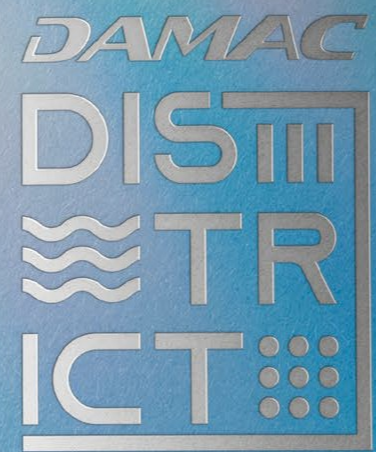




TOWER B

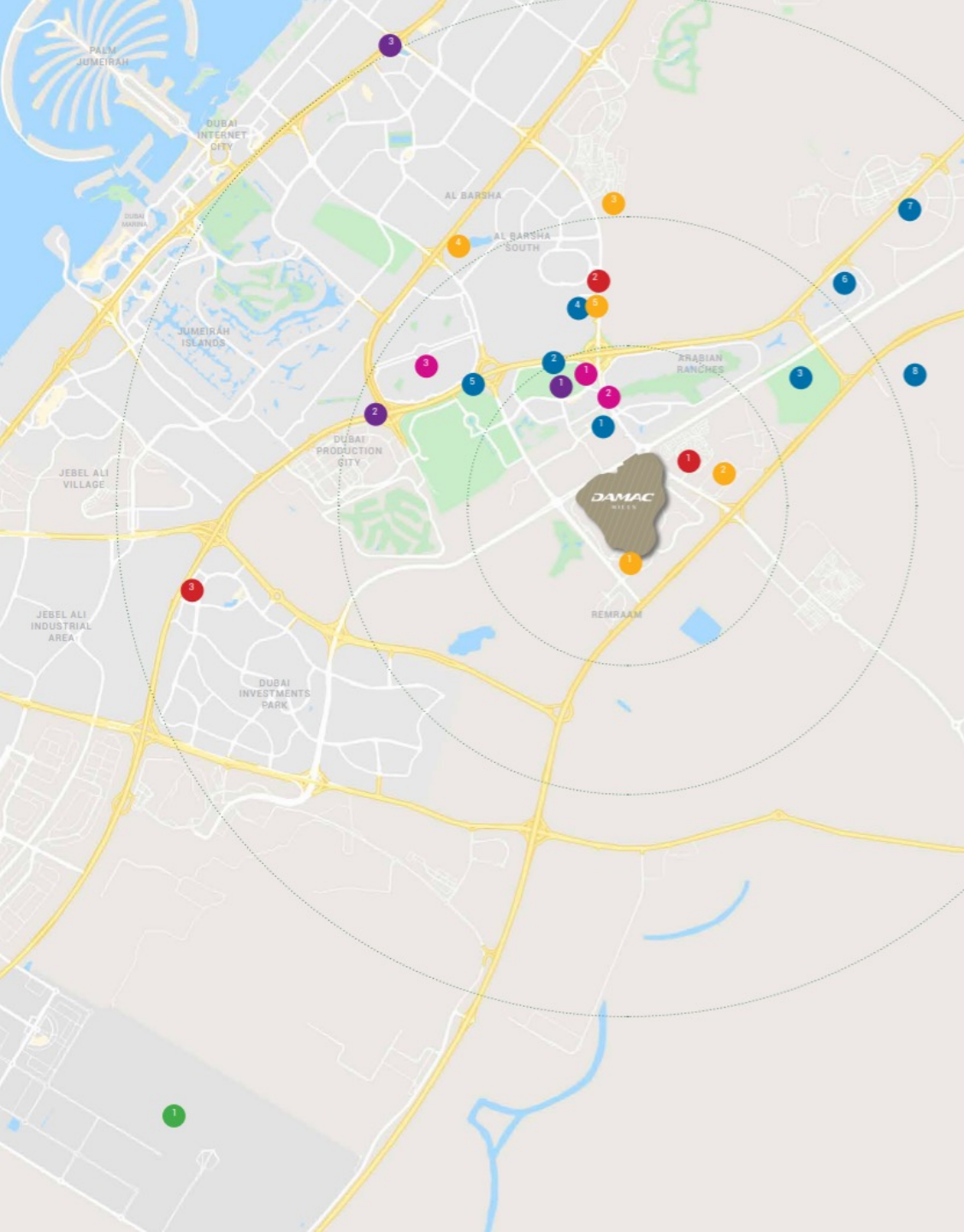


TOWER A

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



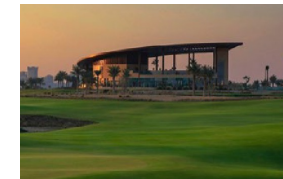
Radisson Hotel



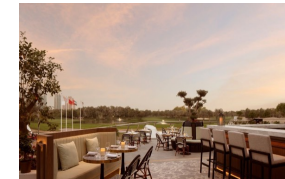
DAMAC Hills Mall



DAMAC District Offices



Trump International Golf Club



F&B



Parks



Saudi German Clinic



Jabel Ali School

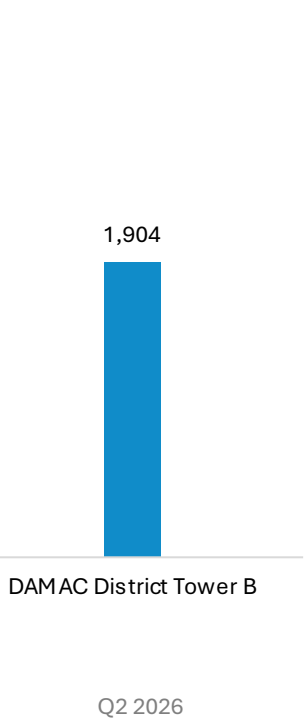
COMPETITOR ANALYSIS

Price Comparison of Apartments in Community

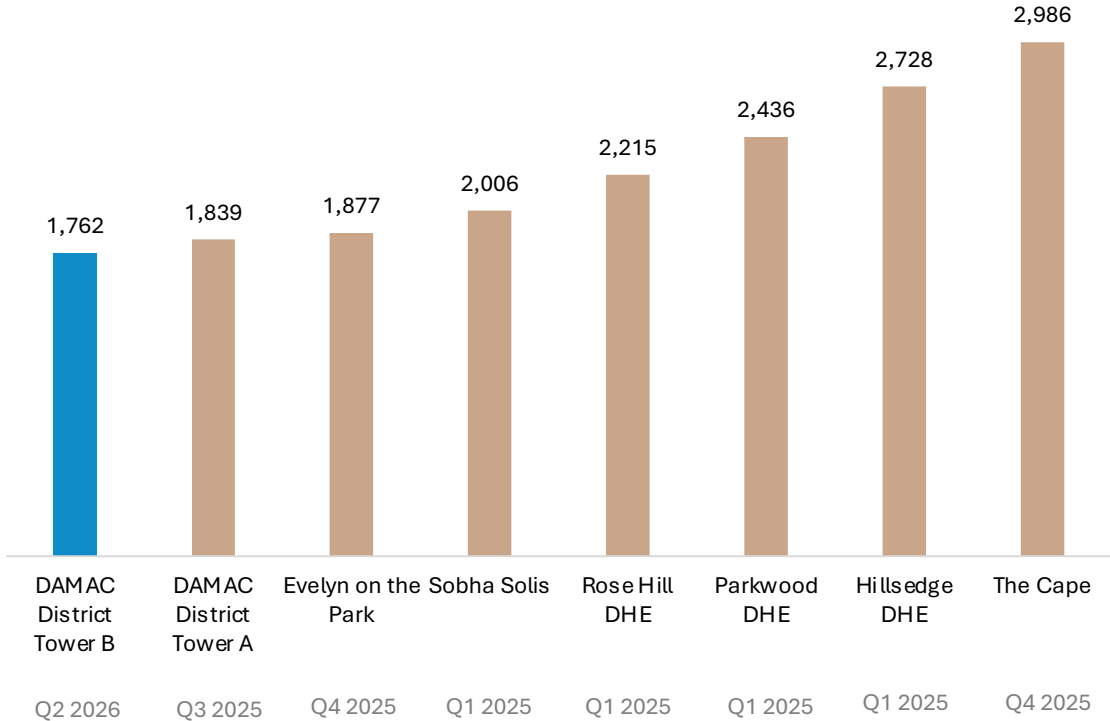


Community Apartments

Primary Selling Rate (AED PSF) Studio



Primary Selling Rate (AED PSF) 1 Bedroom



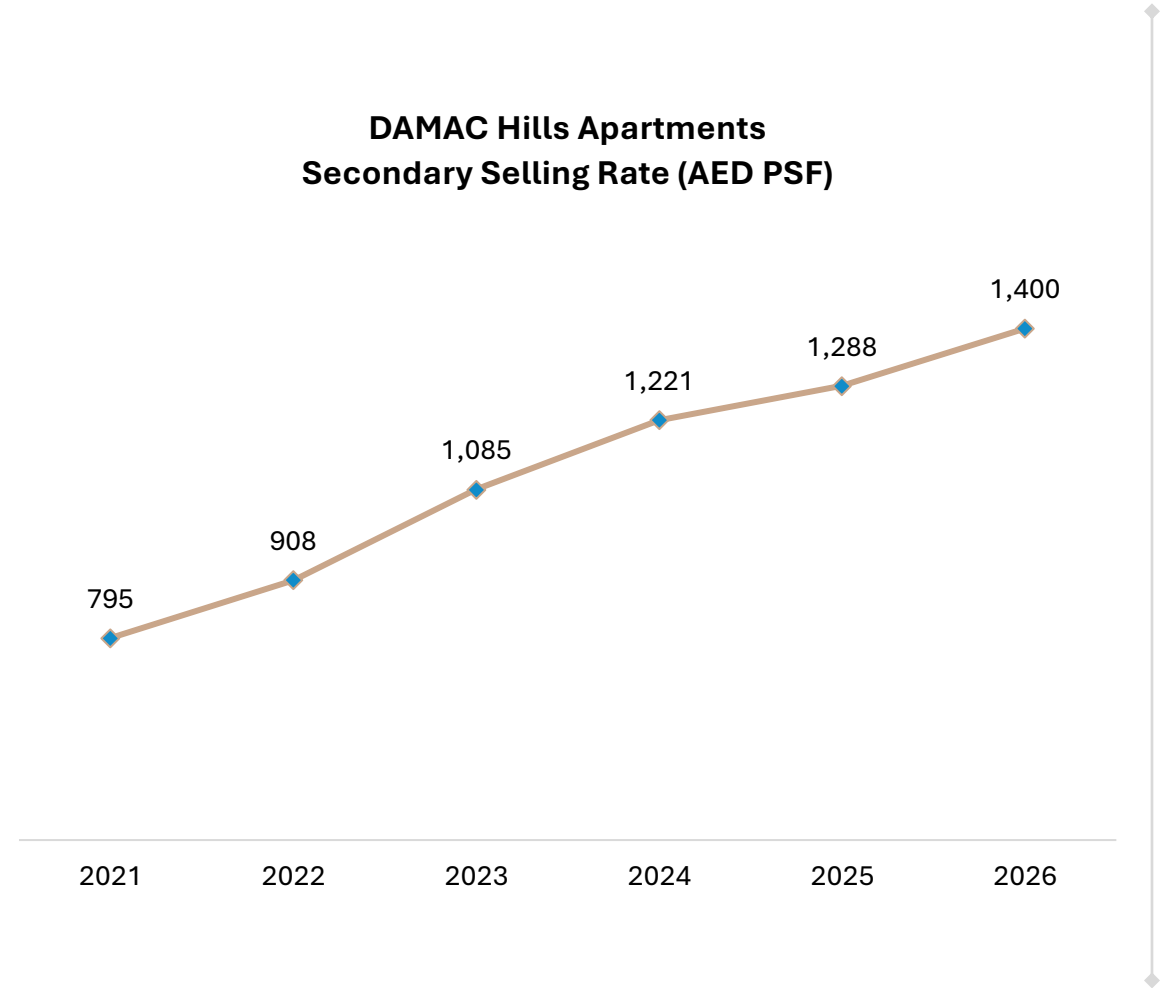
Source: Dubai Land Department Transactions from PropertyMonitor

DAMAC HILLS APARTMENTS

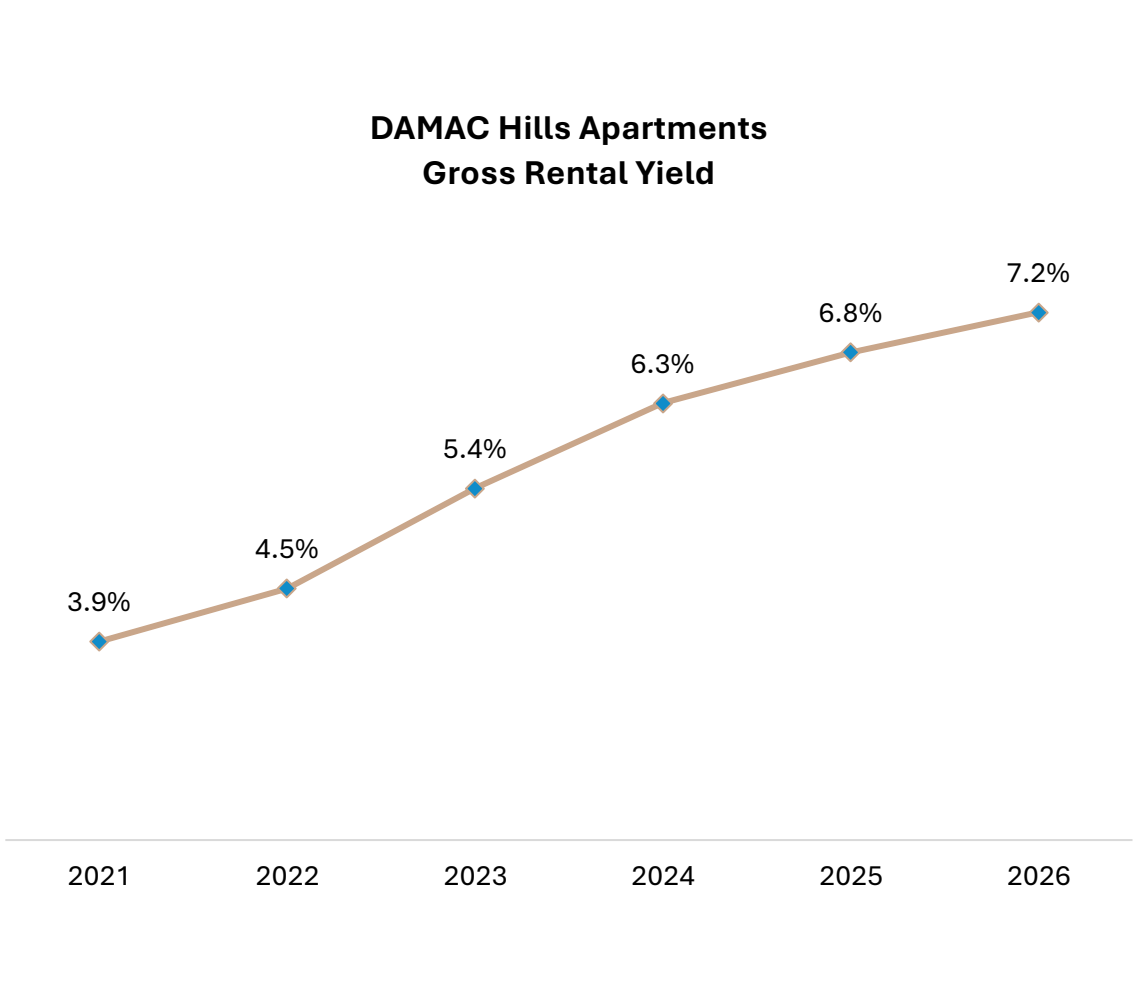
Capital Appreciation & Secondary Selling Rate



DAMAC Hills Apartments
Secondary Selling Rate (AED PSF)

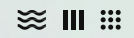


DAMAC Hills Apartments
Gross Rental Yield



Source: Dubai Land Department Transactions from PropertyMonitor

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

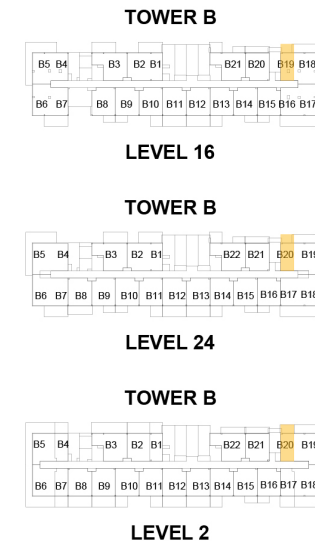
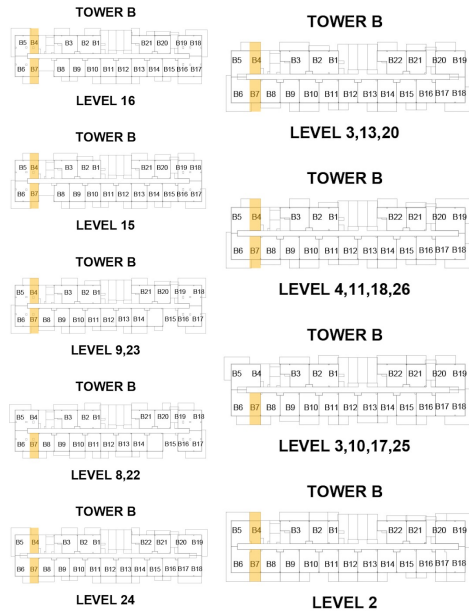
A2



A6



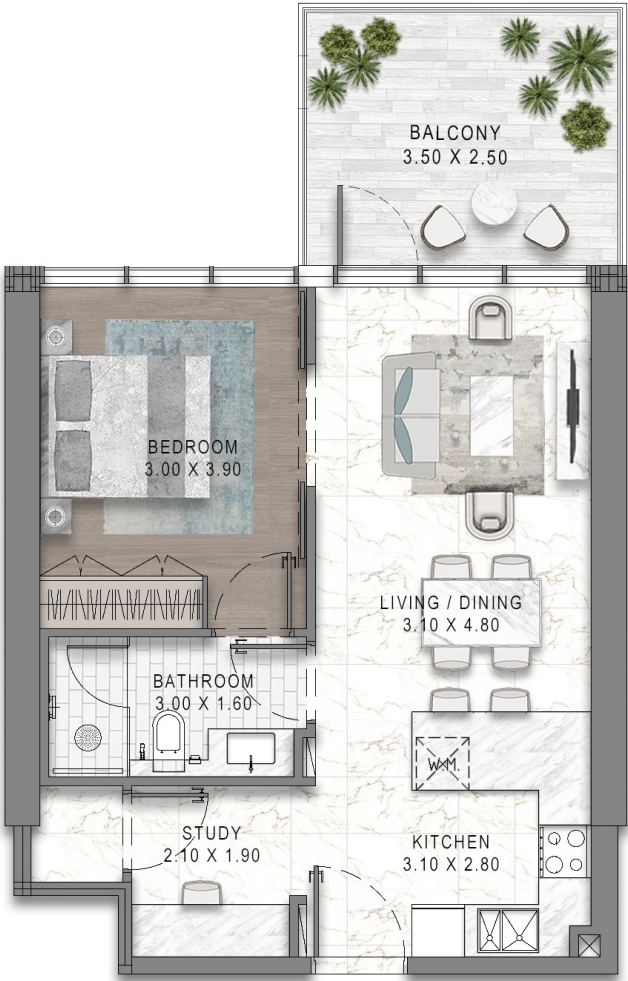
B3



FLOOR PLAN

1 BEDROOM

A4



C1



TOWER B



LEVEL 5,12,19

TOWER B



LEVEL 8,22

TOWER B



LEVEL 2

TOWER B



LEVEL 3,13,20

TOWER B



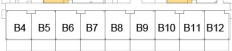
LEVEL 28,29

TOWER B



LEVEL 15

TOWER B



LEVEL 27

LEVEL 1

LEVEL 3,10,17,25

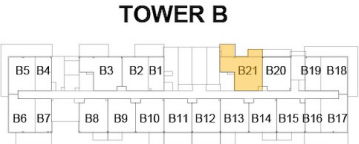
FLOOR PLAN

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



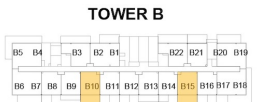
LEVEL 24



LEVEL 15



LEVEL 27



LEVEL 3,10,17,25



LEVEL 2



LEVEL 3,13,20



LEVEL 16



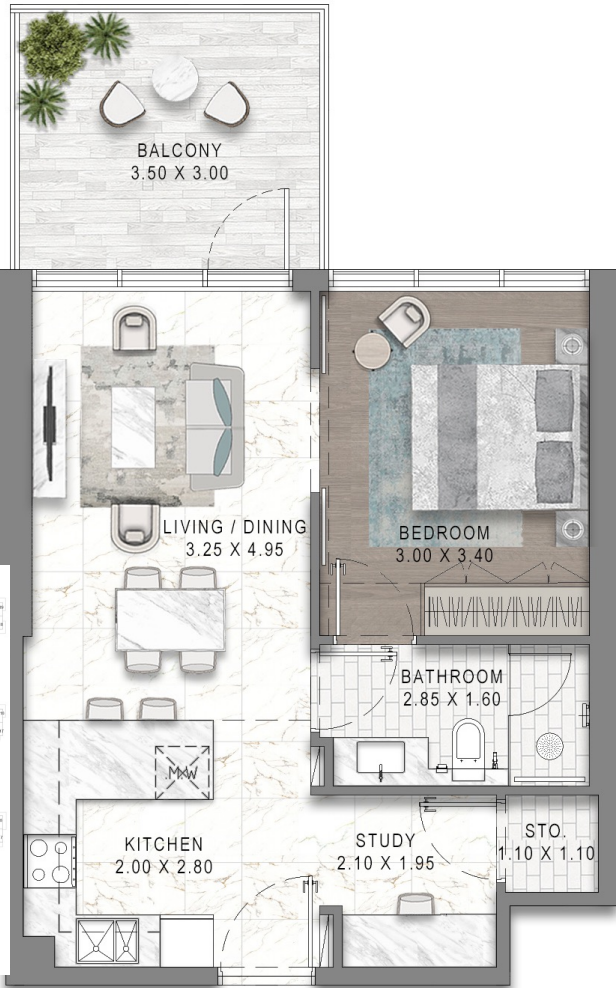
LEVEL 14

FLOOR PLAN

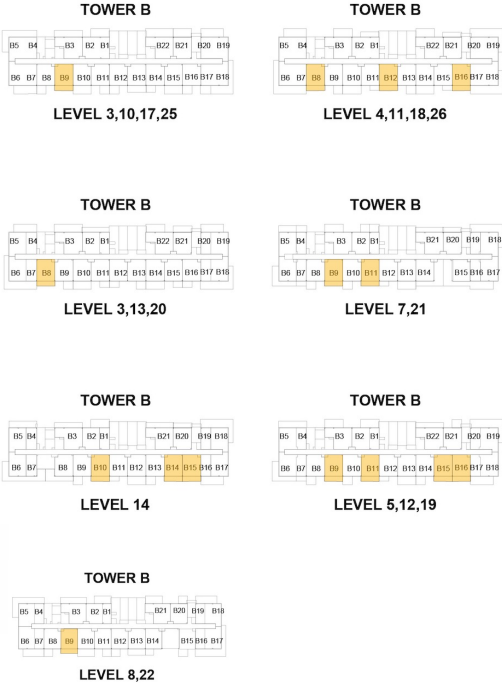
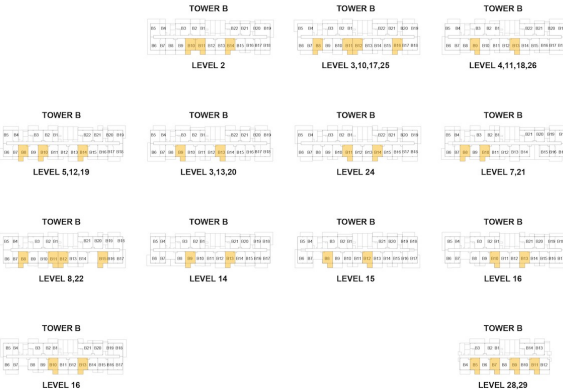
1 BEDROOM



D3



D4



FLOOR PLAN

1 BEDROOM

D7



TOWER B



LEVEL 7,21

F2

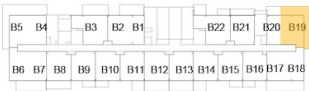


TOWER B



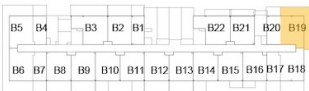
LEVEL 16

TOWER B



LEVEL 24

TOWER B



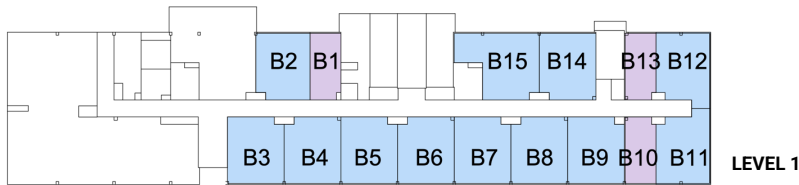
LEVEL 2

KEY PLAN

TOWER B

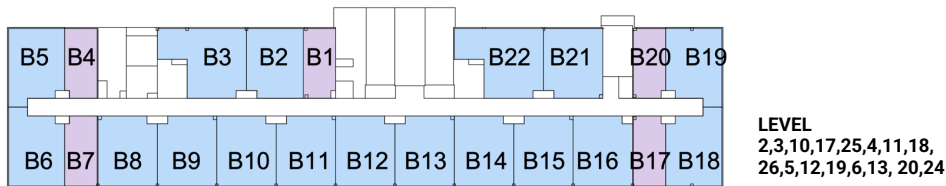


COMMUNITY VIEW



POOL VIEW

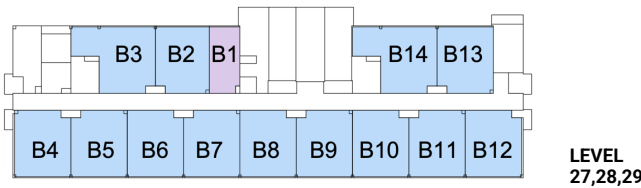
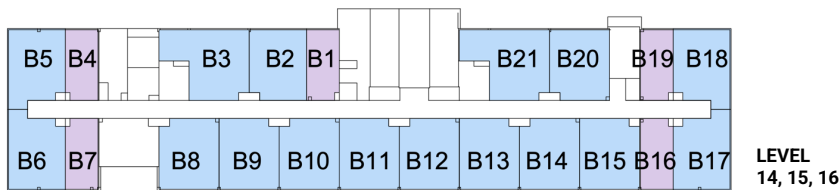
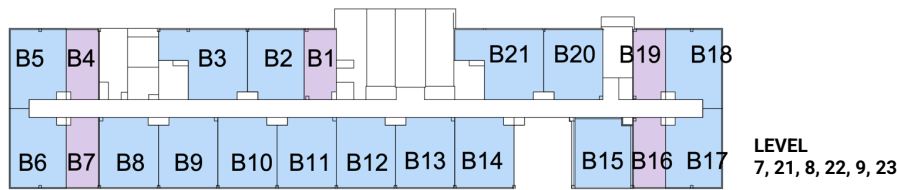
COMMUNITY VIEW



GOLF VIEW



COMMUNITY VIEW



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

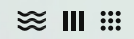
Bathroom:

- 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



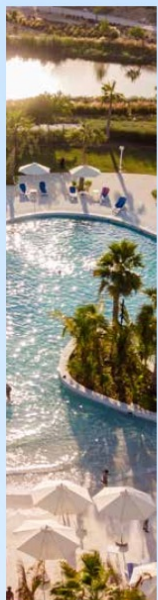
Gaming Lounge



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

TYPOLOGY	NUMBER OF UNITS	TOTAL
TOWER A		
1 BR	350	492
2 BR	142	
TOWER B		
STUDIO	131	598
1 BR	467	
GRAND TOTAL		1,090

PRICE LIST

TYPOLOGY	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
Total	598					

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

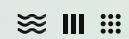
₪ 1.1M

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

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