

# YASMINA

Villas

AT EXPO VALLEY

YOUR SANCTUARY.  
YOUR HOME.

Discover a new way of living, where lush green landscapes offer natural privacy for modern, luxury homes. Immerse yourself into the tranquillity of sustainable living and be part of a vibrant community that prioritises wellbeing.



DEVELOPED BY



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

	Duet Villa-4	Min of Usable Area (sqft) 3,920	Max of Usable Area (sqft) 4,031
	Duet Villa-5	Min of Usable Area (sqft) 4,613	Max of Usable Area (sqft) 4,616



## 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



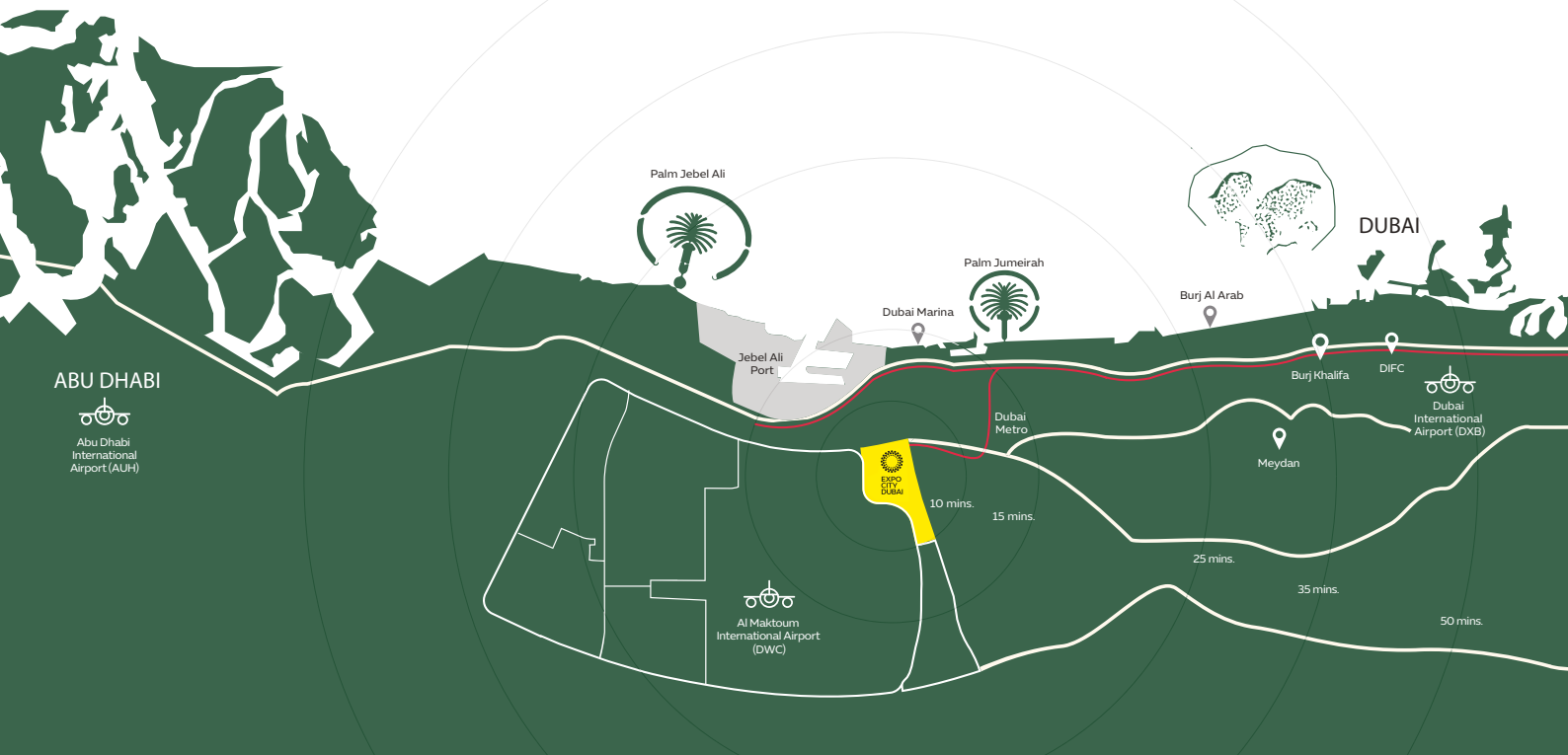
3 clubhouses



Outdoor cinema



Access to Expo City Dubai attractions







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## EXPO VALLEY STANDARD PAYMENT PLAN – 3 YEAR PHPP (50/50)

Instalment	Instalment %	Milestone
Down payment	20%	On reservation date
1 <sup>st</sup> instalment	5%	Within 6 months from reservation date
2 <sup>nd</sup> instalment	5%	Within 12 months from reservation date
3 <sup>rd</sup> instalment	5%	Within 18 months from reservation date
4 <sup>th</sup> instalment	5%	Within 22 months from reservation date
5 <sup>th</sup> instalment	5%	Within 26 months from reservation date
6 <sup>th</sup> instalment	5%	On Completion
7 <sup>th</sup> instalment	8%	6 months post-handover
8 <sup>th</sup> instalment	8%	12 months post-handover
9 <sup>th</sup> instalment	8%	18 months post-handover
10 <sup>th</sup> instalment	8%	24 months post-handover
11 <sup>th</sup> instalment	8%	30 months post-handover
Final instalment	10%	36 months post-handover
<b>100%</b>		

# 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.

**For enquiries, please contact:**

800 EXPOCITY

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Or **visit the Expo City Dubai Sales Centre**

[expocitydubai.com](http://expocitydubai.com)

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