

# SHAMSA 2

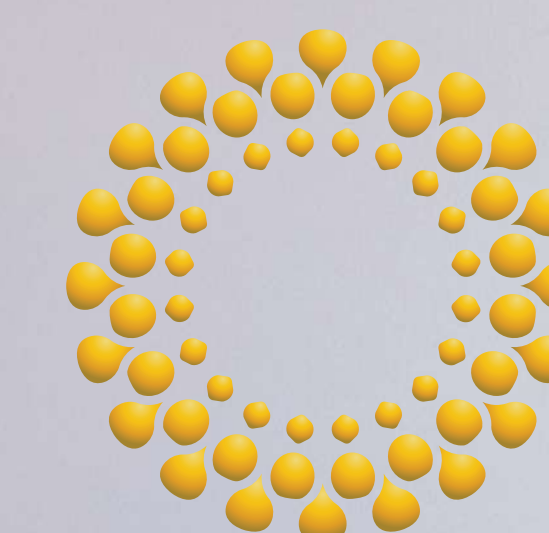
Townhouses

AT EXPO VALLEY

NATURALLY  
YOUR HOME

FLOOR PLANS

DEVELOPED BY



EXPO  
CITY  
DUBAI



# SHAMSA 2

Townhouses

AT EXPO VALLEY





# SHAMSA 2

Townhouses

AT EXPO VALLEY

3 BEDROOM TOWNHOUSE  
TYPE 1 MIDDLE UNIT





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3 BEDROOM TOWNHOUSE  
TYPE 1 MIDDLE UNIT

	AREA	
LOWER GROUND FLOOR	1,251.09 SQFT	116.23 SQM
GROUND FLOOR	1,475.09 SQFT	137.04 SQM
TOTAL SELLABLE AREA	2,726.18 SQFT	253.27 SQM
COVERED TERRACE	68.67 SQFT	6.38 SQM
*TOTAL BUILT-UP AREA	2,794.85 SQFT	259.65 SQM
MINIMUM PLOT AREA	1,884.00 SQFT	175.03 SQM



\* 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. Actual area may vary from stated area. 5. Drawings not to scale E&OE. 6. \*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. 7. 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.



# SHAMSA 2

Townhouses

AT EXPO VALLEY

3 BEDROOM TOWNHOUSE  
TYPE 2 MIDDLE UNIT





# SHAMSA 2

Townhouses

AT EXPO VALLEY

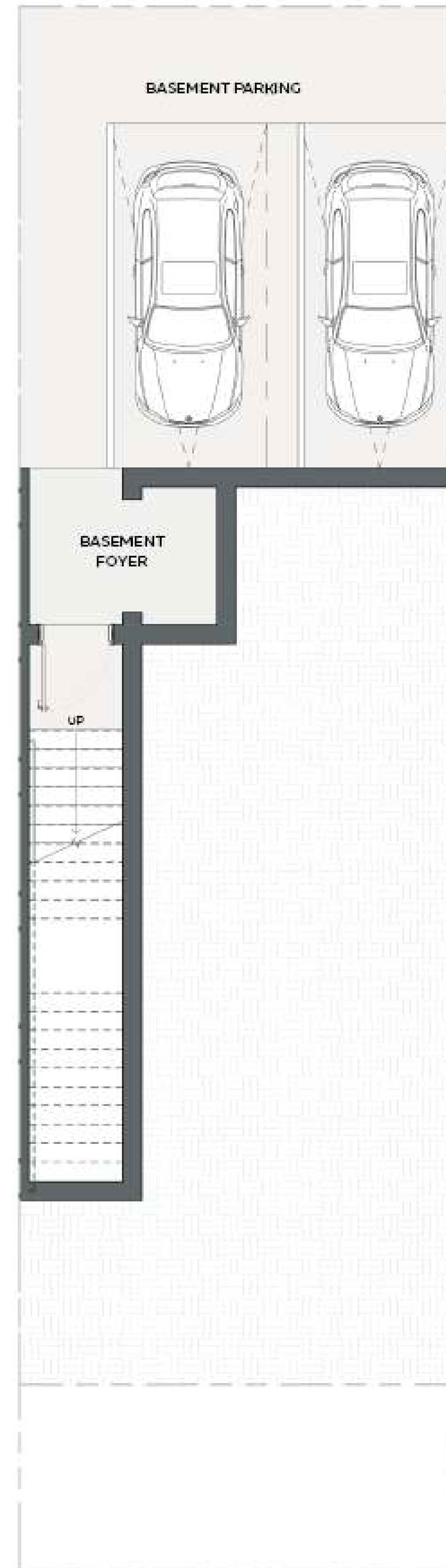
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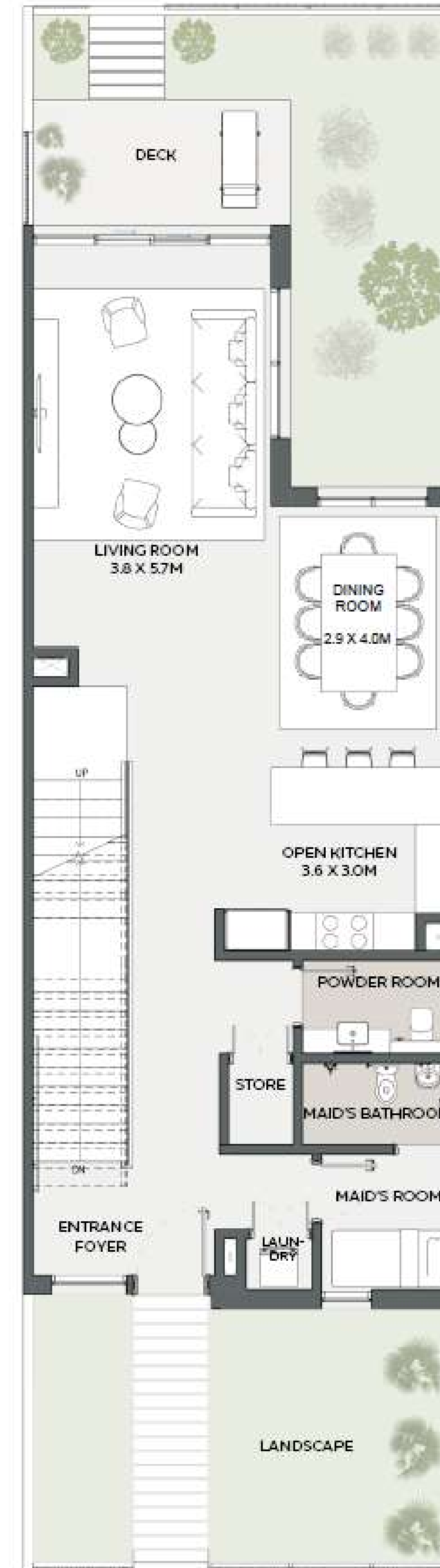
AT EXPO VALLEY

3 BEDROOM TOWNHOUSE  
TYPE 2 MIDDLE UNIT

	AREA	
LOWER GROUND FLOOR	193.10 SQFT	17.94 SQM
GROUND FLOOR	1,179.51 SQFT	109.58 SQM
FIRST FLOOR	1,283.17 SQFT	119.21 SQM
TOTAL SELLABLE AREA	2,655.78 SQFT	246.73 SQM
COVERED TERRACE	66.20 SQFT	6.15 SQM
*TOTAL BUILT-UP AREA	2,721.98 SQFT	252.88 SQM
MINIMUM PLOT AREA	1,884.00 SQFT	175.03 SQM



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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# SHAMSA 2

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4 BEDROOM TOWNHOUSE  
TYPE 1 END UNIT





# SHAMSA 2

Townhouses

AT EXPO VALLEY

# SHAMSA 2

Townhouses

AT EXPO VALLEY

4 BEDROOM TOWNHOUSE  
TYPE 1 END UNIT

	AREA	
LOWER GROUND FLOOR	1,263.04 SQFT	117.34 SQM
GROUND FLOOR	1,458.29 SQFT	135.48 SQM
FIRST FLOOR	514.62 SQFT	47.81 SQM
TOTAL SELLABLE AREA	3,235.95 SQFT	300.63 SQM
COVERED TERRACE	74.70 SQFT	6.94 SQM
*TOTAL BUILT-UP AREA	3,310.65 SQFT	307.57 SQM
MINIMUM PLOT AREA	2,690.87 SQFT	249.99 SQM



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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4 BEDROOM TOWNHOUSE  
TYPE 2 END UNIT

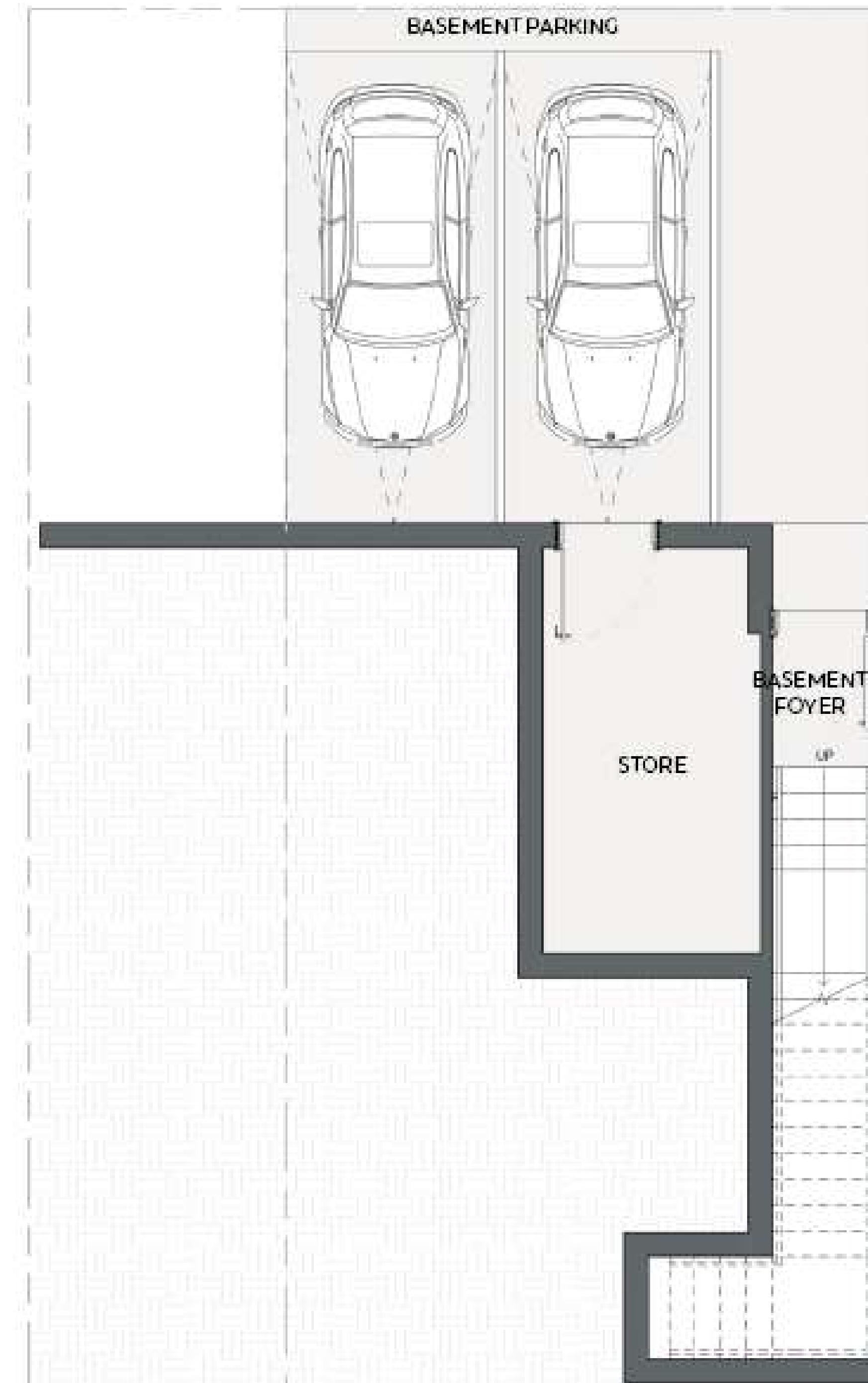




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AT EXPO VALLEY



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

# SHAMSA 2

Townhouses

AT EXPO VALLEY

4 BEDROOM TOWNHOUSE  
TYPE 2 END UNIT

	AREA	
LOWER GROUND FLOOR	343.48 SQFT	31.91 SQM
GROUND FLOOR	1,418.04 SQFT	131.74 SQM
FIRST FLOOR	1,523.42 SQFT	141.53 SQM
TOTAL SELLABLE AREA	3,284.94 SQFT	305.18 SQM
COVERED TERRACE	154.03 SQFT	14.31 SQM
*TOTAL BUILT-UP AREA	3,438.97 SQFT	319.49 SQM
MINIMUM PLOT AREA	2,688.82 SQFT	249.80 SQM



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## Townhouses

### AT EXPO VALLEY

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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.

DEVELOPED BY



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