

سدر ريزيدنسز  
SIDR RESIDENCES

Live in the new centre of Dubai's future

من تطوير  
DEVELOPED BY



مدينة إكسبو دبي  
EXPO CITY DUBAI

سدر ريزيدنسز

SIDR RESIDENCES

في مدينة إكسبو دبي  
AT 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.

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في مدينة إكسبو دبي  
AT EXPO CITY DUBAI



Expo City Dubai  
master plan



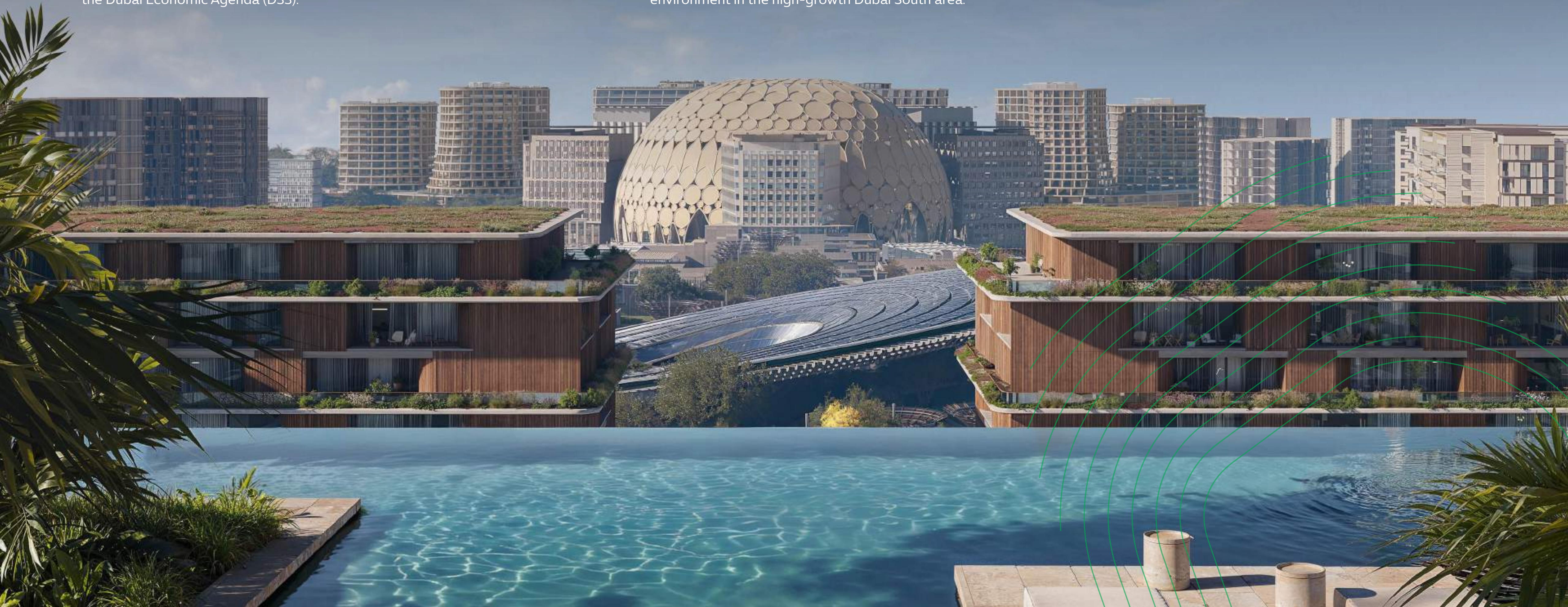
# Expo City Dubai master plan: Overview

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

SHARJAH

Dubai Exhibition Centre

DIP

5 mins.

10 mins.

15 mins.

25 mins.

35 mins.

50 mins.



Al Maktoum International Airport (DWC)

Dubai Metro

Meydan



Dubai International Airport (DXB)



## سدر ريزيدانسز SIDR RESIDENCES

في مدينة إكسبو دبي  
AT EXPO CITY DUBAI

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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AT EXPO CITY DUBAI

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

Nature-inspired kids' play areas

# سدر ريزيدنسز SIDR RESIDENCES

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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



## سدر ريزيدنسز SIDR RESIDENCES

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  
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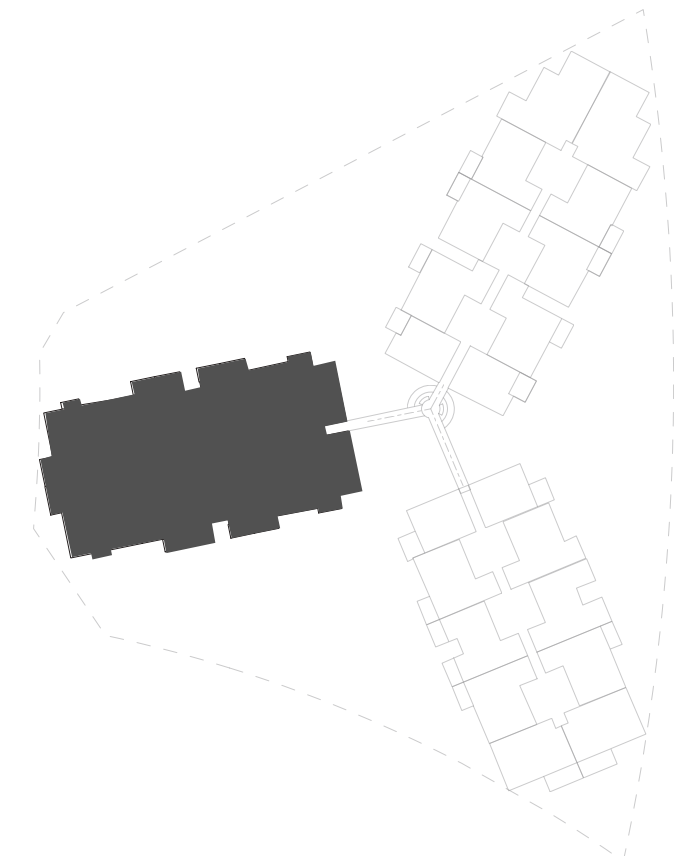
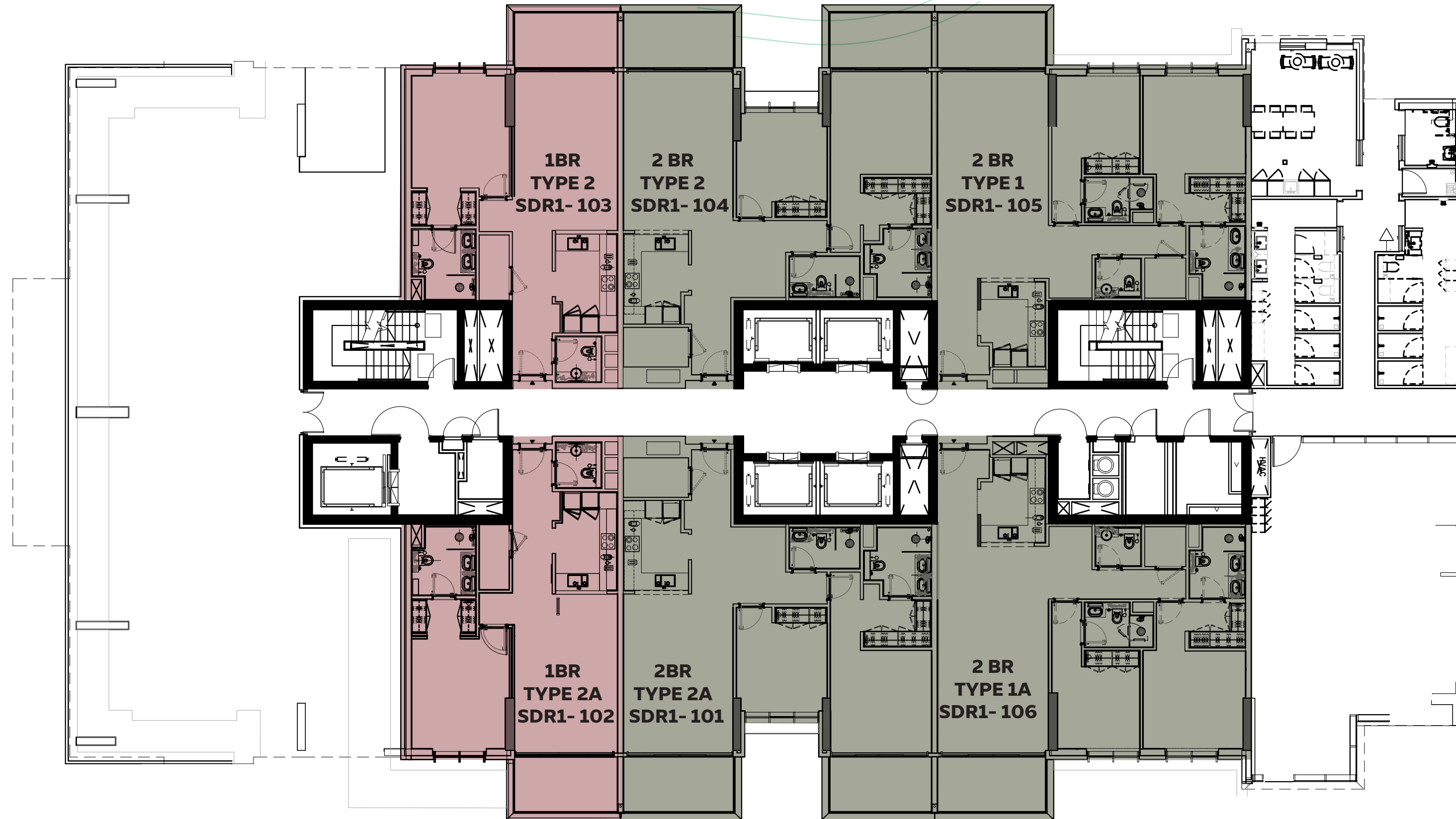
Function rooms, reading  
rooms, social spaces and  
meditation pods

Kids' toy library



# Sidr Residences 1 - floor plans

سدر ريزيدنسز  
SIDR RESIDENCES



## SIDR RESIDENCES 1 1<sup>ST</sup> FLOOR

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

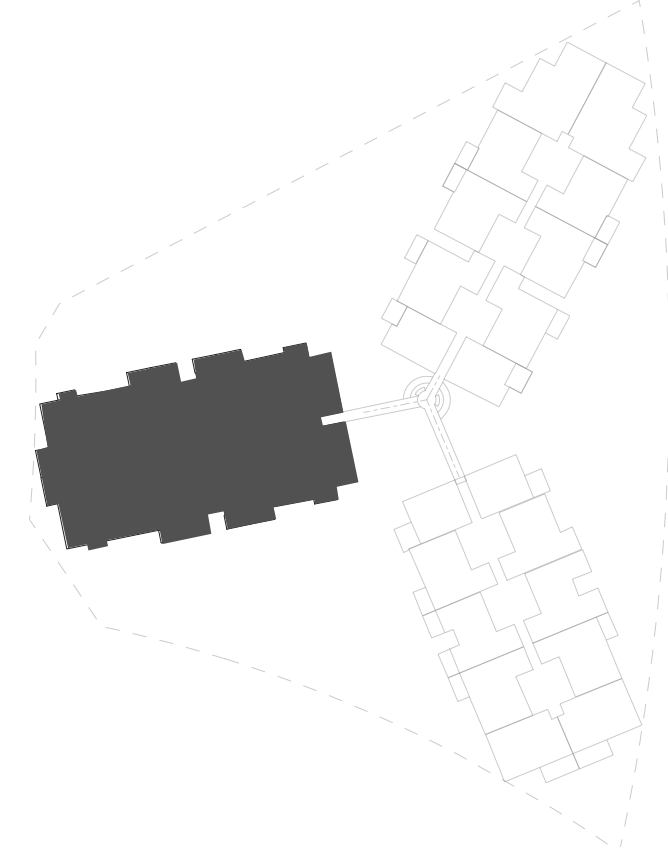
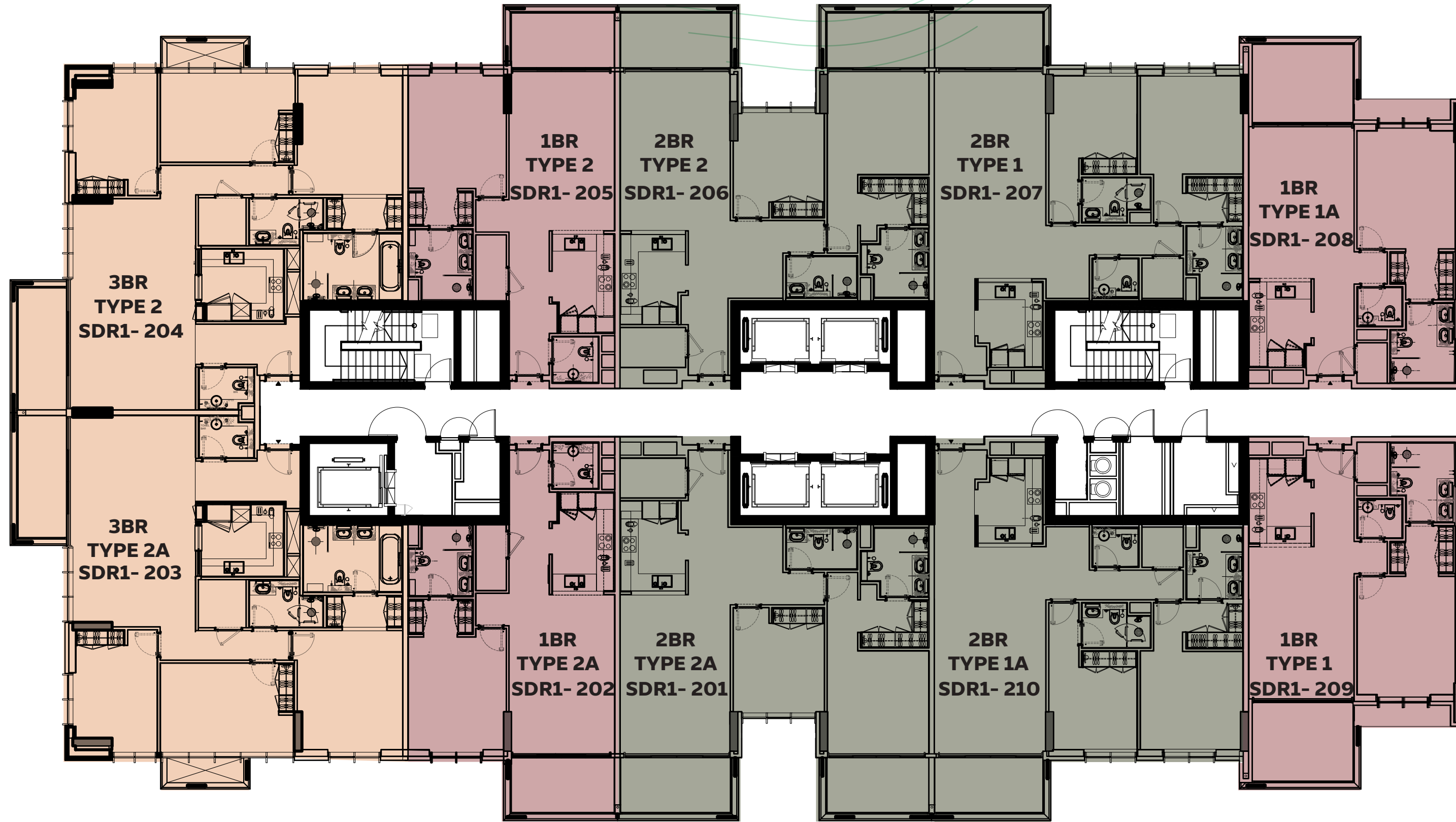
DEVELOPED BY



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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SIDR RESIDENCES



**SIDR RESIDENCES 1**  
TYPICAL FLOORS  
FROM 2<sup>ND</sup> TO 15<sup>TH</sup> FLOOR

- 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

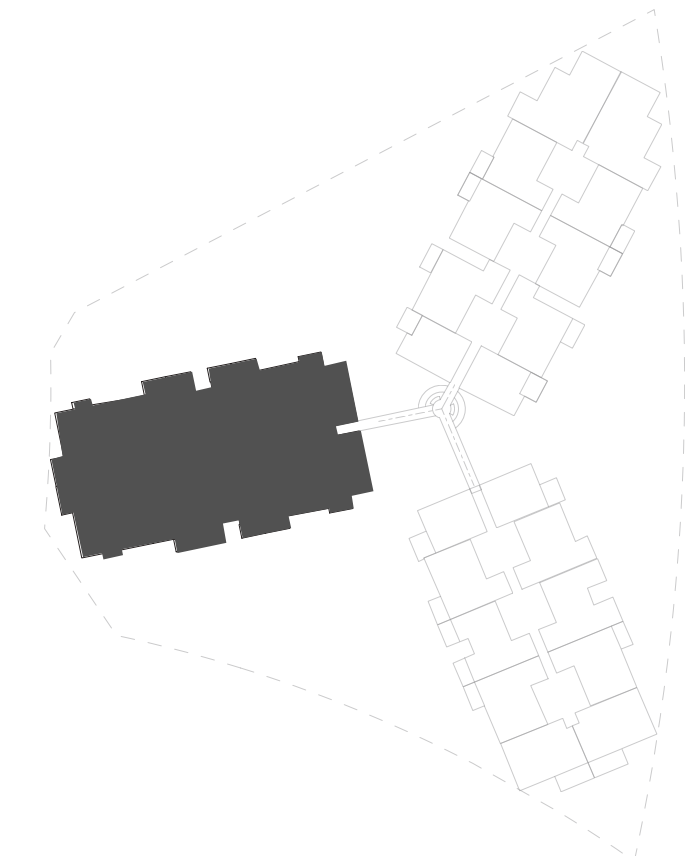
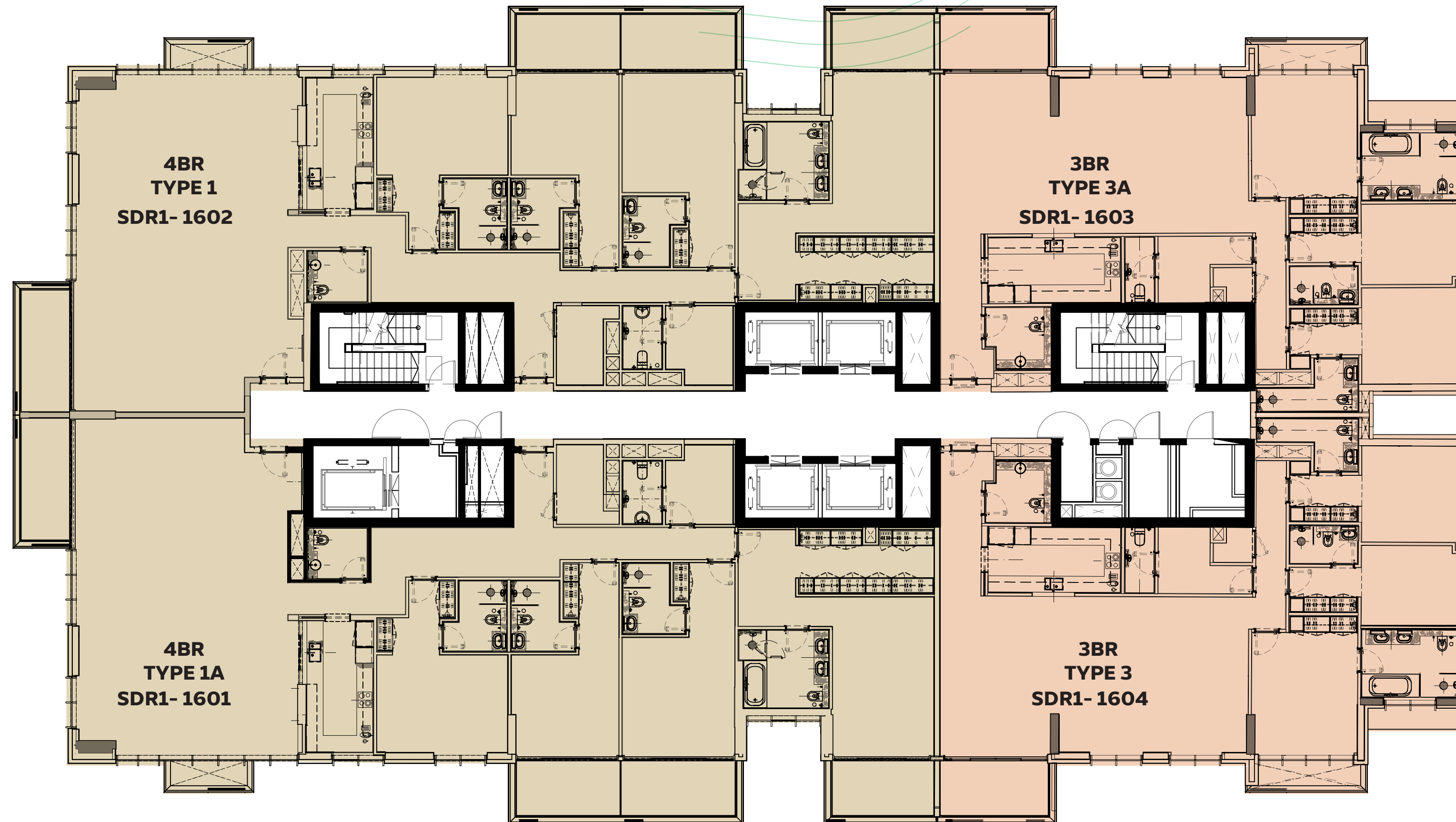
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# Sidr Residences 1 - floor plans

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## SIDR RESIDENCES 1 16<sup>TH</sup> FLOOR

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

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# Sidr Residences 1 - unit plans

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## 1 BEDROOM TYPE 1

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



## 1 BEDROOM TYPE 2

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

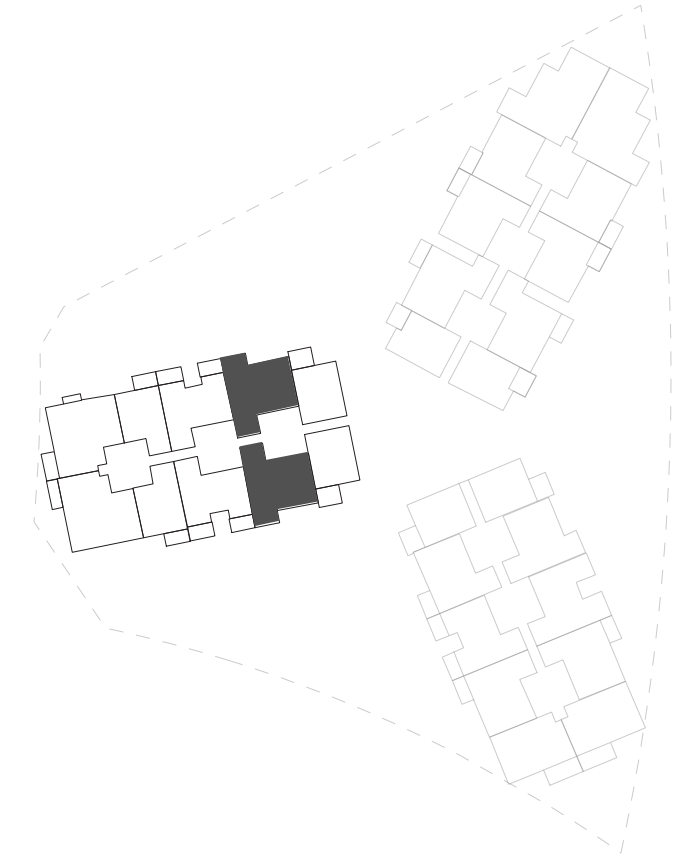
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# Sidr Residences 1 - unit plans

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SIDR RESIDENCES



## 2 BEDROOM TYPE 1

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

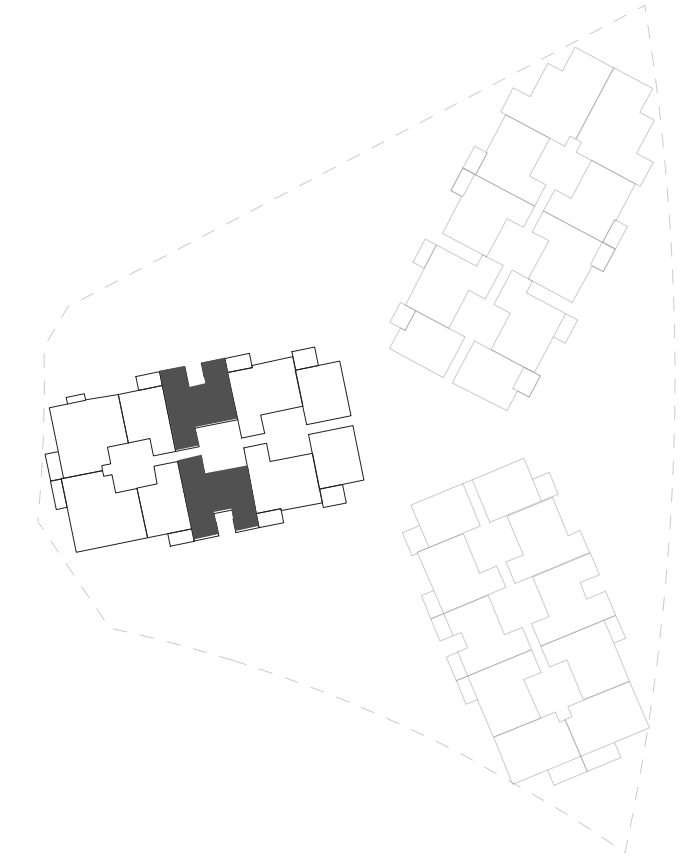
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# Sidr Residences 1 - unit plans

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## 2 BEDROOM TYPE 2

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

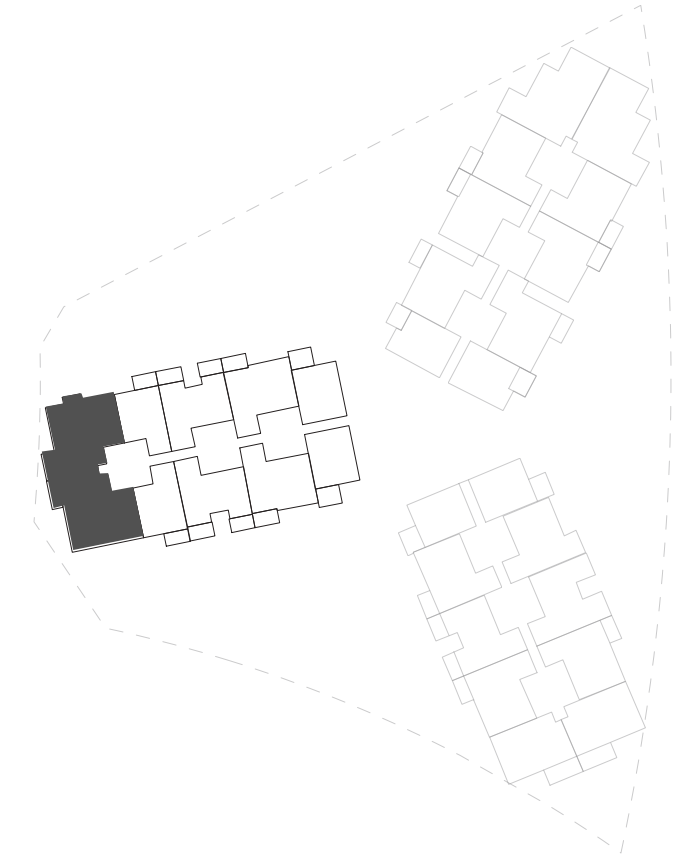
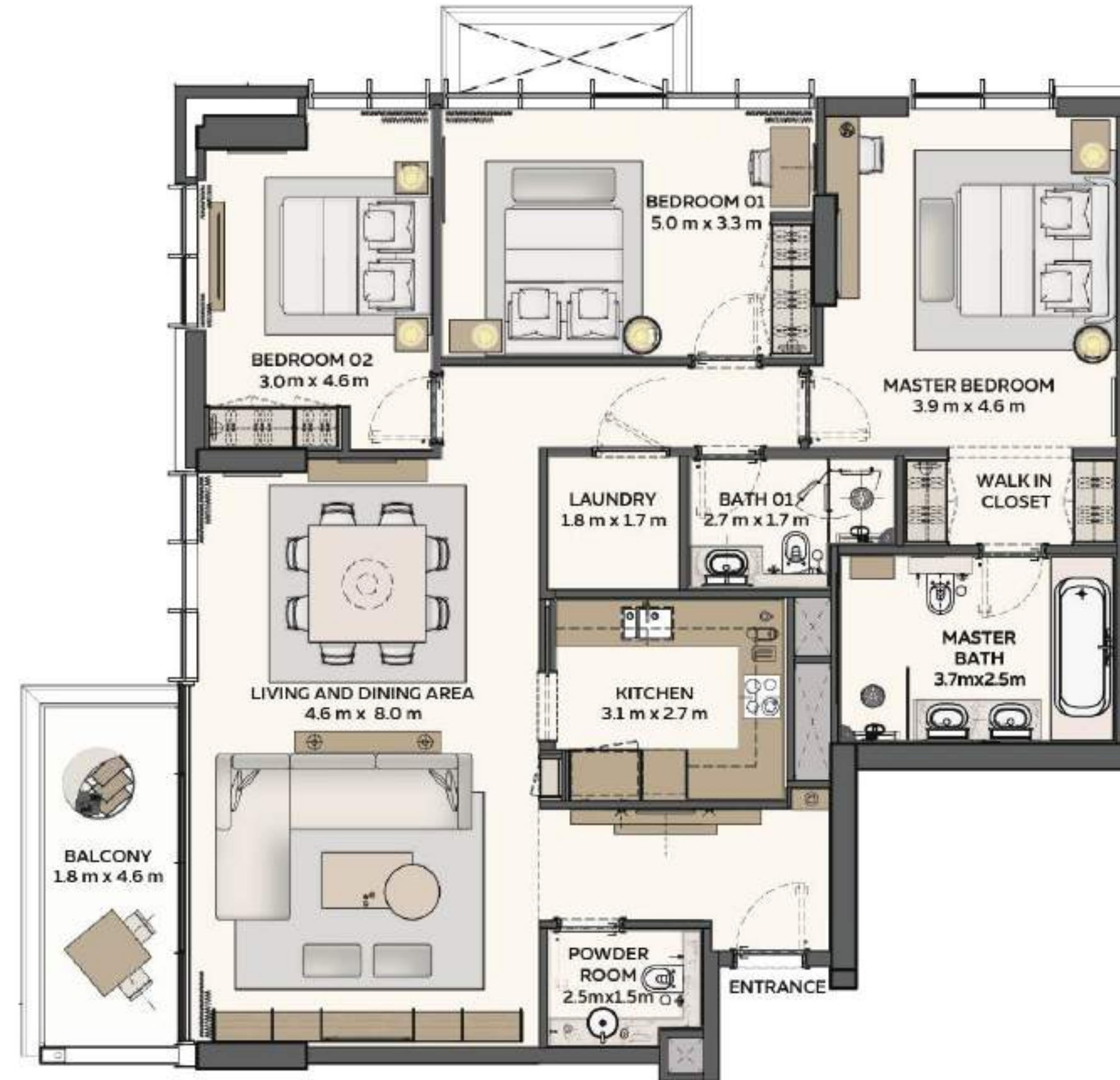
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# Sidr Residences 1 - unit plans

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## 3 BEDROOM TYPE 2

**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

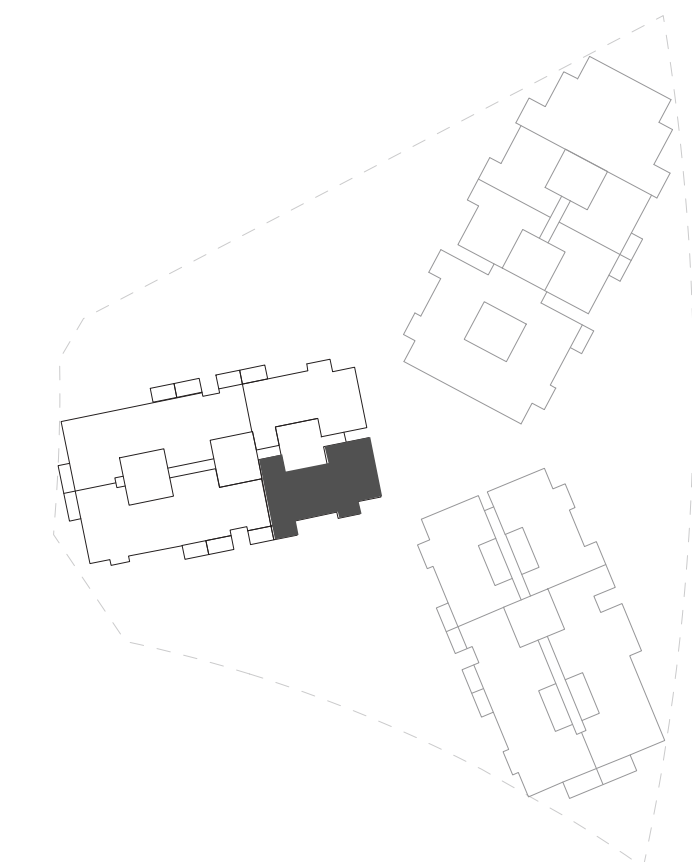
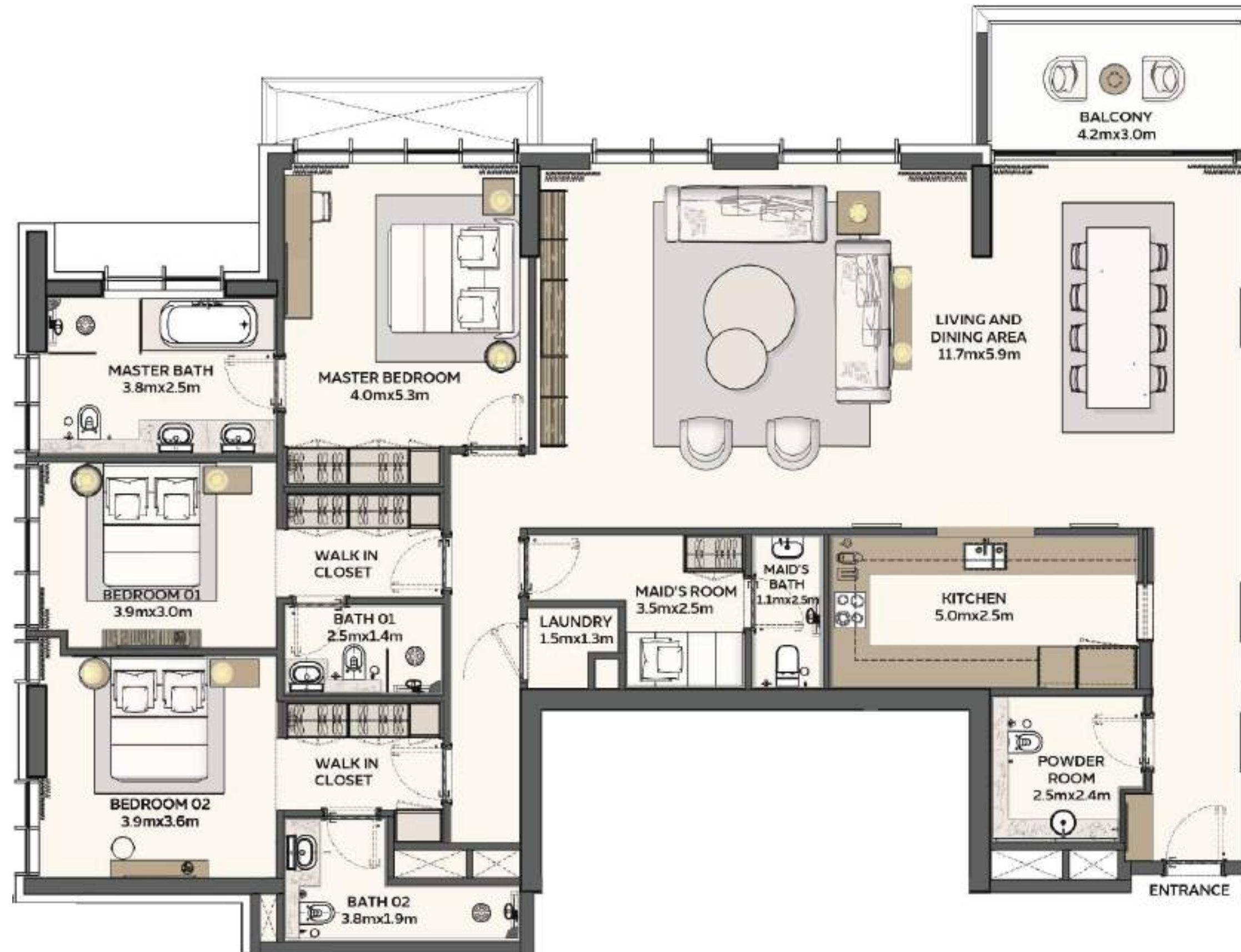
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# Sidr Residences 1 - unit plans

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## 3 BEDROOM TYPE 3

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

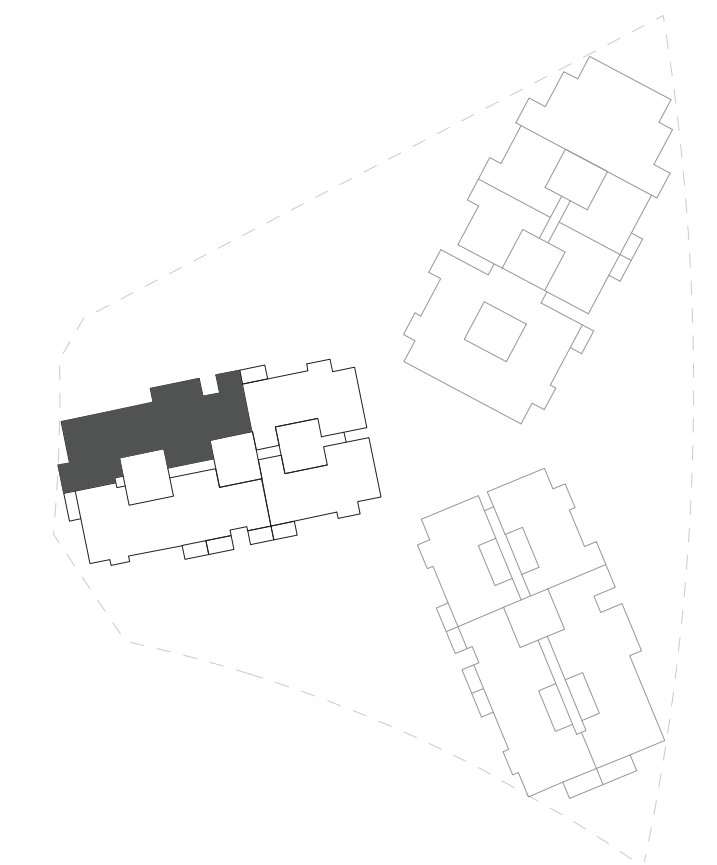
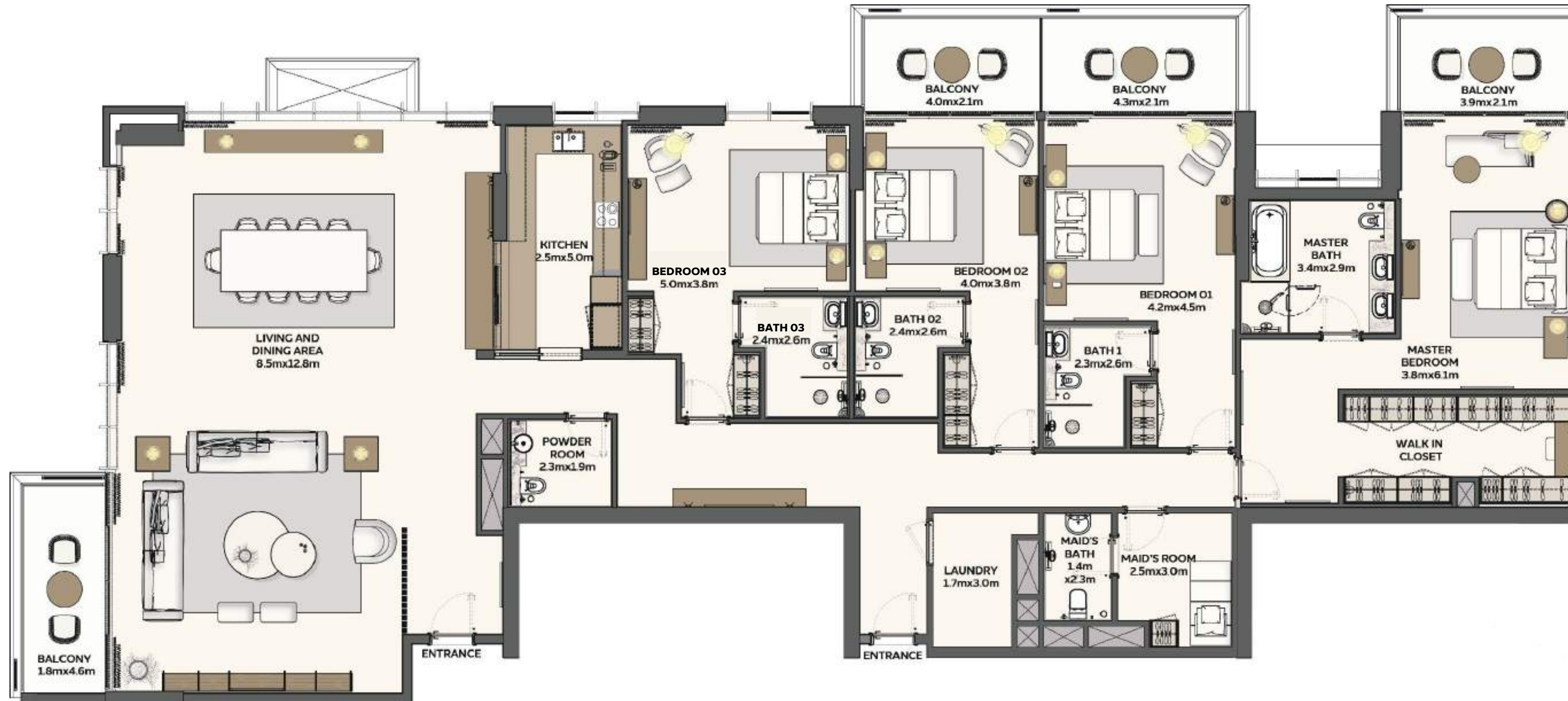
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# Sidr Residences 1 - unit plans

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**4 BEDROOM**  
TYPE 1

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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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