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LOCATION

ISLANDS



SPORTS CITY, MOTOR CITY,
DAMAC HILLS
15 MIN



DUBAI
INVESTMENT PARK
18 MIN

EXPO 2020
VENUE

20 MIN



AL MAKTOUM
INTERNATIONAL AIRPORT

23 MIN



DUBAI INTERNATIONAL
AIRPORT
28 MIN



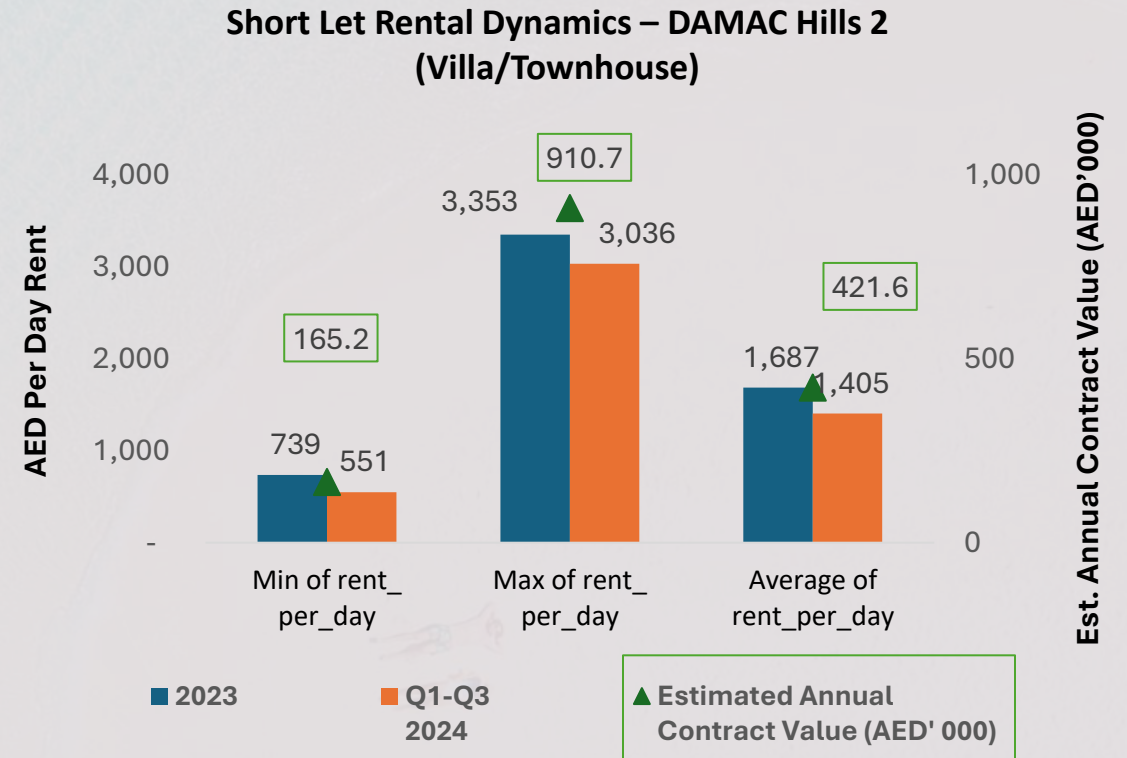
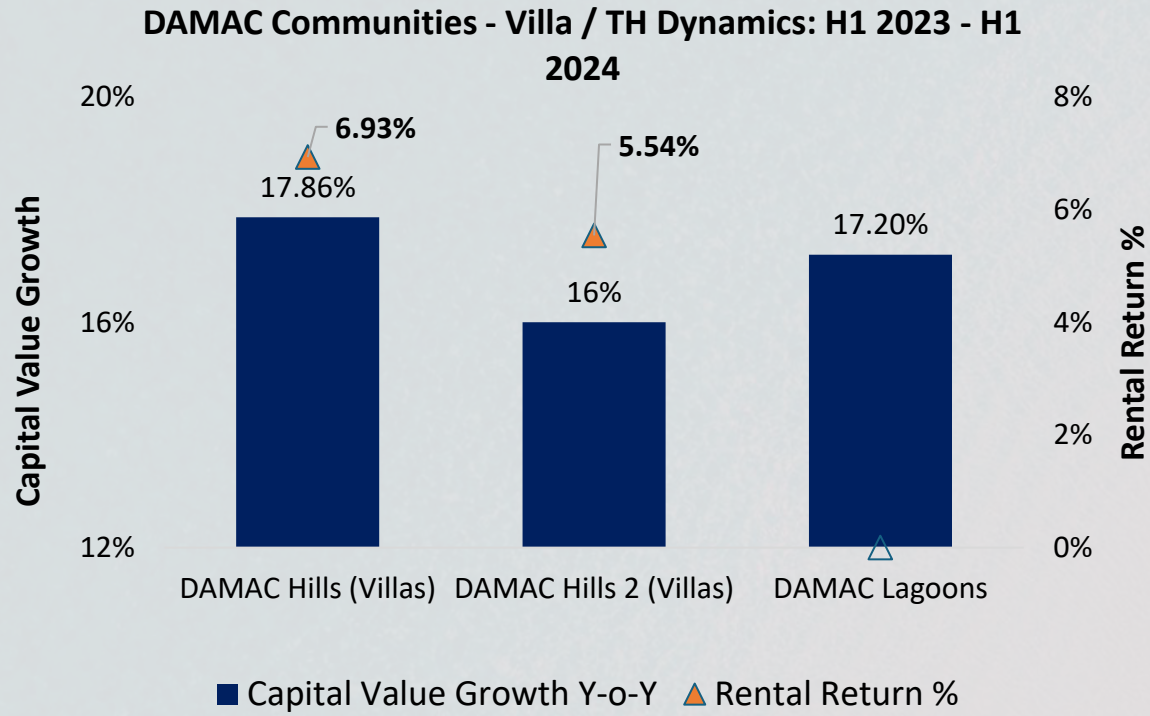
BURJ
AL ARAB
30 MIN

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MARKET INTELLIGENCE

DAMAC Communities Performance:



Factors Driving



1. Modern Amenities



2. Competitive Pricing



3. In House Facility Management



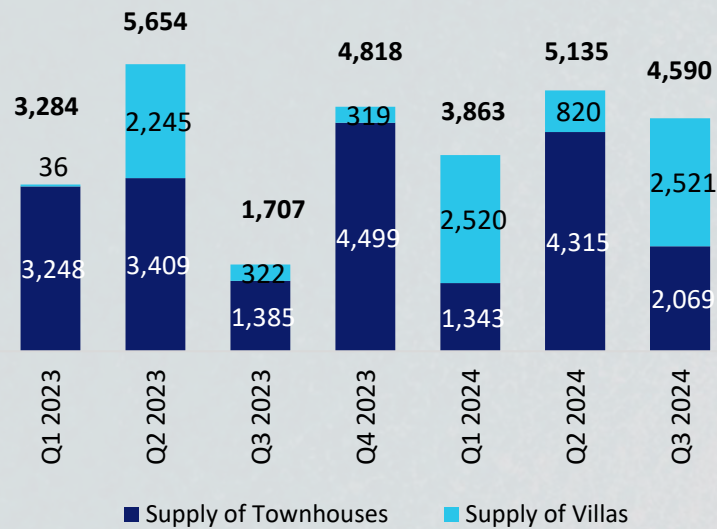
4. Stable Rental Yields Between 5%-7%

Supply & Demand Dynamics – Villa/TH



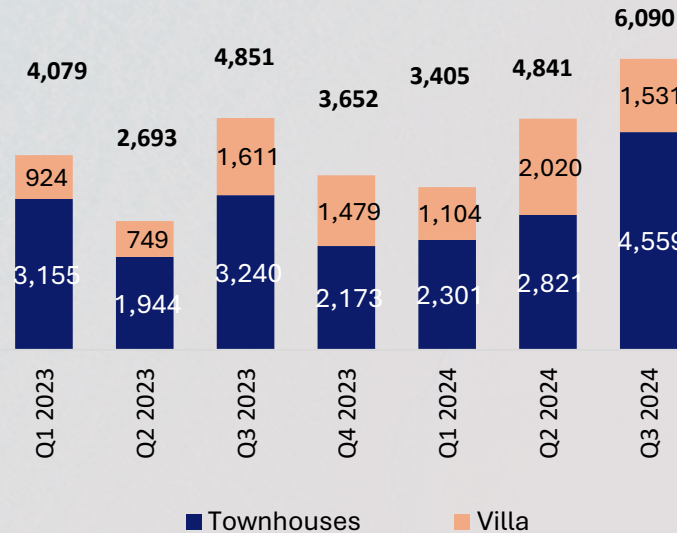
New Launches – Townhouses & Villas

Average – 4,150 Units



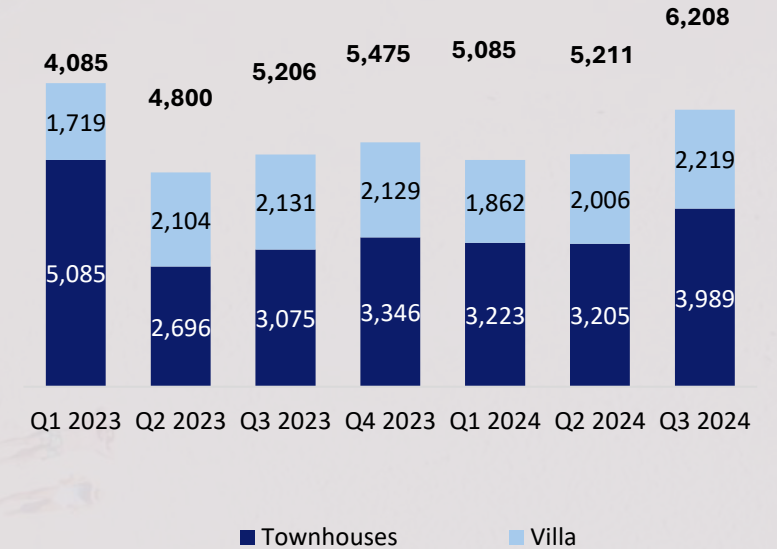
Primary Sales – Townhouses & Villas

Average – 4,230 Units



Secondary Sales – Townhouses & Villas

Average – 5,541 Units



Factors Driving



1. 6,700+ millionaires expected to migrate to UAE by 2024 from 4,500 in 2023



2. Preference for modern architecture & new age amenities



3. Limited supply from reputed developers, & competitive pricing – value for money & golden visa

Top Developers & Villa/ TH Locations of Dubai



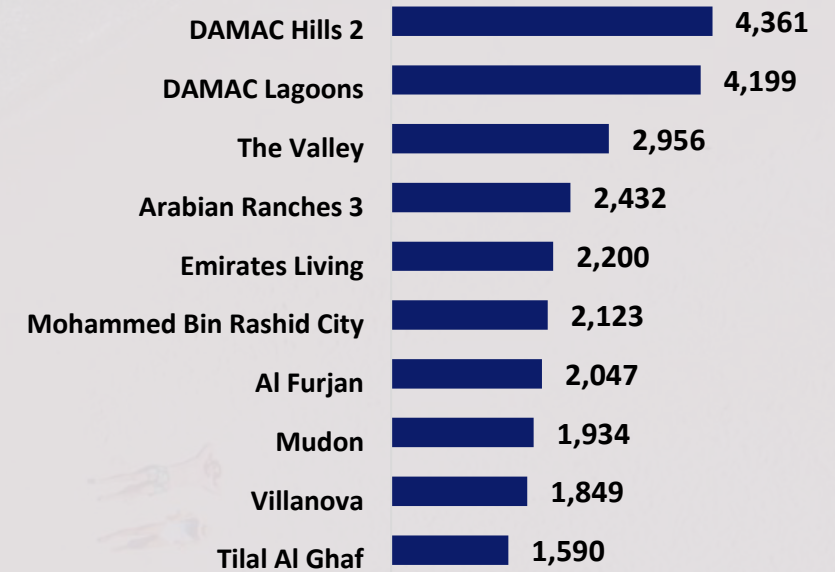
TOP RANK 2023*



TOP RANK Q1 –Q3 2024*



Villa/TH Primary Sales Transactions
2023-Q1-Q3 2024 (Count)



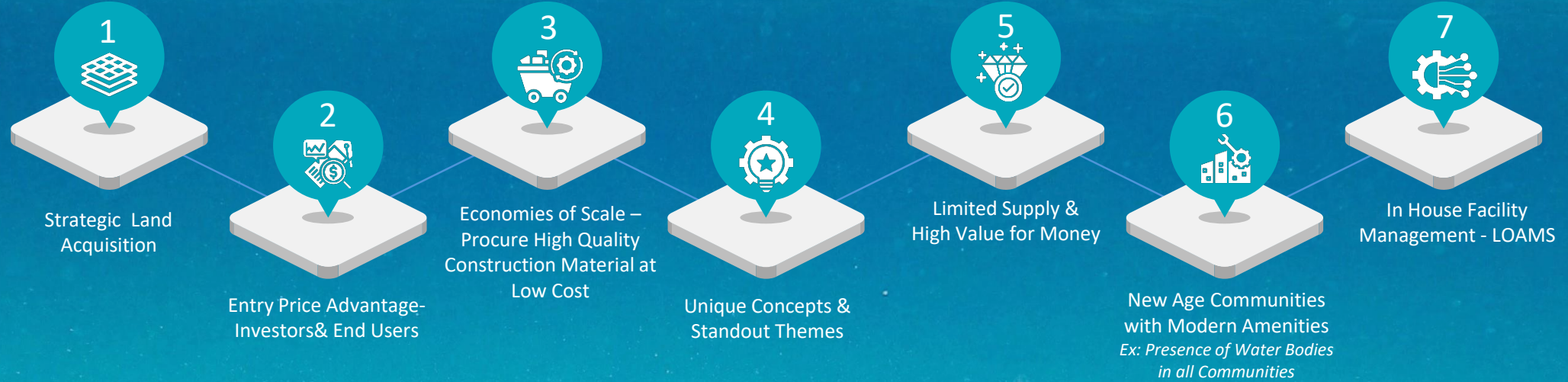
■ Villa/TH Sold (Primary)

*Top developers ranking includes apartments, townhouses and villas as per property monitor and may vary as per the actual revenues reported

- **DAMAC Hills 2 & Lagoons:** Dubai's top communities by units sold, valued for strategic locations and high ROI.
- **DAMAC's Leadership:** Dominates as Dubai's top private developer for two consecutive years.
- **2024 Outlook:** DAMAC Island launch aimed at driving market share to double digits.

DAMAC Communities

Value Propositions & Advantage for End Users



Self Sufficient



Health & Wellness



Maintained by Master Developer



Limited in Supply, fast selling and only
launched by Top Developers



Healthcare Facilities with the community



Retail facilities, restaurants, hotels and mall for shopping

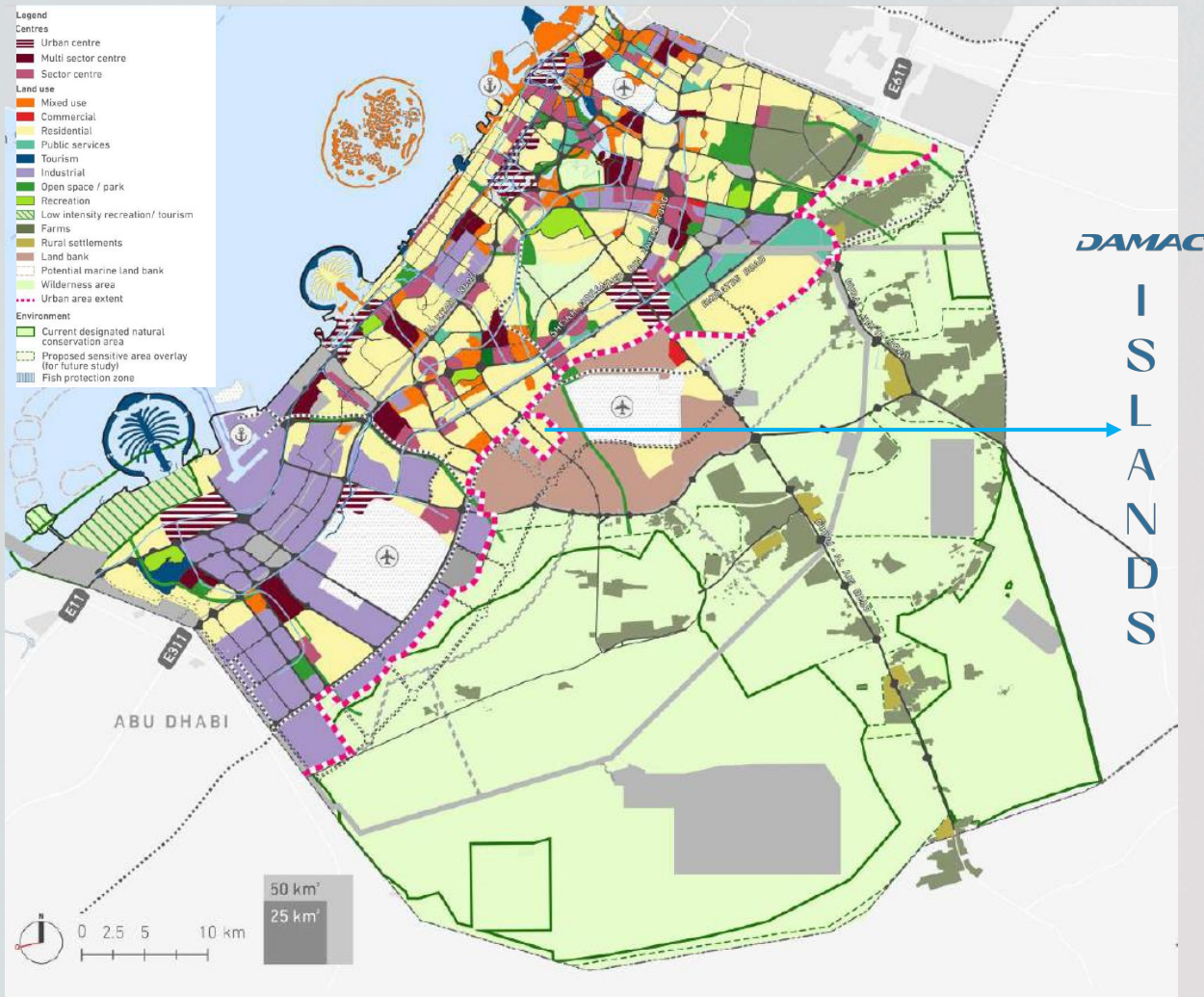


Healthcare facilities such as sports, fitness and golf course



Schools, childcare facilities, pet parks, coworking, and
events conducted in community centre and common areas

Dubai Structure Plan 2040- Spatial Structure

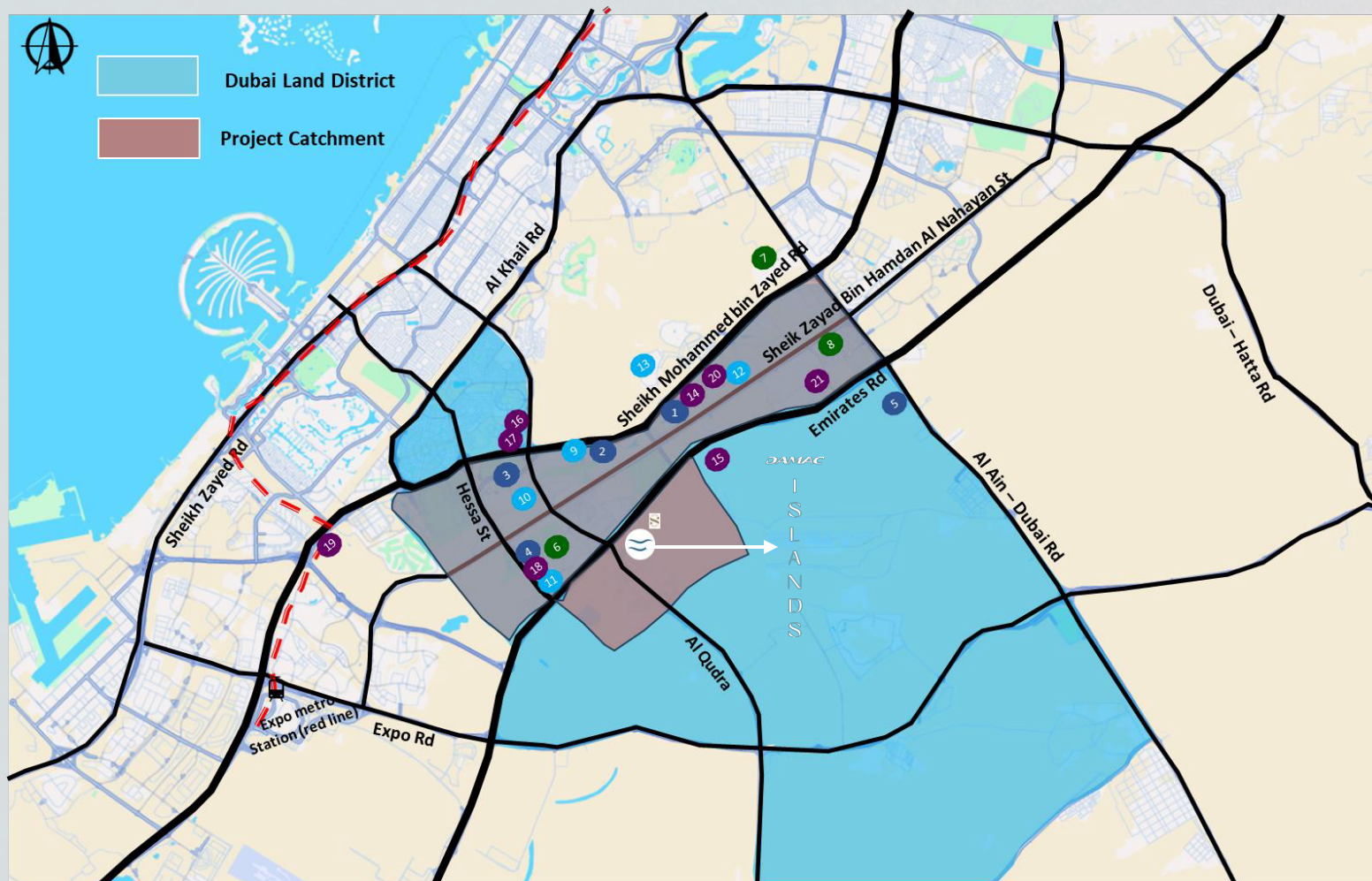


1. Limited land bank
2. Excellent investment opportunity
3. Centrally located between old & new Dubai
4. Seamless connectivity

■ Commercial	■ Mixed Use
■ Land Bank	■ Conservation Area
■ Residential	■ Industrial

- - - Urban Area Extend

Location Catchment – Dubai Land



Retail	
1	City Land Mall
2	Arabian Ranches Mall
3	First Avenue Mall
4	DAMAC Mall
5	Dubai Outlet Mall

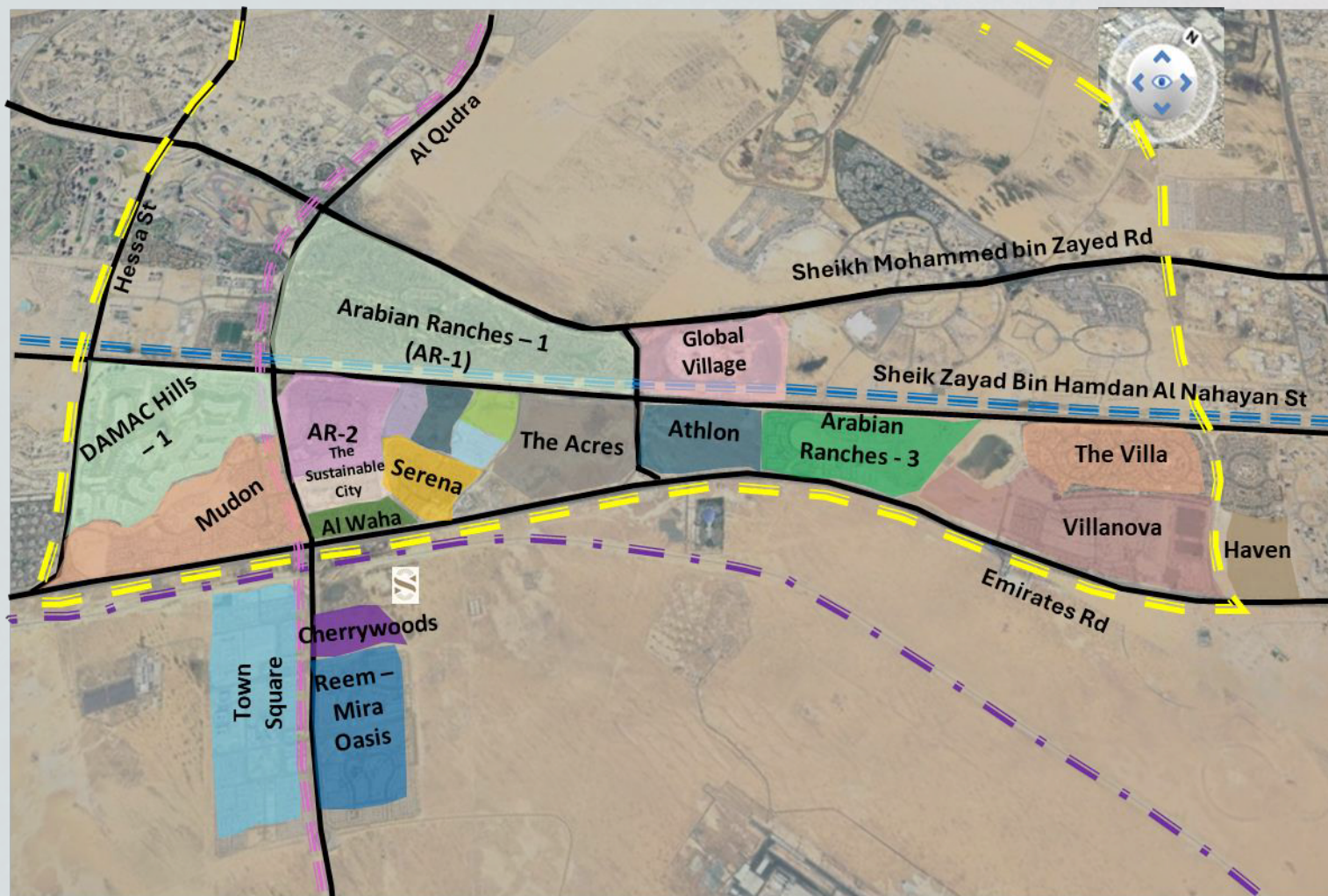
Hospital	
6	Saudi German
7	Emirates Clinic
8	Dubai London Clinic

School	
9	Jumeirah English School
10	GEMS Metropole School
11	Jebel Ali School
12	GEMS Winchester
13	Duncrest American School

Landmarks	
14	Global Village
15	Hamdan Sports Complex
16	Dubai Butterfly Garden
17	Dubai Miracle Garden
18	Trump International Golf Club
19	Jumeirah Golf Estates Metro Station
20	IMG World of Adventures
21	Al Habtoor Polo Resort

DUBAI LAND – Upcoming Infrastructure

Location Deep Dive



Source: <https://gis.dda.gov.ae/DIS/>



Metro Line

Infrastructure



Etihad Rail



Pink Line
MOE to Townsquare



Blue Line
DWC to DXB



Yellow Line
Internet City to Maritime City

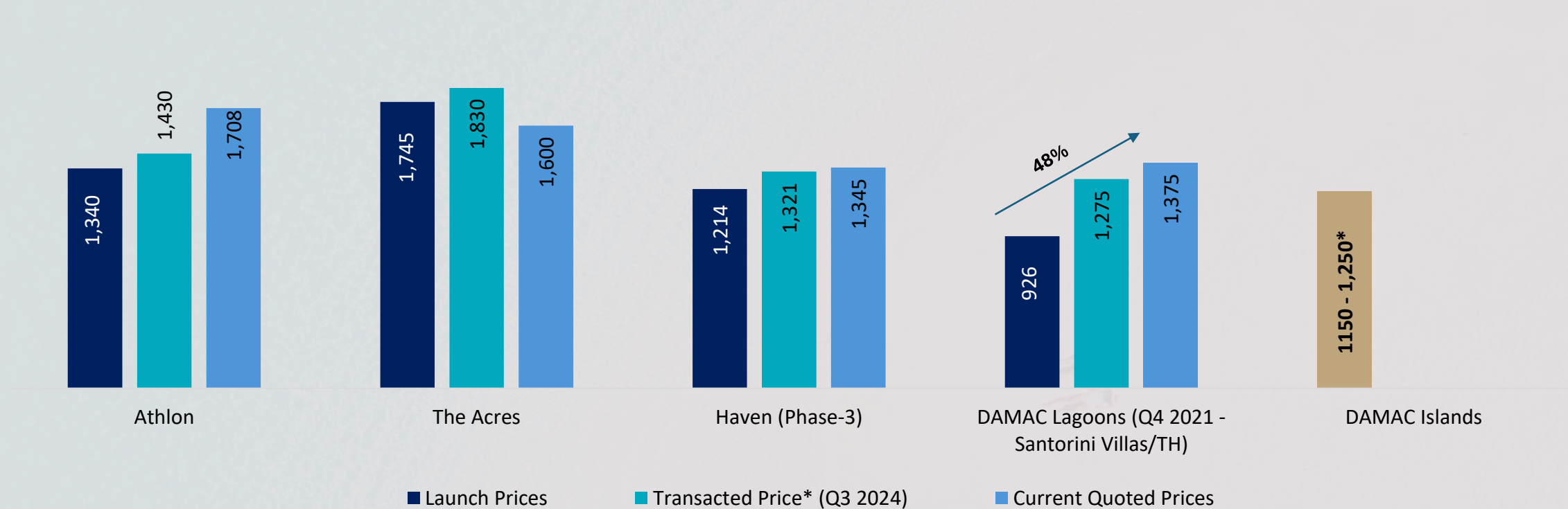


Major Roads

Benchmark Price Dynamics – DUBAI LAND



Price Trend – Benchmark Projects (AED PSF)



Source: Property Monitor, & active listings from Bayut and other marketplaces, the above prices are the average of all the recorded transactions and may vary according to the unit typology. DAMAC Islands launch prices are indicative based on the initial launch unit pricing and may vary

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MASTER PLAN

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➡ ENTRY & EXIT



INSPIRED BY SIX OF THE
World's best tropical island destinations



CLUSTERS



MALDIVES



BORA BORA



SEYCHELLES



HAWAII



BALI



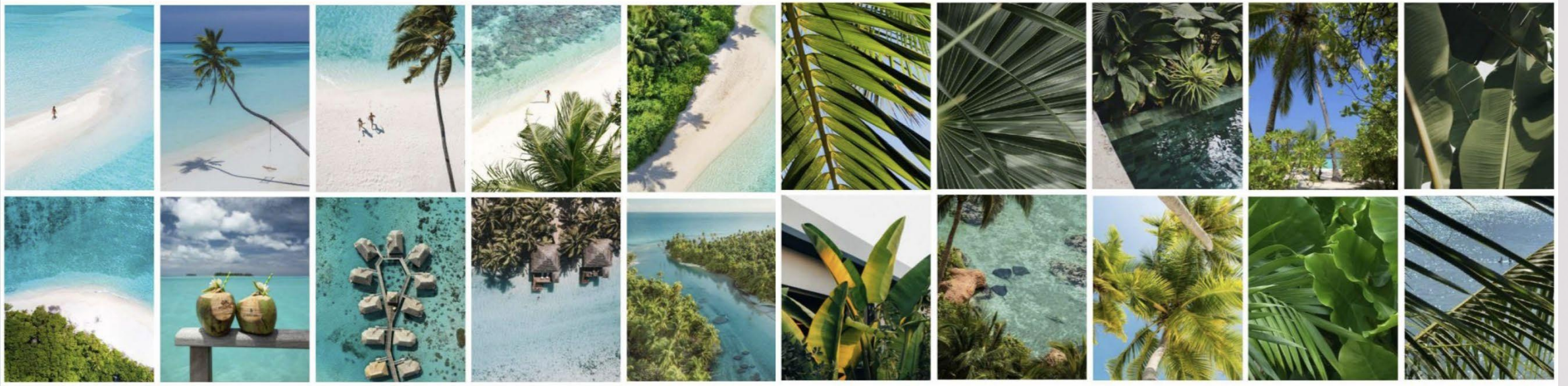
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PROJECT THEME

INSPIRATION



“Living in Paradise”

Tropical island-themed neighbourhoods cantered around water. Should tap into the quality of life afforded by the island paradise. “Your own Island Getaway”

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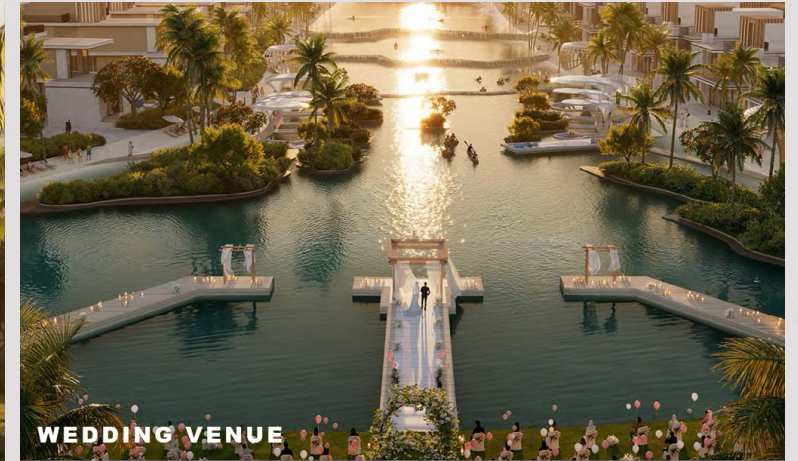
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AMENITIES

AMENITIES



AMENITIES



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UNIT LAYOUT

UNIT LAYOUT

LV75E

Front



Rear



UNIT LAYOUT

LV75E

7 BR + GYM + MAID

Total Sellable Area:

1587 SQ.M / 17,078 SQ.FT

Price: AED 18.5 M

✓ Higher Elevation

PROVISIONS

✓ Provision for Lift

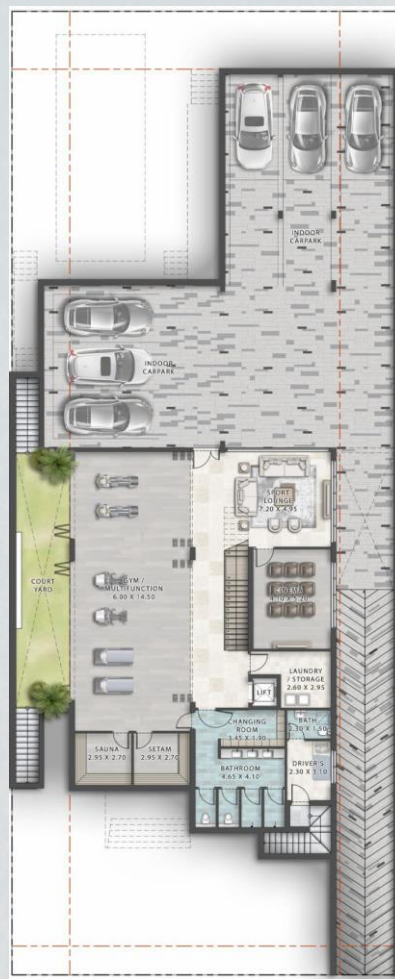
✓ Cinema

✓ Games/Entertainment Room

✓ Steam & Sauna

✓ Sports Lounge

✓ Terrace Jacuzzi



Basement



Ground Floor



First Floor



Second Floor

V75 – Pool 6.0m x 12.4m

UNIT LAYOUT

LV55E

Front



Rear



UNIT LAYOUT

LV55E

6 BR + GYM+ MAID

Total Sellable Area:

991 SQM / 10,671 SQFT

Price: AED 13.55 M

✓ Higher Elevation

PROVISIONS

✓ Provision for Lift

✓ Cinema

✓ Games/Entertainment Room

✓ Steam & Sauna

✓ Sports Lounge

✓ Terrace Jacuzzi



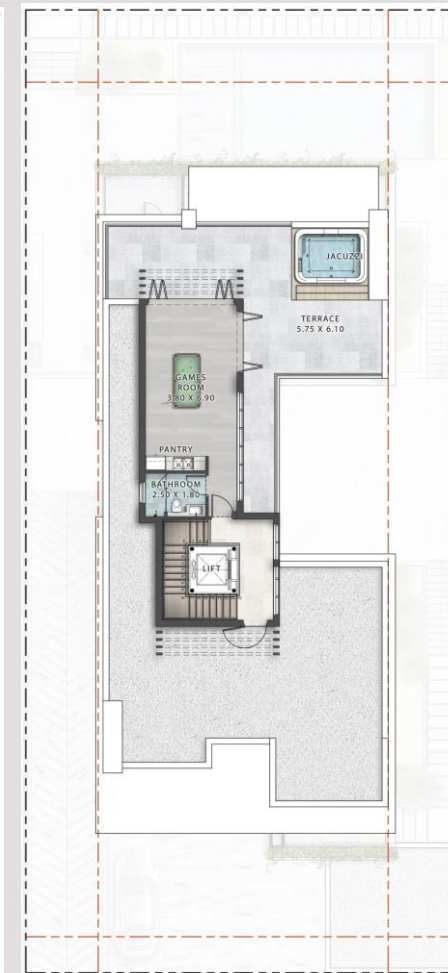
Basement



Ground Floor



First Floor



Second Floor

V55 – Pool 4.7m x 7.8m

UNIT LAYOUT

DIV3

Front



Rear



UNIT LAYOUT

DIV3

6 BR + MAID

Total Sellable Area:

412 SQM / 4,440 SQFT

Price: AED 6.3 M



Ground Floor



First Floor

UNIT LAYOUT

TOWNHOUSES

Front



Rear



UNIT LAYOUT

DITH – E
5 BR + MAID

Total Sellable Area:
295 SQM / 3,178 SQFT
Price: AED 3.1 M



Ground Floor



First Floor



Second Floor

UNIT LAYOUT

DITH – M
4 BR

Total Sellable Area:
205 SQM / 2,208 SQFT
Price : AED 2.25 M



Ground Floor



First Floor

Living and Dining

- All rooms feature double glazed windows
- Porcelain tiled flooring
- Painted plastered walls and soffit
- Handrail on the staircase.

Bedrooms

- All rooms feature double glazed windows
- Porcelain tiled floor
- Wardrobes in Bedrooms.

Kitchen

- Kitchens fitted with cabinets in some areas and counter tops fitted with washing machine, refrigerator and Cooker with hood.
- Porcelain tiled floors
- Emulsion paint for walls
- Stainless Steel sink with Fixtures

Bathroom Features

- Porcelain tiles on Floor / Wall
- Vanity Counter in bathrooms.
- Standard sanitary fittings and accessories
- Mirror

Plot Features

- Boundary wall on three sides of the Plot
- Area between the boundary and the unit will be levelled

Living and Dining

- All rooms feature double glazed windows
- Porcelain tiled floors throughout
- Painted plastered walls and soffit
- Handrail on the staircase.

Bedrooms

- All rooms feature double glazed windows
- Porcelain tiled floor
- Wardrobes Fitted Wooden Closets in all bedrooms with shelving and quality fittings.
- Modern ceiling design

Kitchen

- Kitchens fitted with cabinets with stone counter tops and fitted with kitchen appliances including Cooker, Kitchen hood, Refrigerator washing machine and dishwasher.
- Porcelain tiled floors
- Emulsion paints for walls
- Steel sink with quality taps and mixers.

Bathroom Features

- Floor / Wall ceramic tiles
- Vanity Counter in bathrooms.
- Sanitary fittings and accessories
- Mirror
- Shaver points in Master Bathroom
- Shower enclosure in Master Bath.

Plot Features

- Boundary wall on three sides of the Plot
- Area between the boundary and the unit will be leveled
- Home automation is limited to lights, AC, Curtain's control, smart switches, and Video intercom interference only.

F & A

MALDIVES – UNIT TYPE DIV – 55 & DIV - 75

Living and Dining

- All rooms feature double glazed windows
- Porcelain tiled floors throughout
- Painted plastered walls and soffit
- Handrail on the staircase

Bedrooms

- All rooms feature double glazed windows
- Porcelain tiled floor
- Fitted Wooden Closets in all bedrooms with shelving and quality fittings
- Modern ceiling design

Kitchen

- Kitchens fitted with cabinets with stone counter tops and fitted with kitchen appliances including Cooker, Kitchen hood, Refrigerator washing machine and dishwasher
- Porcelain tiled floors
- Emulsion paints for walls
- Steel sink with quality taps and mixers

Bathroom Features

- Floor / Wall ceramic tiles
- Marble vanity top in Master bathroom
- Sanitary fittings and accessories
- Mirror
- Mirror light and shaver points in Master Bathroom
- Shower enclosure and bath tub in Master Bath with Rain shower in shower enclosure

Plot Features

- Boundary wall on three sides of the Plot with front gate.
- Area between the boundary and the unit will be leveled
- Home automation limited to lights, AC, Curtain's control, smart switches, and Video intercom interference only
- Swimming Pool

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COMMERCIAL TERMS & PAYMENT PLAN

PAYMENT PLAN

Description	Milestone Event	Value (%)
Deposit	Immediate	20
1st Installment	Within 3 Months From Sale	1
2nd Installment	Within 4 Months From Sale	1
3rd Installment	Within 5 Months From Sale	1
4th Installment	Within 6 Months From Sale	1
5th Installment	Within 7 Months From Sale	1
6th Installment	Within 8 Months From Sale	5
7th Installment	Within 9 Months From Sale	1
8th Installment	Within 10 Months From Sale	1
9th Installment	Within 11 Months From Sale	1
10th Installment	Within 12 Months From Sale	1
11th Installment	Within 13 Months From Sale	1
12th Installment	Within 14 Months From Sale	5
13th Installment	Within 15 Months From Sale	1
14th Installment	Within 16 Months From Sale	1
15th Installment	Within 17 Months From Sale	1
16th Installment	Within 18 Months From Sale	1
17th Installment	Within 19 Months From Sale	1
18th Installment	Within 20 Months From Sale	5
19th Installment	Within 21 Months From Sale	1
20th Installment	Within 22 Months From Sale	1
21st Installment	Within 23 Months From Sale	1
22nd Installment	Within 24 Months From Sale	1
23rd Installment	Within 25 Months From Sale	1
24th Installment	Within 26 Months From Sale	5
25th Installment	Within 27 Months From Sale	1

26th Installment	Within 28 Months From Sale	1
27th Installment	Within 29 Months From Sale	1
28th Installment	Within 30 Months From Sale	1
29th Installment	Within 31 Months From Sale	1
30th Installment	Within 32 Months From Sale	1
31st Installment	Within 33 Months From Sale	1
32nd Installment	Within 34 Months From Sale	1
33rd Installment	Within 35 Months From Sale	1
34th Installment	Within 36 Months From Sale	1
35th Installment	Within 37 Months From Sale	1
36th Installment	Within 38 Months From Sale	1
37th Installment	Within 39 Months From Sale	1
38th Installment	Within 40 Months From Sale	1
39th Installment	Within 41 Months From Sale	1
40th Installment	On Completion	25

TRENDY TOWNHOUSES

4 BR	5 BR+ MAID
2.25 MILLION	3.1 MILLION

LUXURY VILLAS

V3	V55	V75
6.3 MILLION	13.55 MILLION	18.5 MILLION

A low-angle, upward-looking photograph of several palm trees against a clear, vibrant blue sky. The fronds of the palm trees are green and detailed, framing the central area where the logo is placed. The perspective creates a sense of height and openness.

DAMAC