

# YASMINA

Villas

AT EXPO VALLEY

YOUR SANCTUARY. YOUR HOME.

DEVELOPED BY



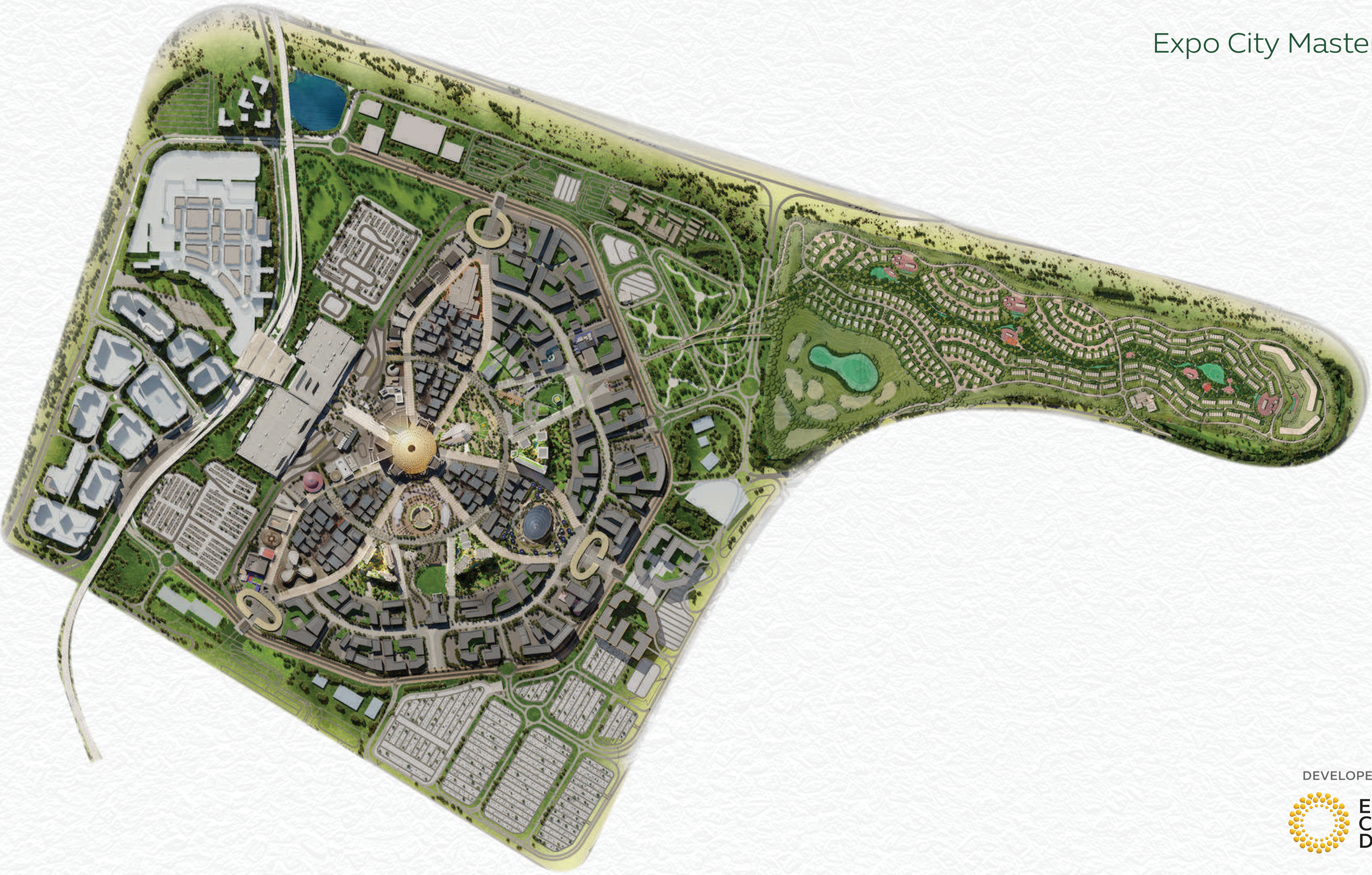


INTRODUCING  
**YASMINA**  
Villas  
AT EXPO VALLEY

At Yasmina Villas, experience upscale, contemporary living at its finest, the ideal amalgamation of space, connectivity and convenience. Delight in the serenity of a tranquil nature reserve, all within minutes from global attractions, retail and fine dining options and engaging experiences for the entire family.

Step into a life, a home designed to be a haven for the world's connoisseurs while epitomising beauty and comfort surrounded by the warmth of community.

# Expo City Master Plan



DEVELOPED BY



**EXPO  
CITY  
DUBAI**

# YASMINA

Villas  
AT EXPO VALLEY



CLUB HOUSES

YASMINA

WATER MOMENTS

WATER MOMENTS

WATER PLAY

YASMINA

EXPO ROAD

YASMINA

WATER MOMENTS

WATER MOMENTS

YASMINA

NATURE RESERVE



DEVELOPED BY  
 EXPO CITY DUBAI

## Fostering connectivity like no other

Nestled within Expo City, living at Yasmina Villas means having seamless connectivity to the extensive cityscape and beyond.

- **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 15-minute drive from Dubai Marina and only 40 minutes away from the vibrant heart of Downtown Dubai.



## Yasmina Villas

- Semi-detached villas with 4 and 5 bedrooms
- Open kitchen with feature island
- Dedicated walk-in closet for master bedrooms
- Alternative family living space on the upper level
- Ensuite bathrooms in all bedrooms
- Walk-in showers and standalone bathtubs, powder rooms and double sinks
- An ensuite maid's room and covered car park bays for 2 vehicles
- Roof living room and roof terraces





## Secure and environmentally conscious

With its unique topography and charm, this exclusive community embraces its very own microclimate that acts as a natural buffer against noise and dust while enhancing privacy. The bespoke residences are curated for sustainable living, are easily accessible via pedestrian walkways while also offering residents a serene and secluded living space – a perfect blend of sophistication, solitude and ecological harmony.



## Be one with nature

Serenity and tranquillity greet you in an exclusive nature reserve that's home to diverse local wildlife including gazelles and native plants, while a lake features various species of fish.



## A personal haven, tailored to you

Each villa is designed to welcome you into a space that allows your individuality to flourish, nurturing an environment for personal growth. Prioritising privacy, these bespoke villas seamlessly blend the serenity of solitude with the warmth of an engaging, close-knit community.



## In the midst of nature's embrace

Discover a harmonious converge of the indoors and outdoors. Feel at home with the carefully chosen natural materials and contemporary hues, reflecting the innate landscape, meticulously curated to evoke a sense of warmth coupled with expansive serenity and comfort.



## Curated for community

Create unforgettable moments with family amidst our many amenities, including thoughtfully designed playgrounds, parks, and outdoor cinemas. Indulge in moments of relaxation and leisure at the community clubhouses and holistic wellness centres, curated to offer an experience in laid-back, sophisticated living.



## 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, lake and wadi, attracting wildlife of the region, including gazelles, flora and fauna and various species of fish.
- 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.



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# Call +971 55 418 9927

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.



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