



# 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.





## 02. HISTORY

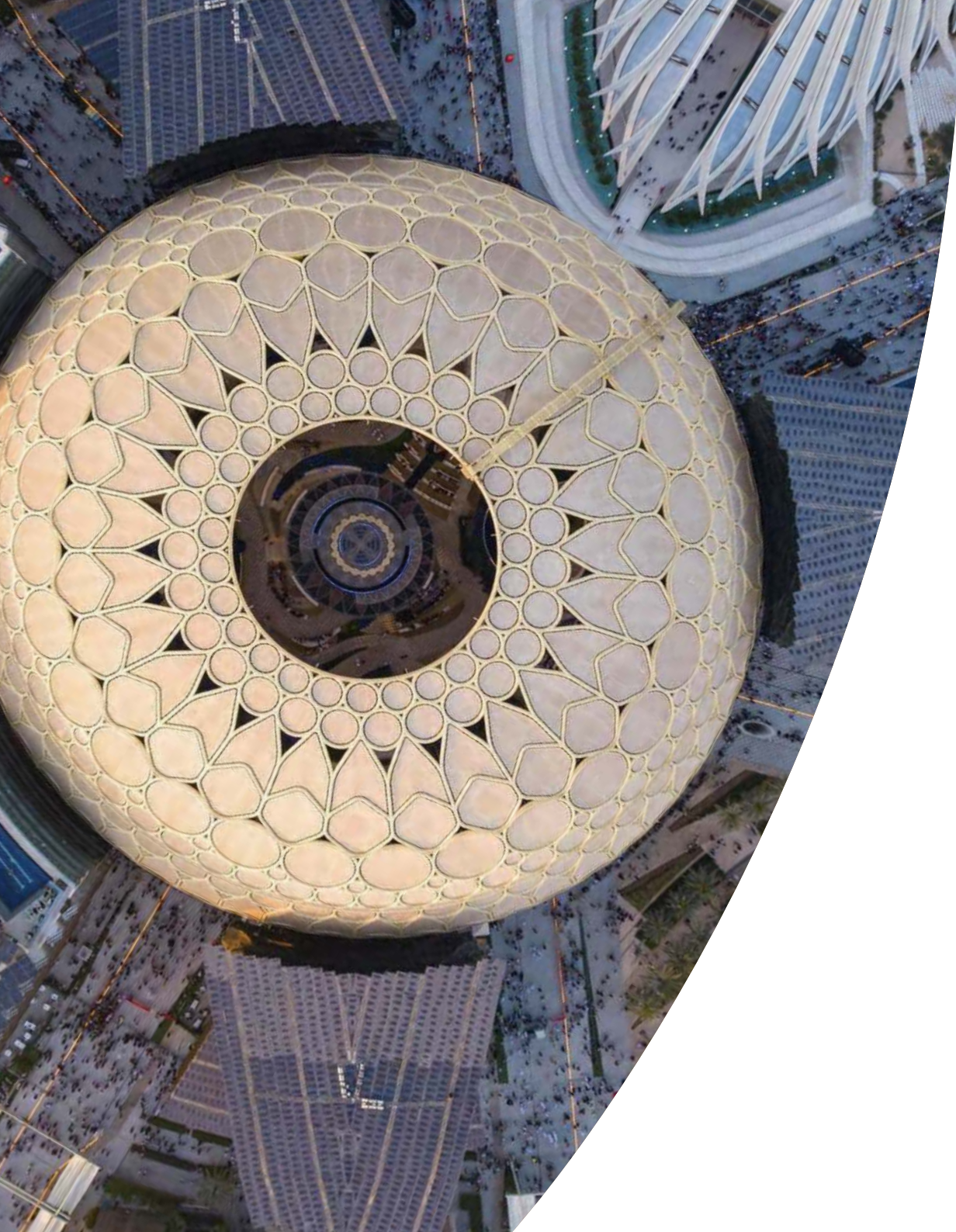
# “It all began with an unforgettable Global Celebration”

Before Expo City Dubai, there was Expo 2020 Dubai. From 1 October 2021 to 31 March 2022, the first World Expo ever hosted in the Middle East fulfilled its promise of connecting minds and creating the future.

Expo 2020 provided an international stage for creativity and collaboration. Through its gates came artists and academics, dancers and diplomats, pop stars and pioneers, culinary wizards and cultural icons, tech talents and tomorrow's trailblazers.

Meticulously planned from the start of preparations for Expo 2020 Dubai, Expo City Dubai not only retains 80 per cent of the World Expo's infrastructure, but will ensure its legacy continues to evolve and flourish for generations to come. This clean, green, innovation-driven city will inspire its residents, tenants and visitors to live, work and play together, to harness the power of 'we' and build a brighter tomorrow.





### 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



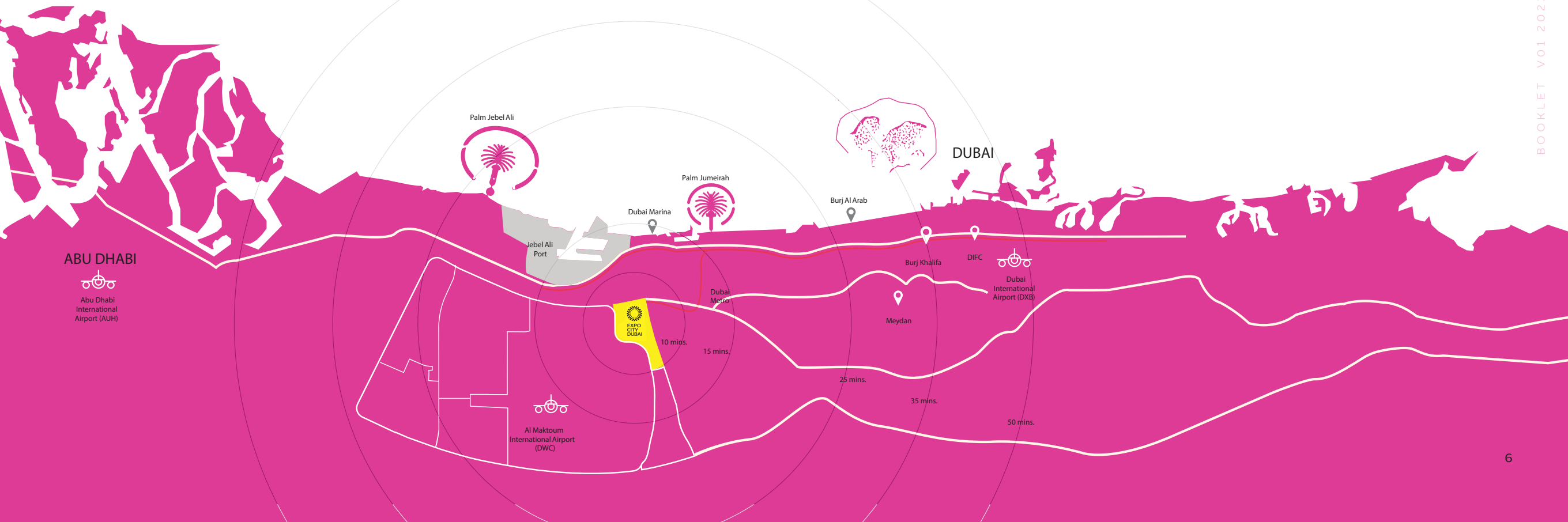
## Rail

- 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







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An architectural rendering of a modern residential complex. On the left, a tall, multi-story building with a glass and metal facade and balconies stands next to several tall palm trees. In the foreground, there is a landscaped area with tall grasses and a wooden deck. A small pool of water is visible in the middle ground, with children playing nearby. To the right, a curved, covered outdoor lounge area with blue seating and a decorative metal screen is shown. 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





# View/Point

Open your mind to a whole new level of blissful living, with a home that overlooks stunning landscaped gardens and with unobstructed views towards Al Wasl Plaza, Jubilee Park and the Women's Pavilion.





# Well/Being

Mangrove Residences is revolutionising sustainable living by combining care for the planet with the health, wellbeing and happiness of its residents. The pedestrian-friendly community (underground parking is included) is targeting the highest sustainability standards so residents live in homes that promote health and wellbeing.

Carrying forward the sustainability ambitions of Expo City Dubai, Mangrove Residences' low-carbon mesh façade is made using recycled construction materials.





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# Un/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





# Expo City Dubai Attractions

## Al Wasl Plaza

The beating heart of the city

## Surreal water feature

A synchronised water, fire and music experience





**Terra – The Sustainability Pavilion**  
Providing real life solutions to preserve our planet



**Alif – The Mobility Pavilion**  
Exploring how we move, explore and connect





### **Vision Pavilion**

The inspiring story of the visionary leader who shaped Dubai



### **Women's Pavilion**

Celebrating the role of women in society





### **Playgrounds**

Explore a world of extraordinary possibilities across three unique playgrounds



### **Garden in the Sky**

Enjoy panoramic views of the city from a spectacular rotating observation tower