



**WHERE  
HAPPINESS  
COMES  
FIRST**



# CELESTIA

**LUXURY FURNISHED APARTMENTS**

— DUBAI SOUTH —



# DAMAC PROPERTIES

## LIVE THE LUXURY

DAMAC Properties has been at the forefront of the Middle East's luxury real estate market since 2002, delivering award-winning residential, commercial and leisure properties across the region, including the UAE, Saudi Arabia, Qatar, Jordan, Lebanon, and Oman, as well as the United Kingdom.

Since then, the Company has delivered close to 32,000 homes, with a development portfolio of more than 34,000 at various stages of planning and progress.\* Joining forces with some of the world's most eminent fashion and lifestyle brands, DAMAC has brought new and exciting living concepts to the market in collaborations that include a golf course managed by The Trump Organization, and luxury homes in association with Versace, Fendi Casa, Just Cavalli, Paramount Hotels & Resorts, Rotana and Radisson Hotel Group. With a consistent vision, and strong momentum, DAMAC Properties is building the next generation of Middle Eastern luxury living.

DAMAC places a great emphasis on philanthropy and corporate social responsibility. As such, the Hussain Sajwani DAMAC Foundation, a joint initiative between DAMAC Group and its Chairman, Hussain Sajwani, is supporting the One Million Arab Coders Initiative. The programme was launched by Vice President and Prime Minister of the UAE, and Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum, and is focused on creating an empowered society through learning and skills development.

\*Figures as of 31st December 2020.



**LUXURY  
FURNISHED  
APARTMENTS**

# DUBAI SOUTH

The city of you



A 145-square-kilometre master-planned city and host to the first World Expo in the Middle East, Dubai South is set to become one of the world's most desirable destinations for work and play. A city based on enhancing the happiness of the individual, Dubai South

aims to change the fundamental concept of a community and its purpose. Launched as a Government of Dubai project in 2006, it is also the home of the world's largest airport in the making, Al Maktoum International, as well as a host of landmark events.

# DUBAI SOUTH

Inspiring happiness and creativity



Dubai South is the emirate's flagship urban project designed to make business easier than anywhere else in the world, which includes being an appealing place to live, work and invest. The economic

Free Zones of Dubai South will empower entrepreneurship and business, while a huge mix of accommodation will provide an unparalleled quality of life.

**145 km<sup>2</sup>**  
The emirate's largest city

**PROJECTED TO SUSTAIN A POPULATION OF A MILLION**

**200,000**  
square metres of flexible office space

**CREATING 500,000 JOBS**

**100%**

- Income tax exemption
- Import and export tax exemption
- Foreign ownership
- Repatriation of capital profits

**200 km<sup>2</sup>**  
Dedicated logistics corridor connecting Jebel Ali Port and Dubai South

# AL MAKTOUM

INTERNATIONAL AIRPORT



## AFTER EXPANSION COMPLETION



**16** MILLION TONNES  
annual cargo capacity



**240** MILLION  
PASSENGERS



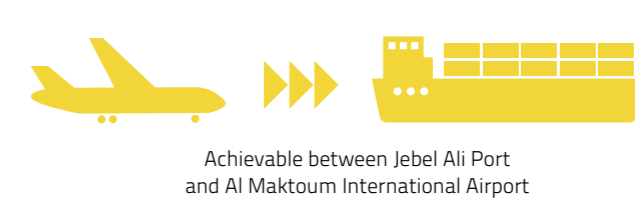
**240** MILLION  
BAGS

Built for the future, Al Maktoum International Airport can accommodate 26 million passengers per year, and following its expansion programme, will have an ultimate capacity to handle more than 240 million passengers, 240 million bags and 16 million tonnes of cargo annually. With 64 aircraft stands, a 92-metre state-of-the-art air traffic control tower, five parallel runways and a host of other cutting-edge features, it will be the world's first ever aerotropolis.

## THE REGION'S FIRST INTEGRATED MULTI-MODAL PLATFORM



## 4 HOURS AIR-SEA CONNECTIVITY



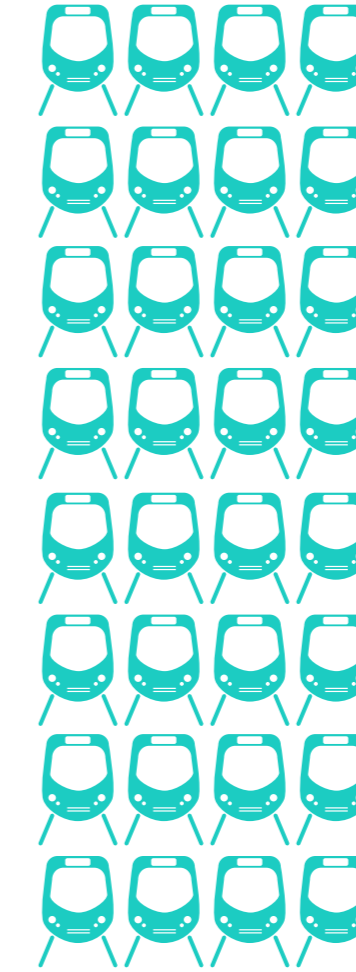
## 26 MILLION PASSENGERS CURRENT ANNUAL CAPACITY



Source: www.dubaairports.ae

# DUBAI METRO

ROUTE 2020



## 320km

planned of metro line to be in place by 2020

## ROUTE 2020



will be a 15km extension to the Red Line, including 7 new stations

**PUBLIC TRANSPORT** is planned to be able to carry **30%** of the population by 2030

The Roads and Transport Authority (RTA) Route 2020 project to extend the Dubai Metro by 15 kilometres, branching out from Nakheel Harbour and Tower station to the Dubai Expo 2020 site in Dubai South is now well underway. This means Celestia will let you stay connected to Dubai city with a dedicated metro line, and to the world through Al Maktoum International

Airport. The much anticipated extension is expected to link the Etihad Rail as well. Route 2020 will provide a vital transit corridor linking various Dubai districts.

But this is just part of the story. Three new lines are planned, which in addition to the existing ones, will span 421 kilometres by 2030.

DUBAI METRO IS THE WORLD'S LONGEST DRIVERLESS SINGLE METRO LINE



# EXPO 2020 DUBAI

**192**

PARTICIPATING  
COUNTRIES



**25**  
MILLION  
VISITORS EXPECTED



**70%**  
VISITORS  
FROM  
OVERSEAS



**905,200**  
FULL-TIME  
EQUIVALENT JOB-YEARS  
FROM 2013-2031

**AED**  
**122.6**  
**BILLION**  
ECONOMIC BOOST  
FROM 2013-2031

As the site for Dubai Expo 2020, Dubai South will bring its unrivalled connectivity, superb logistics and world-class infrastructure into global focus. This ground-breaking new master development will give further

credence to Dubai's leading position as a logistics and trading hub, poised to deliver a World Expo that will inspire all who experience it, and leave a valuable legacy too.

# THE RESIDENTIAL DISTRICT

The home of happiness



Dubai South's Residential District is designed to promote happiness and wellbeing. World-class design and a huge choice of lifestyle amenities are all placed so as to

be available within a 10-minute walking radius. This includes everything from work spaces and educational institutions to fitness destinations, dining and entertainment.



# CELESTIA

A new dimension to happiness

Celestia is strategically located at the heart of The Residential District. In close proximity to the nerve centre of the Dubai Expo 2020 site, the world's largest aviation hub and host of first-class facilities, the furnished homes have direct access to Al Maktoum

International Airport, Jebel Ali Port and Dubai Metro. Three major roads: Sheikh Mohammed bin Zayed Road (E311), Sheikh Zayed Road (E11) and the Emirates Road (E611) help you stay connected to the whole of the city.



# CELESTIA

LUXURY FURNISHED APARTMENTS

— DUBAI SOUTH —





**YOUR FUTURE  
HAPPINESS**

# MORE ROOM FOR YOU

Happy spaces



Featuring studios, along with one and two bedroom apartments, Celestia sets a new standard in contemporary architectural design. Each home is furnished and equipped so all you have to do is arrive.

Choose from a beautiful palette of colour schemes to suit your taste with carefully selected fixtures, fittings and furnishings

designed to maximise space and your enjoyment of your home. There are separate living and dining areas, perfect for hosting your family, friends or business associates.

And should your visitors become overnight guests too, they are easily accommodated with the convenient sofa bed.





**Living room  
by day**

Your lounge is a relaxing space where you can unwind and have friends and family over.



**Bedroom  
by night**

When friends and family turn into overnight guests, your sofa turns into a plush bed.

# FEEL-GOOD FACTORS



The good life is all about the little pleasures, and at Celestia, those add up to a hugely fulfilling living experience. Every need is catered to in style to enhance your sense of

wellbeing. Homes have access to a state-of-the-art health and fitness club suite as well as a swimming pool, not to mention all of the neighbourhood amenities on your doorstep.



**READY NOW**



Apartments are ready to move into or generate rental income now! With such a great location and its close proximity to the Expo site, demand will be high from visitors across the globe, and in the years after the mega event with its carefully planned 'legacy'.

Come and see for yourself - our show apartment is ready for viewing now. Here you'll see the quality finishing and high-end furnishings that come as standard with every spacious home at Celestia.



**Visit our show apartment today!**





**TYPICAL  
FLOOR PLANS**

TYPICAL FLOOR PLAN  
TOWER B  
GROUND LEVEL



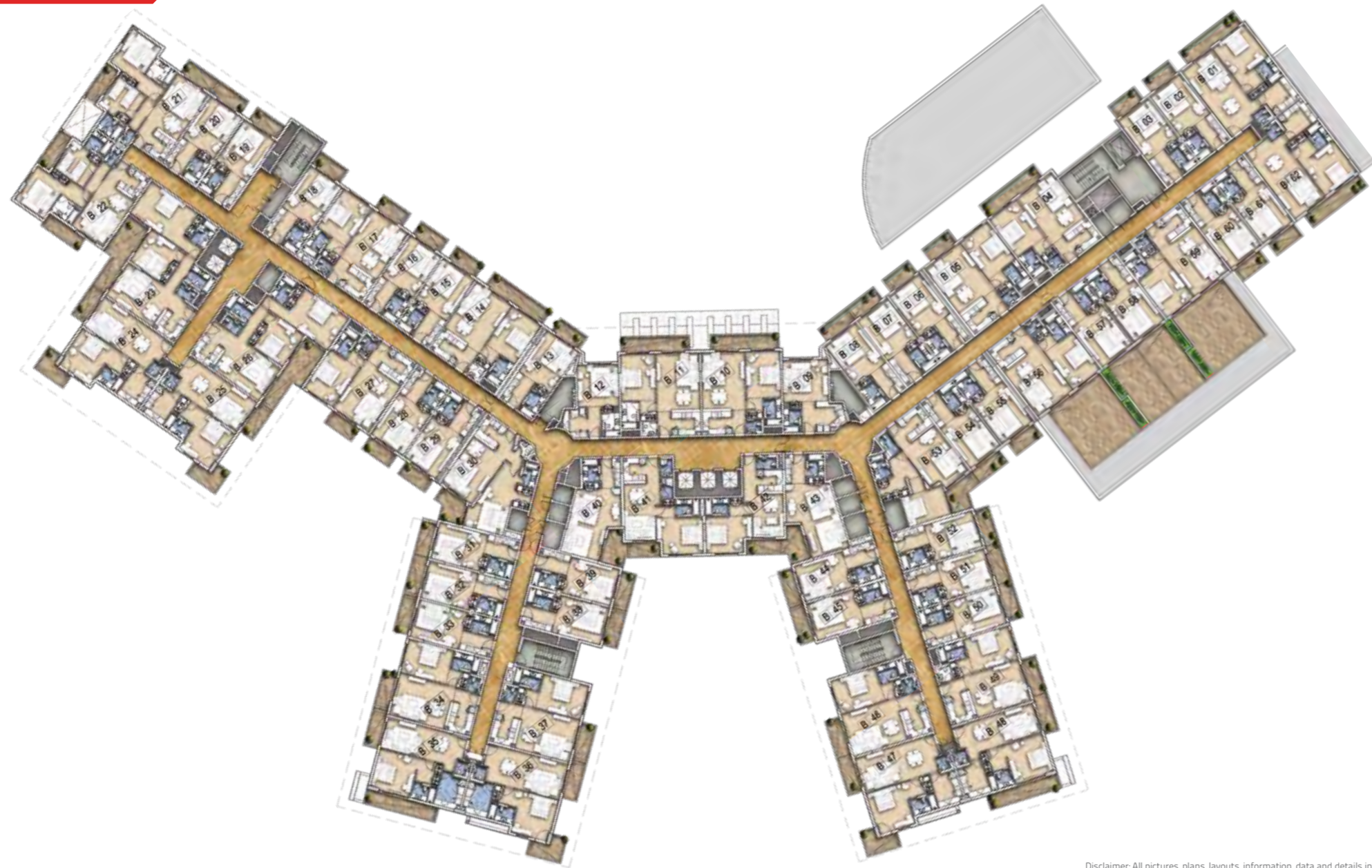
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TYPICAL FLOOR PLAN  
TOWER A  
GROUND LEVEL



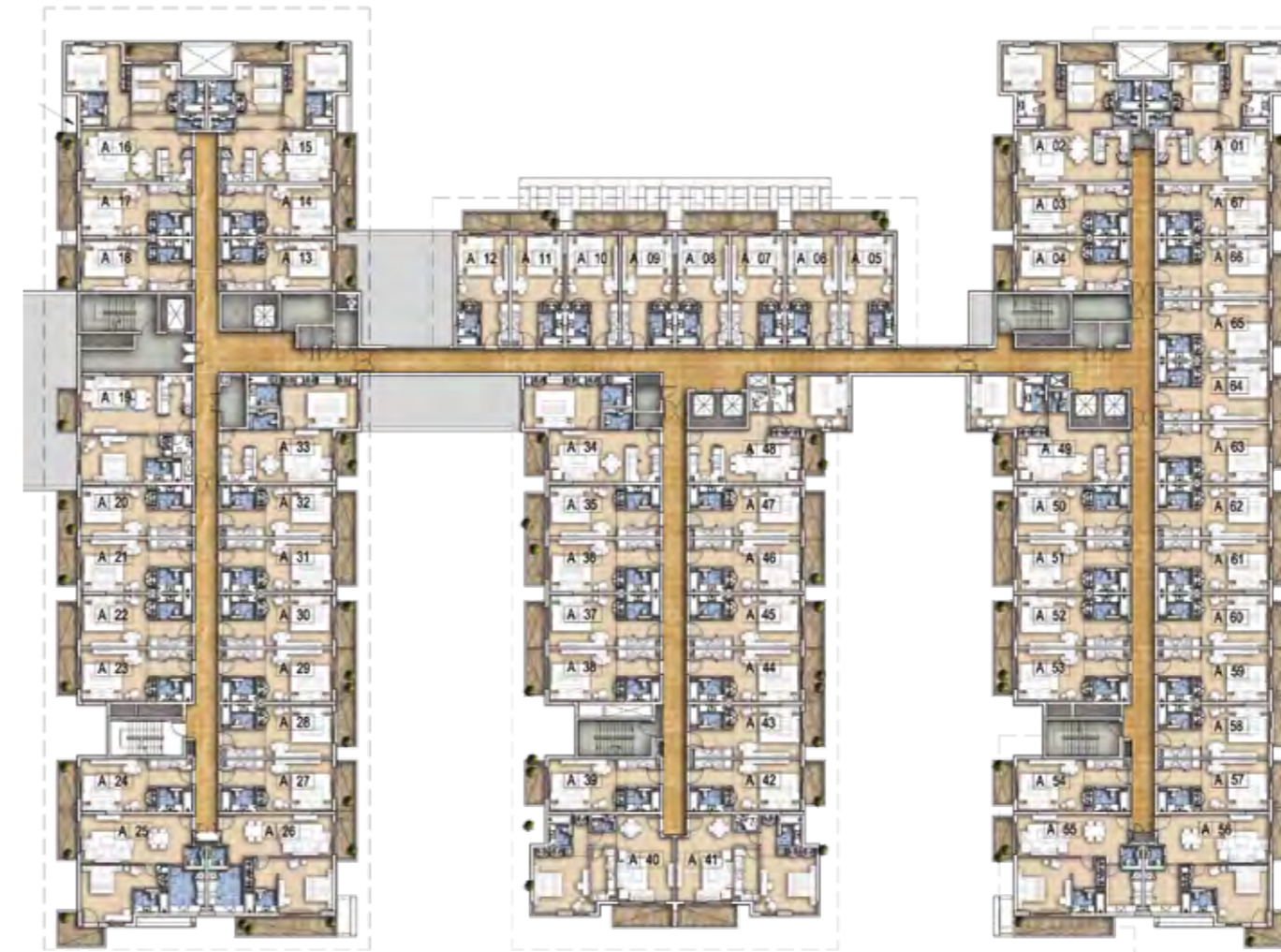
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TYPICAL FLOOR PLAN  
TOWER B  
LEVEL 1



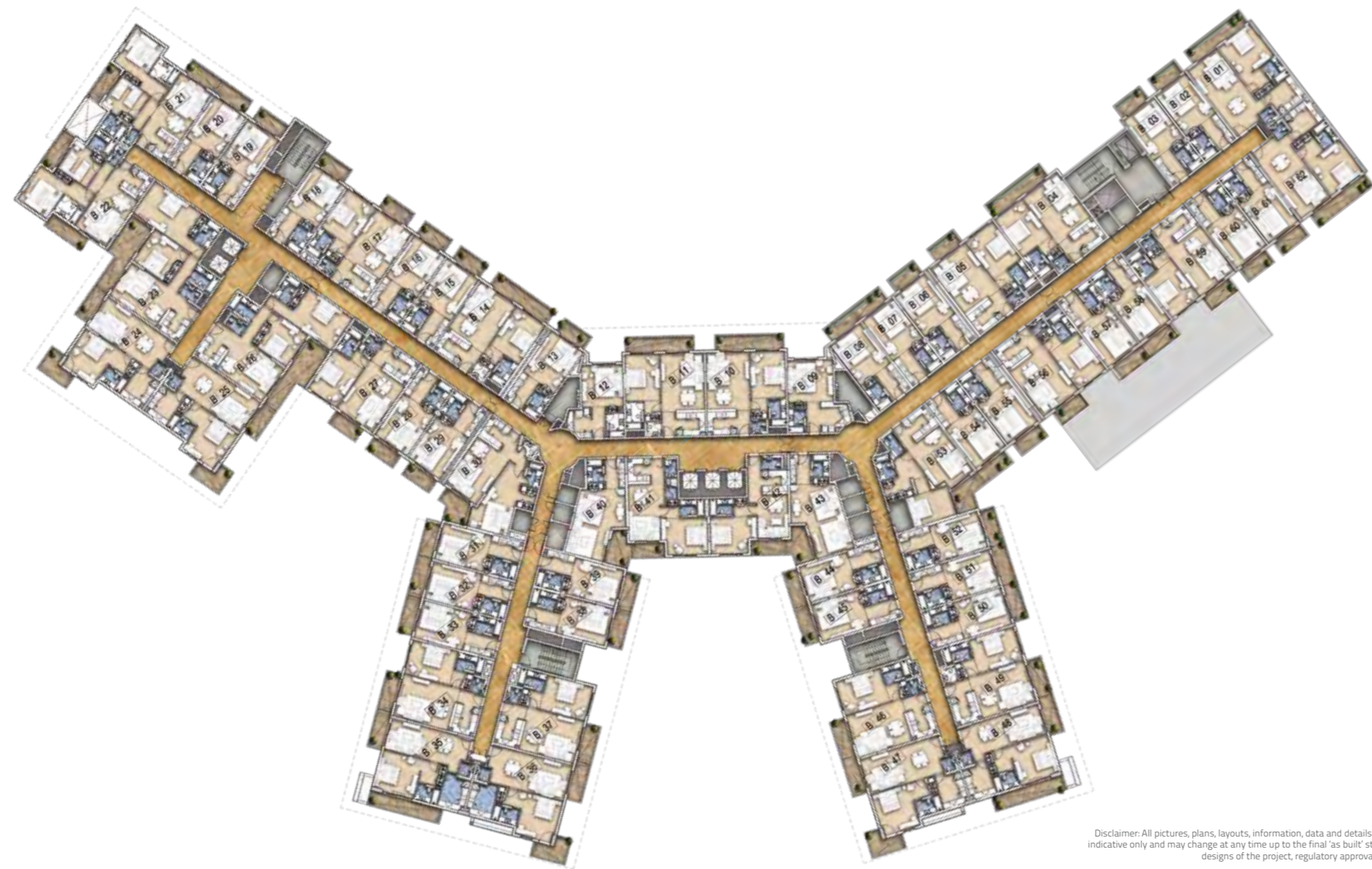
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TYPICAL FLOOR PLAN  
TOWER A  
LEVEL 1



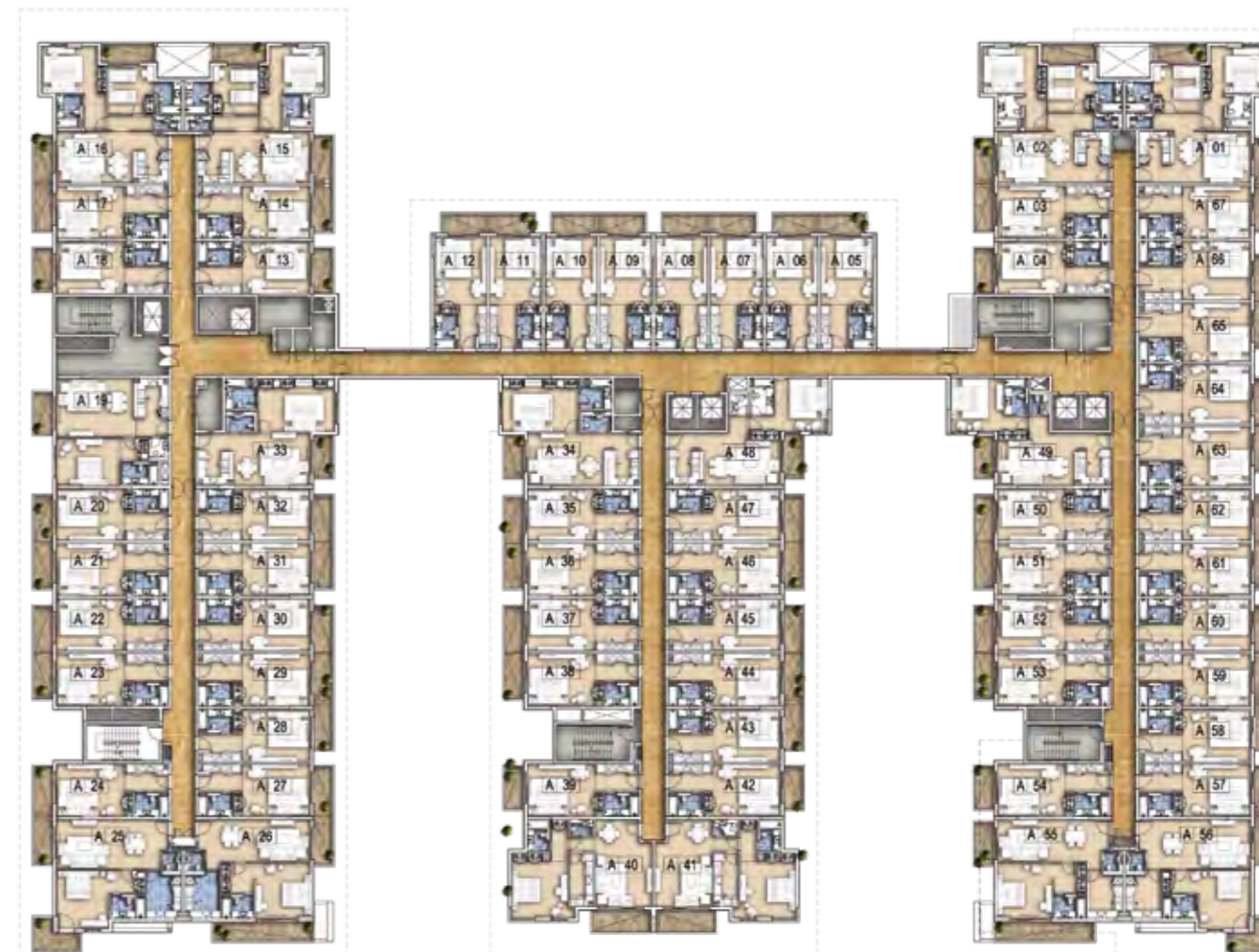
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TYPICAL FLOOR PLAN  
TOWER B  
LEVELS 2-7



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TYPICAL FLOOR PLAN  
TOWER A  
LEVELS 2-7



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# LUXURY BY APPOINTMENT

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***DAMAC***  
LIVE THE LUXURY

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