B

	AREA	
LOWER GROUND FLOOR	2,100.36 SQFT	195.13 SQM
GROUND FLOOR	2,176.14 SQFT	202.17 SQM
FIRST FLOOR	2,090.24 SQFT	194.19 SQM
TOTAL SELLABLE AREA	6,366.74 SQFT	591.49 SQM
COVERED TERRACE	534.54 SQFT	49.66 SQM
*TOTAL BUILT-UP AREA	6,901.28 SQFT	641.15 SQM
MINIMUM PLOT AREA	7,730.86 SQFT	718.21 SQM

DEVELOPED BY EXPO CITY DUBAI

* 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.



EXQUISITE IN EVERY WAY

Discover a home where style meets substance. Through elegant design and superior build, Maha Villas offer a generous and contemporary space for busy families. The inviting interiors leave no detail unconsidered, with the finest fixtures and appliances thoughtfully incorporated throughout each property.



PEACE OF MIND

Enjoy secure underground parking and the enhanced safety and air quality of a community that prioritises pedestrians. Let walking become part of your sustainable lifestyle as you immerse yourself in the calm of the surrounding environment.



INVITE NATURE IN

Perfectly positioned, Maha Villas enjoy an elevated outlook with floor-to-ceiling windows that maximise glorious views. Live peacefully amid local wildlife, including graceful gazelles and native plants.



A CLOSE COMMUNITY

As part of Expo Valley, Maha Villas has everything you need and more on its doorstep. With a focus on wellbeing and holistic living, the community has been designed with leisure and relaxation in mind. Clubhouses provide gyms, recreational activities, cafés and more, while kids' play areas, nature trails and cycle paths offer wholesome activities for precious family time. There are even community stables and bridleways for equestrian enthusiasts.

EXPO CITY DUBAI:
A COMMUNITY WITH IT ALL

15-minutes from everything

Living in the UAE's first 15-minute city means you have everything you need nearby. Enjoy the convenience of schools, universities and co-working spaces within a short walk. A mix of close-by restaurants, cafes, parks, play areas and malls give you plenty of options for your downtime.

Serene & sustainable

Expo City Dubai is a beautiful example of sustainable urban living. From the lush natural landscapes, blooming with local flora and fauna, to innovative technologies like solar trees and farm-to-table dining, discover a new way of existing in harmony with your surroundings.

Live better

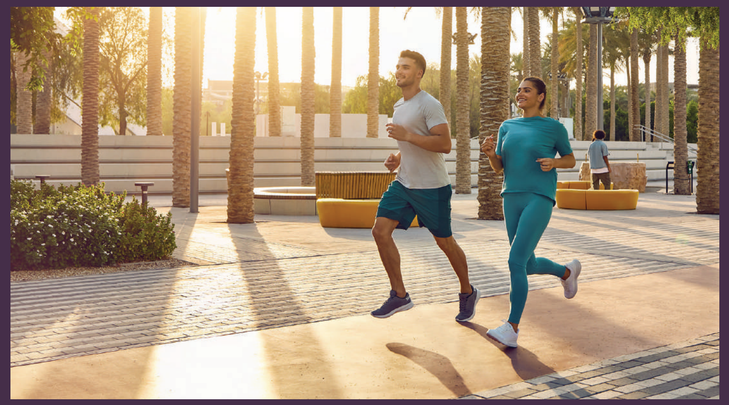
Wellbeing comes first at Expo City Dubai. Take advantage of cycle paths, jogging tracks and horse-riding trails to keep your body and mind healthy. Appreciate the enhanced air quality that comes with a pedestrianised community.

The new heart of Dubai

Expo City Dubai offers connections like no other. Ideally located between Dubai and Abu Dhabi, you'll have access to a network of highways and four international airports. A dedicated metro station puts the whole city within easy reach.



AMENITIES



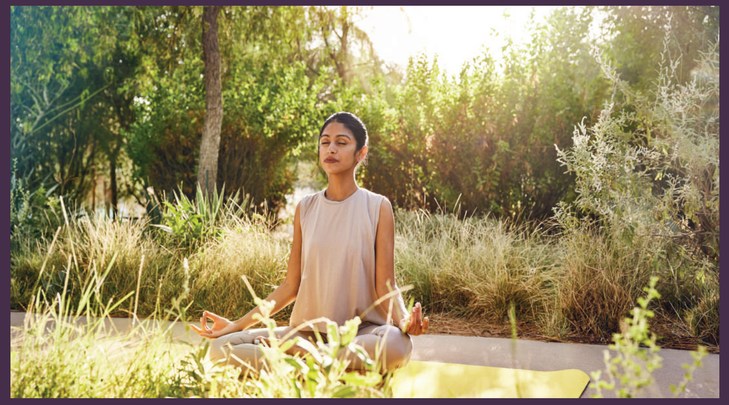
4.5 km of pedestrian tracks and 5.2 km of cycling trails



Outdoor cinema



Gyms, outdoor wellness and fitness areas



Yoga studio, health & beauty salon, spa and sauna



3 clubhouses



Swimming pools, splash pads and kids' play areas



EXPO VALLEY OFFERINGS

- Undulating native landscape that overlooks a nature reserve and wadi, attracting wildlife of the region, including gazelles, flora and fauna.
- Unique ‘folded earth’ topography creates a microclimate that lowers temperatures and reduces environmental noise and dust.
- Car-free lanes and dedicated tracks for cycles and e-scooters, with 100 per cent separation between pedestrian and vehicular ways.
- Farm-to-table urban farming, with produce grown in-community used for local supply.
- A ‘green link’ corridor providing seamless access to Expo City Dubai for pedestrians, cyclists and autonomous vehicles.
- Designed to meet the highest sustainability standards to ensure residents live in communities that are environmentally friendly and promote health and wellbeing.

EXPO VALLEY OFFERINGS

Shopping Malls and Retail Shops

Mall and retail shops within Expo City Dubai and Expo Valley.

Restaurants and Cafés

Expo City Dubai hosts a number of restaurants and vendors, including home grown concepts and international brands.





EXPO VALLEY OFFERINGS

Entertainment
From pulsating pop concerts to dynamic dance shows, gripping sporting events to cultural festivals, you'll find it all at Expo City Dubai.

Attractions
Expo City Dubai carries forward the magic, energy and excitement of Dubai Expo 2020 Dubai. Here you'll experience some of Expo 2020's most popular attractions, which are ready to dazzle the crowds once more, plus an array of brand new features to capture your curiosity.

MAHA

Villas

AT EXPO VALLEY

NATURALLY YOUR HOME

Expo City Dubai carries forward the pioneering legacy of Expo 2020 Dubai. This vibrant city, driven by innovation and sustainability, encourages residents, tenants, and visitors to live, work, and play together, harnessing the power of unity to build a brighter tomorrow.

DEVELOPED BY

EXPO CITY DUBAI

For enquiries, please contact: 800 EXPOCITY | residential@expocitydubai.ae | Or visit Expo City Dubai Sales Centre | expocitydubai.com

BOOKLET V015 09-12-2023