



*DAMAC*

RIVERSIDE



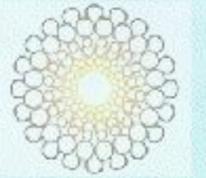
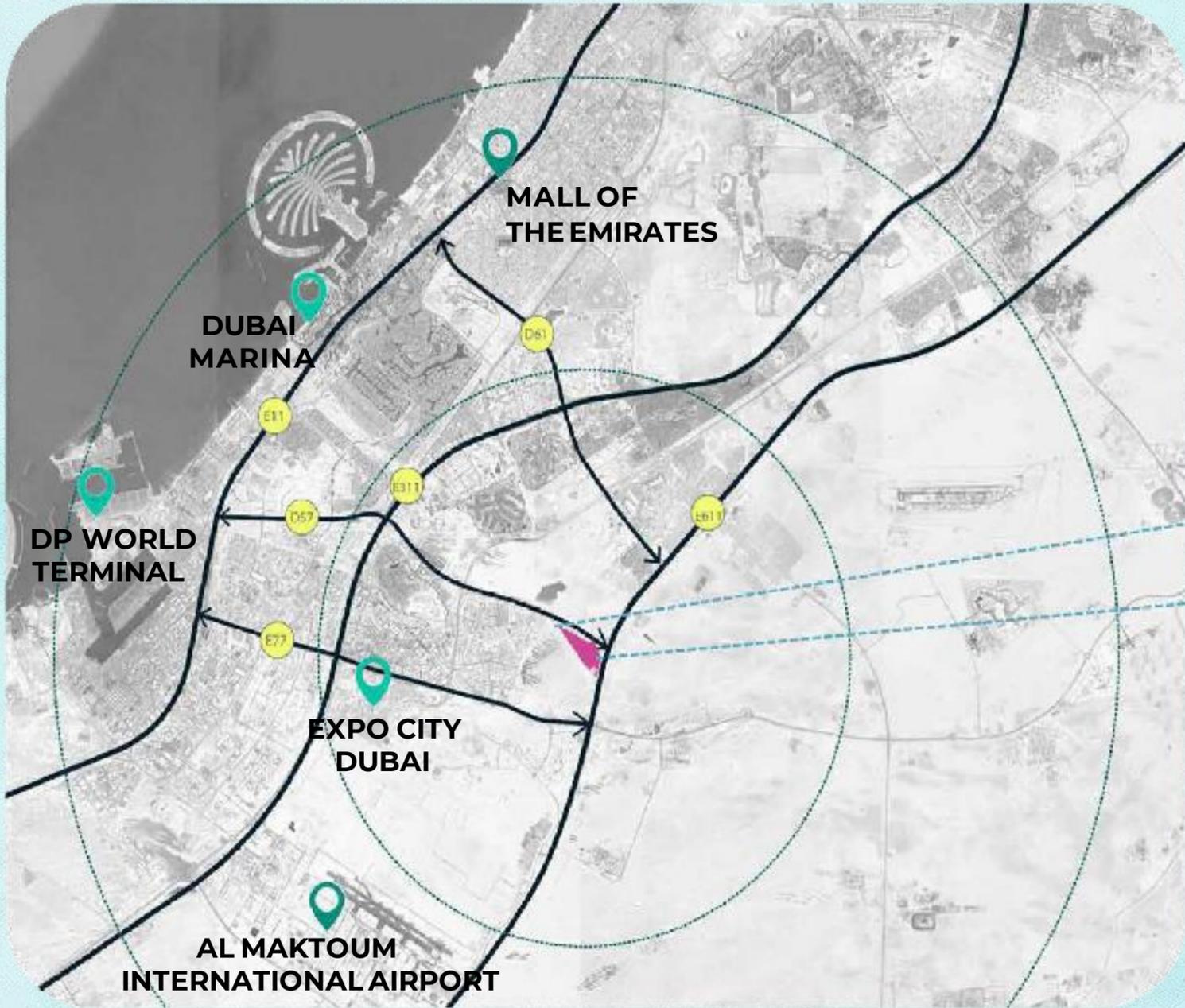
DAMAC RIVERSIDE

# Dubai's first *riverside* community

Imagine the perfect place to grow up and settle down, designed for optimal health and wellness, where life in the city seamlessly flows with the serenity of nature. Discover a natural way of being, every day, with fresh healthy food, active routines, and lifelong friendships. This is DAMAC Riverside.



# LOCATION



EXPO 2020  
16 MINUTES



DIP 1  
METRO  
15 MINUTES



Al Maktoum Intl  
AIRPORT  
12 MINUTES



DAMAC  
HILLS  
MALL  
18 MINUTES

# CLUSTER PLAN

Size - 10.6 Million sqft.

Total - 1902 townhouses



1 IVY - 594 units

2 LUSH - 750 units

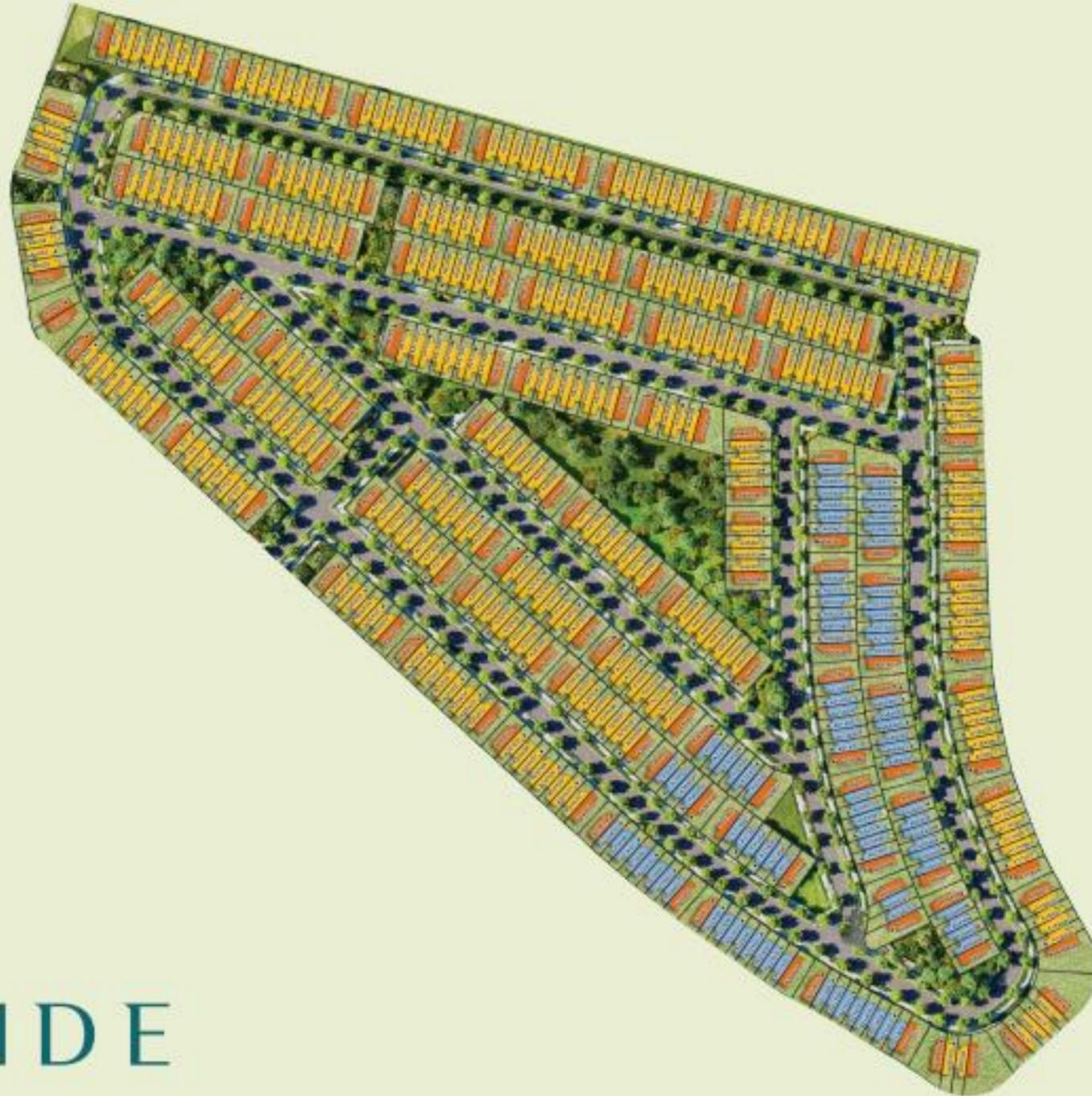
3 SAGE - 558 units

## Community Amenities

1. Clubhouse (Pool-Peace Rooms-Zen Spa)
2. Community Pool (Working out-Floating Sports-Climbing Wall)
3. Amphitheatre/Lawn
4. Kids Adventure Land
5. Hydroponic Farms
6. Game Zones
7. Callisthenic Stations
8. BBQ Stations/Culinary Classes
9. Essential Oil Lake
10. Portofino Restaurants
11. Floating Opera
12. Proposal Deck
13. Mosques
14. K-12 School
15. Retail
16. Daycare
17. Nursery
18. Healthcare
19. Offices

# IVY

## CLUSTER PLAN



-  (THRS-E) 5BR-TOWNHOUSE END UNIT
-  (THRS-M1) 4BR-TOWNHOUSE MIDDLE UNIT
-  (THRS-M2) 4BR-TOWNHOUSE MIDDLE UNIT

**DAMAC**  
RIVERSIDE



MASTER PLAN

# LUSH

## CLUSTER PLAN



- (THRS-E) 5BR-TOWNHOUSE END UNIT
- (THRS-M1) 4BR-TOWNHOUSE MIDDLE UNIT
- (THRS-M2) 4BR-TOWNHOUSE MIDDLE UNIT

**DAMAC**  
RIVERSIDE



MASTER PLAN

# SAGE

## CLUSTER PLAN



- (THRS-E) 5BR-TOWNHOUSE END UNIT
- (THRS-M1) 4BR-TOWNHOUSE MIDDLE UNIT
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**DAMAC**  
RIVERSIDE

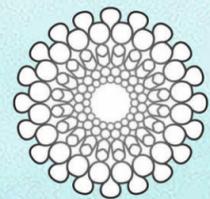


MASTER PLAN

# CLOSE TO EVERYTHING

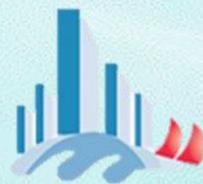


RIVERSIDE



EXPO 2020 SITE

12 Min



DUBAI MARINA

21 Min



HAMDAN SPORTS COMPLEX

20 Min



AL MAKTOUM INTL. AIRPORT

15 Min



IMG WORLD OF ADVENTURES

20 Min



GLOBAL VILLAGE

19 Min

## DUBAI MALL

THE DUBAI MALL

32 Min



MIRDIF CITY CENTRE

33 Min



IBN BATTUTA MALL

16 Min



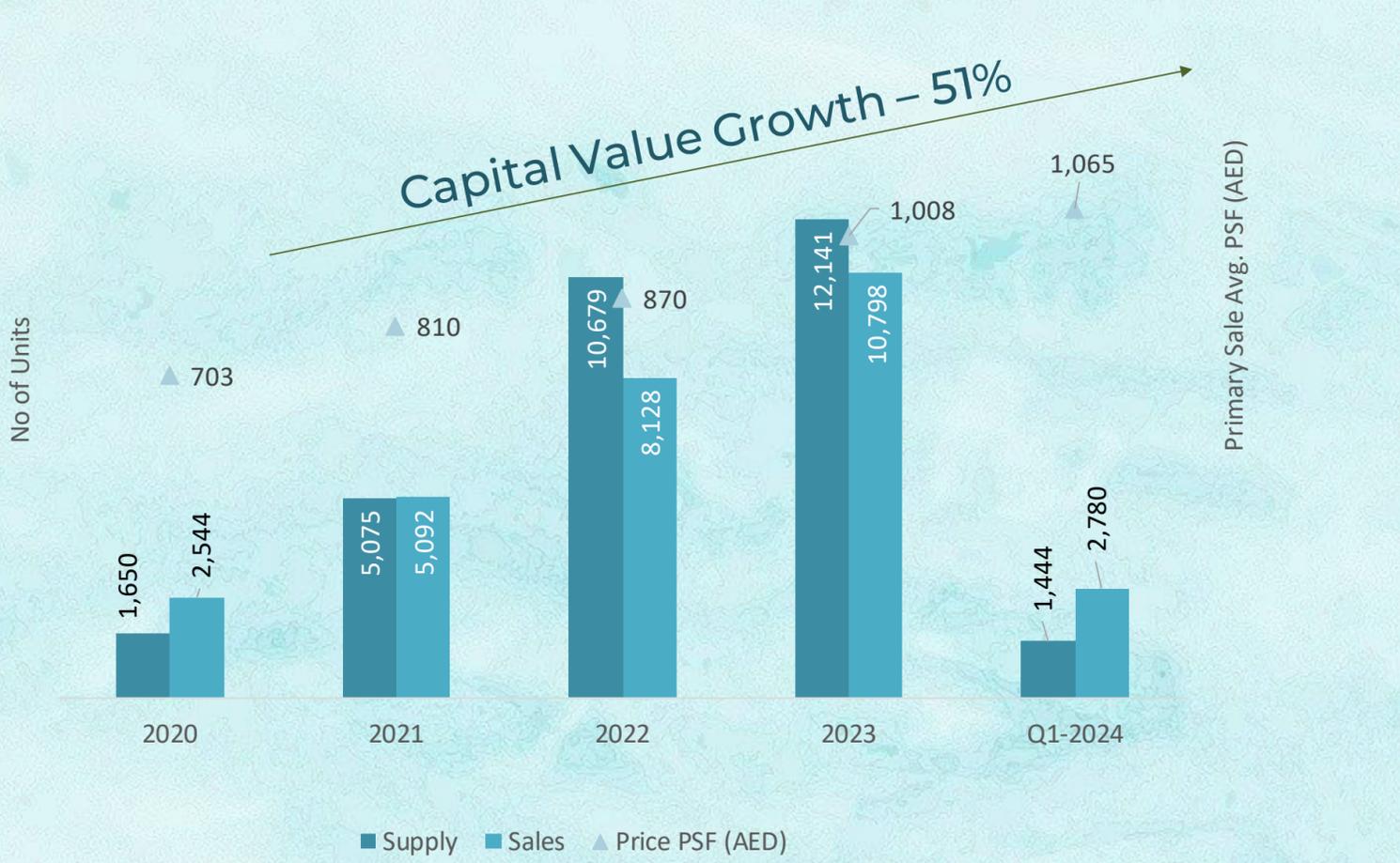
Mall of the Emirates

MALL OF EMIRATES

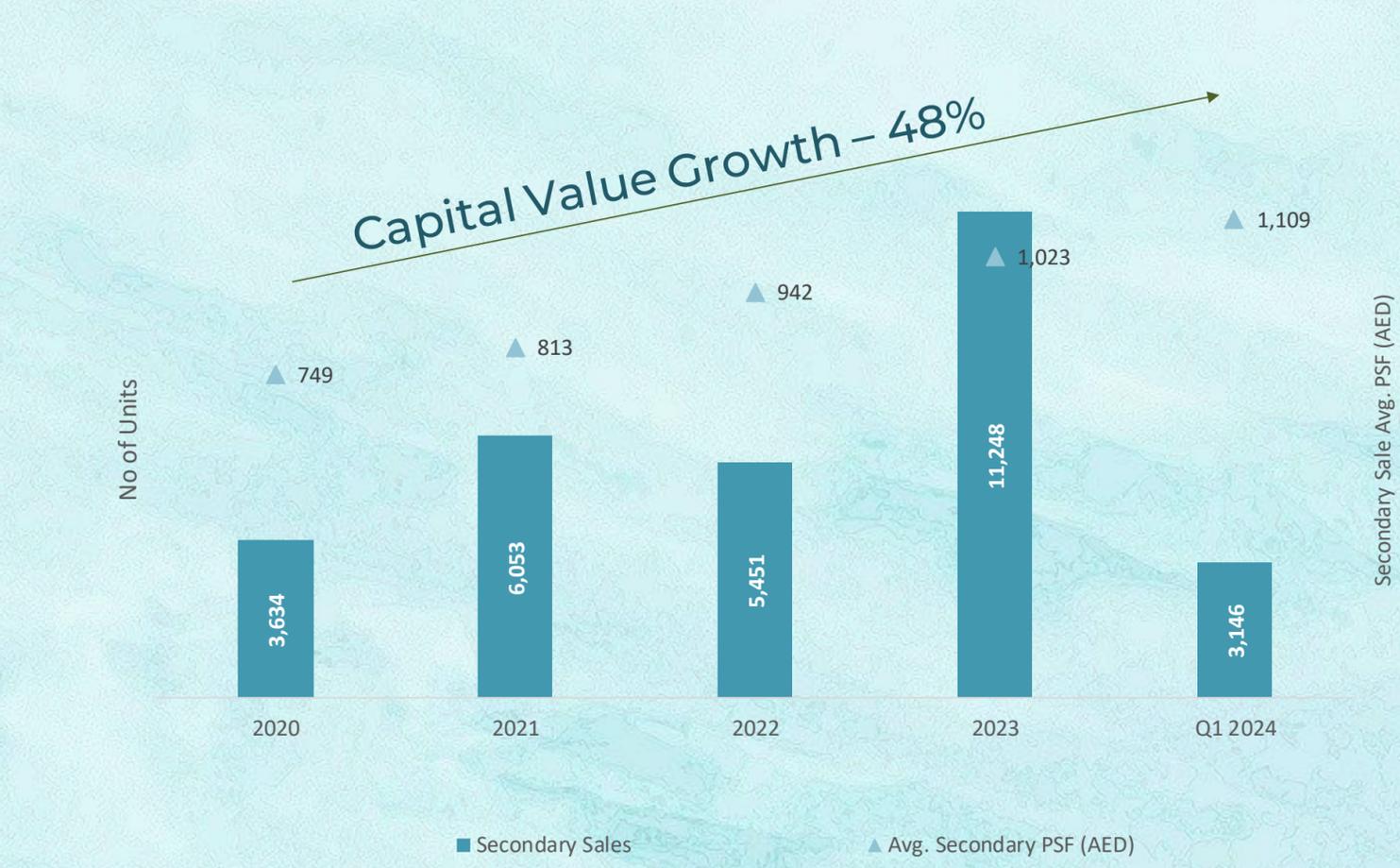
32 Min

# Supply Demand Dynamics of Townhouses

Primary Transaction Dynamics



Secondary Transaction Dynamics



- Townhouses category housing units are witnessing high demand from end users and investors alike. Which can be seen from the above chart where the secondary prices are surpassing the primary capital values.
- This trend is triggered by the pandemic as families prefer to stay in Townhouses which led to the parallel growth of capital values in primary and secondary markets.
- The average Dubai level capital values for townhouses have surpassed AED1,000 mark offering excellent value for money proposition for DAMAC’s riverside project



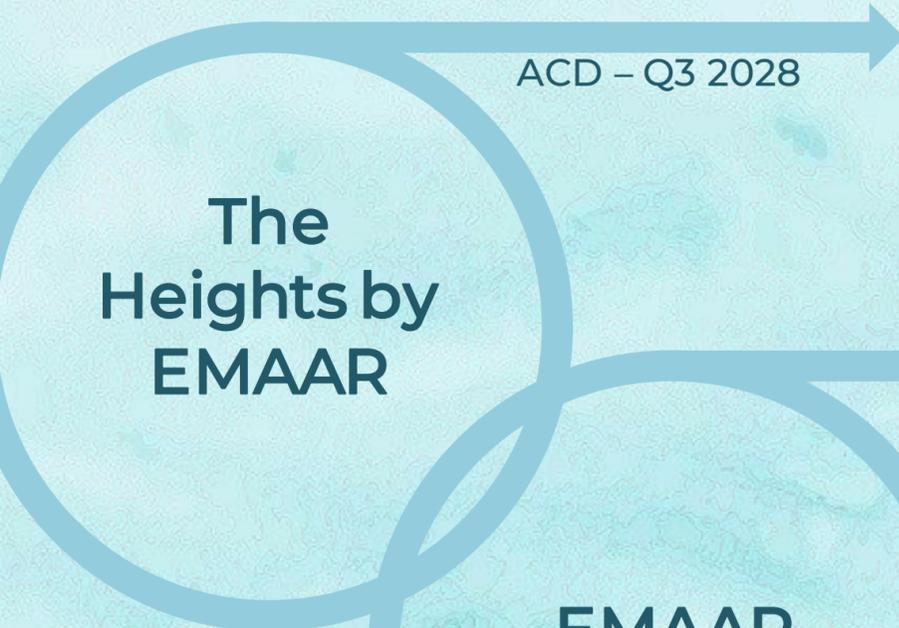
## Location Rentals – Townhouse / Villas

LONG TERM RENTALS		
Type	Rent	Yield %
4 BR	AED 132,000 up to AED 251,000 /Year	5.9% - 7.0%
5 BR	AED 222,000 up to AED 300,000 /Year	6.2 – 7.5%

- According to the property monitor reports, long term gross rentals yield for townhouses of 4 & 5 BR have ranged between 6% to 7% in the last 12 months.
- 5 BR townhouses command higher rentals with average gross rental yields hovering at 6.9% for the last 12 months as tenants pay higher rent for larger townhouses.

Source: Property Monitor, Long term rentals are for Dubai Investment Park and short-term rentals are for Dubai south .

# Competition Benchmark of Latest Launch



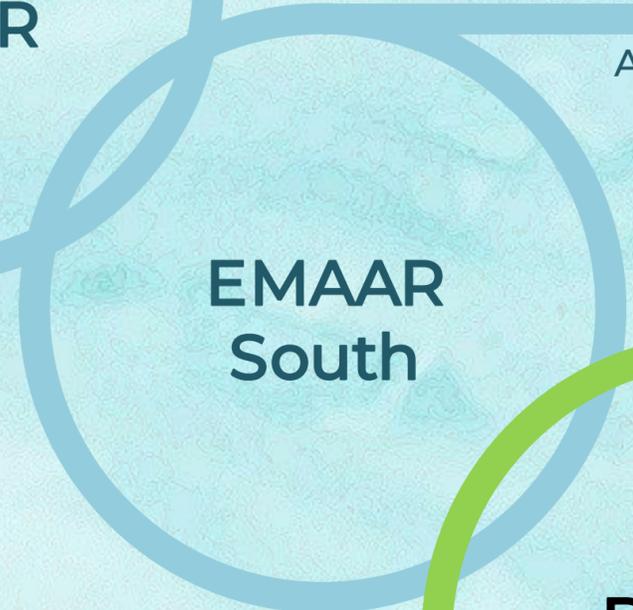
ACD – Q3 2028

Sellable Area SFT	Avg. PSF	Starting Price
3 BR + Maid - 2,167	AED 1,150 – AED 1,200	2.5 M
4 BR + Maid - 2,881	AED 1,150 – AED 1,200	3.46 M

ACD – Q4 2028

ACD – Q1 2028

Sellable Area SFT	Avg. PSF	Starting Price
4 BR Greenway - 3512	AED 1,025	3.6 M
5 BR Fairway Villas 3 - 4,773	AED 1,087	4.49 M



ACD – Q4 2027

Sellable Area SFT	PSF RANGE	Starting Price
4 BR - 2,300 - 2,420	AED 872-1,271	1.99 M
5 BR - 3,407	AED 932 -1,597	3.18 M

**DAMAC  
Riverside**

# Greenfield Airport to Drive Residential Demand



260 m travellers annually from current DXB's capacity of 115 m



5 parallel runways with 5X size of the Dubai international Airport



12 m tons annual capacity from current's 3.3 m ton annual capacity



Total area of the DWC is 70 sq km from DXB being 17.5 sq km



Projected residential demand of 1 m residents in Dubai south

## Higher Scope for Short Term Leasing

- Limited short-term options as on date.
- This location to see a fight for quality homes.



## Infrastructure Upgrades

The location is expected to get priority status for new infrastructure upgrades and network roads.

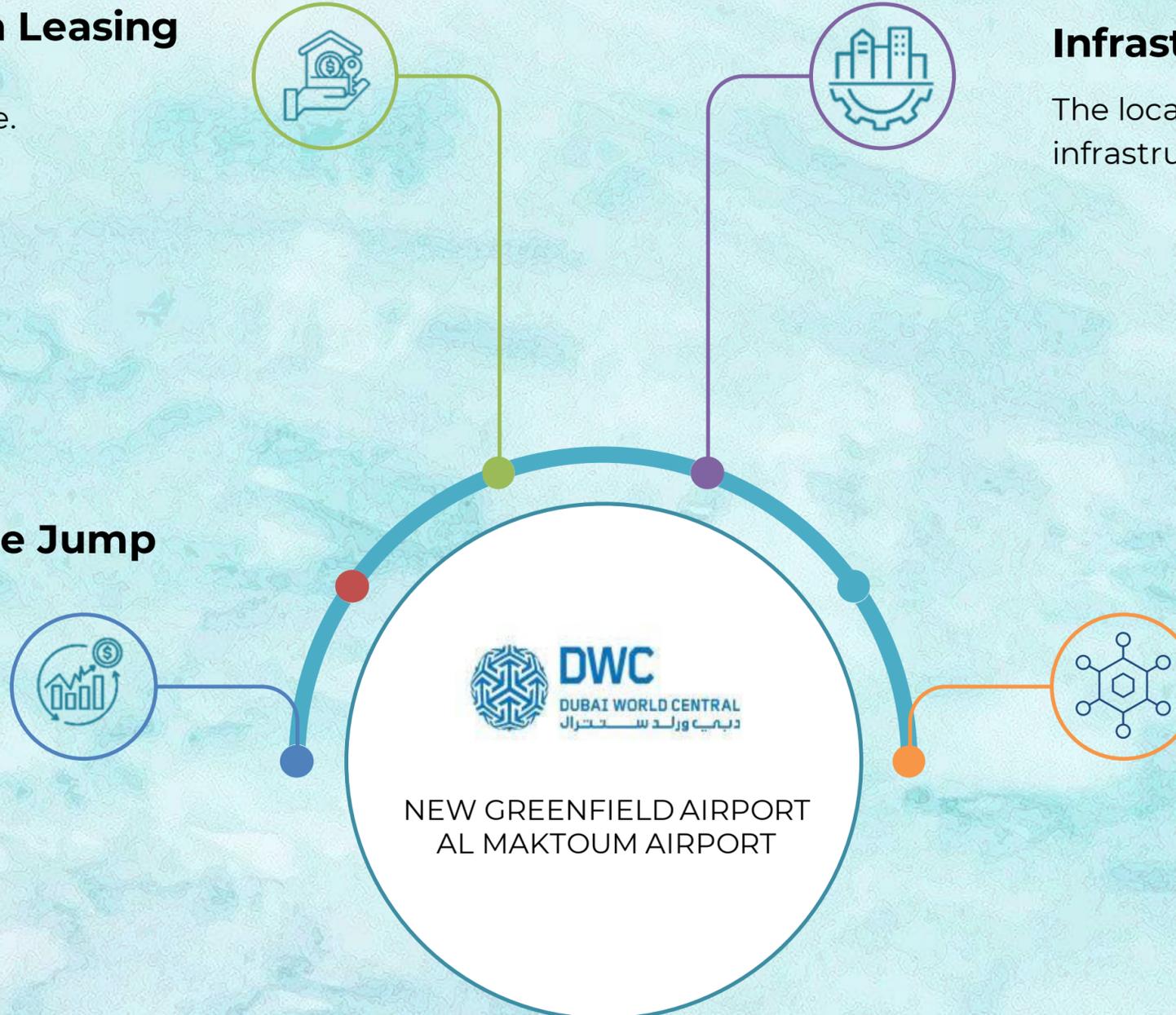
## Higher Scope for Capital Value Jump

- DAMAC Riverside is built to suit new age modern living.
- Thus, DAMAC Riverside to see higher demand from diverse new age residents.



## Business Travelers

- Dubai ranked 1st in attracting greenfield FDI projects for 2023.
- Expo city to see higher MICE events as it shares the load of WTC. Business travellers to Expo city would explore housing options in this location





01

## Strategic Location

- The Logistic District seamlessly connects the new airport and Jebel Ali seaport.
- The logistics district can accommodate 6,400 companies.

02

## Dubai Logistics District

- The current airport cargo capacity is 3.3 m tons.
- The new airport is planned to handle 12 m tons per annum from current 576,000 tons.

03

## Job Creation

- The new airport is expected to generate new employment of around 10,000 persons in addition to workforce of exiting airport.
- Further, workforce estimated to be employed in the 6,400 companies would also be scouting for nearby residential options.



RIVERSIDE

# RIVERSIDE



**GREEN VEIN**



**WATER VEIN**



## EXCLUSIVE AMENITIES

01

 CLUB HOUSE

02

 COMMUNITY POOL

03

 AMPHITHEATRE / LAWN

04

 KIDS ADVENTURE LAND

05

 HYDROPONIC FARMS

06

 GAME ZONES

07

 CALLISTHENIC STATIONS

08

 BBQ/CULINARY CLASSES

09

 ESSENTIAL OIL LAKES

10

 PORTOFINO RESTAURANT

11

 FLOATING OPERA

12

 PROPOSAL DECK



RIVERSIDE



Powder Coated  
Aluminium Profile

Texture Paint

Powder Coated  
Aluminium Fins

Translucent Acrylic Panel  
with aluminium frame

RIVERSIDE



Floor to Floor : 3.4m  
Floor to Ceiling : 2.9m Approx.



RIVERSIDE

FLOOR PLAN

4 BEDROOMS

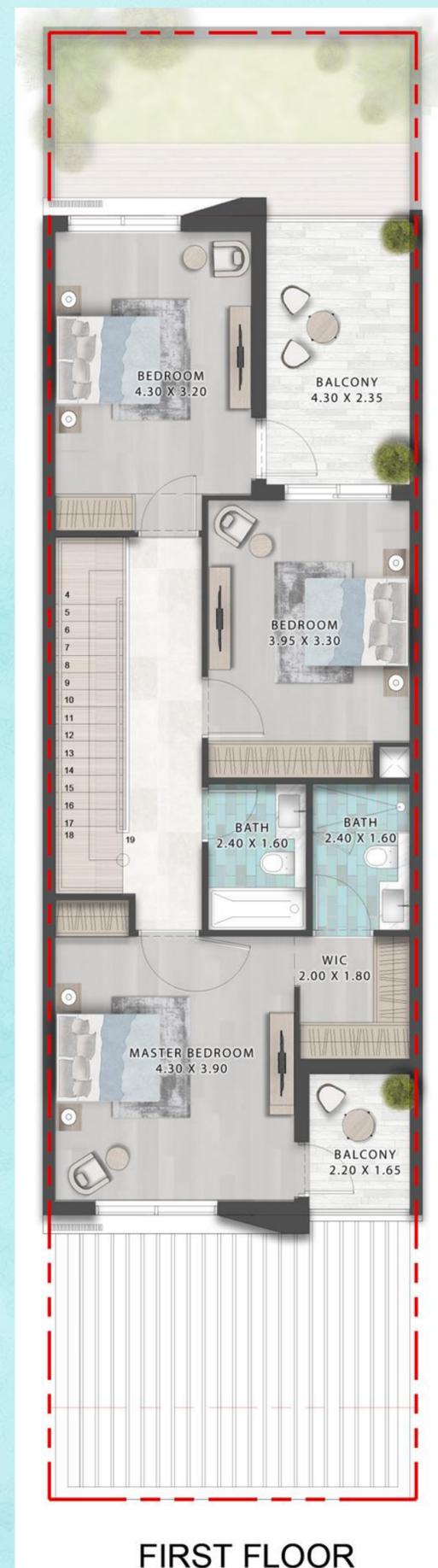
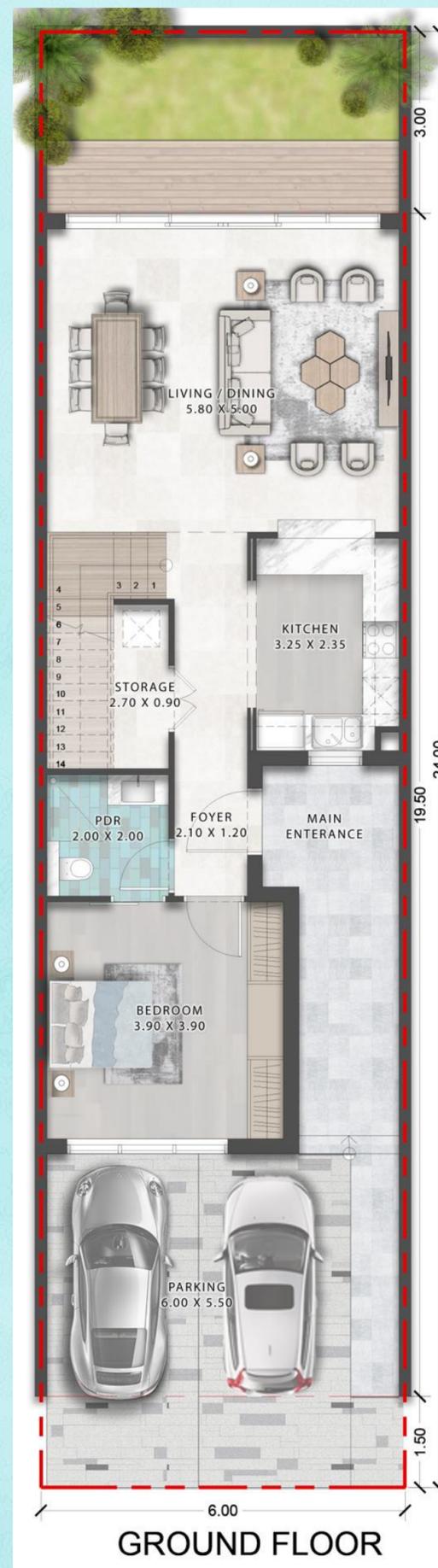
MIDDLE UNIT (G+1)

TYPE 1

Total Sellable Area:

2420.05 SQFT

224.83 SQM



FLOOR PLAN

4 BEDROOMS

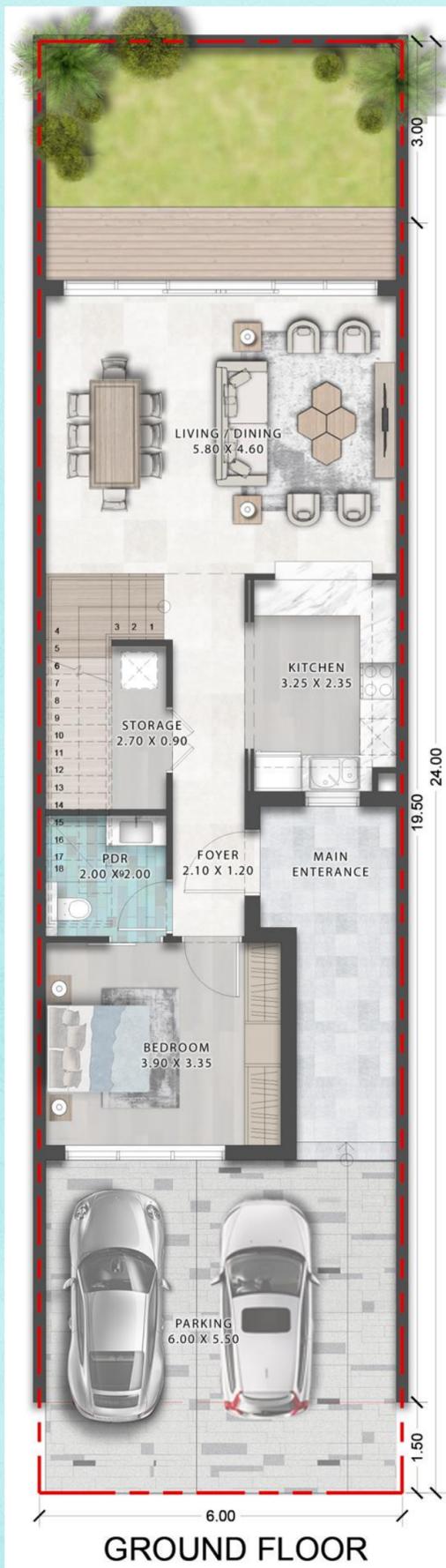
MIDDLE UNIT (G+1)

TYPE 2

Total Sellable Area:

2297.34 SQFT

213.43 SQMR



FLOOR PLAN

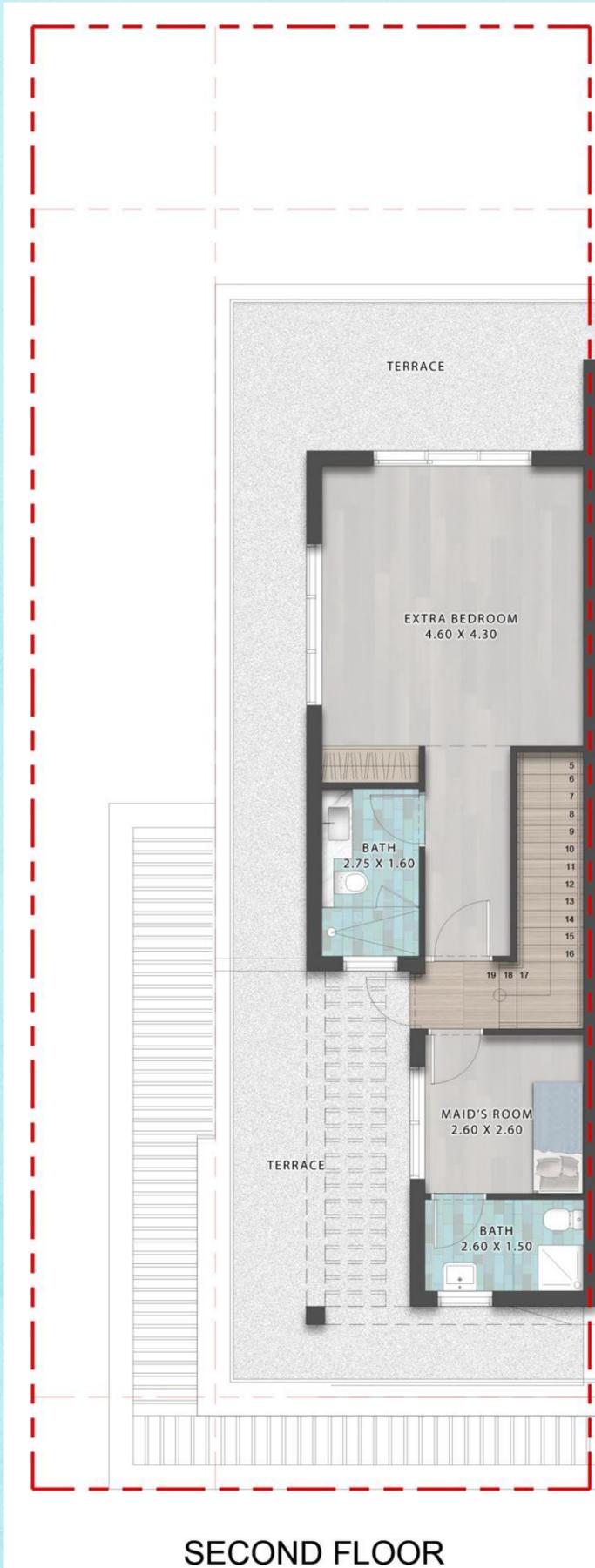
5 BEDROOMS

END UNIT (G+1+R)

Total Sellable Area:

3407.42 SQFT

316.56 SQM



# F & A

## **Living Dining & Bedroom:**

- All rooms feature double glazed windows
- Porcelain tile flooring
- Painted plastered walls and soffit
- Wardrobes in Bedrooms

## **Bathroom**

- Porcelain tile flooring
- Ceramic tile wall cladding
- Standard sanitary ware
- Standard sanitary fittings and accessories
- Mirror

## **Kitchen:**

- Kitchens fitted with cabinets in some areas and counter tops
- Fitted with washing machine, refrigerator and Cooker with hood.
- Porcelain tile flooring
- Emulsion paint for walls
- Steel sink with fixtures

## **Plot features:**

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

# AMENITIES INSPIRATION

RIVERSIDE



ROME



PARIS



AMSTERDAM



NEW YORK



LONDON

**River Size:** Appro. 1500m x 44m

**Community Pool Size:**

Approx. 9.9K sqm Plot Area



RIVERSIDE



# Life & leisure flow together



CULINARY  
CLASSES



BBQ  
STATIONS



HYDROPONIC  
FARM



ZEN SPA



CALISTHENICS  
STATIONS



PEACE ROOMS



AMPHITHEATRE



GAMES ZONE



KIDZ ADVENTURE  
LAND



PORTOFINO  
RESTAURANT



ISLAND  
RESTAURANT



FLOATING  
SPORTS



SPLASH  
CLIMBING



ESSENTIAL  
OILS LAKE



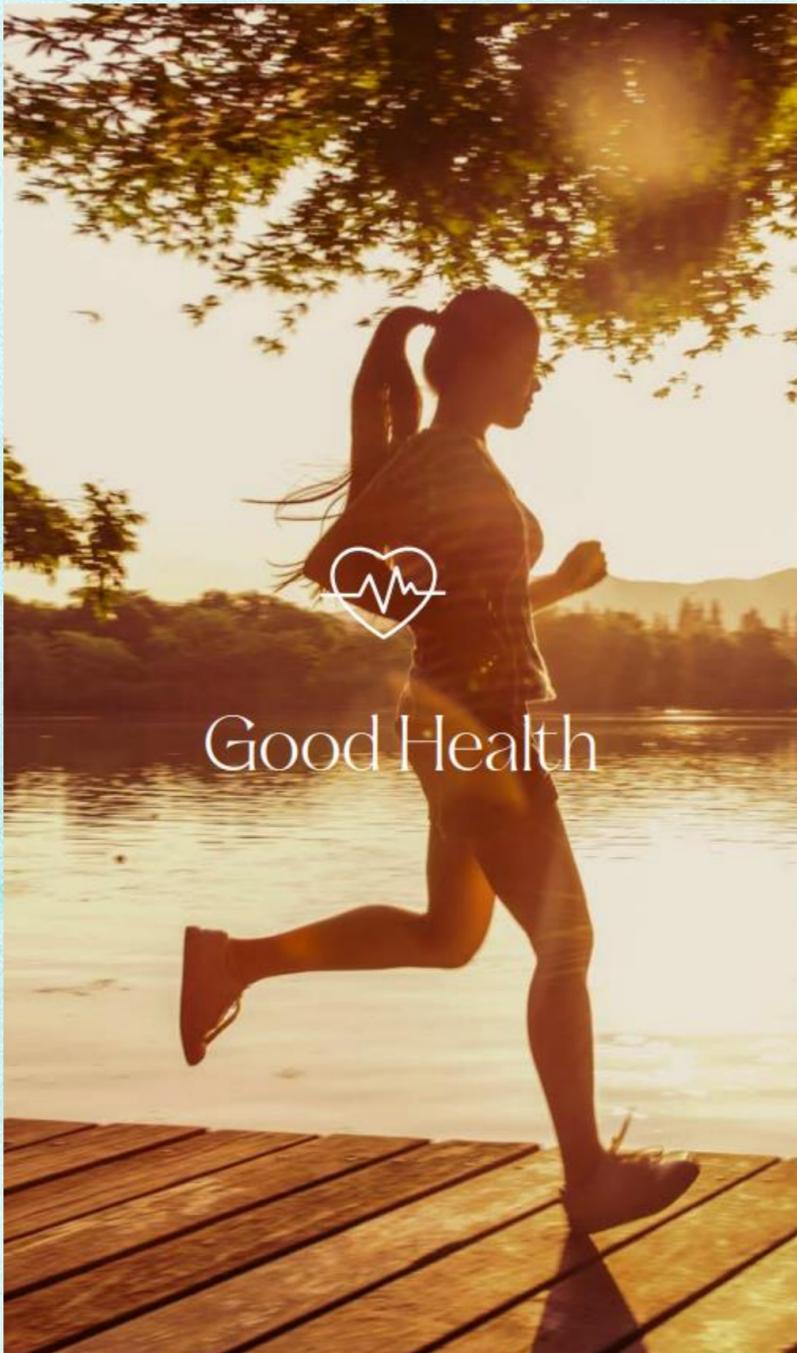
PROPOSAL  
DECK



FLOATING  
OPERA



FLOATING  
CINEMA



Good Health



Great Food



Better Living

# WATER VEIN AMENITIES

RIVERSIDE

## 01

### FOOD & WELLBEING

- Portofino Restaurant
- Island Restaurant

## 02

### HEALTH & ACTIVITY

- Floating Sports
- Splash Climbing
- Essential Oil Lakes

## 03

### SOCIAL & CULTURE

- Proposal Deck
- Floating Opera
- Floating Cinema

PORTOFINO RISTORANTE

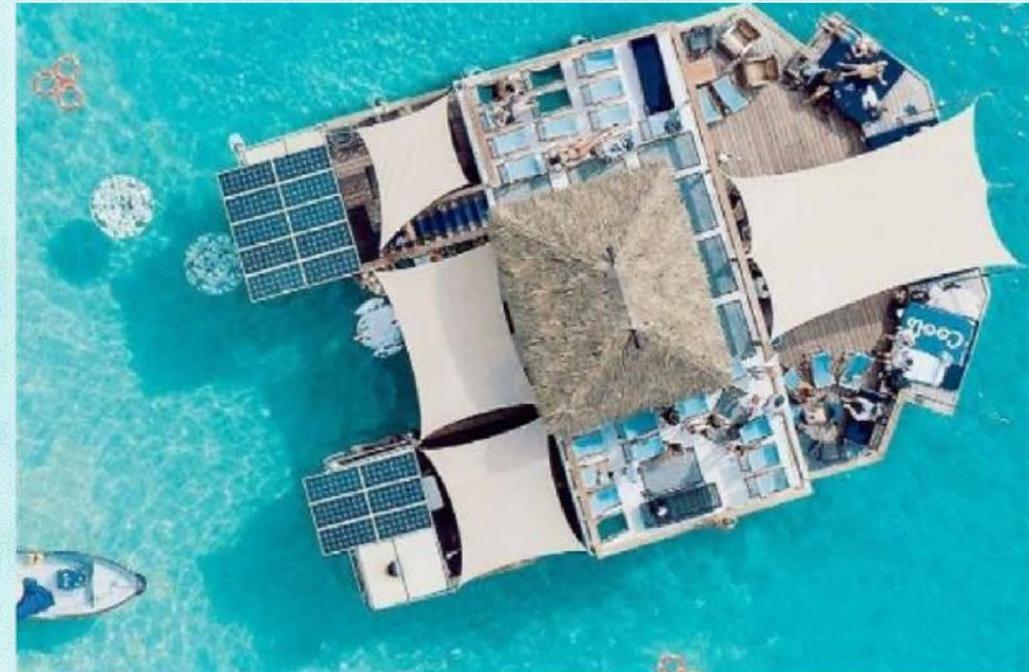


SCENIC SAVORY ITALIAN

ISLAND RESTAURANT



ELEGANCE



SCENIC AMBIANCE RESTAURANT



ELEGANCE

# RIVERSIDE

## FLOATING SPORTS



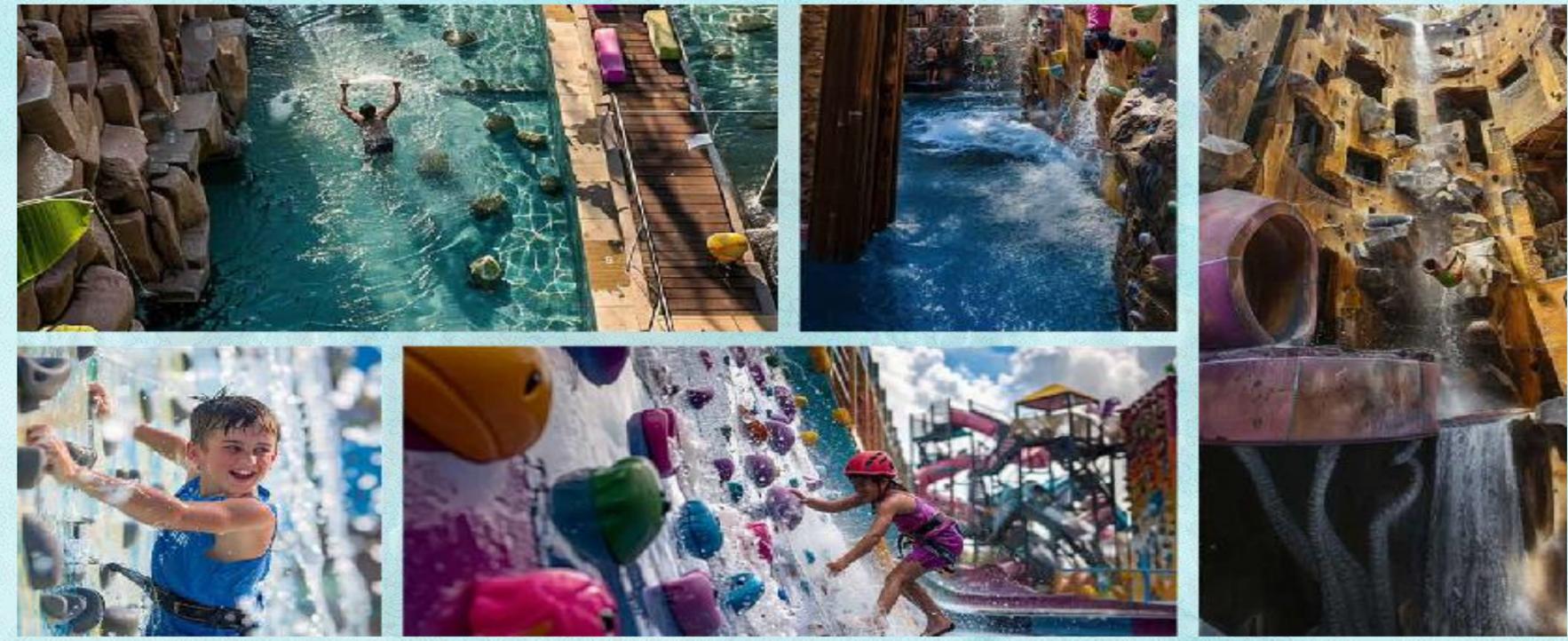
## FITNESS ON WATER



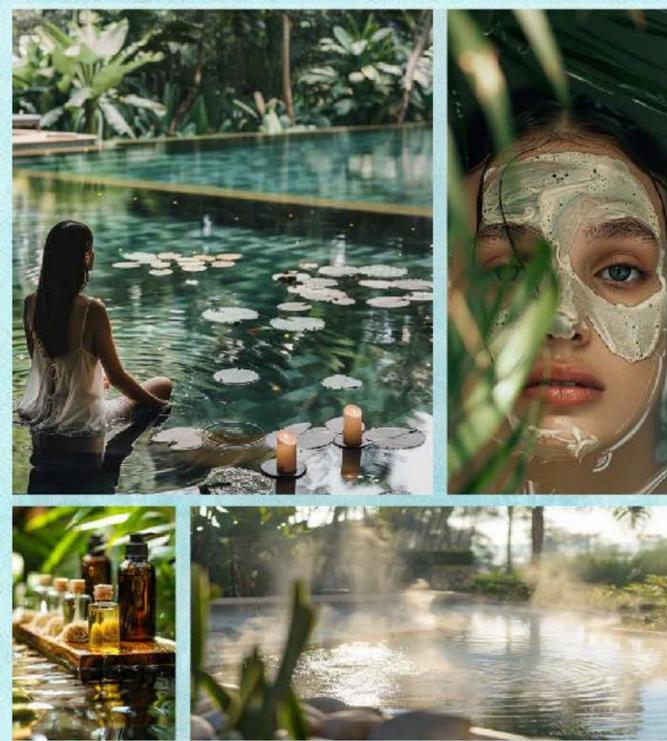
FLOATING SPORTS DYNAMIC WATERFIELDS

WATERBORNE FITNESS HYDRODYNAMIC AQUA

## SPLASH CLIMBING



## ESSENTIAL OIL LAKES



## HEALTH & ACTIVITY

SCALE

ADVENTURE

INTERACTIVE FEATURES

ENTERTAINING

LUXURY

AROMATHERAPY

PROPOSAL DECK



RIVERSIDE



FLOATING OPERA



FLOATING CINEMA



DUBAI LUXURY LIVING EXPERIENCE

OPULENT FLOATING OPERA SPECTACLE

SOCIAL & CULTURE



FLOATING BLISSFUL CINEMA

01

FOOD & WELLBEING

- Culinary Classes
- BBQ Live
- Hydroponic Farms

02

HEALTH & ACTIVITY

- Zen Spa
- Calisthenics Station
- Peace Rooms

03

SOCIAL & CULTURE

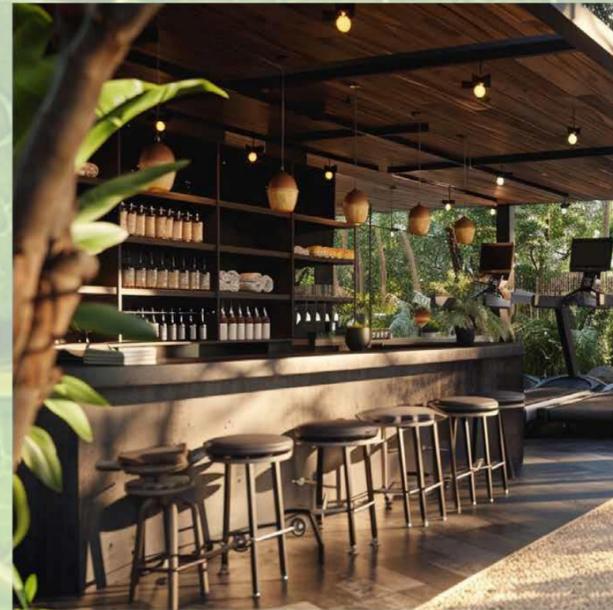
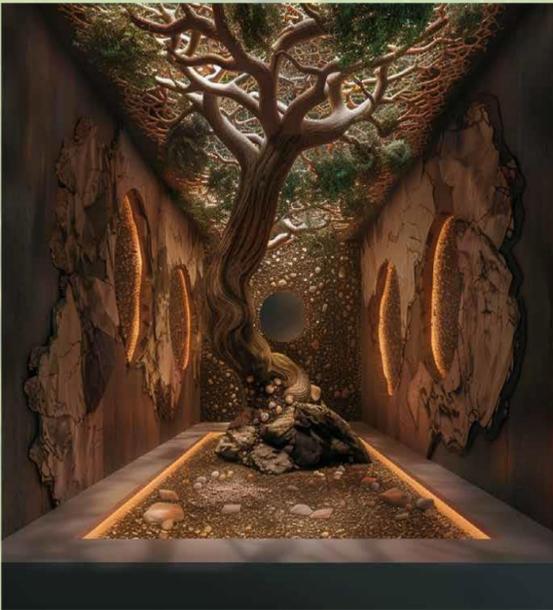
- Amphitheatre
- Game Zone
- Kids Adventure Land



CULINARY CLASSES

BBQ LIVE

HYDROPONIC FARMS



ZEN SPA

CALISTHENIC STATION

PEACE ROOMS



CLUBHOUSE



AMPHI THEATRE

SOCIAL & CULTURE



GAME ZONE



KIDZ ADVENTURE LAND

## PRICING

TYPOLOGY	TOTAL UNIT	SELLABLE AREA				PRICE				MIN PSF		MAX PSF		AVG. PSF	
		MIN SA		MAX SA		MIN AED	MIN USD	MAX AED	MAX USD						
		SQFT	SQM	SQFT	SQM	AED	USD	AED	USD	SQFT	SQM	SQFT	SQM	AED	USD
<b>4 BR</b>	1,424	2,297	213	2,420	225	1,988,000	540,217	3,076,000	835,870	872	81	1,271	118	1,071	291
<b>5 BR</b>	478	3,407	317	3,407	317	3,176,000	863,043	5,441,000	1,478,533	932	87	1,597	148	1,265	344
<b>Grand Total</b>	<b>1,902</b>														

*\*All prices in USD are in approximate value*

# LAUNCH PAYMENT PLAN

DESCRIPTION	MILESTONE EVENT	VALUE
1st Installment	Deposit	5%
2nd Installment	Within 1 Month of Sale	5%
3rd Installment	Within 2 Months of Sale	5%
4th Installment	Within 3 Months of Sale	5%
5th Installment	Within 4 Months of Sale	1%
6th Installment	Within 5 Months of Sale	1%
7th Installment	Within 6 Months of Sale	1%
8th Installment	Within 7 Months of Sale	1%
9th Installment	Within 8 Months of Sale	1%
10th Installment	Within 9 Months of Sale	5%
11th Installment	Within 10 Months of Sale	1%
12th Installment	Within 11 Months of Sale	1%
13th Installment	Within 12 Months of Sale	1%
14th Installment	Within 13 Months of Sale	1%
15th Installment	Within 14 Months of Sale	1%
16th Installment	Within 15 Months of Sale	1%
17th Installment	Within 16 Months of Sale	5%
18th Installment	Within 17 Months of Sale	1%
19th Installment	Within 18 Months of Sale	1%
20th Installment	Within 19 Months of Sale	1%
21st Installment	Within 20 Months of Sale	1%

22nd Installment	Within 21 Months of Sale	1%
23rd Installment	Within 22 Months of Sale	5%
24th Installment	Within 23 Months of Sale	1%
25th Installment	Within 24 Months of Sale	1%
26th Installment	Within 25 Months of Sale	1%
27th Installment	Within 26 Months of Sale	1%
28th Installment	Within 27 Months of Sale	1%
29th Installment	Within 28 Months of Sale	1%
30th Installment	Within 29 Months of Sale	1%
31st Installment	Within 30 Months of Sale	5%
32nd Installment	Within 31 Months of Sale	1%
33rd Installment	Within 32 Months of Sale	1%
34th Installment	Within 33 Months of Sale	1%
35th Installment	Within 34 Months of Sale	1%
36th Installment	Within 35 Months of Sale	5%
37th Installment	Within 36 Months of Sale	1%
38th Installment	Within 37 Months of Sale	1%
39th Installment	Within 38 Months of Sale	1%
40th Installment	On Completion	25%

## PRICING

### 4 BEDROOM TOWNHOUSE

Starting from AED

1.99 MILLION\*

### 5 BEDROOM TOWNHOUSE

Starting from AED

3.18 MILLION\*

RIVERSIDE

THANK YOU

*DAMAC*