

سدر ريزيدنسز SIDR RESIDENCES

Live in the new centre of Dubai's future

من تطوير
DEVELOPED BY



مدينة إكسبو دبي
EXPO CITY DUBAI

Live in the new centre of Dubai's future at Sidr Residences - a contemporary, urban village in Expo City Dubai. Inspired by the Sidr tree, known for its resilience and shade, Sidr Residences offers a lifestyle that combines eco-friendly apartments within a connected, environmentally aware community.

Comprising three towers, close to the conveniences of Expo Downtown and Expo's commercial area, within walking distance to the metro and at the doorstep of Al Maktoum International Airport, Sidr is an ideal location for future-ready living.

Sidr Residences is designed for residents who value cutting-edge technology and sustainability within a smart city environment. With home automation features across a 5G-connected site, Sidr offers a premium living experience for those seeking innovation without compromising on comfort or convenience.

سدر ريزيدنسز
SIDR RESIDENCES

في مدينة إكسبو دبي
AT EXPO CITY DUBAI

Expo City Dubai
master plan



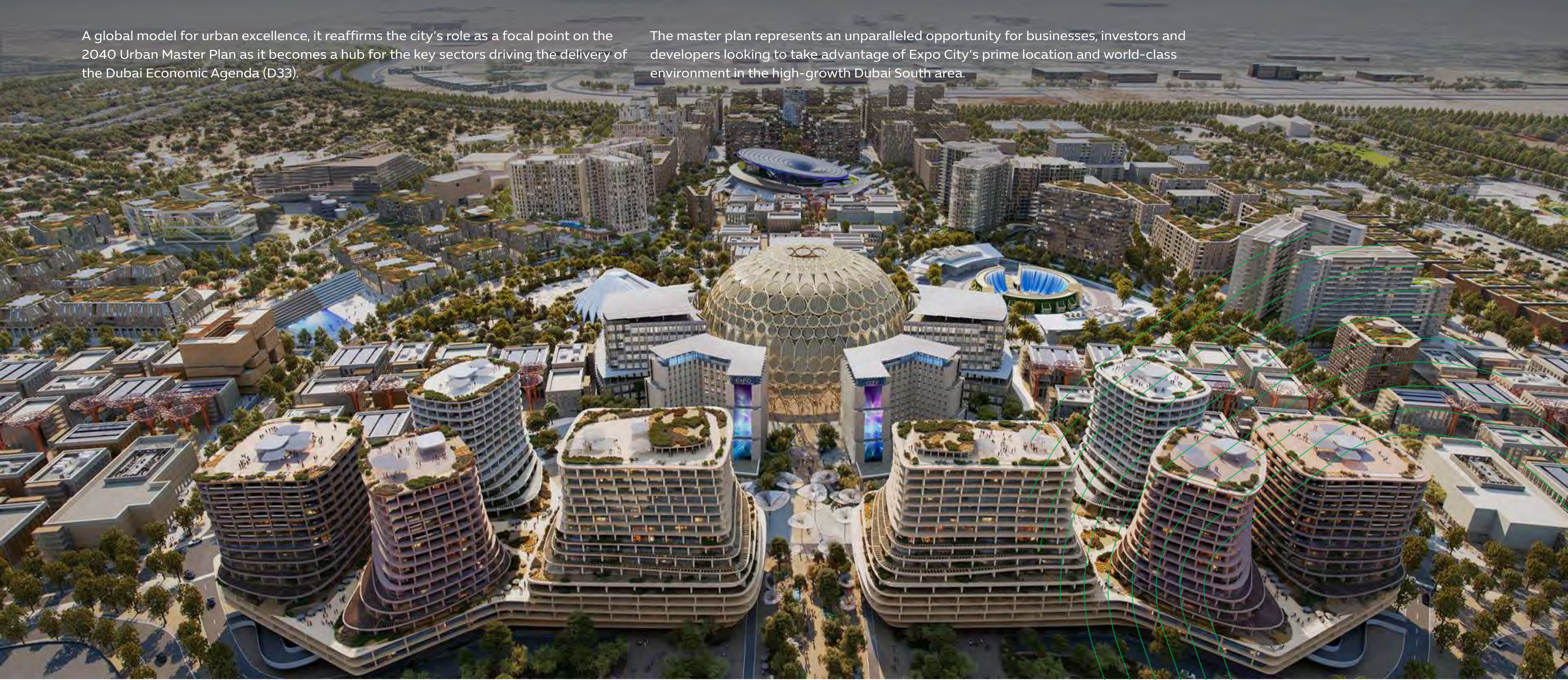
Expo City Dubai master plan: Overview

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. Home of Dubai Exhibition Centre.

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

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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قنن مدينه اكسبو دبي
AT EXPO CITY DUBAI

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

Floor-to-ceiling windows
and spacious balconies

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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في مدينة إكسبو دبي
AT EXPO CITY DUBAI

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

Nature-inspired kids'
play areas

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في مدينة إكسبو دبي
AT EXPO CITY DUBAI

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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في مدينة إكسبو دبي
AT EXPO CITY DUBAI

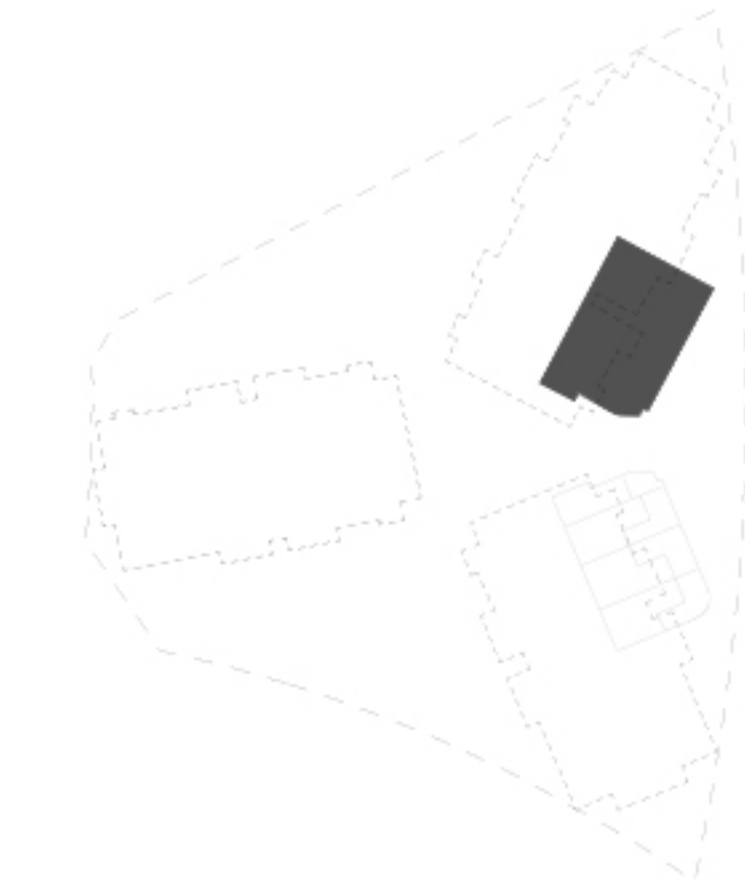
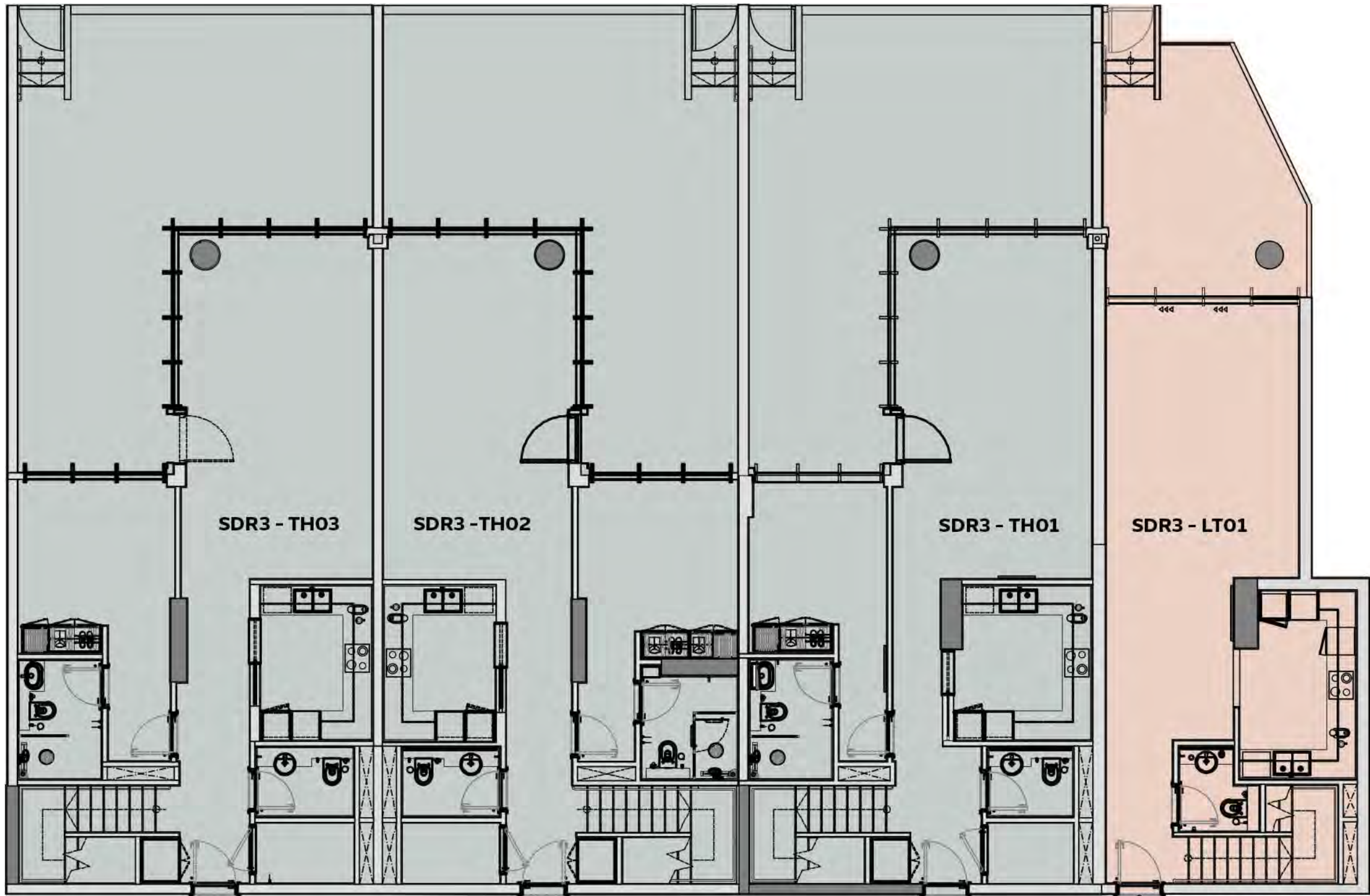
Function rooms, reading
rooms, social spaces and
meditation pods

Kids' toy library



Sidr Residences 3 - Floor Plans

سدر ریزیدنسز
SIDR RESIDENCES



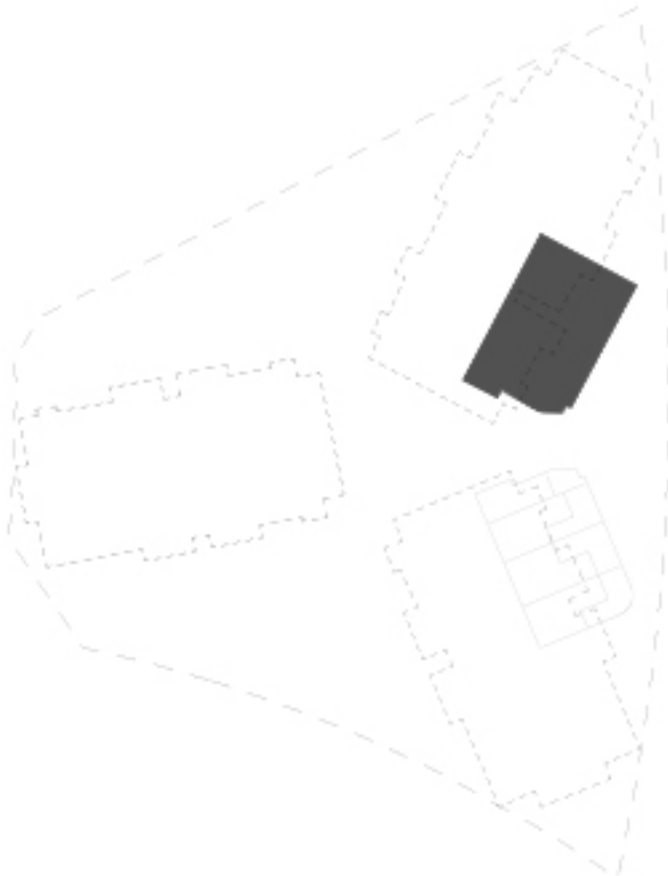
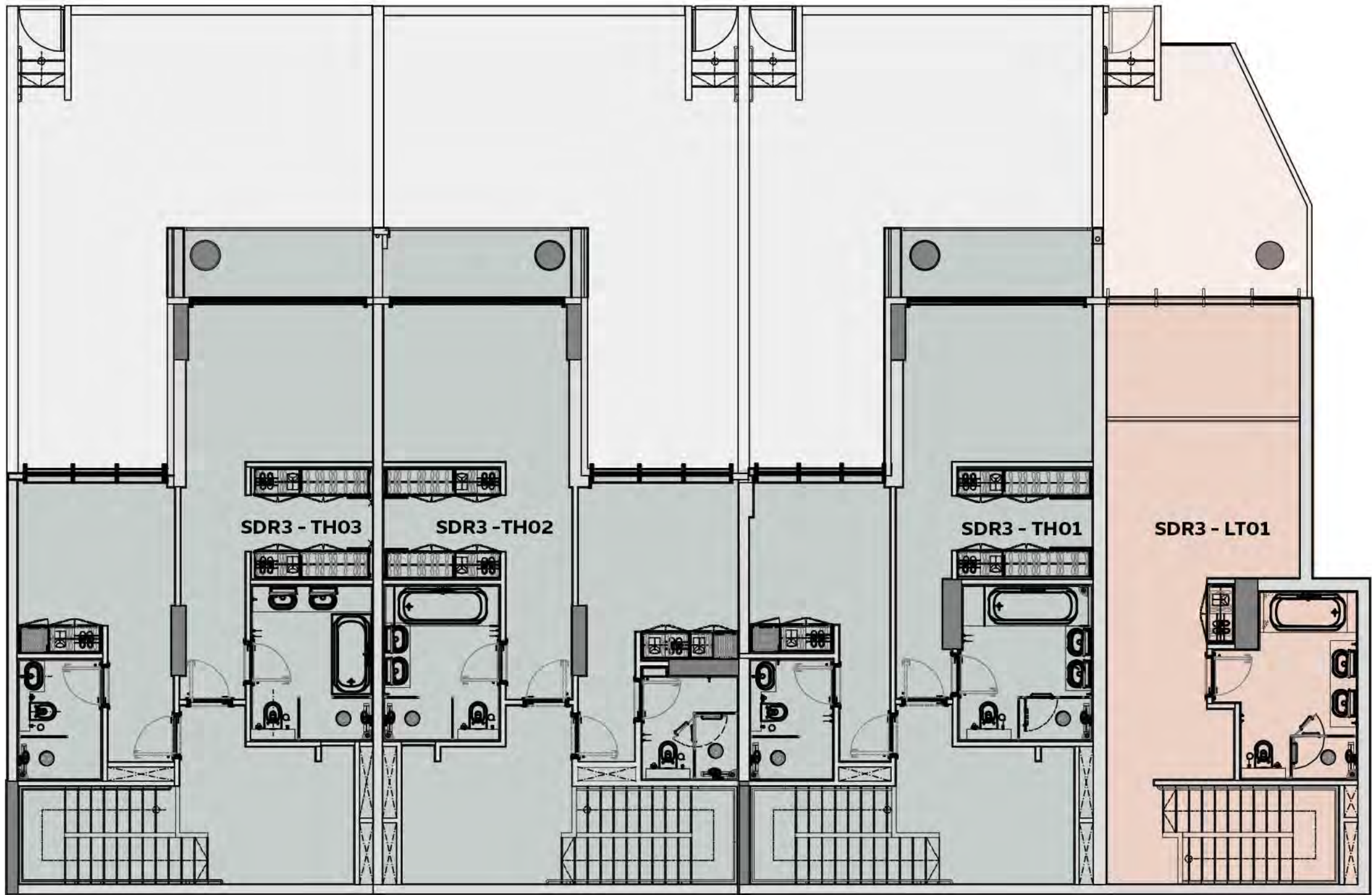
SIDR RESIDENCES 3
GROUND FLOOR

- 1BR Loft
- 3BR Townhouse

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 (A).

Sidr Residences 3 - Floor Plans

سدر ریزیدنسز
SIDR RESIDENCES



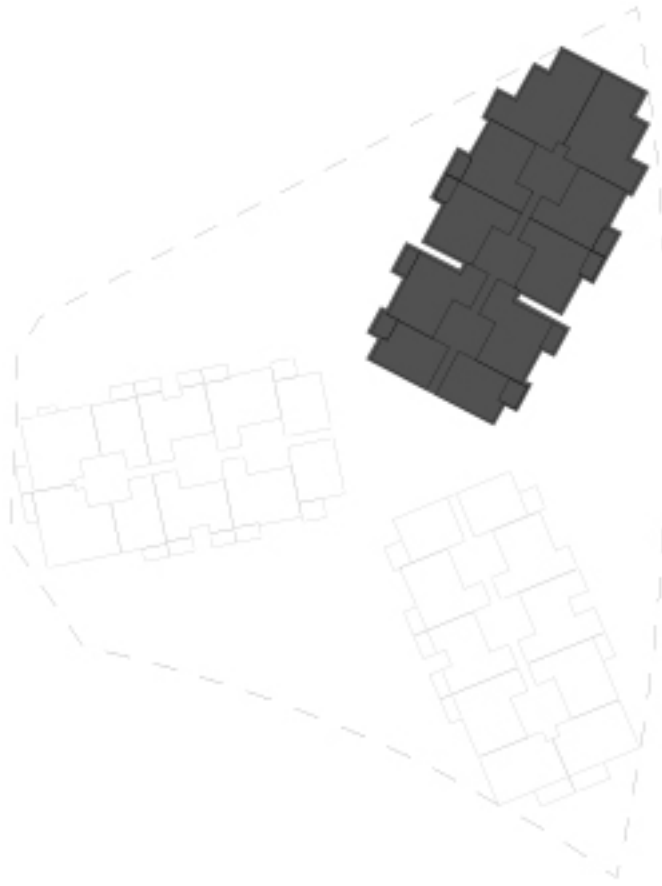
SIDR RESIDENCES 3
MEZZANINE FLOOR
1st floor of Townhouses & Loft

- 1BR Loft
- 3BR Townhouse

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SIDR RESIDENCES



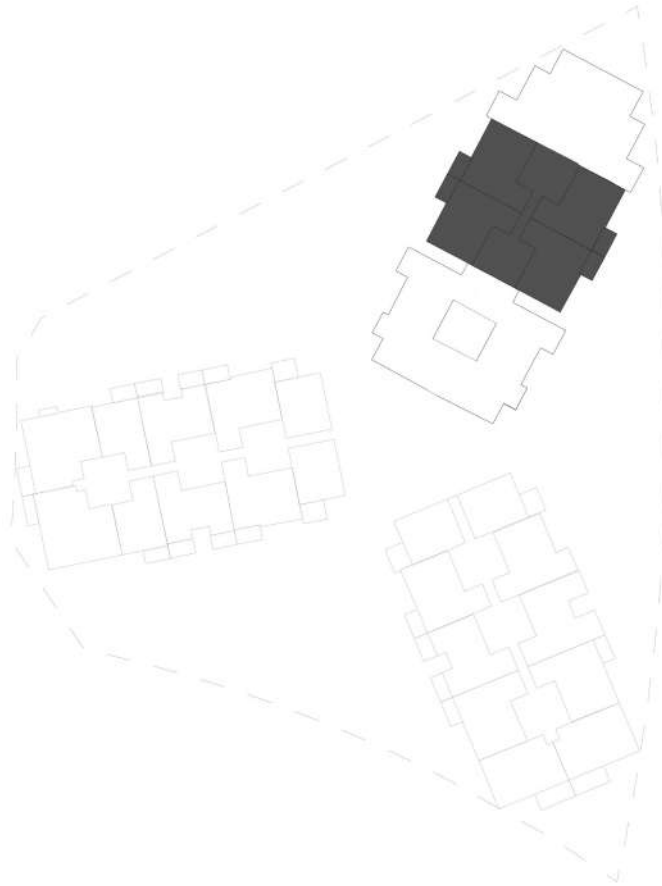
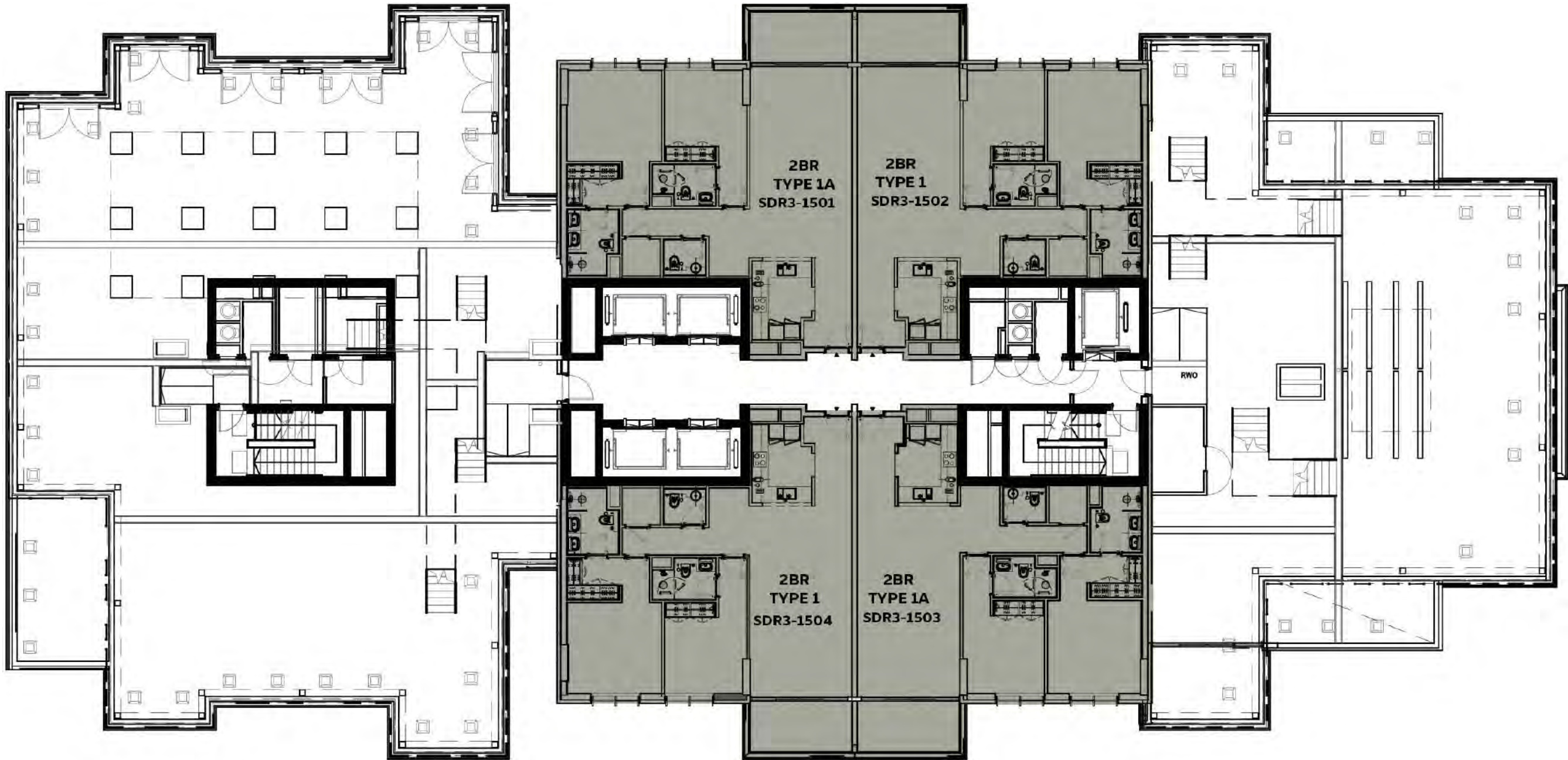
SIDR RESIDENCES 3
TYPICAL FLOORS
FROM 1ST FLOOR TO 14TH FLOOR

- 1BR TYPE 1 / TYPE 1A
- 2BR TYPE 1 / TYPE 1A - 2BR TYPE 4 / TYPE 4A
- 3BR TYPE 1/ TYPE 1A

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Sidr Residences 3 - Floor Plans

سدر ریزیدنسز
SIDR RESIDENCES



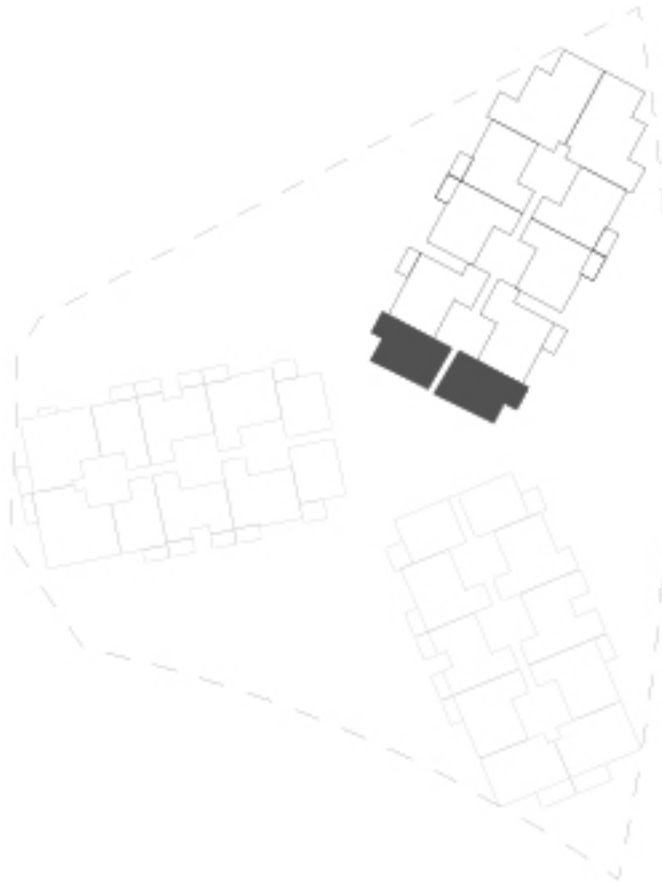
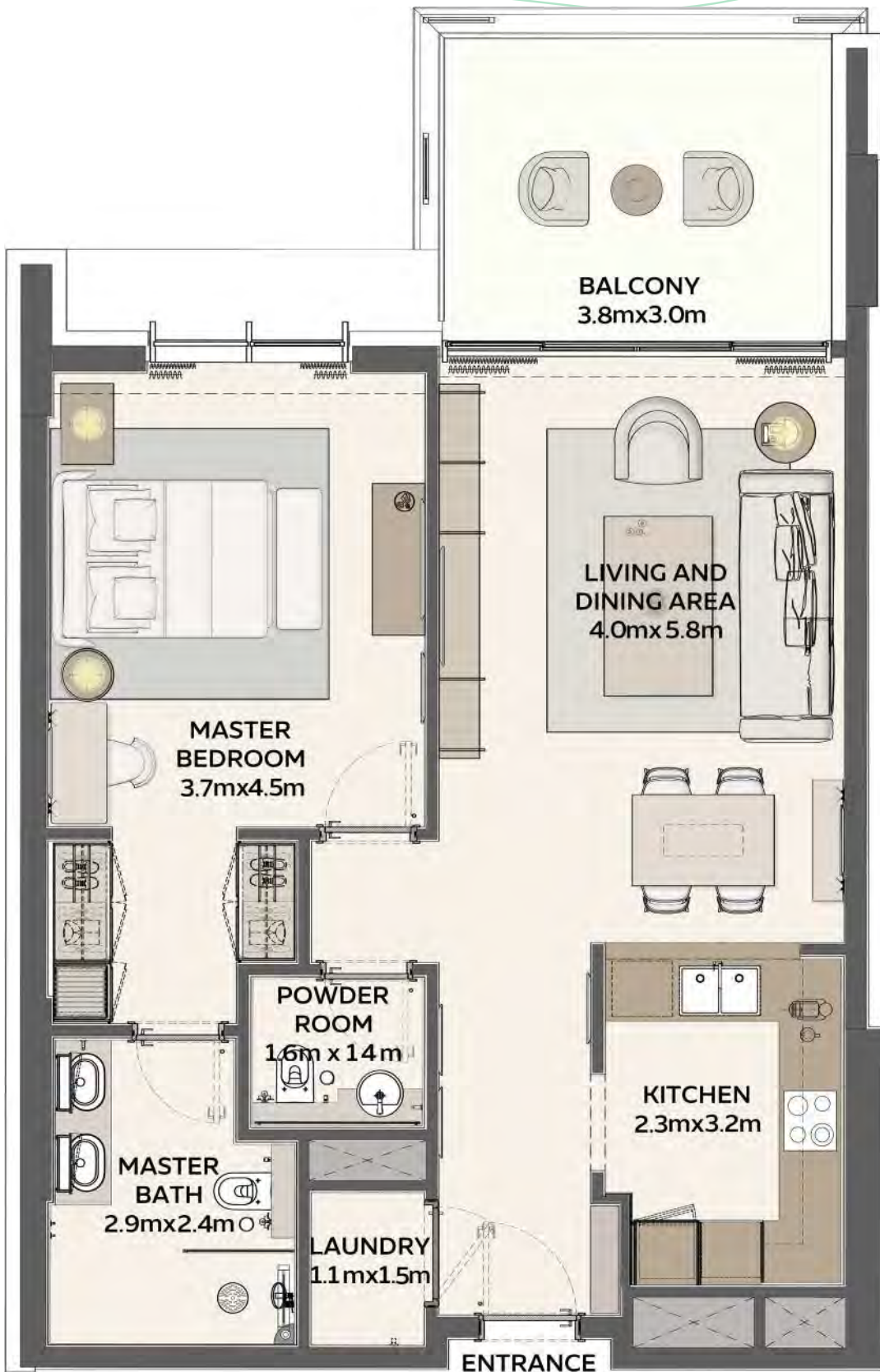
SIDR RESIDENCES 3
15TH FLOOR

2BR TYPE 1 / TYPE 1A

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Sidr Residences 3 - Floor Plans

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SIDR RESIDENCES



1 BEDROOM TYPE 1

Net Area starting from:
78.31 sqm / 842.92 sqft

Balcony Area starting from:
12.63 sqm / 135.95 sqft

Total Area starting from:
90.94 sqm / 978.87 sqft

Sidr Residences 3 - Unit Plans

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SIDR RESIDENCES



2 BEDROOM TYPE 1

Net Area starting from:
118.19 sqm / 1272.19 sqft

Balcony Area starting from:
9.45 sqm / 101.72 sqft

Total Area starting from:
127.64 sqm / 1373.91 sqft



2 BEDROOM TYPE 4

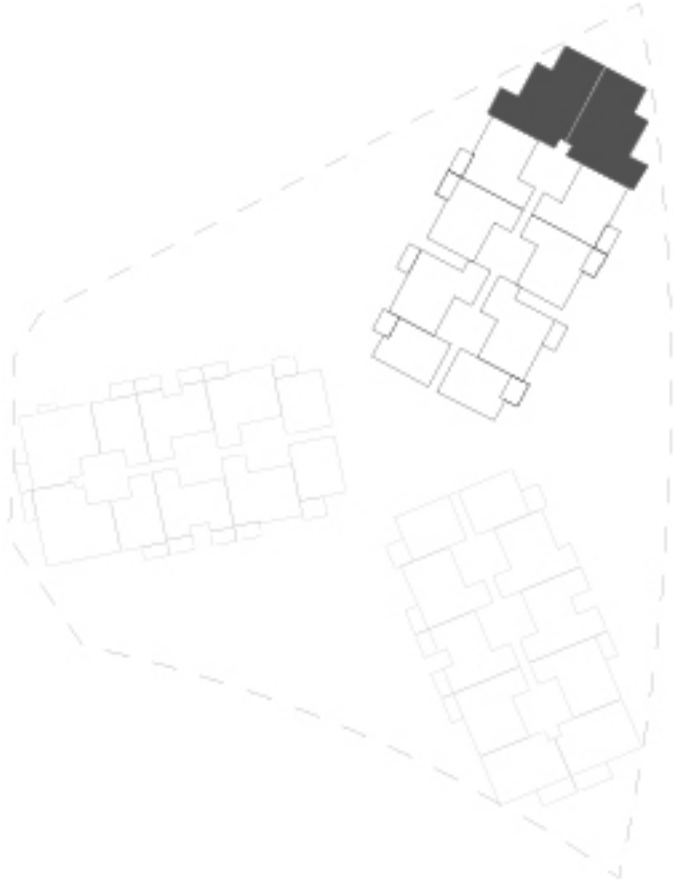
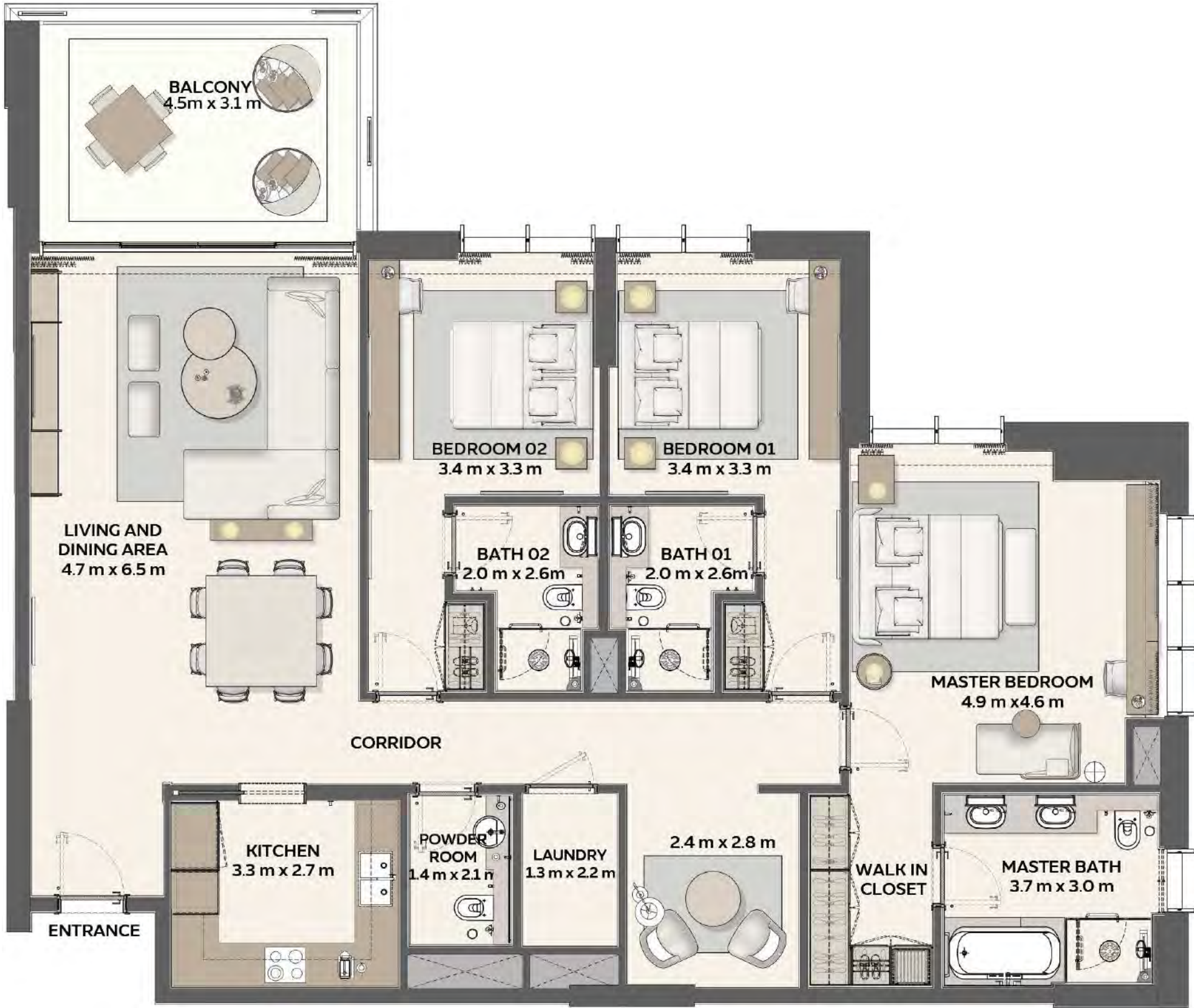
Net Area starting from:
129.20 sqm / 1390.70 sqft

Balcony Area starting from:
9.42 sqm / 101.40 sqft

Total Area starting from:
138.62 sqm / 1492.09 sqft

Sidr Residences 3 - Unit Plans

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3 BEDROOM
TYPE 1

Net Area starting from:
162.94 sqm / 1753.87 sqft

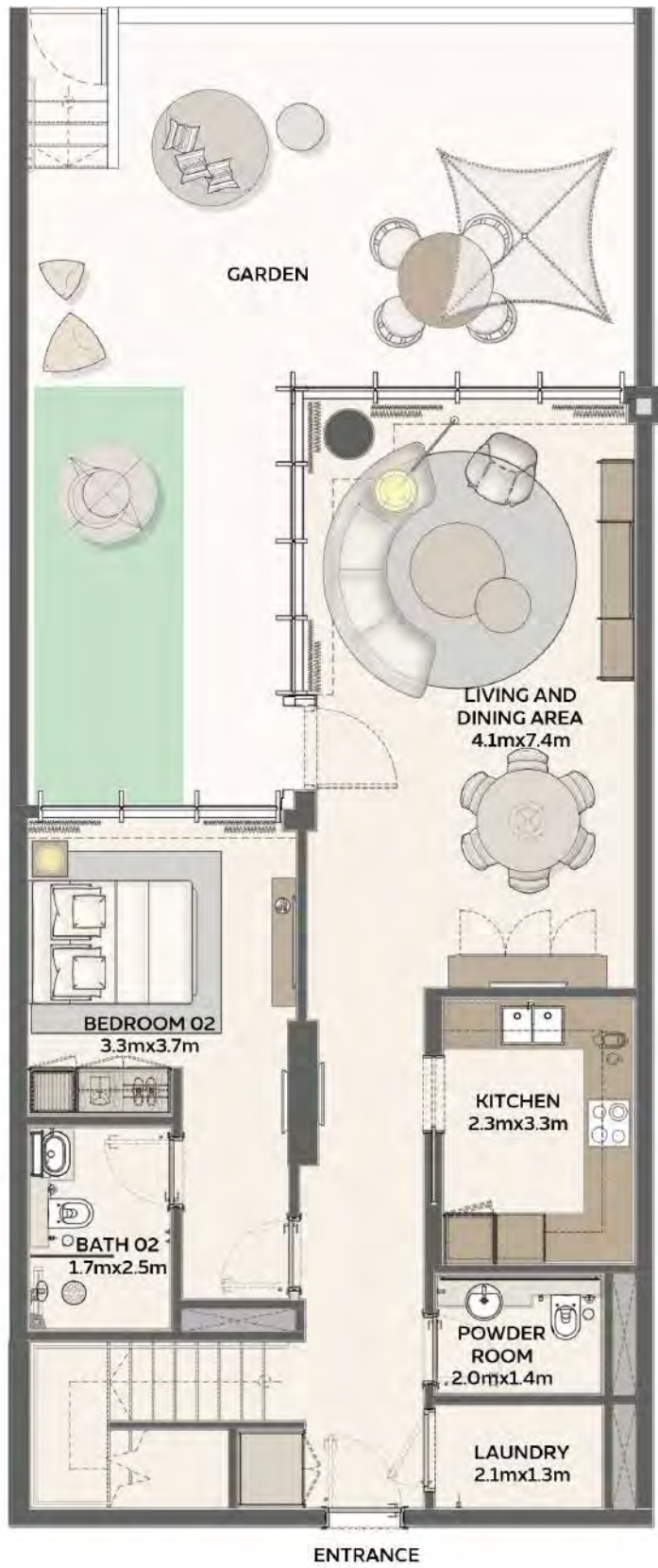
Balcony Area starting from:
15.70 sqm / 168.99 sqft

Total Area starting from:
178.64 sqm / 1922.86 sqft

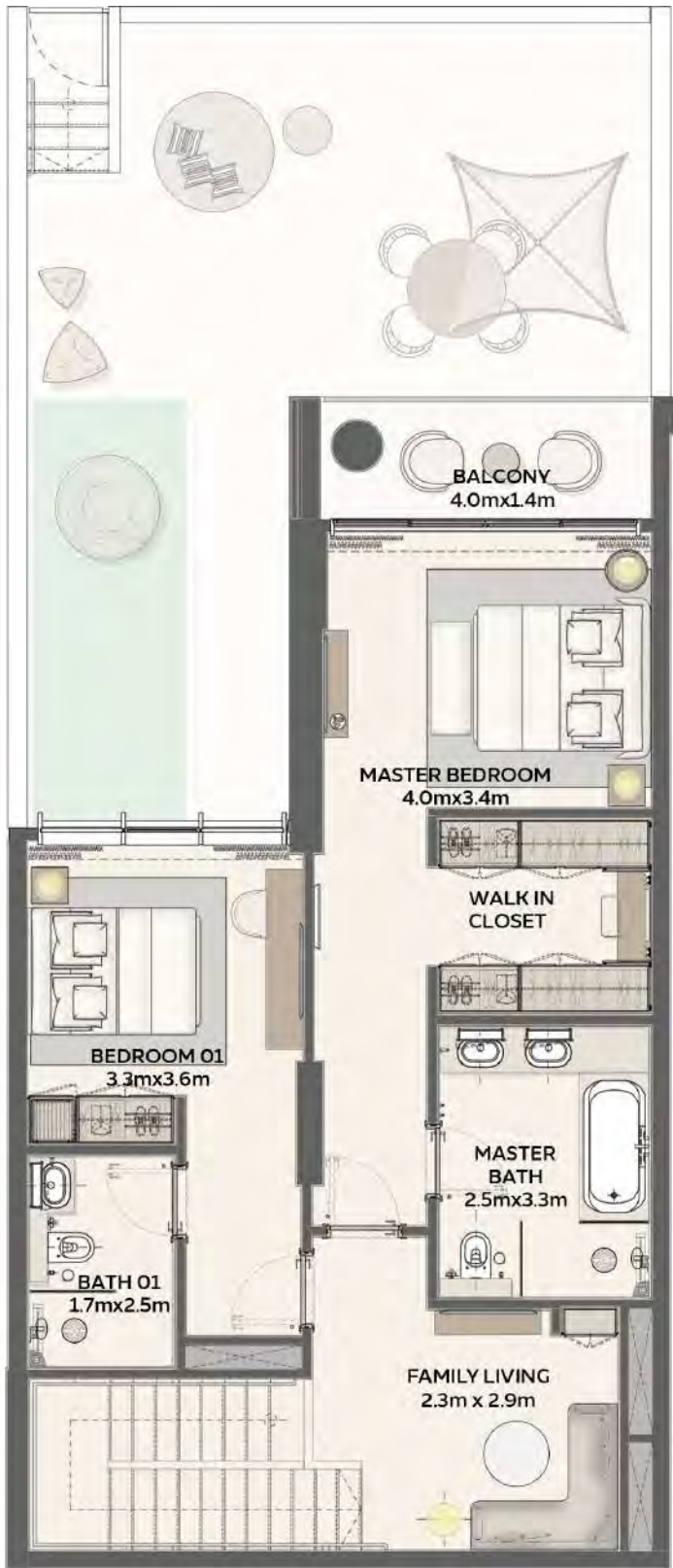
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Sidr Residences 3 -Unit Plans

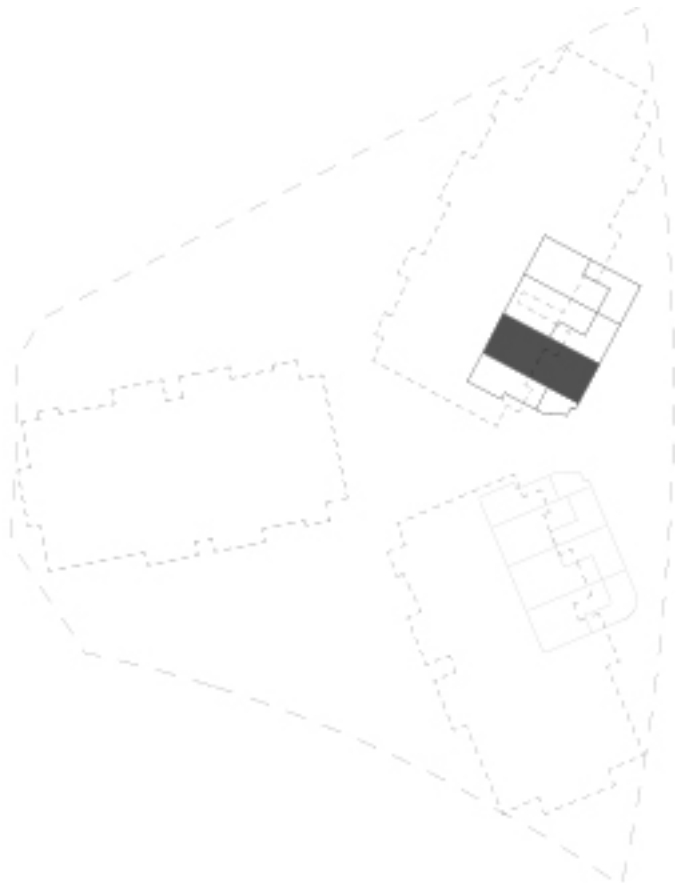
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GROUND LEVEL



MEZZANINE LEVEL



3 BEDROOM TOWNHOUSE - 01 TOWNHOUSE SDR3-TH01

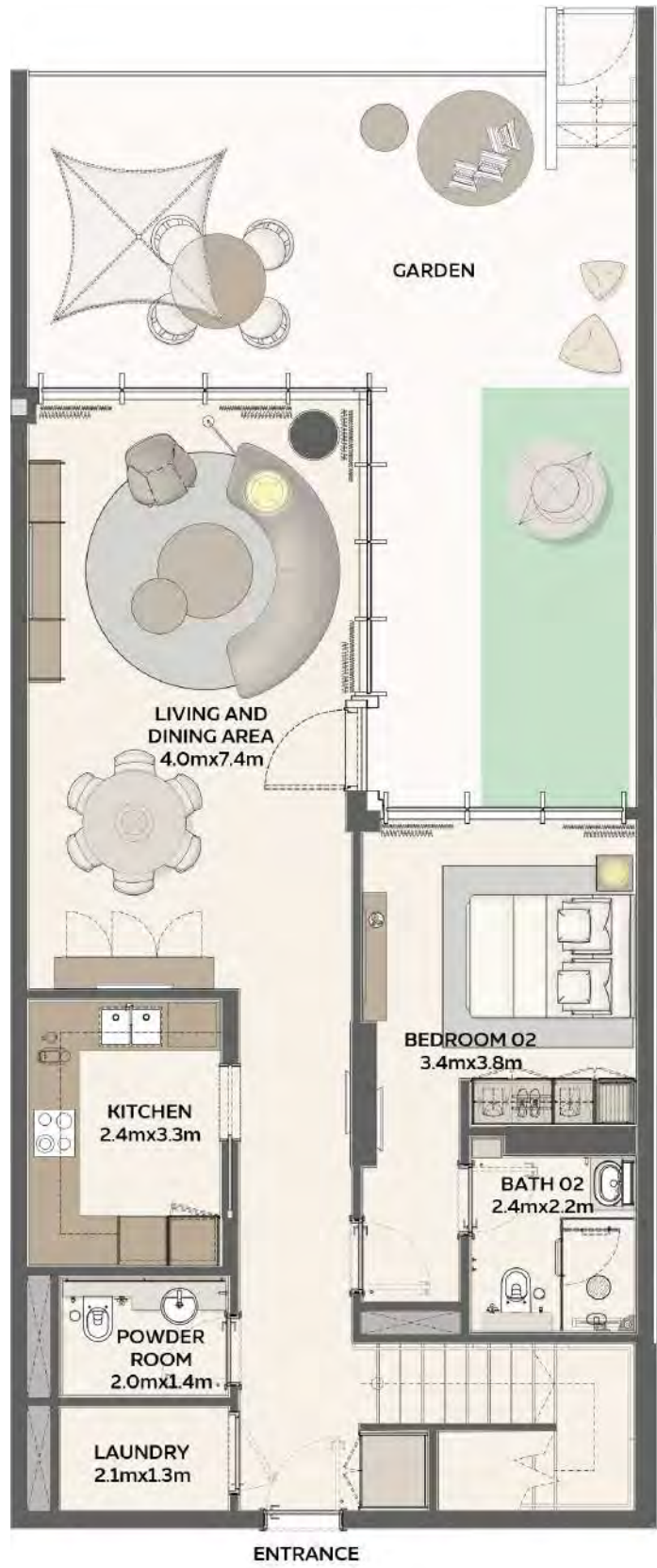
Net Area:
176.89 sqm / 1904.03 sqft

Balcony Area:
57.81 sqm / 622.26 sqft

Total Area:
234.70 sqm / 2526.29 sqft

Sidr Residences 3 - Unit Plans

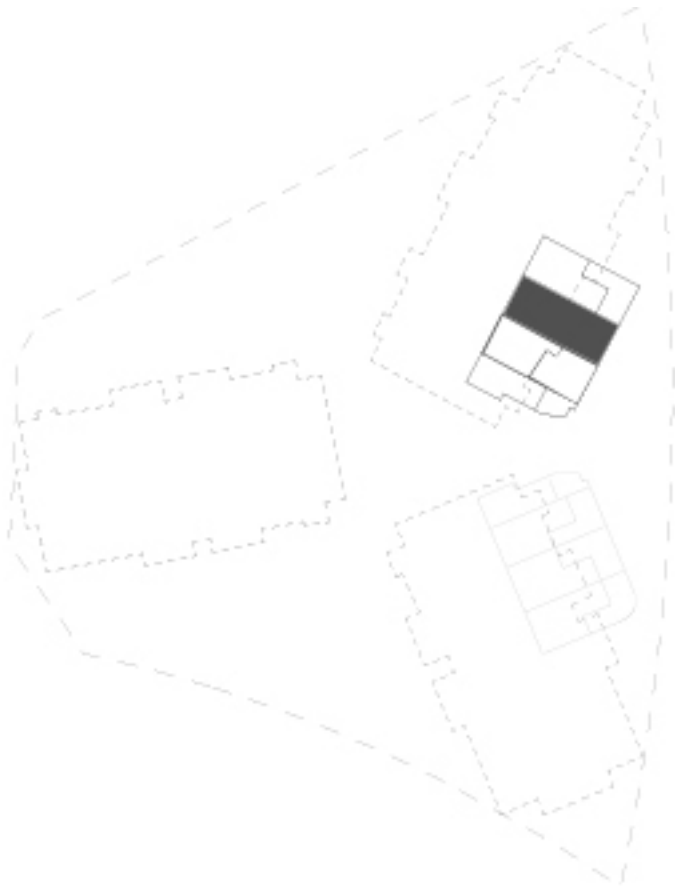
سدر ریزیدنسز
SIDR RESIDENCES



GROUND LEVEL



MEZZANINE LEVEL



3 BEDROOM TOWNHOUSE - 02 TOWNHOUSE SDR3-TH02

Net Area:
176.89 sqm / 1904.03 sqft

Balcony Area:
57.86 sqm / 622.80 sqft

Total Area:
234.75 sqm / 2526.83 sqft

Sidr Residences 3 - Unit Plans

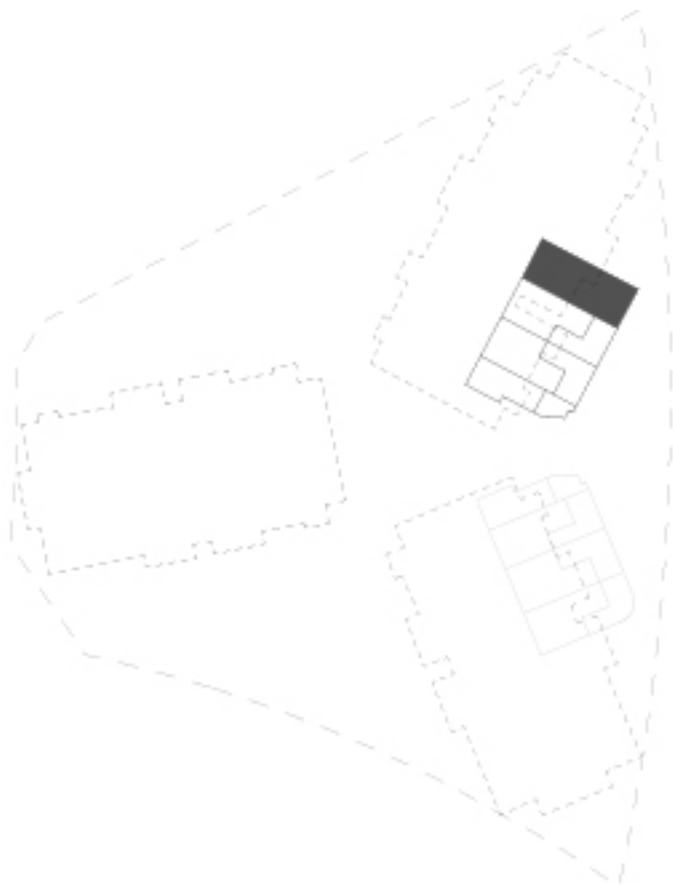
سدر ریزیدنسز
SIDR RESIDENCES



GROUND LEVEL



MEZZANINE LEVEL



3 BEDROOM TOWNHOUSE - 03 TOWNHOUSE SDR3-TH03

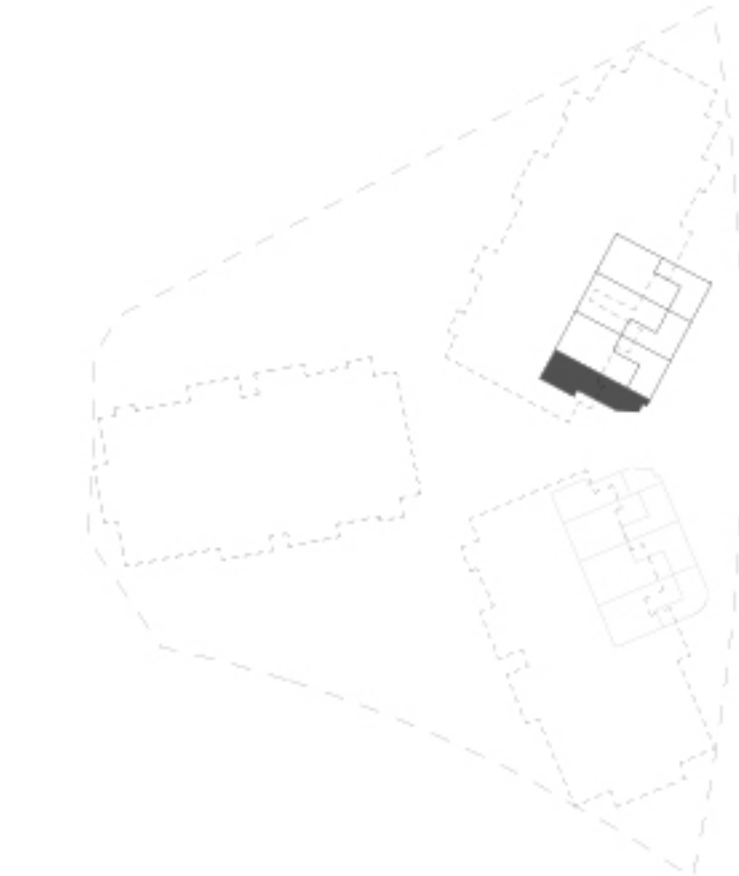
Net Area:
173.19 sqm / 1864.20 sqft

Balcony Area:
55.25 sqm / 594.71 sqft

Total Area:
228.44 sqm / 2458.91 sqft

Sidr Residences 3 - Unit Plans

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1 BEDROOM
LOFT SDR3-LT01

Net Area:
115.77 sqm / 1246.14 sqft

Balcony Area:
22.85 sqm / 245.96 sqft

Total Area:
138.62 sqm / 1492.09 sqft

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Community features

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AT EXPO CITY DUBAI



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



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



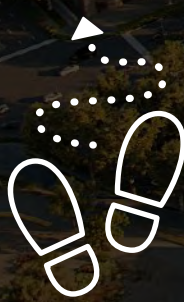
Kids' toy library:

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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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

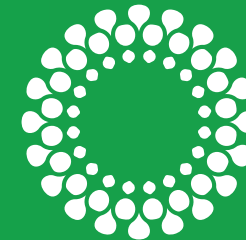


Sweeping outlooks across Al Wasl Plaza, the UAE Pavilion and Terra, with views of Surreal water feature from higher floors

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DEVELOPED BY



مدينة إكسبو دبي
EXPO CITY DUBAI

About Expo City Dubai

Expo City Dubai is an innovation-driven, people-centric community designed for living, leisure and business, where green spaces combine with cutting-edge technologies, enabling people to connect and build a brighter tomorrow. Discover an impressive selection of cultural and educational experiences, leisure facilities, event venues, dining, retail, parks and playgrounds – all connected by metro and within easy reach of airports, ports and highways.

Live in the new centre of Dubai's future.

Contact Information: +971 4 555 2030 | residential@expocitydubai.ae | expocitydubai.com