

MANGROVE RESIDENCES

TRUE TO OUR SPIRIT

EXPO
CENTRAL





01. INTRODUCTION

Welcome to
The City of the Future

Expo City Dubai

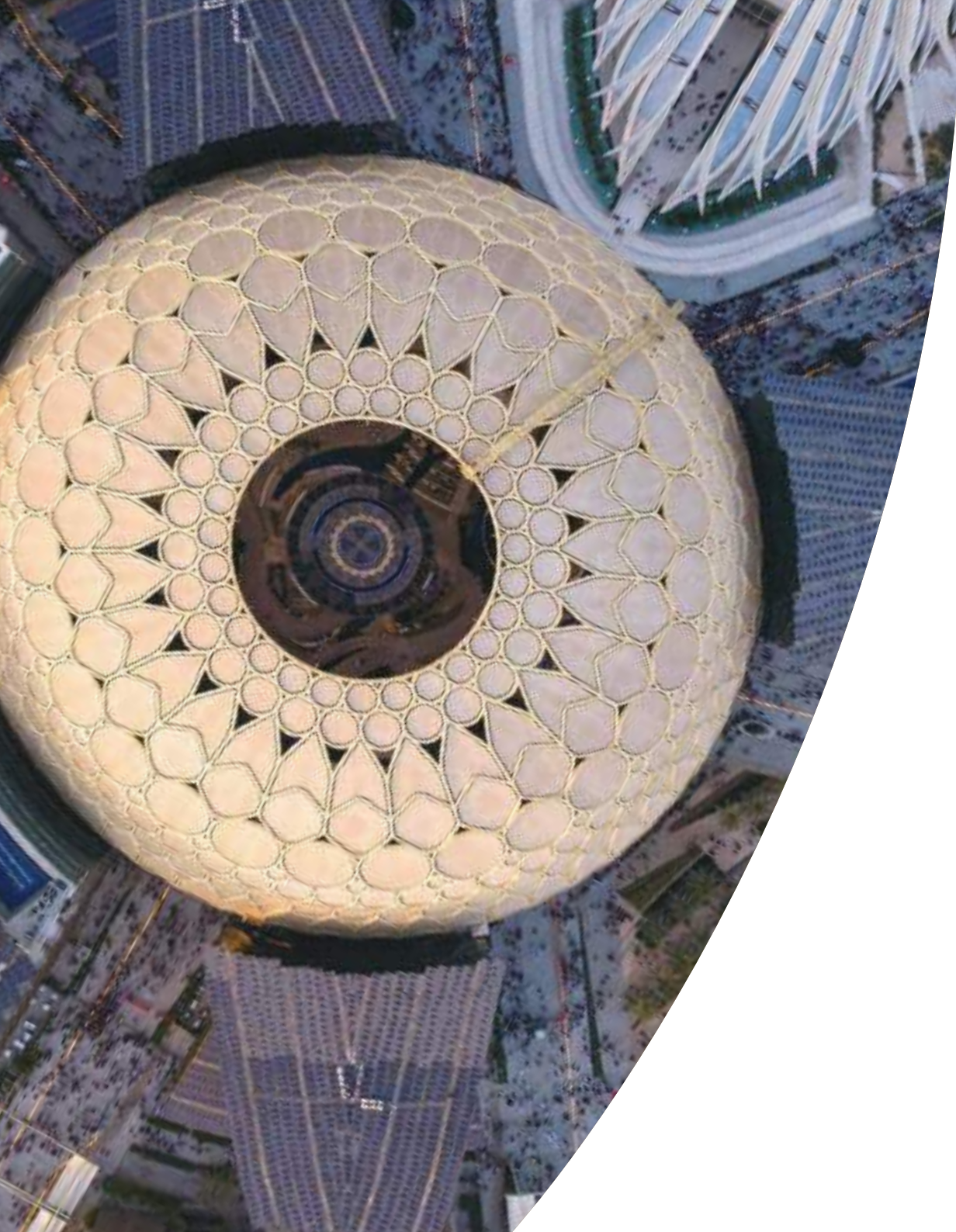
A visionary city has arrived. A curated ecosystem for living, leisure and business. A place where green spaces combine with cutting-edge technologies, where people connect to build a brighter tomorrow.

Take a stroll through the car-free city and marvel at the falcon-inspired UAE Pavilion, the iconic Al Wasl Plaza, Alif – The Mobility Pavilion, Terra – The Sustainability Pavilion, the Garden in the Sky rotating observation tower, the Surreal water feature and the world-class Dubai Exhibition Centre.

Connected by metro and within easy reach of airports, ports and highways, the 5G-covered city is a go-to destination for events, including the COP28 climate conference, and is set to become a global business hub for local and international companies in its dynamic free zone.

A complete community, here you'll discover an impressive selection of inspiring cultural and educational experiences, leisure facilities, event venues, dining options, exercise grounds, retail outlets, parks, playgrounds and more.

Live for today while looking towards the future – only at Expo City Dubai.



03. VISION

The Vision for a Sustainable and Equitable Future

Aligning with the UAE's wider sustainability, diversification and growth goals, Expo City Dubai is based on a deep-rooted belief that working together, we can create a more equitable and sustainable future for all.

The mixed-use development includes residential, commercial, and entertainment areas that together foster a dynamic and inclusive atmosphere, driven by innovation and a desire to bring together global talents to embrace technology and digital advances.

The city, which incorporates energy-efficient buildings, green spaces, and sustainable transportation options, is an integral part of the Dubai 2040 Urban Master Plan, which emphasises the need for sustainable growth and greener communities that encourage pedestrians and cyclists.

EXPO CENTRAL

True to the values and ambitions of the World Expo, Expo Central is a new model for smart, sustainable, people-centric urban living. Comprising three distinctive residences located in the centre of Expo City Dubai, it forms part of a 15-minute urban community with a seamless mobility network and easy access to daily amenities and attractions.

Each residence is characterised by pedestrian-friendly avenues, vibrant plazas and public spaces, and tech-enabled living environments that connect like-minded communities.



Expo City Dubai Master Plan



Ideally Connected

Sitting at the heart of new Dubai in the south, Expo City Dubai is close to key transportation hubs such as the Dubai Metro and major arterial roads, making it easily accessible for residents and businesses and enhancing its appeal as a global business and logistics hub.



Road

- Easy access to four major highways: Sheikh Mohammed bin Zayed Road, Sheikh Zayed Road, Emirates Road and Al Khail Road
- 30 minutes from Downtown Dubai
- Less than an hour's drive from Dubai International Airport and Abu Dhabi International Airport



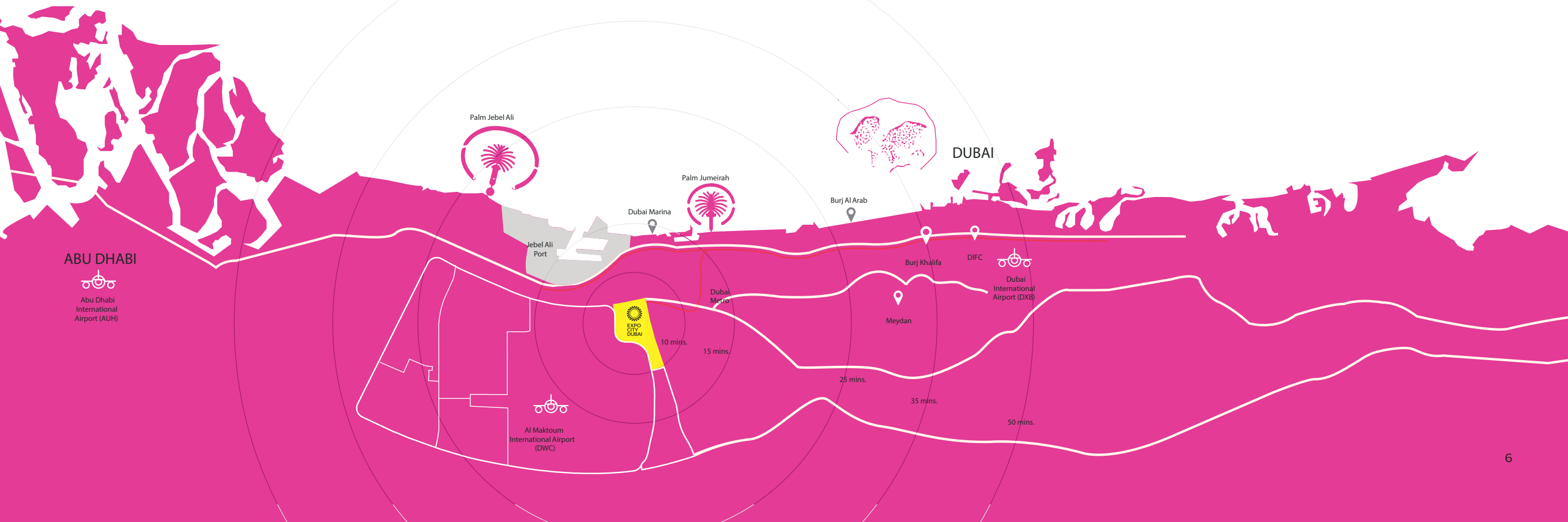
Rail

- Connected to the Route 2020 Metro Station on the Dubai Metro
- One stop from Al Maktoum International Airport
- 16 minutes from Dubai Marina



Air

- Less than eight hours flying time for two-thirds of the world's population
- Adjacent to Al Maktoum International Airport



An aerial architectural rendering of a modern urban development. In the center, three tall, pink-colored residential towers are highlighted. Their base is a landscaped area with orange-brown trees and a pink-tinted ground. The surrounding city features various modern buildings, including a large circular structure with a white, ribbed roof and another with a complex, geometric, crystalline facade. The area is interspersed with green spaces, palm trees, and winding roads. The overall scene is a vibrant, futuristic cityscape.

MANGROVE
RESIDENCES

An architectural rendering of a modern residential complex. On the left, a tall, multi-story building with a glass and stone facade stands next to several tall palm trees. In the foreground, there is a landscaped area with low-lying plants and a wooden walkway. To the right, a curved, open-air pavilion with a metal frame and glass panels is visible. In the background, a swimming pool with lounge chairs and a few people is situated. The sky is clear and blue.

Active/Life

At Mangrove Residences, immerse yourself in an urban lifestyle that combines smart, sustainable design, resort-style amenities and easy access to the city and attractions.

Full of energy, Mangrove Residences inspires a health-conscious, wellness-focused, community-centric and environmentally-aware way of life.



Live/Well

We understand that living well is being well. And wellbeing comes from communal living that features green surrounds, jogging tracks and wellness centres to help you live a healthy, happy life.

Three floors at Mangrove Residences are devoted to community activities, with podium gardens and sky terraces offering spaces to enjoy with family and friends, and all the convenience of a new urban community at your doorstep.



MANGROVE RESIDENCES



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On/Wind

Embrace the freedom of space, with larger-than-average apartments featuring floor-to-ceiling windows and spacious balconies, and townhouses with their own private garden.

Discover a sense of belonging and contentment and cherish the finest that life has to offer.



- A total of 450 luxury and premium residences, include one- to three-bed apartments, four-bed loft apartments and three-bed townhouses
- All living spaces have floor-to-ceiling windows of at least 3.15 metres
- Spacious balconies, amounting to 14% of unit sizes, offer expansive views of Expo City Dubai
- All bedrooms come with built-in wardrobes
- All units come with separate laundry / storage room
- Living Room finishes - bespoke porcelain flooring with solid wood front door
- Kitchen finishes - integrated appliances, bespoke porcelain flooring, quartz kitchen counters and backsplash panels, and custom cabinets with high-quality finish
- Bath finishes - bespoke porcelain flooring and walls, high-end brushed nickel and bronze finishes for sanitary fixtures

Amenities



Swimming pools in each cluster including kids' pool, lap pool, pool deck with cabanas, pool bar, spa pool, cascading waterfall



BBQ areas, outdoor dining pavilion



Gym



Kids' play area



Clubhouse, function rooms, reading rooms



Various lounges for movies, co-working, art, and music



OFFERINGS

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.

Restaurants & Retail



Entertainment



