

*DAMAC*



TOWER B

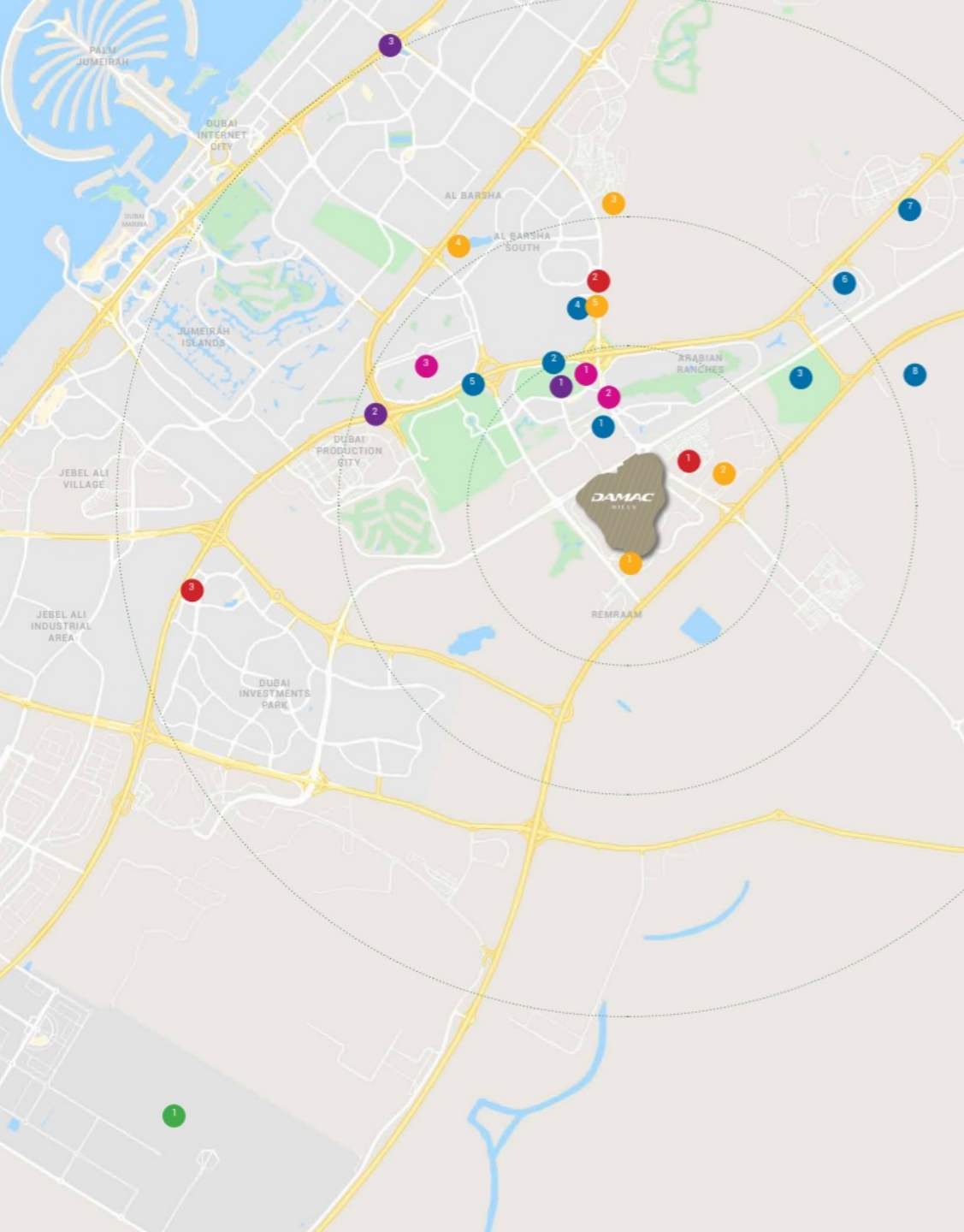


TOWER A

TOWER B

DAMAC JLDID

DAMAC



# DAMAC HILLS

*close to everything*

## SPORTS AND LEISURE

- 1 Dubai Polo & Equestrian Club – 10 minutes
- 2 Dubai Autodrome – 12 minutes
- 3 The Plantation Equestrian and Polo Club – 11 minutes
- 4 Miracle Garden – 13 minutes
- 5 Dubai International Stadium – 14 minutes
- 6 Global Village – 14 minutes
- 7 IMG World – 14 minutes
- 8 Hamdan Sports Complex – 15 minutes

## MALLS

- 1 First Avenue Mall – 11 minutes
- 2 City Centre Me'aïsem – 14 minutes
- 3 Mall of the Emirates – 24 minutes

## HOSPITALS

- 1 Aster Medical Centre – 9 minutes
- 2 Mediclinic Parkview Hospital – 12 minutes
- 3 NMC Royal Hospital – 19 minutes

## HOTELS

- 1 Park Inn by Radisson – 10 minutes
- 2 Studio One Hotel – 9 minutes
- 3 Five Hotel Jumeirah Village Circle – 19 minutes

## AIRPORT

- 1 Al Maktoum International Airport – 28 minutes

## SCHOOLS

- 1 Jebel Ali School – 5 minutes
- 2 Fairgreen International School – 11 minutes
- 3 Global Indian International School – 16 minutes
- 4 Safa Community School – 18 minutes
- 5 Kings' School – 21 minutes

# DAMAC HILLS



THE ONLY FULLY INTEGRATED & SELF-SUSTAINED COMMUNITY IN DUBAI LAND



Radisson Hotel



DAMAC Hills Mall



DAMAC District Offices



Trump International Golf Club



F&B



Parks



Saudi German Clinic



Jabel Ali School

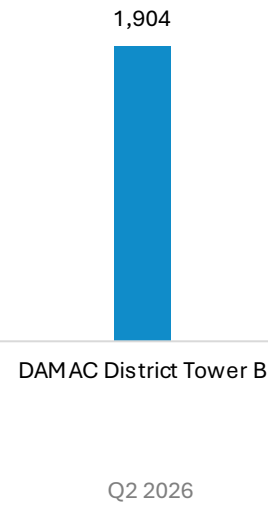
# COMPETITOR ANALYSIS

Price Comparison of Apartments in Community

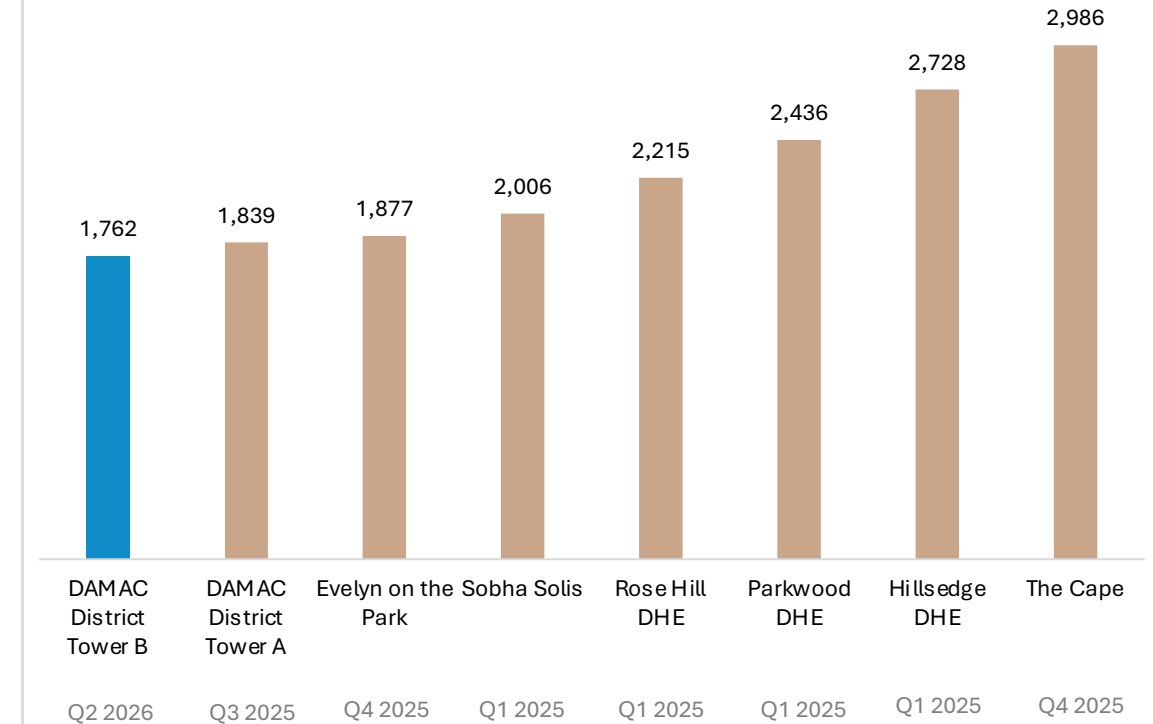


Community Apartments

Primary Selling Rate (AED PSF) Studio



Primary Selling Rate (AED PSF) 1 Bedroom

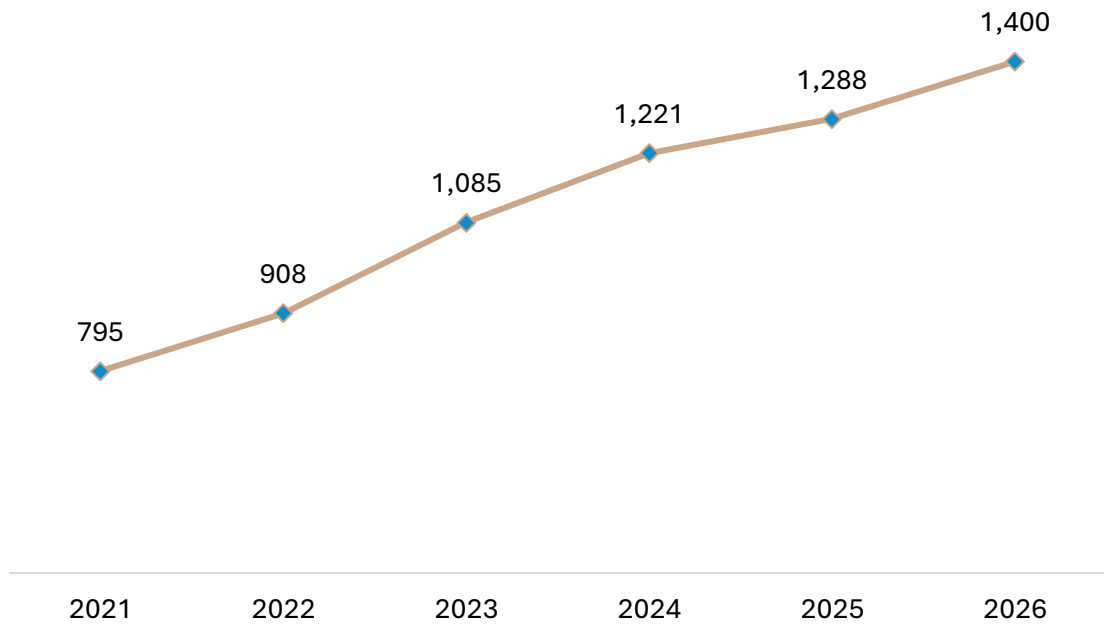


# DAMAC HILLS APARTMENTS

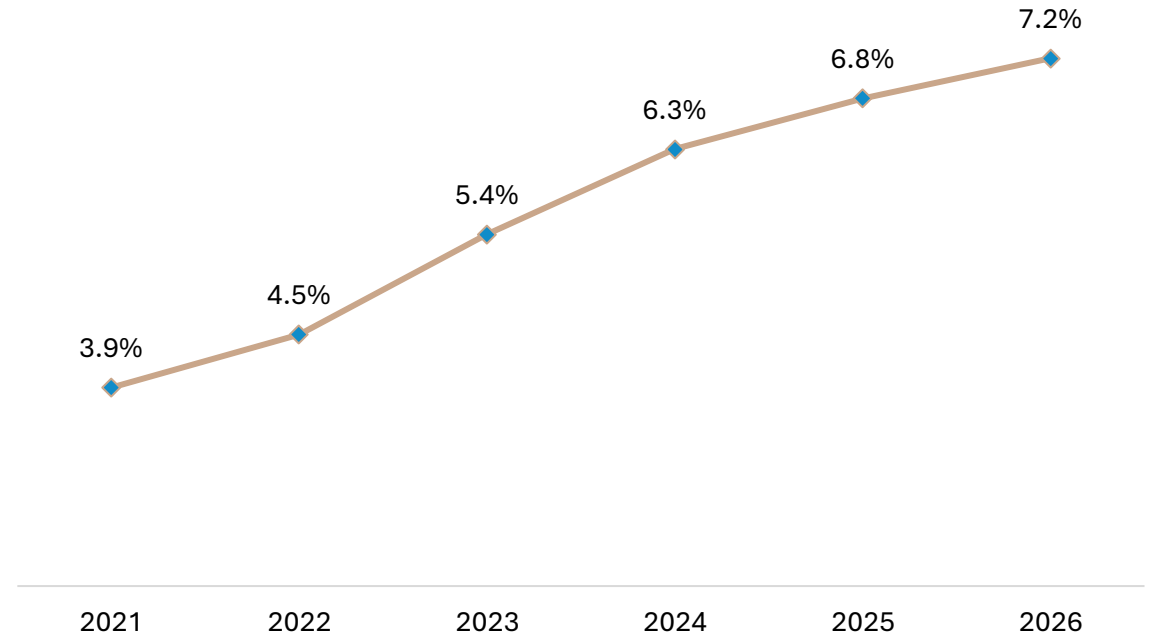
Capital Appreciation & Secondary Selling Rate



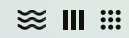
### DAMAC Hills Apartments Secondary Selling Rate (AED PSF)



### DAMAC Hills Apartments Gross Rental Yield



# TOWER CONFIGURATION



# TOWER CONFIGURATION

TOWER A  
G+2P+26+R

105m

TOWER B  
G+2P+29+R  
DAMAC JLDID

116m

15m

15m

OFFICE  
G+2P+10

65m

DAMAC DISTRICT  
Plot size: 39,007.43 sqm

DAMAC MALL

L  
I  
V  
E



W  
O  
R  
K



P  
L  
A  
Y



TIME  
EFFICIENCY

LIFESTYLE

CONVENIENCE

# UNIT LAYOUT



# FLOOR PLAN

## STUDIO

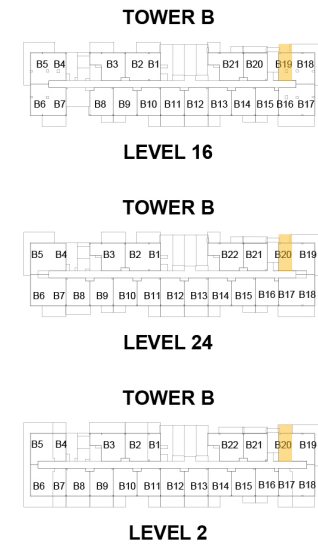
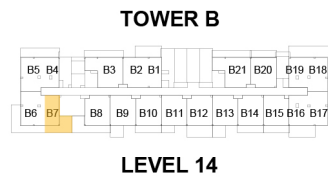
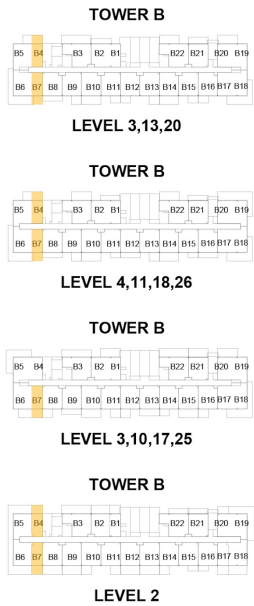
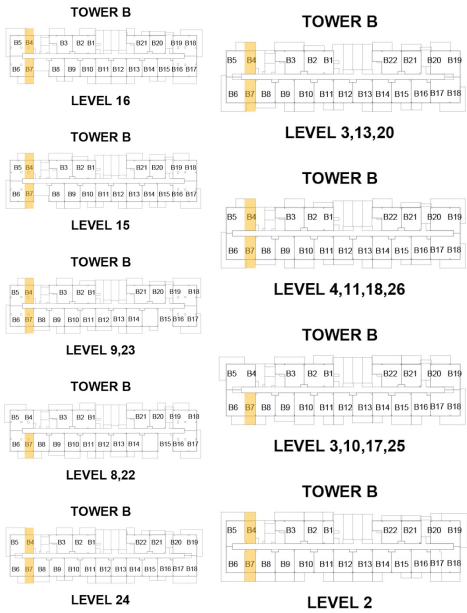
A2



A6



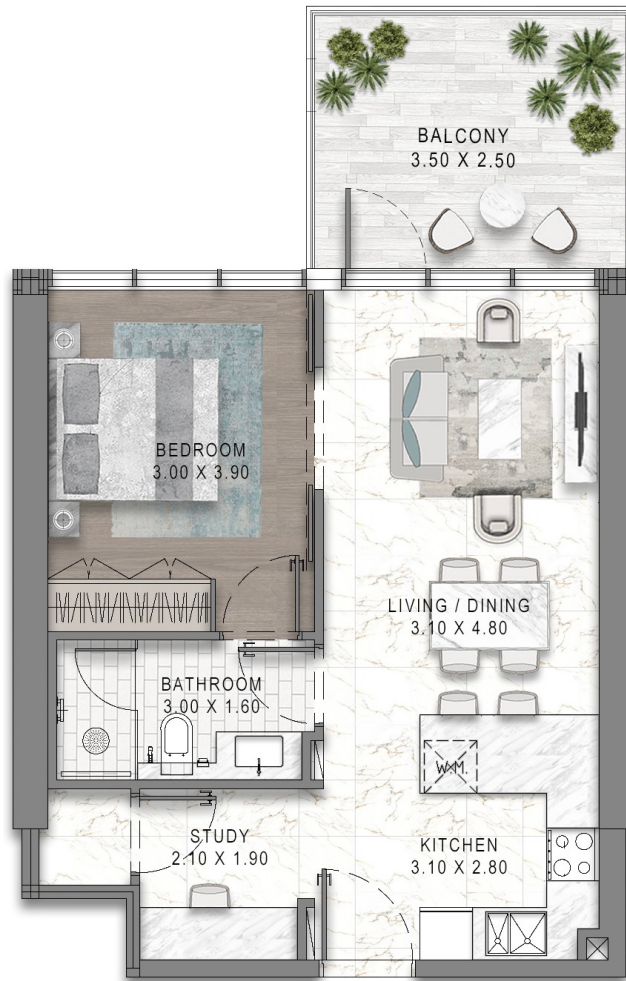
B3



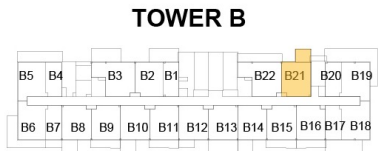
# FLOOR PLAN

1 BEDROOM

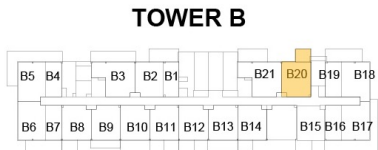
A4



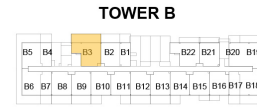
C1



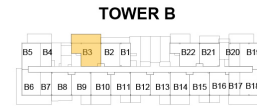
LEVEL 5,12,19



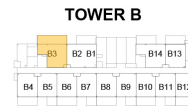
LEVEL 8,22



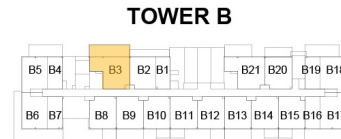
LEVEL 2



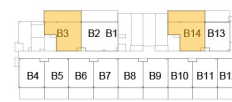
LEVEL 3,13,20



LEVEL 28,29



LEVEL 15



LEVEL 27



LEVEL 1



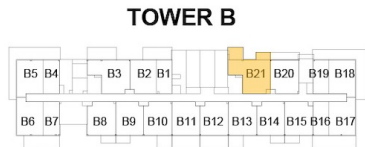
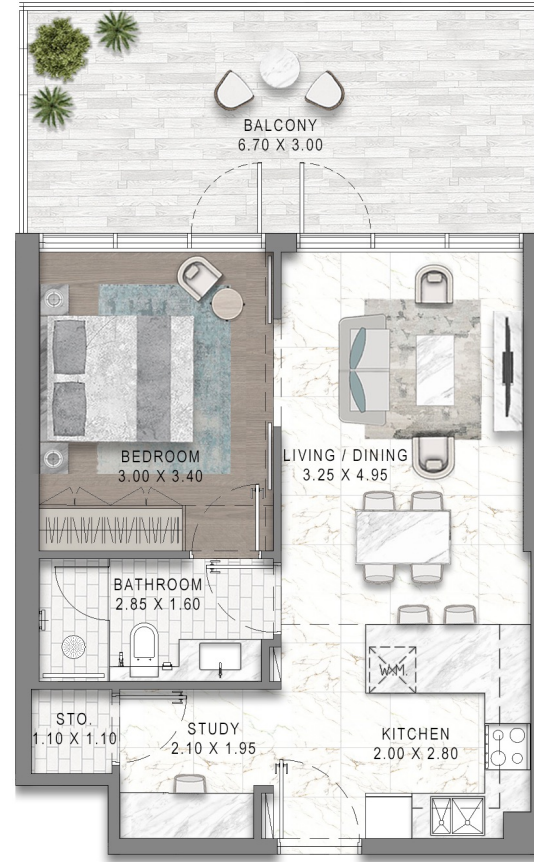
LEVEL 3,10,17,25

# FLOOR PLAN

1 BEDROOM

C9

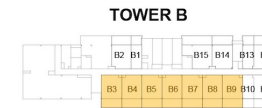
D1



LEVEL 16



LEVEL 24



LEVEL 1



LEVEL 4,11,18,26



LEVEL 7,21



LEVEL 16



LEVEL 28,29



LEVEL 5,12,19



LEVEL 8,22



LEVEL 24



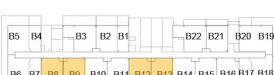
LEVEL 15



LEVEL 27



LEVEL 3,10,17,25



LEVEL 2



LEVEL 3,13,20



LEVEL 16

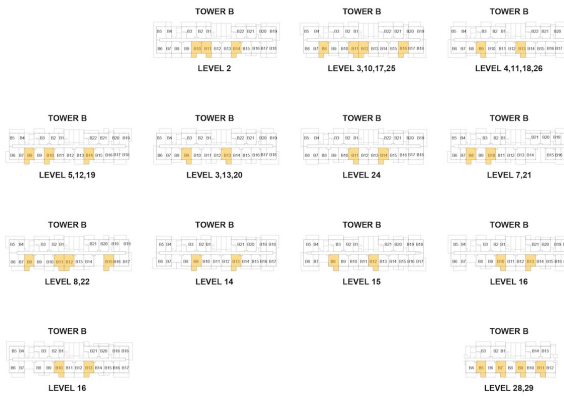
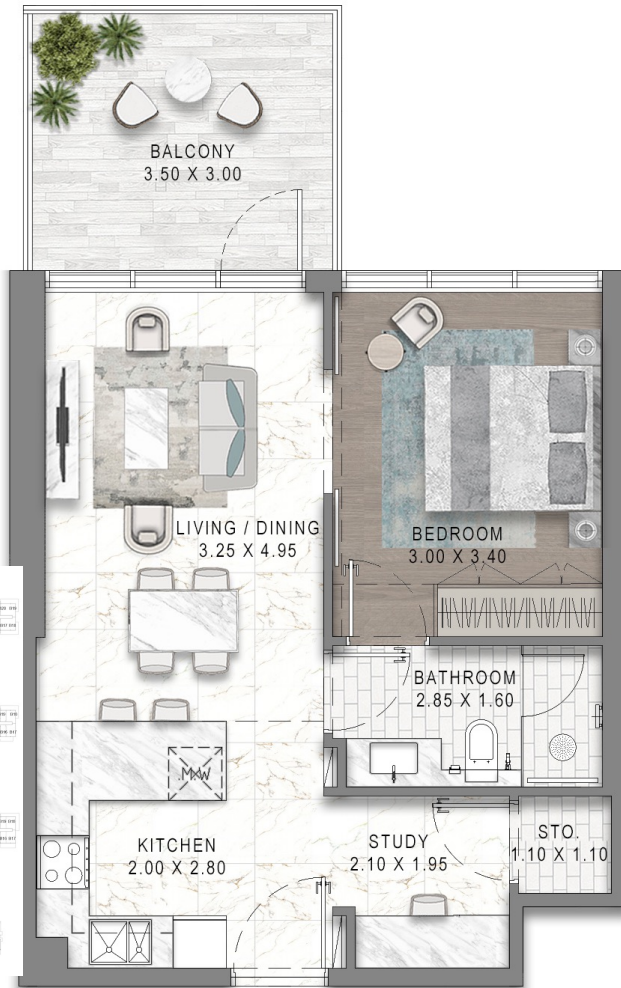


LEVEL 14

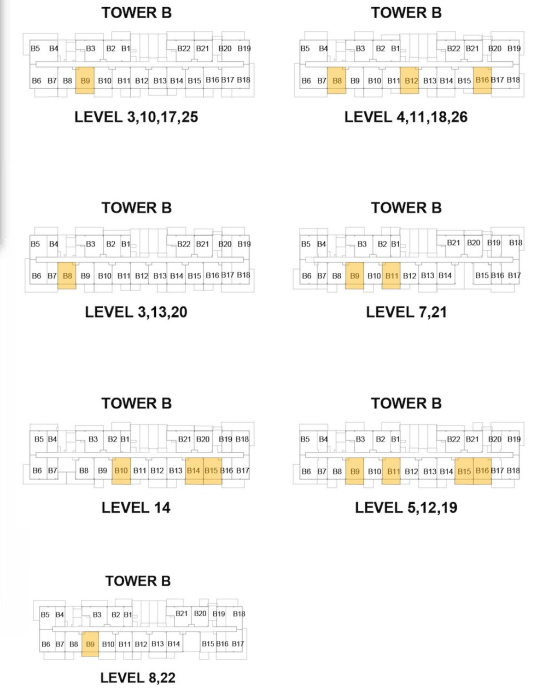
# FLOOR PLAN

1 BEDROOM

D3



D4



# FLOOR PLAN

1 BEDROOM

D7



TOWER B

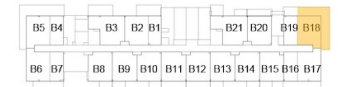


LEVEL 7,21

F2



TOWER B



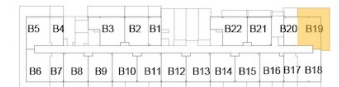
LEVEL 16

TOWER B



LEVEL 24

TOWER B

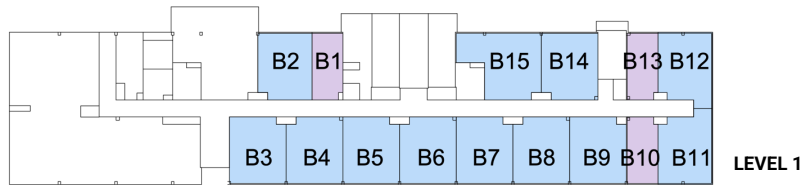


LEVEL 2

# KEY PLAN

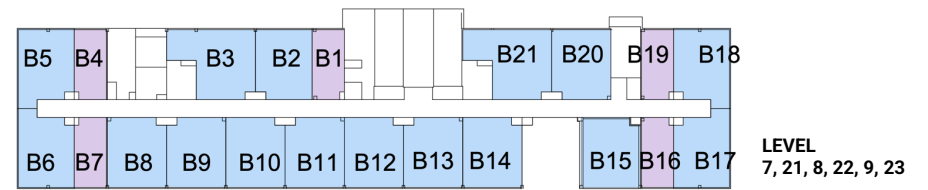
## TOWER B

**COMMUNITY VIEW**

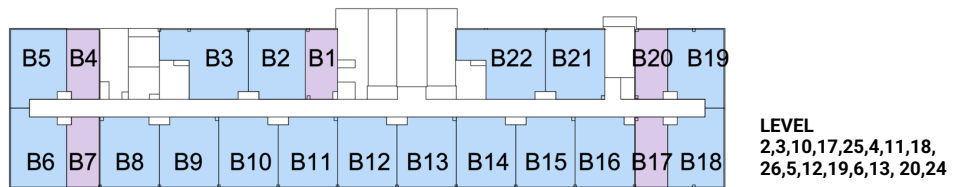


**POOL VIEW**

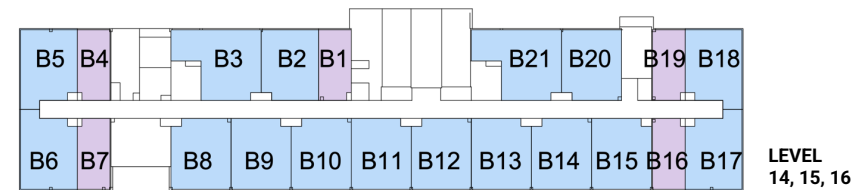
**COMMUNITY VIEW**



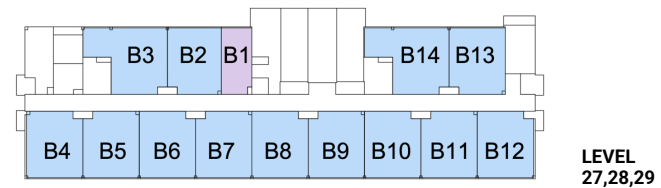
**COMMUNITY VIEW**



**GOLF VIEW**

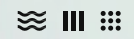


1- BEDROOM  
 STUDIO UNIT



**GOLF VIEW**

TOWER B  
**INTERIOR DESIGN**



# INTERIOR

## LIVING ROOM



Floor to ceiling height:

Approx 2.9-3.0 m

# INTERIOR

## BEDROOM



Floor to ceiling height:

Approx 2.9 - 3m

# INTERIOR

KITCHEN



Floor to ceiling height:

Approx 2.4 m

# INTERIOR

BATHROOM

Floor to ceiling height:

Approx 2.4 m



## F&A

### TOWER B

#### Apartment features:

- All rooms feature double glazed windows.
- Balconies (as per plan).
- Centrally air conditioned.
- Satellite TV and telephone connection points

#### Convenience:

- Elevators to all floors

#### Living and Dining:

- Porcelain tiled floors
- Painted walls and soffit

#### Bedrooms:

- Porcelain tiled floor
- Painted walls and soffit
- Built-in wardrobes

#### Kitchen:

- Kitchen fitted with cabinet and stone countertop.
- Kitchen appliances - Refrigerator, cooker, hood and washing machine.
- Porcelain tiled floor.
- Emulsion paint for walls

#### Bathroom:

- Floor – Porcelain tiles.
- Wall – Ceramic tiles.
- Shower.
- Standard sanitary ware, fittings, and accessories.
- Mirror

#### Amenities:

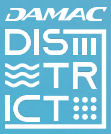
- Common Gymnasium with changing rooms.
- Common Swimming pool.

Residential  
**AMENITIES**



# RESIDENTIAL

Amenities



# RESIDENTIAL AMENITIES



Calm Palm Garden



Whispering Waters



Private Dining Pods



Organic Pool



Cloud Zen Lounge



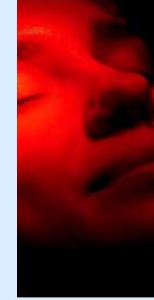
Sensory Deprivation Tank



Indoor Co-working Spaces



Red Light Therapy



Urban Farming Terrace



BBQ Stations



Garden Yoga



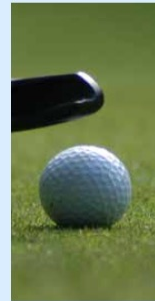
Outdoor Callisthenics



Padel Courts



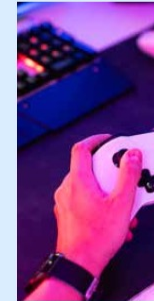
Kids Playground



Indoor Golf Simulator



Gym & AI Training Lab



Gaming Lounge



Sunset Bar



# COMMUNITY AMENITIES



Malibu Bay



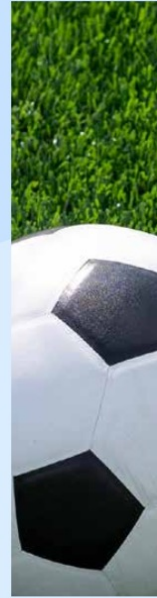
Trump International Golf Club



School & Nursery



Clinic



Football Pitch



Cricket Field



Skate Park



Horse Stable



Fishing Lake



Pet Farm



# FLOORWISE CONFIGURATION

## TOWER B

Level	Studio Units	1 BR Units	View Type
1	3	12	Community View / Pool View
2	5	17	Community View / Golf View
3	5	17	Community View / Golf View
4	5	17	Community View / Golf View
5	5	17	Community View / Golf View
6	5	17	Community View / Golf View
7	5	16	Community View / Golf View
8	5	16	Community View / Golf View
9	5	16	Community View / Golf View
10	5	17	Community View / Golf View
11	5	17	Community View / Golf View
12	5	17	Community View / Golf View
13	5	17	Community View / Golf View
14	5	16	Community View / Golf View
15	5	16	Community View / Golf View
16	5	16	Community View / Golf View
17	5	17	Community View / Golf View
18	5	17	Community View / Golf View
19	5	17	Community View / Golf View
20	5	17	Community View / Golf View
21	5	16	Community View / Golf View
22	5	16	Community View / Golf View
23	5	16	Community View / Golf View
24	5	17	Community View / Golf View
25	5	17	Community View / Golf View
26	5	17	Community View / Golf View
27	1	13	Community View / Golf View
28	1	13	Community View / Golf View
29	1	13	Community View / Golf View

TYOLOGY	NUMBER OF UNITS	TOTAL
<b>TOWER A</b>		
1 BR	350	492
2 BR	142	
<b>TOWER B</b>		
STUDIO	131	598
1 BR	467	
<b>GRAND TOTAL</b>		<b>1,090</b>

## PRICE LIST

TYOLOGY	TOTAL UNITS	MIN S.A	MAX S.A	MINPRICE	MAX PRICE	AVG PSF
1 BR	467	596	1,038	1,109,000	1,767,000	1,763
STD	131	375	550	756,000	894,000	1,902
<b>Total</b>	<b>598</b>					

# PAYMENT PLAN

## LAUNCH PAYMENT PLAN

Description	Milestone Event	Value (%)
Deposit	Immediate	5%
1st Instalment	Within 1 month of booking	10%
2nd Instalment	Within 3 months of booking	5%
3rd Instalment	Within 4 months of booking	1%
4th Instalment	Within 5 months of booking	1%
5th Instalment	Within 6 months of booking	1%
6th Instalment	Within 7 months of booking	1%
7th Instalment	Within 8 months of booking	1%
8th Instalment	Within 9 months of booking	1%
9th Instalment	Within 10 months of booking	1%
10th Instalment	Within 11 months of booking	1%
11th Instalment	Within 12 months of booking	1%
12th Instalment	Within 13 months of booking	1%
13th Instalment	Within 14 months of booking	1%
14th Instalment	Within 15 months of booking	1%
15th Instalment	Within 16 months of booking	1%
16th Instalment	Within 17 months of booking	1%
17th Instalment	Within 18 months of booking	1%
18th Instalment	Within 19 months of booking	1%
19th Instalment	Within 20 months of booking	1%
20th Instalment	Within 21 months of booking	1%
21st Instalment	Within 22 months of booking	1%
22nd Instalment	Within 23 months of booking	1%
23rd Instalment	Within 24 months of booking	1%
24th Instalment	Within 25 months of booking	1%
25th Instalment	Within 26 months of booking	1%
26th Instalment	Within 27 months of booking	1%
27th Instalment	Within 28 months of booking	1%
28th Instalment	Within 29 months of booking	1%
29th Instalment	Within 30 months of booking	1%
30th Instalment	Within 31 months of booking	1%
31st Instalment	Within 32 months of booking	1%
32nd Instalment	Within 33 months of booking	1%
33rd Instalment	On Completion	50%

## NEW RELEASE - TOWER B

STUDIO  
STARTING FROM

₱ 756K

1-BR  
STARTING FROM

₱ 1.1M

Exclusive Launch Promotion

4% DLD | 50/50

FEE WAIVER

PAYMENT PLAN

ACD: Q3 2029

# **PRICING & PAYMENT PLAN**





*Buy*  
MORE.

*Gain*  
MORE.

*Save*  
MORE.



# Exclusive Launch Promotion

**4% DLD**

FEE WAIVER

UP TO  
**3%**

BULK DISCOUNT

**50/50**

PAYMENT PLAN

BULK SLABS	PER BOOKING
3 units or more	1.0%
7 units or more	2.0%
10 units or more	3.0%

#### T&Cs Apply:

1. Valid only for bookings made against EOIs for DAMAC District (DDB)
2. At least 75% of the units must be 1 BR (rounded up to nearest integer)  
e.g. for Bulk of 25 units, at least 19 1 BR must be a part of the deal
3. Bookings to be completed within 4 calendar days after booking event

#### DLD Waiver T&Cs

1. Valid only for bookings made against EOIs for DAMAC District (DDB)
2. Bookings to be completed within 4 calendar days after booking event

\*Terms and conditions apply.

[DAMACPROPERTIES.COM](https://damacproperties.com)

## BROKERAGE SLABS

S.NO.	SLAB	BROKER COMMISSION
1	5-6 Units; min 4 x 1 BR	5.5%
2	7-9 Units; min 6 x 1 BR	6.0%
3	10 units & above; min 8 x 1 BR	7.0%

**T&Cs Apply:**

1. Valid only for bookings made against EOIs for DAMAC District (DDB)
2. Bookings to be completed within 4 calendar days after booking event
3. DP amount must be reflected in the SOA within 30 calendar days after booking event
4. Payout for incremental brokerage will be at SPA execution or 24% collection, whichever is later
5. Valid only for corporate agencies