

سدر ریزیدنسز SIDR RESIDENCES

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في مدينة إكسبو دبي
AT EXPO CITY DUBAI

Expo City Dubai
master plan



Expo City Dubai master plan: Overview

Launched by His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai, the new master plan for Expo City Dubai places the site of the former World Expo at the new centre of Dubai's future.

A global model for urban excellence, it reaffirms the city's role as a focal point on the 2040 Urban Master Plan as it becomes a hub for the key sectors driving the delivery of the Dubai Economic Agenda (D33).

The city will cover a total of 3.5sqkm, embracing a gradual phased development that will adapt to evolving needs. Expo City will be home to 35,000 residents and 40,000 professionals.

The master plan represents an unparalleled opportunity for businesses, investors and developers looking to take advantage of Expo City's prime location and world-class environment in the high-growth Dubai South area.



An integrated, connected city

Surrounded by a world-class network of highways and served by a dedicated metro station, Expo City's location in the high-growth Dubai South area offers easy access to Al Maktoum International Airport, Jebel Ali Port and the Dubai Logistics Corridor, with Dubai Exhibition Centre at the doorstep.

ABU DHABI



Abu Dhabi
International
Airport (AUH)

Palm Jebel Ali

Jebel Ali
Port

Dubai Marina

Palm Jumeirah

Burj Al Arab

Burj Khalifa

DIFC

M

SHARJAH

Dubai Exhibition
Centre

M

DIP

5 mins.

10 mins.

15 mins.

25 mins.

35 mins.

50 mins.



Al Maktoum
International Airport
(DWC)

Dubai
Metro



Dubai
International
Airport (DXB)

Meydan

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Larger-than-average one- to four-bedroom apartments

Floor-to-ceiling windows and spacious balconies

Panoramic terraces with stunning views of Al Wasl Plaza, Terra and the UAE Pavilion

Smart living of tech-enabled 5G-connected environments with home automation





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Swimming pools, children's
splash pad, pool decks,
cabanas and spa pools

Nature-inspired kids'
play areas

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Community gardening available
at the podium level integrated
into the landscape amenities

Outdoor dining spaces, open-air
paved areas, ideal for barbecues
and get-togethers



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في مدينة إكسبو دبي
AT EXPO CITY DUBAI

15-minute walkable urban
community with convenient
access to key landmarks and easy
connectivity to Dubai Metro

Convenience stores, retail and
F&B options



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AT EXPO CITY DUBAI

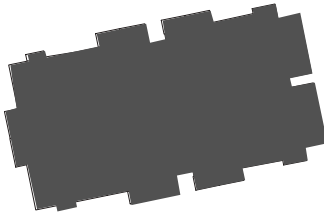
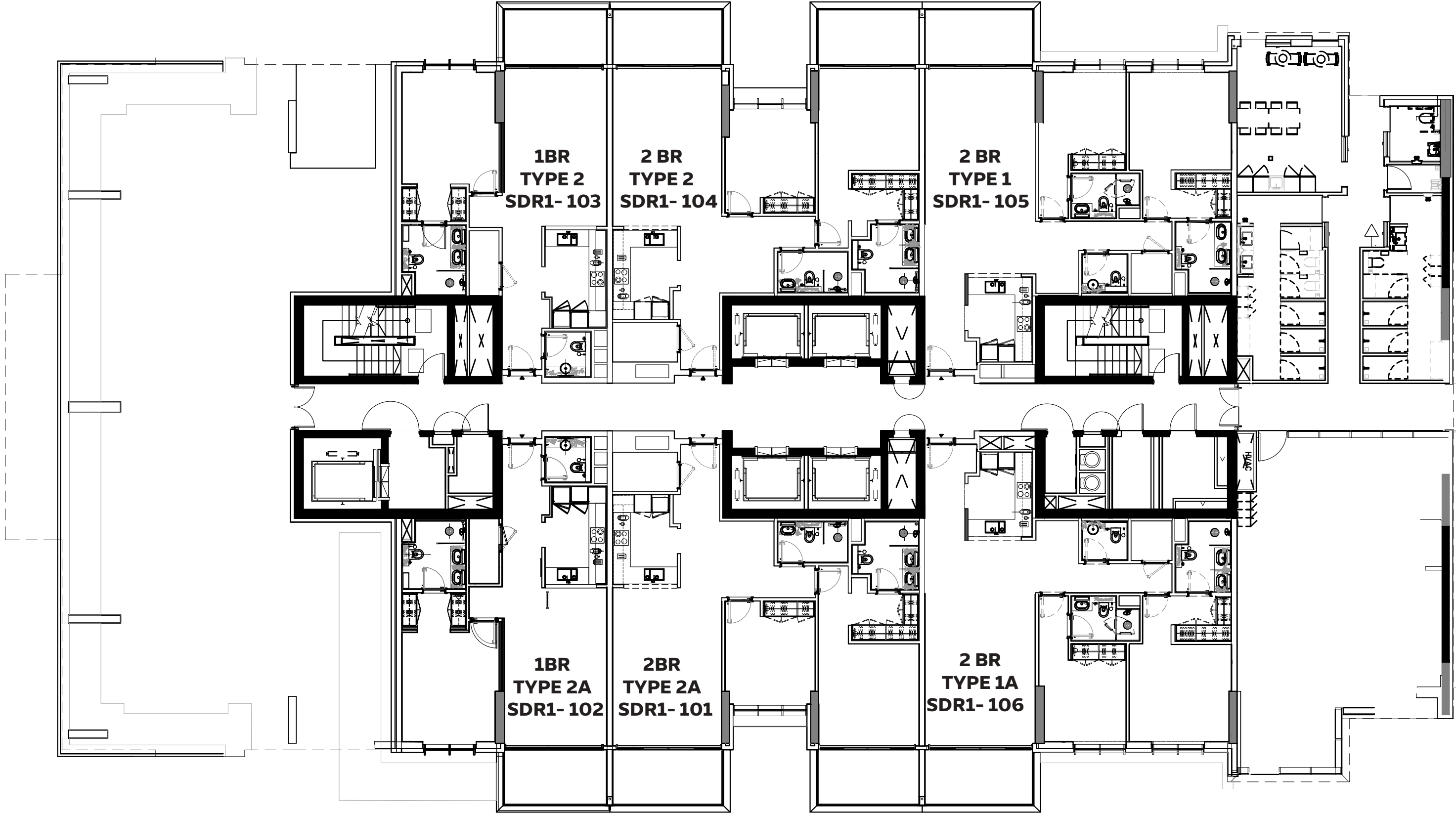
Function rooms, reading
rooms, social spaces and
meditation pods

Kids' toy library



Sidr Residences 1 - floor plans

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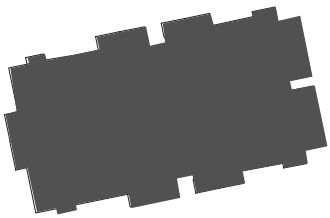
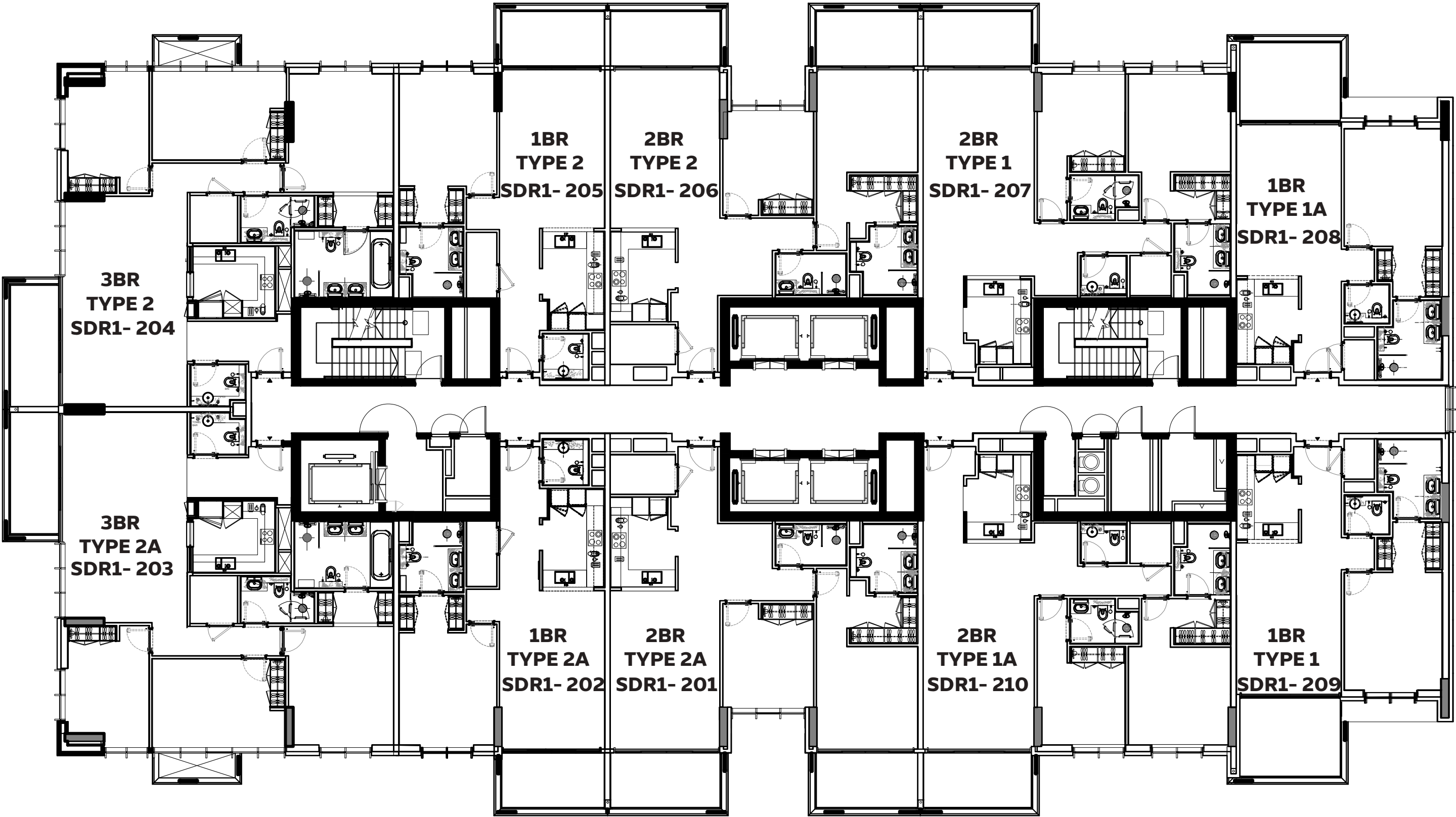
1BR TYPE 2 / TYPE 2A

2BR TYPE 1 / TYPE 1A
2BR TYPE 2 / TYPE 2A

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 are not to scale E&OE. 6. 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. 7. Unit plans may exist in mirrored version.

Sidr Residences 1 - floor plans

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1BR TYPE 1 / TYPE 1A
1BR TYPE 2 / TYPE 2A

2BR TYPE 1 / TYPE 1A
2BR TYPE 2 / TYPE 2A

3BR TYPE 2 / TYPE 2A

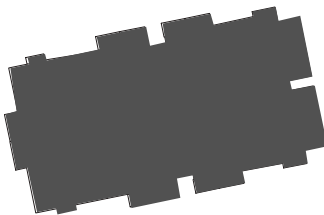
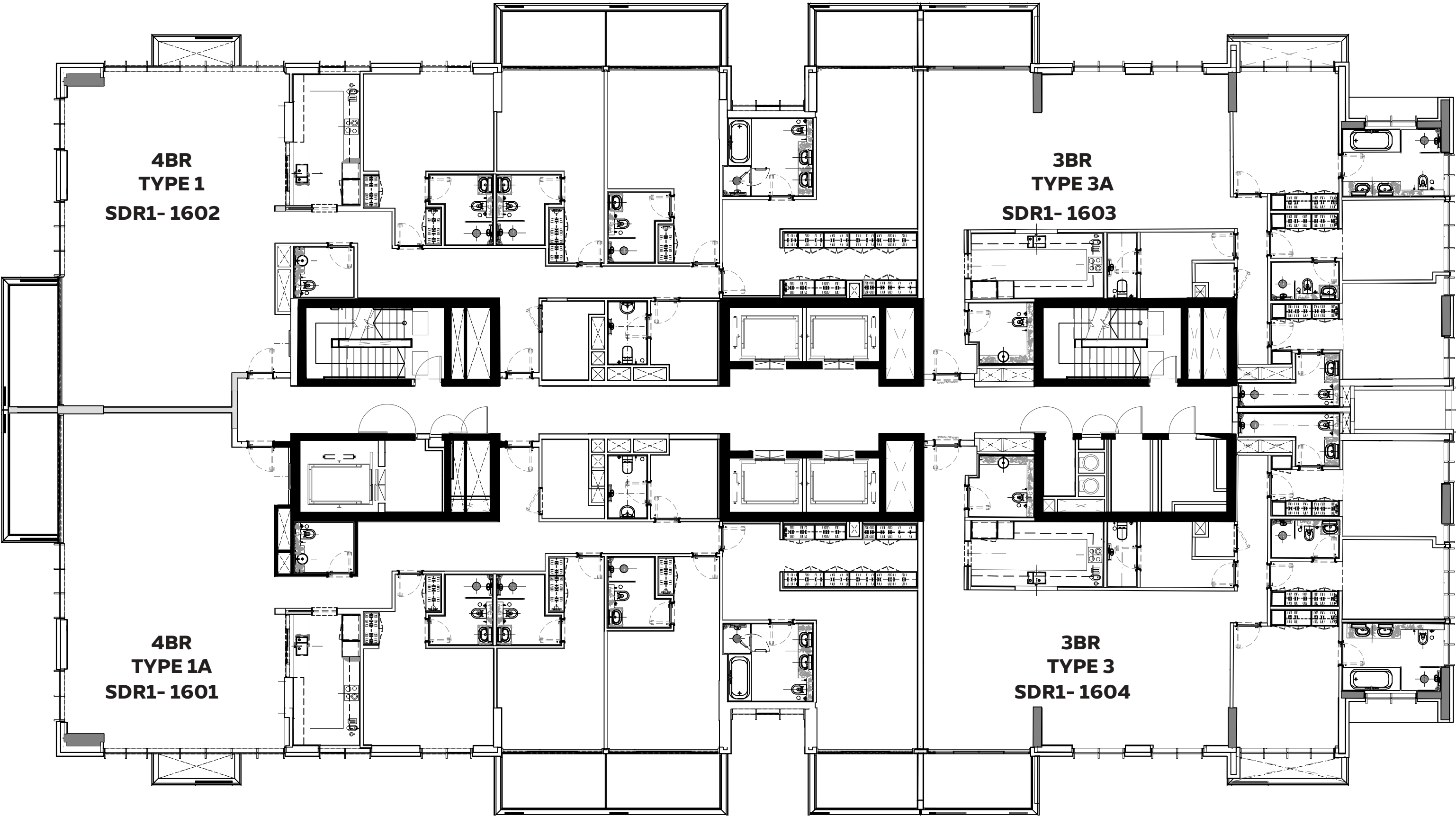
DEVELOPED BY



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Sidr Residences 1 - floor plans

سدر ریزیدنسز
SIDR RESIDENCES



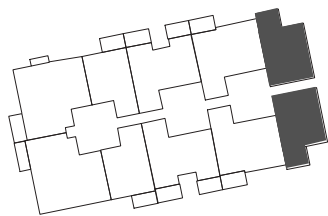
3BR TYPE 3 / TYPE 3A

4BR TYPE 1 / TYPE 1A

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Sidr Residences 1 – unit plans

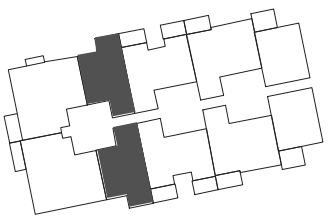
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Net Area starting from:
78.74 sqm / 847.55 sqft

Balcony Area starting from:
12.65 sqm / 136.16 sqft

Total Area starting from:
91.39 sqm / 983.71 sqft



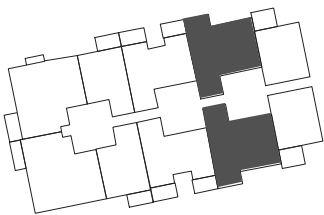
Net Area starting from:
83.30 sqm / 896.63 sqft

Balcony Area starting from:
8.86 sqm / 95.37 sqft

Total Area starting from:
92.16 sqm / 992.00 sqft

Sidr Residences 1 - unit plans

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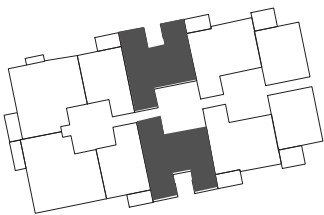
Net Area starting from:
118.70 sqm / 1277.68 sqft

Balcony Area starting from:
9.28 sqm / 99.89 sqft

Total Area starting from:
127.98 sqm / 1377.57 sqft

Sidr Residences 1 – unit plans

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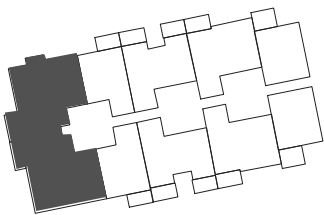
Net Area starting from:
114.26 sqm / 1229.88 sqft

Balcony Area starting from:
18.19 sqm / 195.80 sqft

Total Area starting from:
132.45 sqm / 1425.68 sqft

Sidr Residences 1 – unit plans

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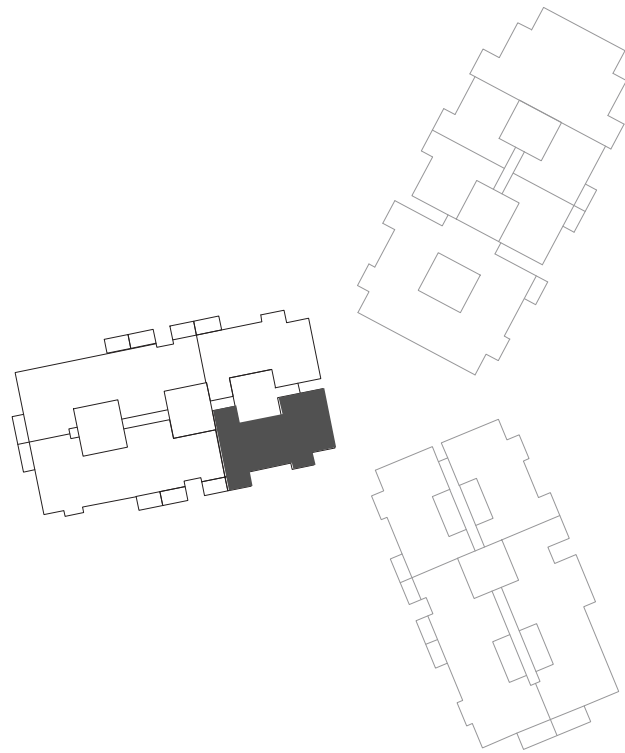
Net Area starting from:
148.26 sqm / 1595.86 sqft

Balcony Area starting from:
9.22 sqm / 99.24 sqft

Total Area starting from:
157.48 sqm / 1695.10 sqft

Sidr Residences 1 - unit plans

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Net Area starting from:
213.02 sqm / 2292.93 sqft

Balcony Area starting from:
9.28 sqm / 99.89 sqft

Total Area starting from:
222.30 sqm / 2392.82 sqft



DEVELOPED BY

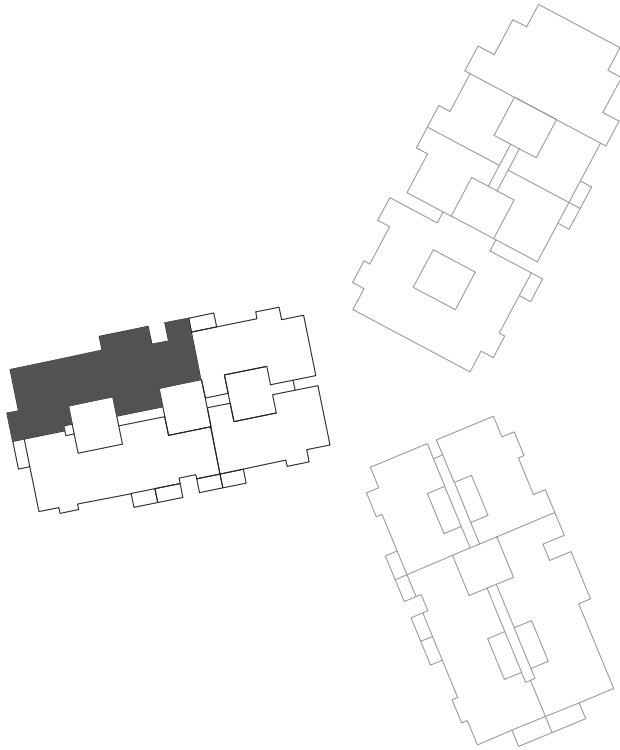
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BEDROOM 03

BATH 03



Net Area starting from:
346.92 sqm / 3734.22 sqft

Balcony Area starting from:
36.19 sqm / 389.55 sqft

Total Area starting from:
383.11 sqm / 4123.76 sqft



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Community features

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Apartment types

One- to four-bed units and loft apartments, with options for minor modifications to accommodate accessibility requirements



Larger-than-average apartments

Floor-to-ceiling windows and spacious balconies



Panoramic terraces

Stunning views of Al Wasl Plaza, Terra and the UAE Pavilion



Smart living

Tech-enabled, 5G-connected environments with home automation



Swimming pools

Adult and kids' pools, splash pad, pool decks, cabanas and spa pools



Clubhouse

Function rooms, reading rooms, social spaces and meditation pods



Gyms and kids' play areas

Fitness spaces and nature-inspired play areas for healthy, happy residents



Library pods

Promote recycling and book-sharing as part of the community's values



Community gardening

Available at podium level, integrated into landscaped amenities



Kids' toy library

Encourages recycling, sustainability and sharing



Outdoor dining spaces

Family-friendly, open-air paved areas, ideal for barbecues and get-togethers



15-minute walkable urban community

Access to convenience stores, retail and F&B options and key landmarks, with easy connectivity to Dubai Metro

Connectivity highlights

A harmonious environment that balances human needs and environmental stewardship, Sidr Residences offers breathtaking views within a convenient, walkable community

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AT EXPO CITY DUBAI



Within easy reach of the community square, offices, theatre, 5-star hotel, the Expo City market and numerous restaurants and retail outlets



Five minutes from Al Wasl Plaza with its outdoor performances and immersive projections



Direct access to the UAE Pavilion via the lush Ghayath Trail



Bordering Expo Business offering prime connections to high-end professional opportunities as well as extensive dining and retail options



Sweeping outlooks across Al Wasl Plaza, the UAE Pavilion and Terra, with views of Surreal water feature from higher floors