# SKY RESIDENCES

## AT EXPO CITY DUBAI

Live at the heart of
Expo City Dubai

EXPO
CENTRAL

DEVELOPED BY

EXPO
CITY
DUBAI

Introducing

# SKY RESIDENCES

## AT EXPO CITY DUBAI

Immerse yourself in a thriving urban community where convenience meets eco-conscious living and all your needs are within a peaceful walking distance. Engage with your surroundings amidst lush green courtyards, where inspiring backdrops and alluring structures create an atmosphere of perpetual wonder.

Step into a realm of unparalleled splendor where every day begins with breathtaking vistas of Expo City Dubai, elevating your living experience to extraordinary heights.

# Expo City Dubai Master Plan

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# Perfectly integrated

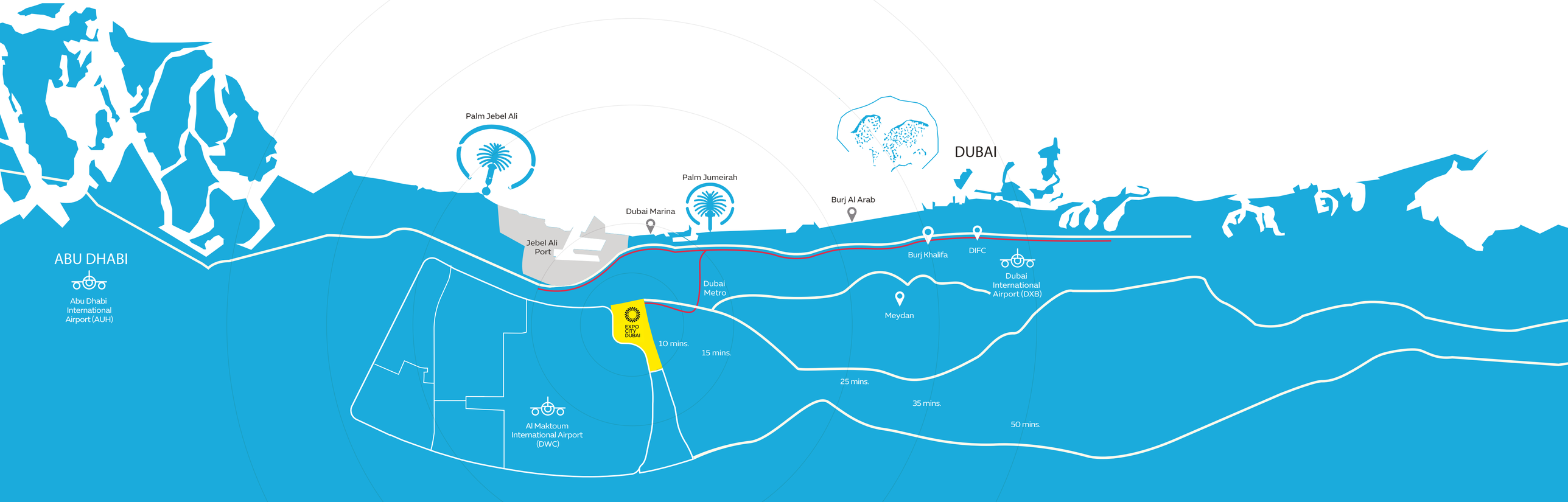
Nestled in the centre of Expo City Dubai, living at Sky Residences 2 means being part of a 15-minute urban community and having seamless connectivity.

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

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

**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.

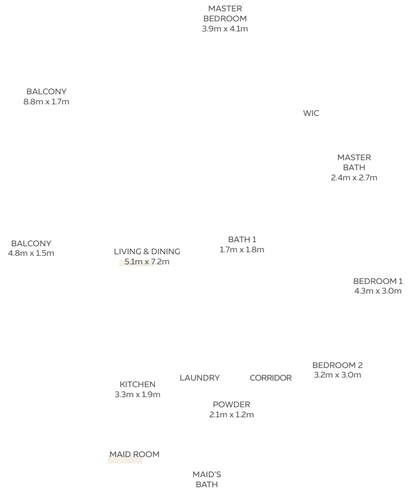
**Prime location:** A 16-minute drive from Dubai Marina and only 30 minutes away from the vibrant heart of Downtown Dubai.

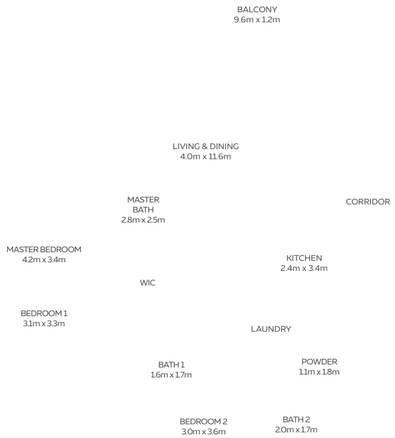


# SKY RESIDENCES
## AT EXPO CITY DUBAI

- One to four-bedroom apartments
- Floor-to-ceiling windows in all living spaces
- Spacious balconies with expansive views
- Built-in wardrobes featured in all bedrooms
- A separate laundry/storage room across all units
- All living spaces feature modern, premium finishes

# Sky Residences 2 - Floor Plans




## 1 BEDROOM

| | Type 1 |
|---|---|
| Unit Area | 77.46 sqm / 833.77 sqft |
| Balcony Area | 8.51 sqm / 91.60 sqft |
| Total Area | 86.50 sqm / 931.07 sqft |

## 2 BEDROOM

| | Type 2 |
|---|---|
| Unit Area | 115.97 sqm / 1248.29 sqft |
| Balcony Area | 10.76 sqm / 115.82 sqft |
| Total Area | 126.92 sqm / 1366.15 sqft |

## 3 BEDROOM

| | Type 2 |
|---|---|
| Unit Area | 173.22 sqm / 1864.52 sqft |
| Balcony Area | 27.96 sqm / 300.96 sqft |
| Total Area | 201.18 sqm / 2165.48 sqft |

## 3 BEDROOM

| | Type 4 |
|---|---|
| Unit Area | 178.20 sqm / 1918.13 sqft |
| Balcony Area | 23.87 sqm / 256.93 sqft |
| Total Area | 202.17 sqm / 2176.14 sqft |

# Revolutionising sustainable living

Enveloped in 45,000 square meters of lush parks and green spaces, this pedestrian-friendly community is designed to nurture not just the residents, but the environment too and is the first in the region to be registered under the WELL Community Standard pilot. Step out of the hustle of urban life and into the freedom of movement with various city-wide mobility options, making every corner of the city easily accessible.

# Find your bliss

Picture yourself surrounded by serene greenery, where jogging tracks, cycling paths and hiking trails wind through nature, inviting you to a healthier lifestyle. Rejuvenate your mind, body and soul with exclusive access to clubhouses, state-of-the-art gyms and pools that are crafted to ensure a life of harmony and happiness.

# A centralised urban hub

Discover a lifestyle where every need and desire find fulfilment at your doorstep.

The concept of commuting fades into history as your workplace becomes a vibrant co-working space just around the corner, your favourite food spot becomes a food truck lining the lively boulevard and you don't have to travel far for some retail therapy, all while having effortless access to healthcare facilities.

# Pulse of a city
# Rhythm of a home

Embrace the freedom of expansive spaces, where generously sized apartments boast floor-to-ceiling windows and spacious balconies, inviting the outdoors into your personal haven. Gaze upon Expo City's picturesque waterfall, a natural masterpiece that graces your view, adding a touch of awe to your daily life.

# Captivating community

Step into our communal courtyard, a vibrant heart pulsating with life. Here, amidst sculptures, plazas and a sky deck, find spaces where friendships blossom and moments of introspection unfold. With the allure of terraces embracing the sky, experience a lifestyle that seamlessly blends urban convenience with the tranquility of nature.

# 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

Swimming pools including a lap pool, shallow pool deck, kids' pool, pool pavilion, pool deck, pool shower

BBQ area and outdoor dining pavilion and lounge pavilion

Indoor Gym

Outdoor kids' play area and outdoor fitness area

Multi-purpose room and multi-function lawn

Convenience stores, retail and dining options

# Expo City Dubai Offerings

## RETAIL AND F&B

Supporting local artisans and SMEs, Expo City Dubai hosts a number of restaurants and vendors, including homegrown concepts and international brands. A mall is coming soon.

## ENTERTAINMENT

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

## ATTRACTIONS

Expo City Dubai carries forward the magic, energy and excitement of 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.

# Expo City Dubai Attractions

## Al Wasl Plaza

The beating heart of the city

## Surreal water feature

A synchronised water, fire and music experience

## Terra

Providing real life solutions to preserve our planet

## Alif

Exploring how we move, explore and connect

## Vision Pavilion

The inspiring story of the visionary leader who shaped Dubai

## Women's Pavilion

Celebrating the role of women in society

## Playgrounds

Explore a world of extraordinary possibilities across three unique playgrounds

## Garden in the Sky

Enjoy panoramic views of the city from a spectacular rotating observation tower

# SKY RESIDENCES
## AT EXPO CITY DUBAI

Live in the city we built for the world.
And now for you.

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.

EXPO CENTRAL

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

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