

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 text. The perspective creates a sense of height and openness.

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LOCATION

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## LOCATION



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**



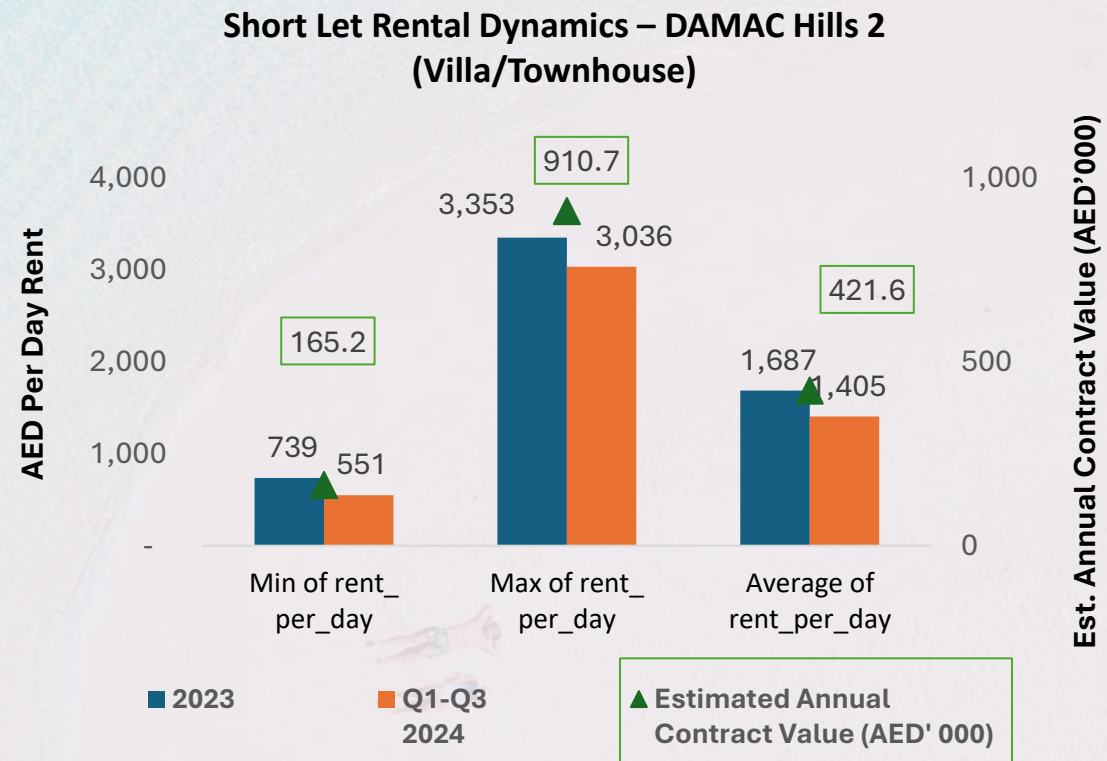
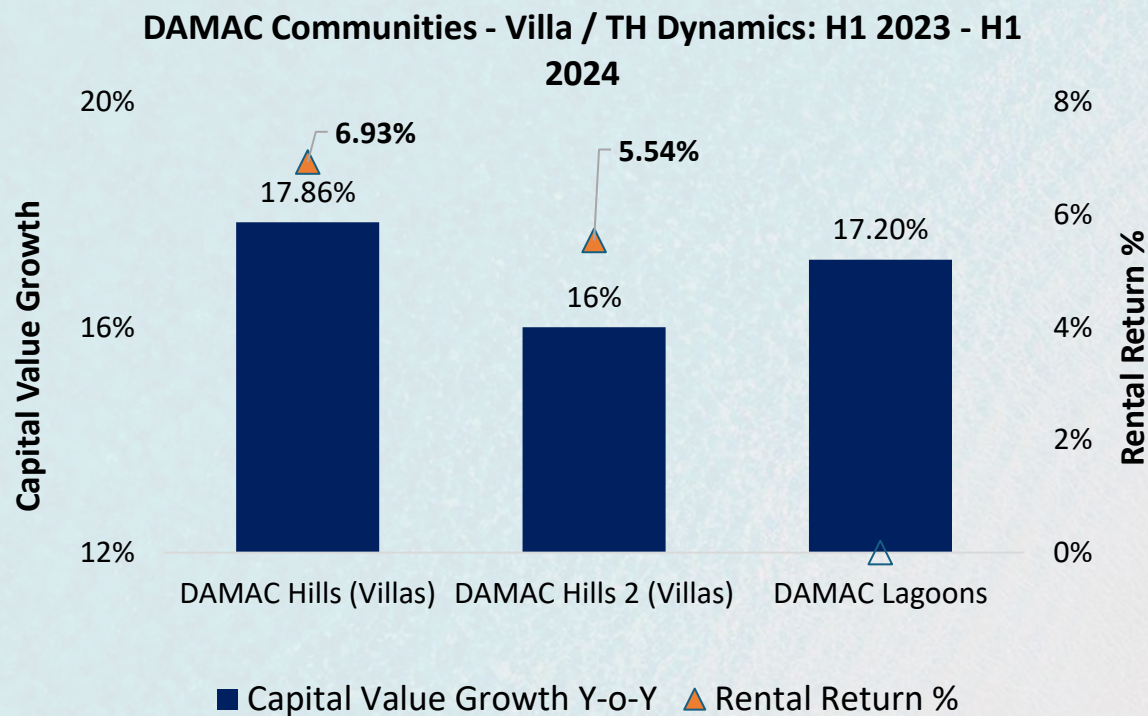
BURJ  
AL ARAB  
**30 MIN**

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MARKET INTELLIGENCE

# DAMAC Communities Performance:



## Factors Driving



1. Modern Amenities



2. Competitive Pricing



3. In House Facility Management

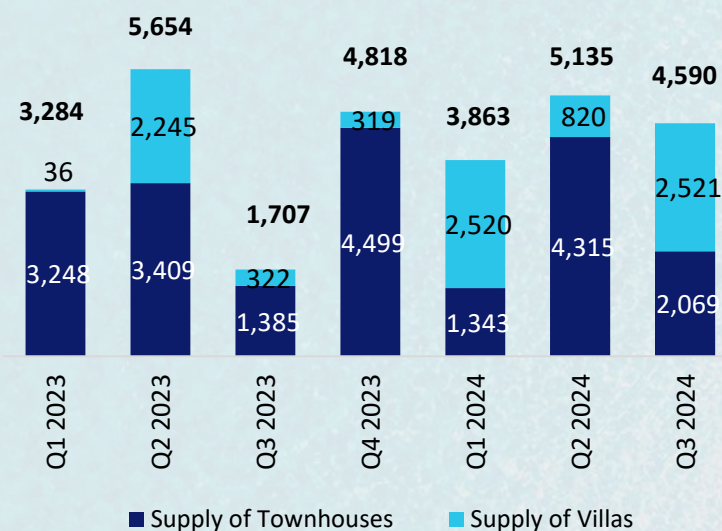


4. Stable Rental Yields Between 5%-7%

# Supply & Demand Dynamics – Villa/TH

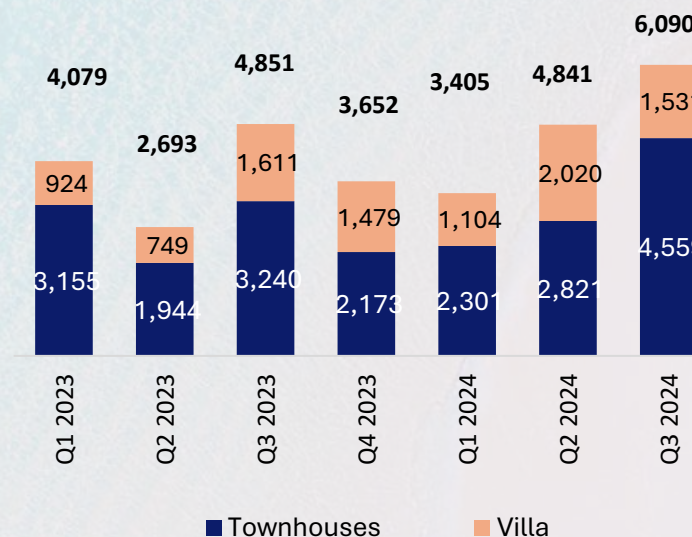
## New Launches – Townhouses & Villas

Average – 4,150 Units



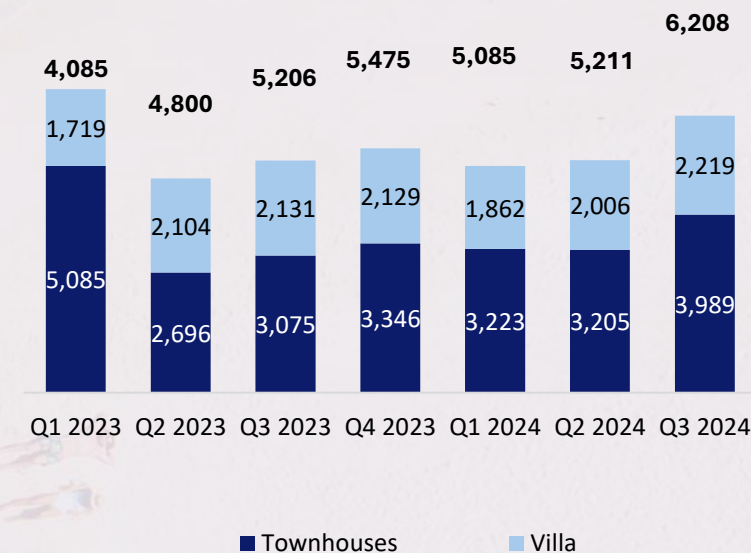
## Primary Sales – Townhouses & Villas

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

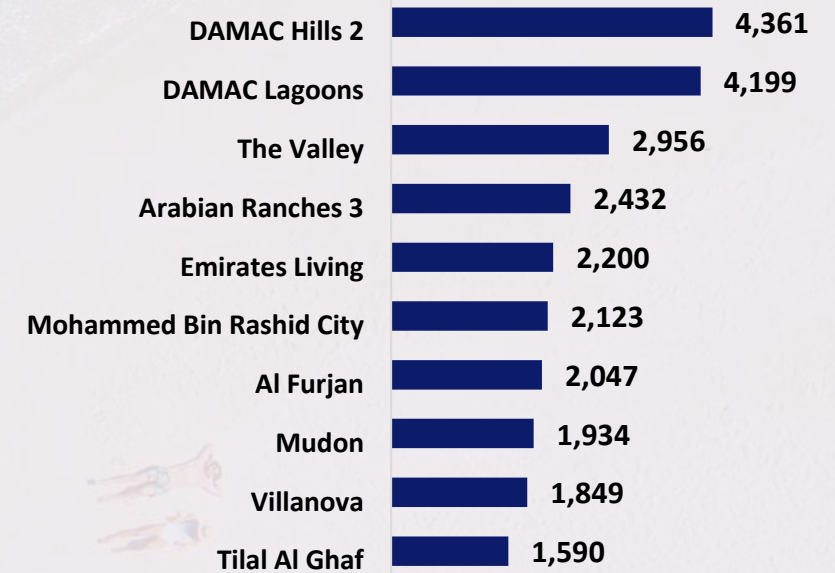
TOP RANK 2023\*



TOP RANK Q1 –Q3 2024\*



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



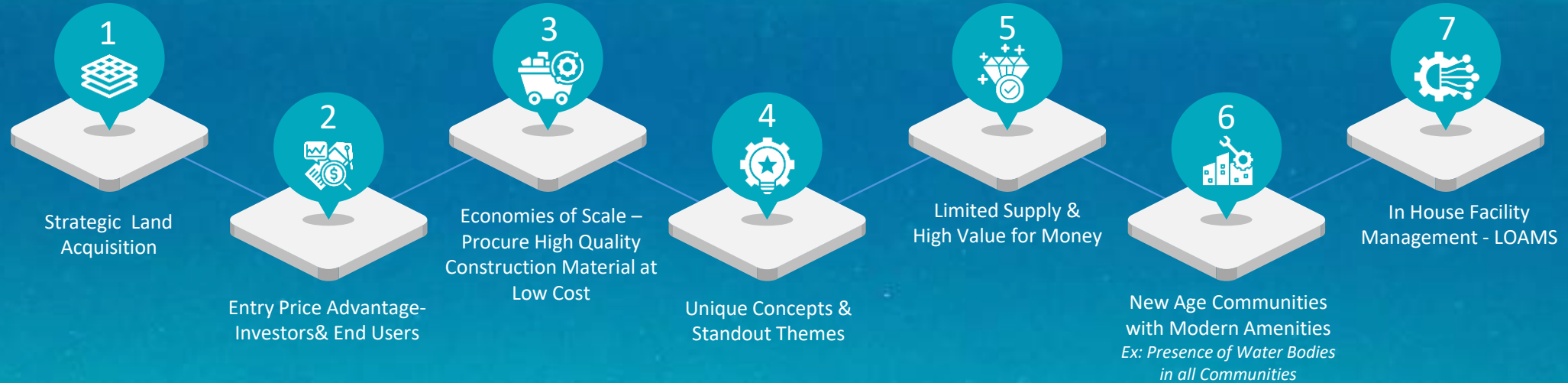
■ Villa/TH Sold (Primary)

\*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



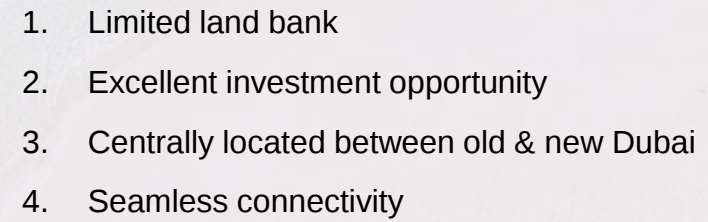
Retail facilities, restaurants, hotels and mall for shopping



Healthcare facilities such as sports, fitness and golf course

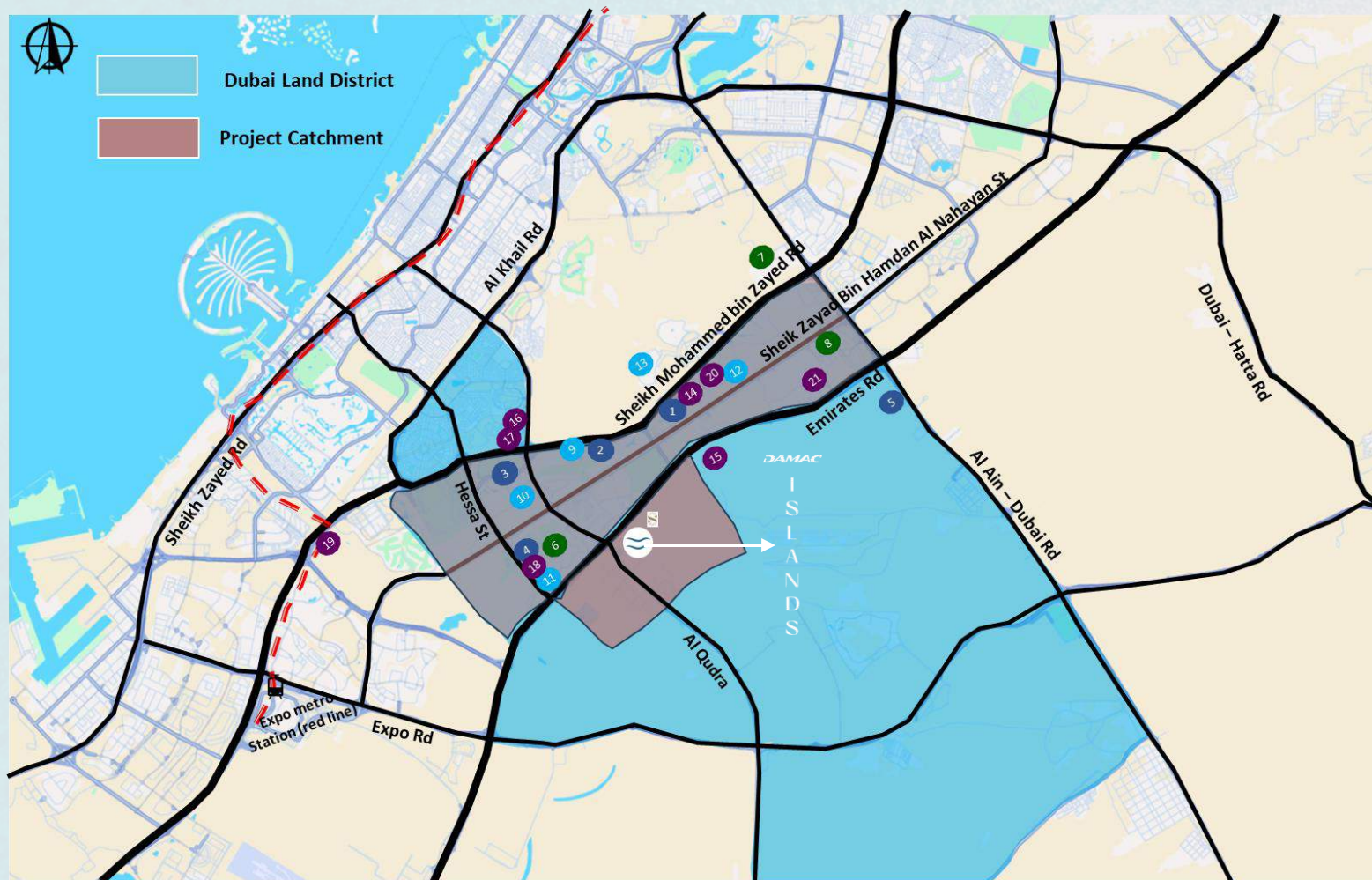


Schools, childcare facilities, pet parks, coworking, and events conducted in community centre and common areas



- 
- 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    |

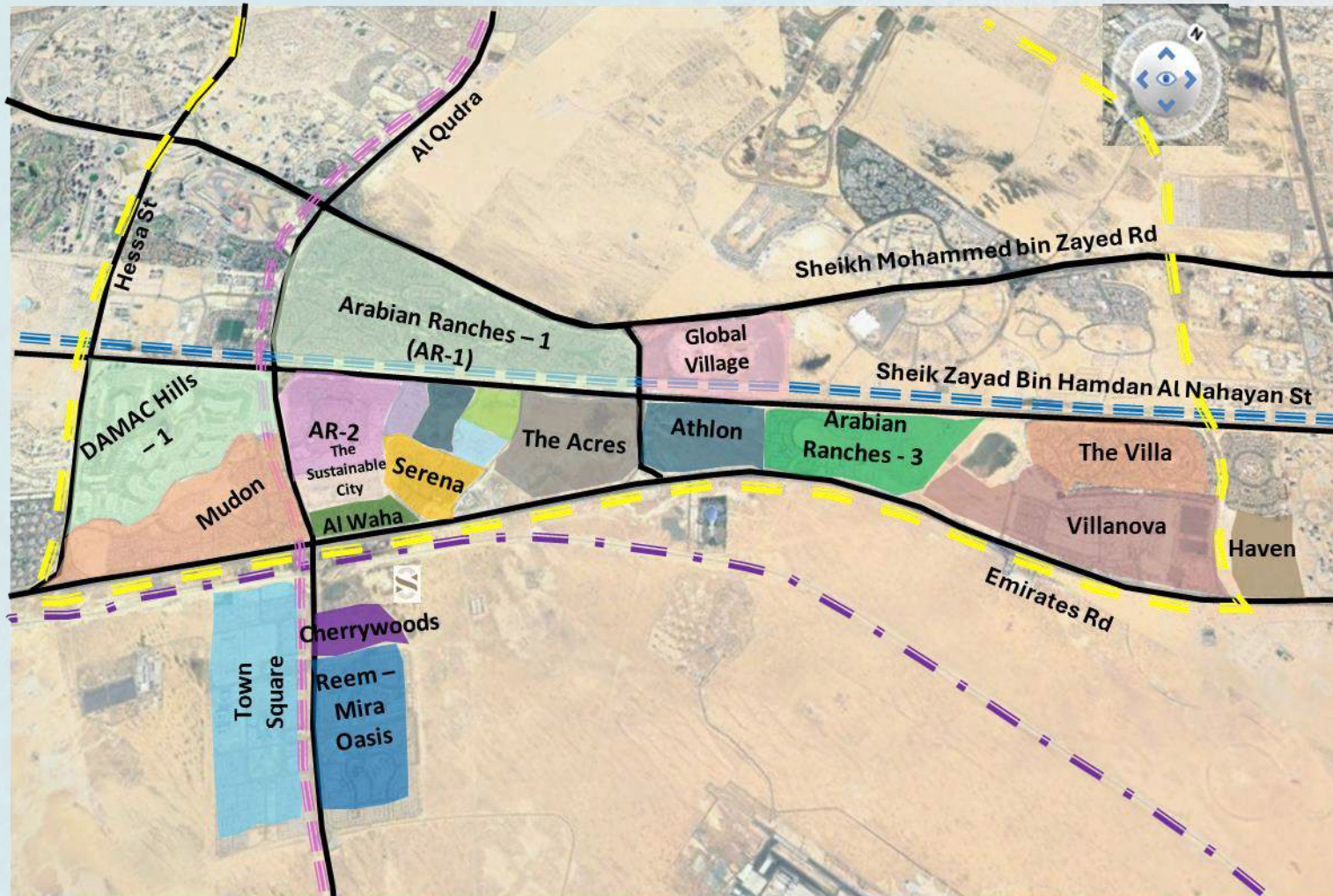
| Hospital |                     |
|----------|---------------------|
| 6        | Saudi German        |
| 7        | Emirates Clinic     |
| 8        | Dubai London Clinic |

| 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/>

### Infrastructure



Etihad Rail



Pink Line  
MOE to Townsquare



Blue Line  
DWC to DXB



Yellow Line  
Internet City to Maritime City



Major Roads

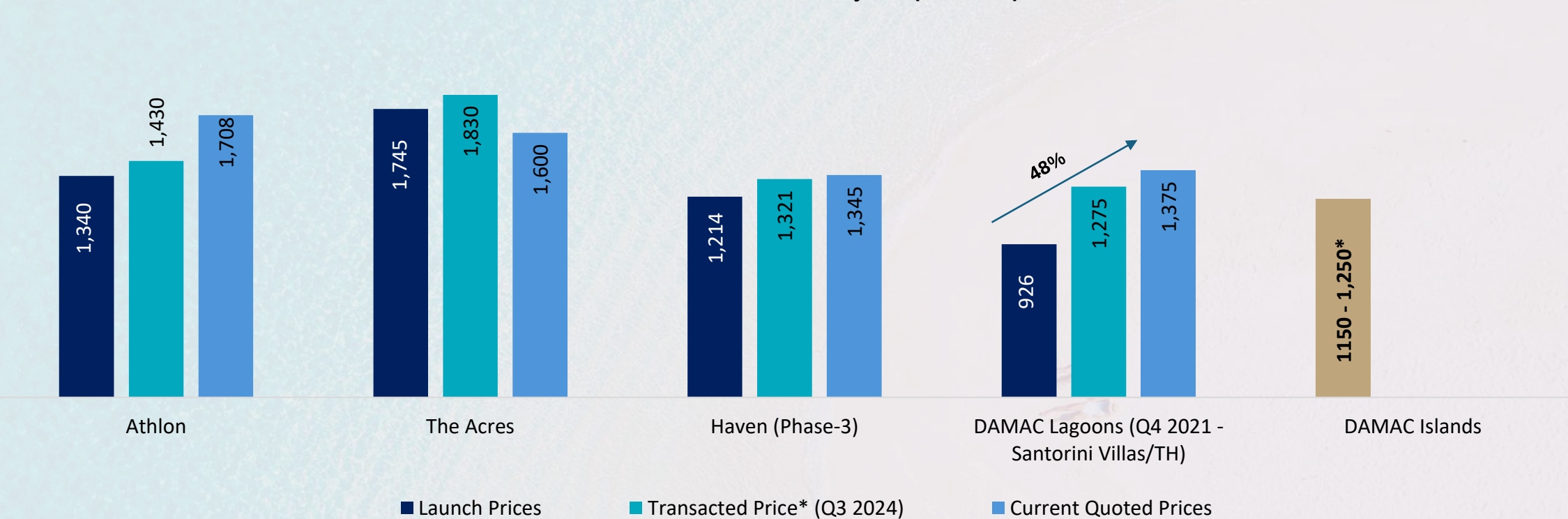


Metro Line

# 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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MASTERPLAN

➡ ENTRY & EXIT



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



CLUSTERS



MALDIVES



BORA BORA



SEYCHELLES



HAWAII



BALI



FIJI

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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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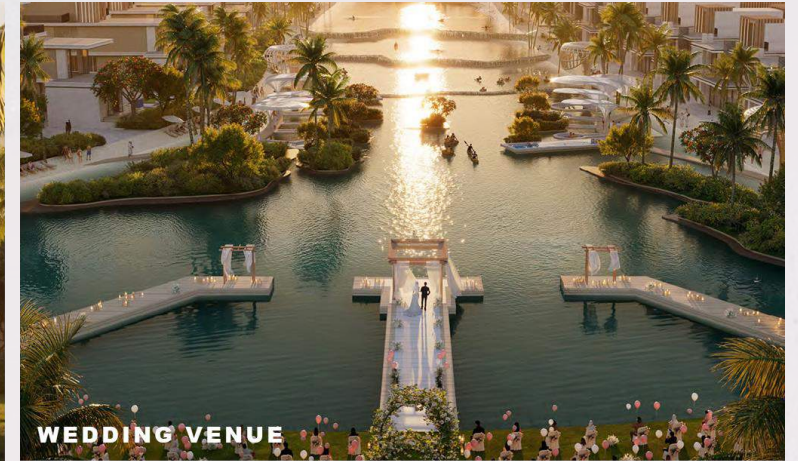
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A M E N I T I E S

# 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

V75 – Pool 6.0m x 12.4m



Basement



Ground Floor



First Floor



Second Floor

# 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

V55 – Pool 4.7m x 7.8m



Basement



Ground Floor



First Floor



Second Floor

# 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

# F & A

## MALDIVES - TOWNHOUSES

### 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  
2.25 MILLION

5 BR+ MAID  
3.1 MILLION

## LUXURY VILLAS

V3  
6.3 MILLION

V55  
13.55 MILLION

V75  
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 some show signs of aging or damage. The perspective creates a sense of height and openness. In the center of the image, the word "DAMAC" is written in a white, italicized, sans-serif font.

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