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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



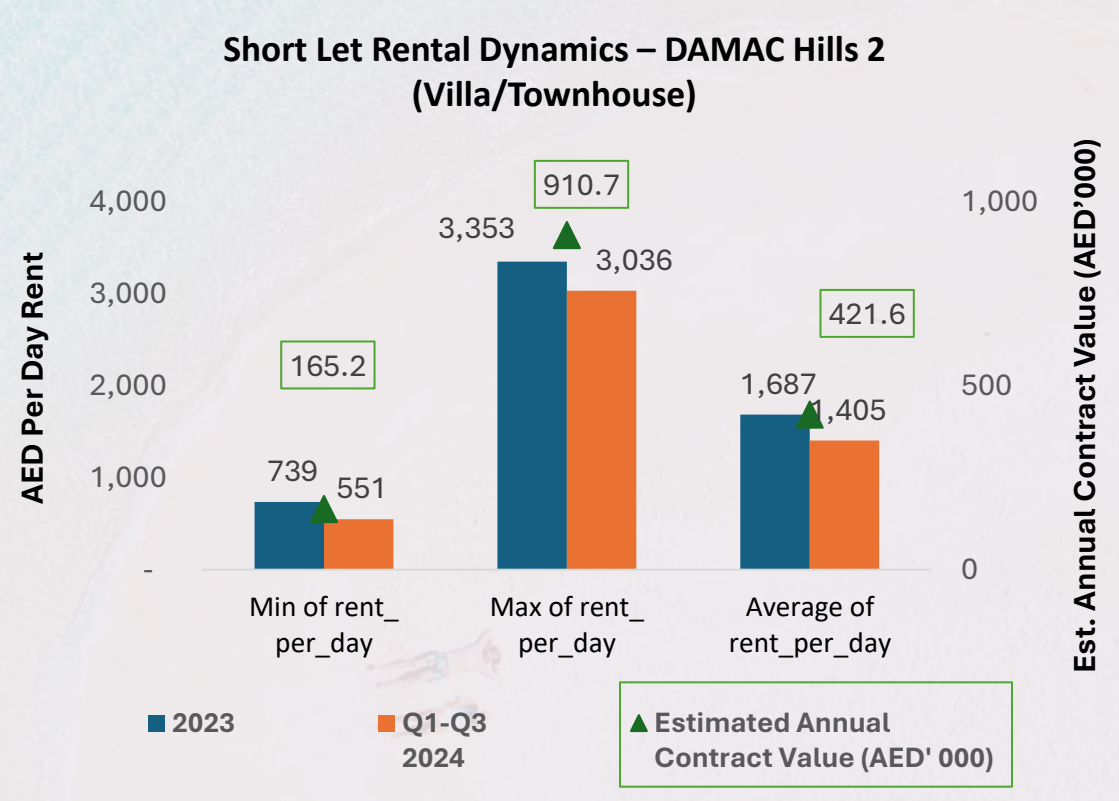
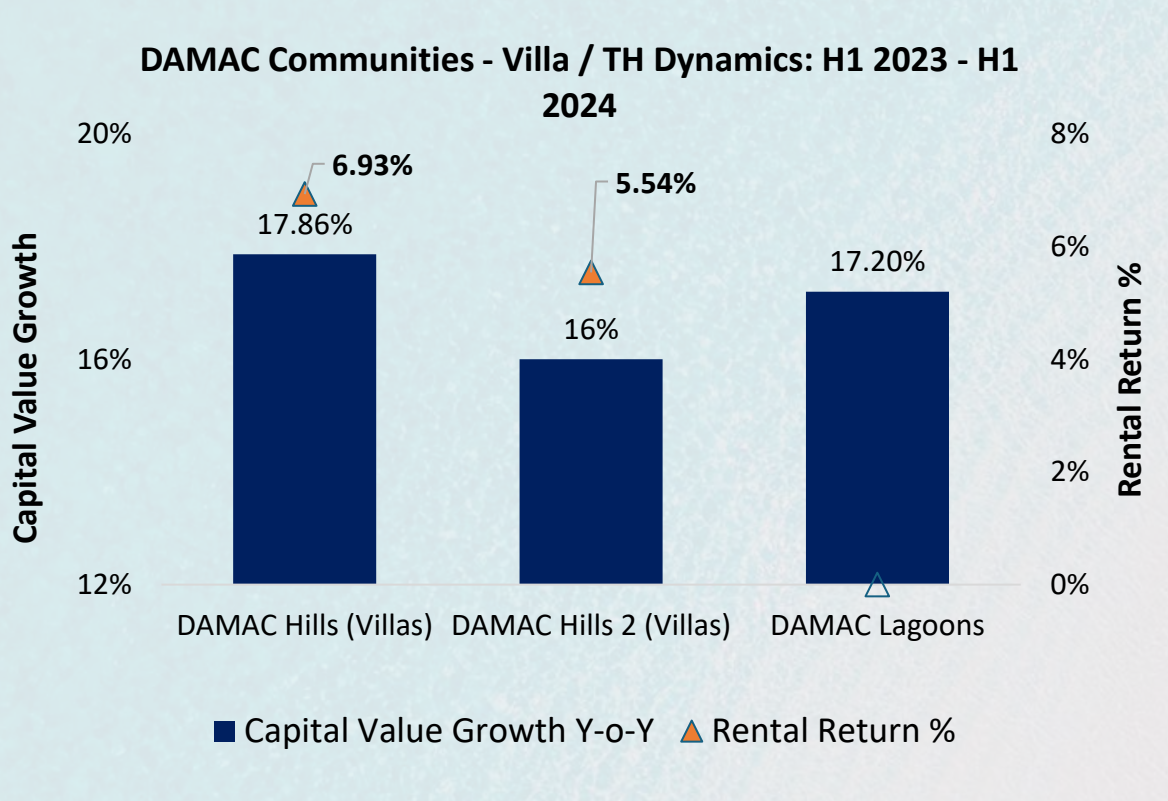
BURJ
ALARAB
30 MIN

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MARKET INTELLIGENCE

DAMAC Communities Performance:



Factors Driving



1. Modern Amenities



2. Competitive Pricing



3. In House Facility Management



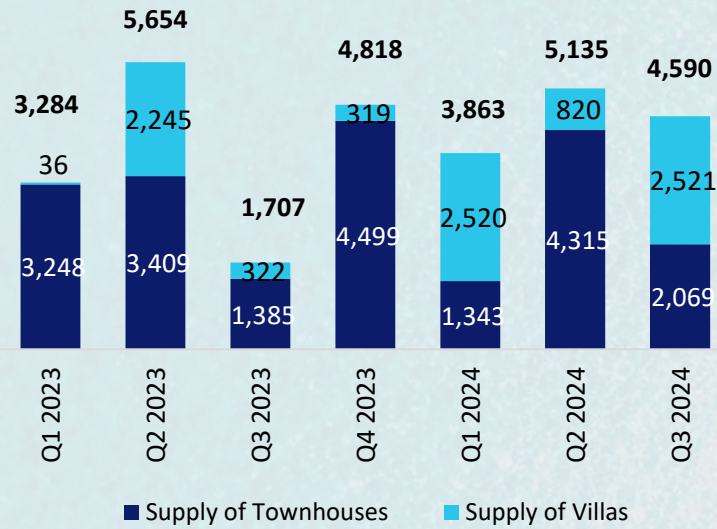
4. Stable Rental Yields Between 5%-7%

Supply & Demand Dynamics – Villa/TH



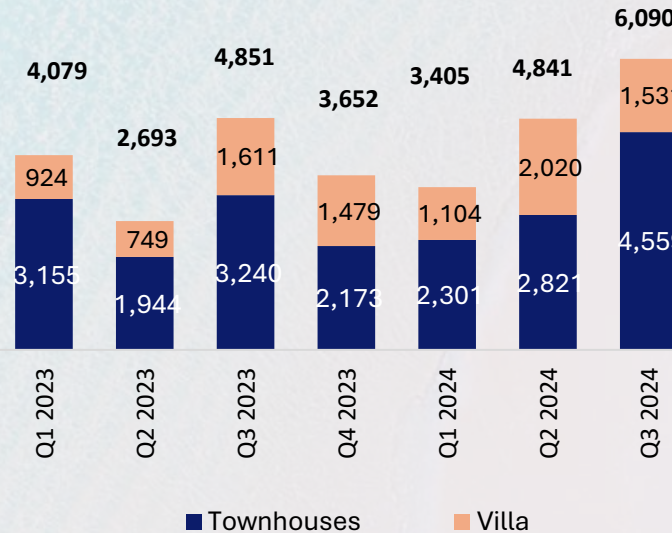
New Launches – Townhouses & Villas

Average – 4,150 Units



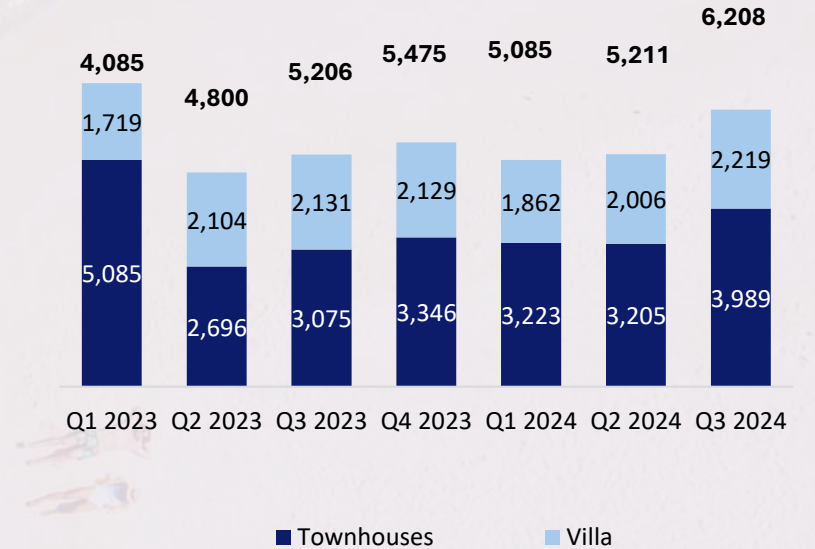
Primary Sales – Townhouses & Villas

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



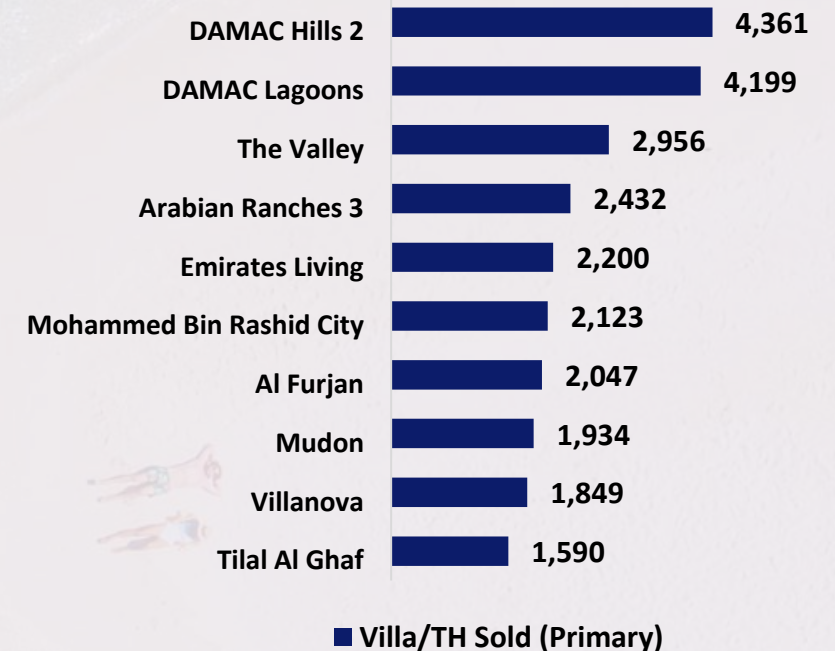
TOP RANK 2023*



TOP RANK Q1 –Q3 2024*



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

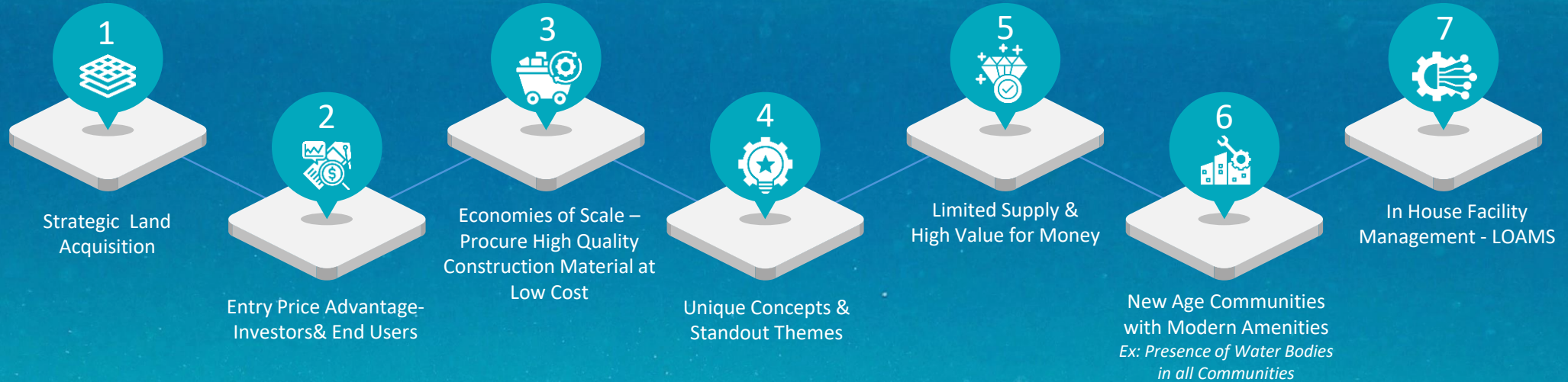


*Top developers ranking includes apartments, townhouses and villas as per property monitor and may vary as per the actual revenues reported

- **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

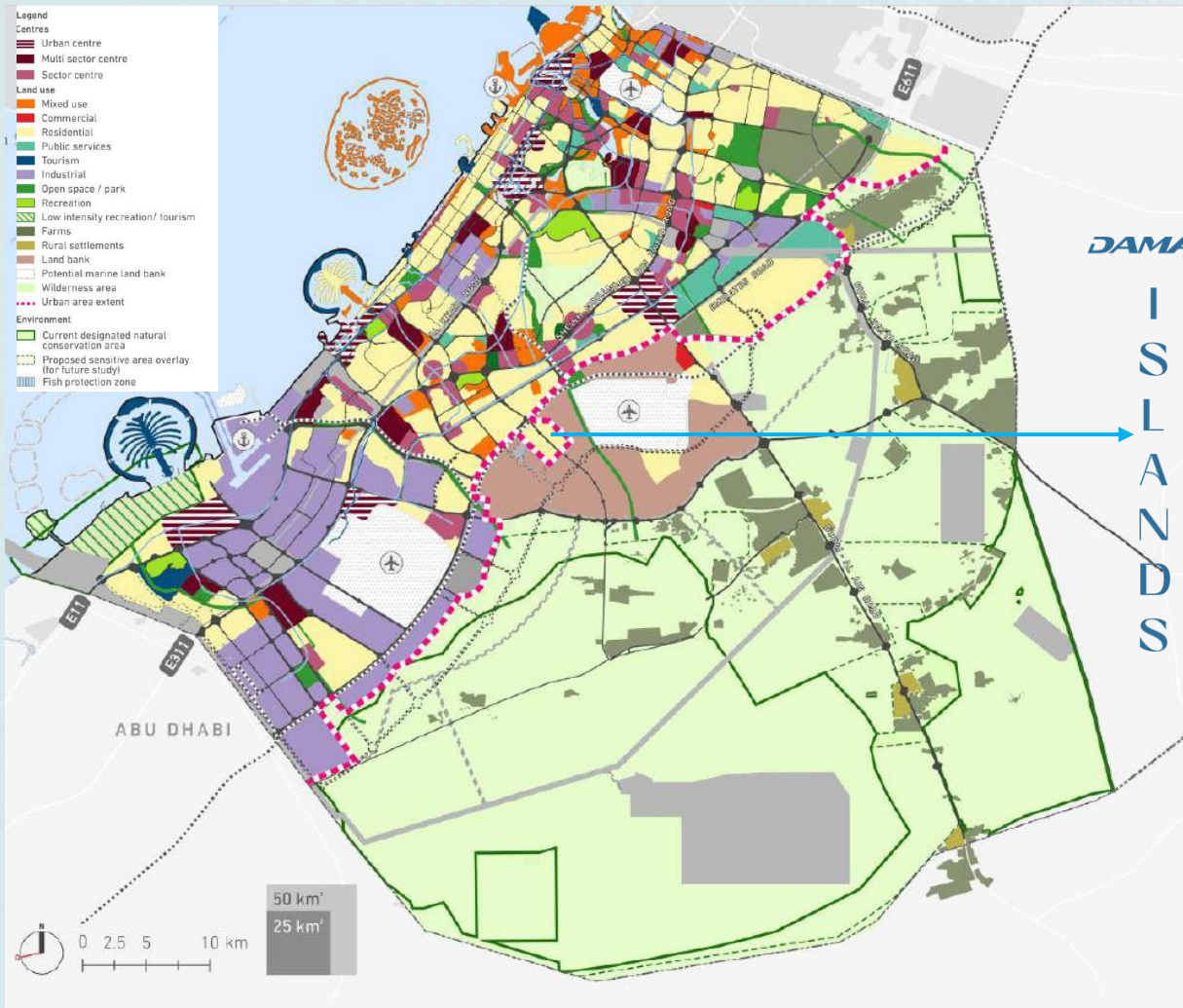


Healthcare facilities such as sports, fitness and golf course



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

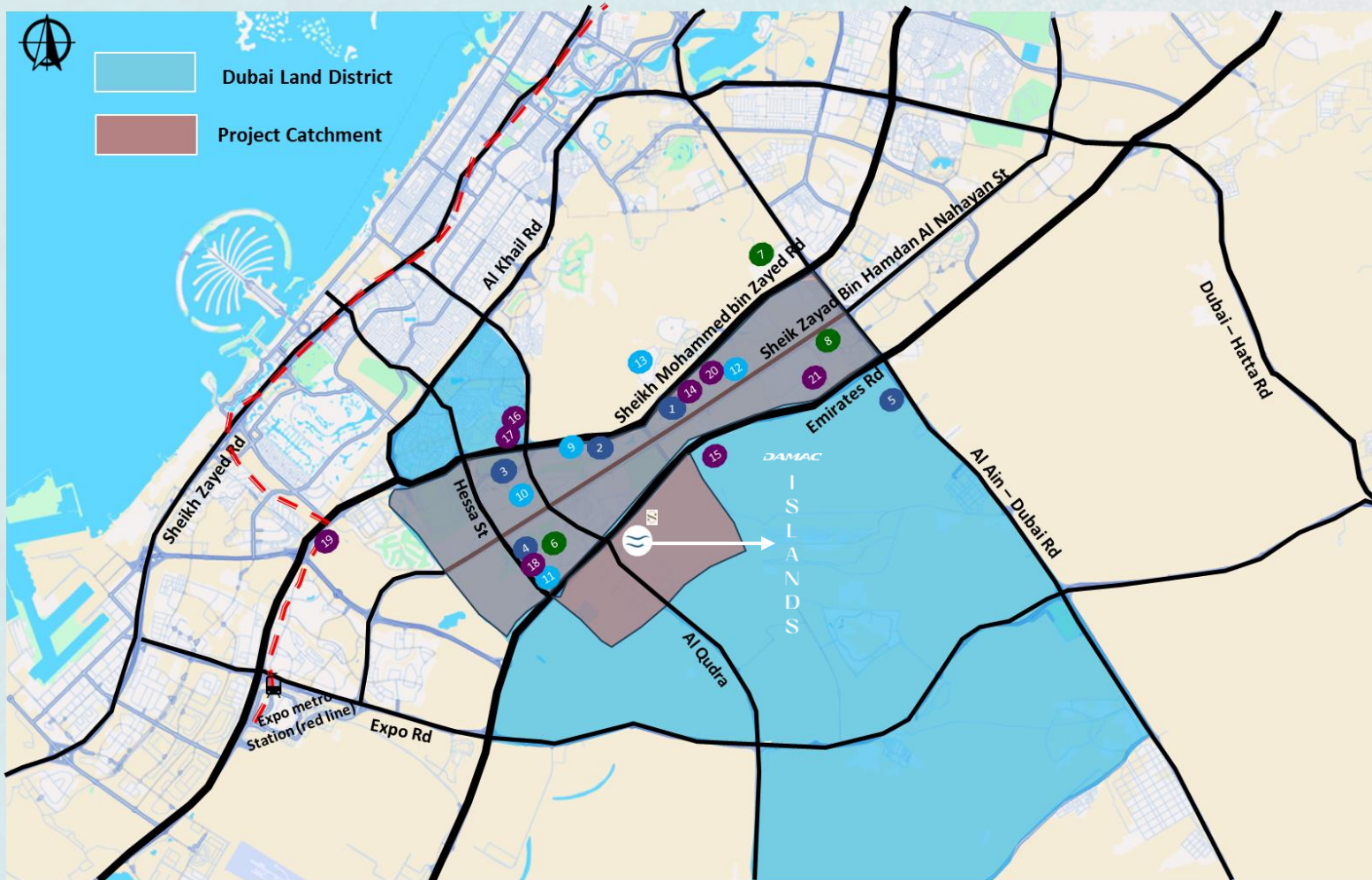
Dubai Structure Plan 2040- Spatial Structure



1. Limited land bank
2. Excellent investment opportunity
3. Centrally located between old & new Dubai
4. Seamless connectivity



Location Catchment – Dubai Land



| Retail | |
|--------|----------------------|
| 1 | City Land Mall |
| 2 | Arabian Ranches Mall |
| 3 | First Avenue Mall |
| 4 | DAMAC Mall |
| 5 | Dubai Outlet Mall |

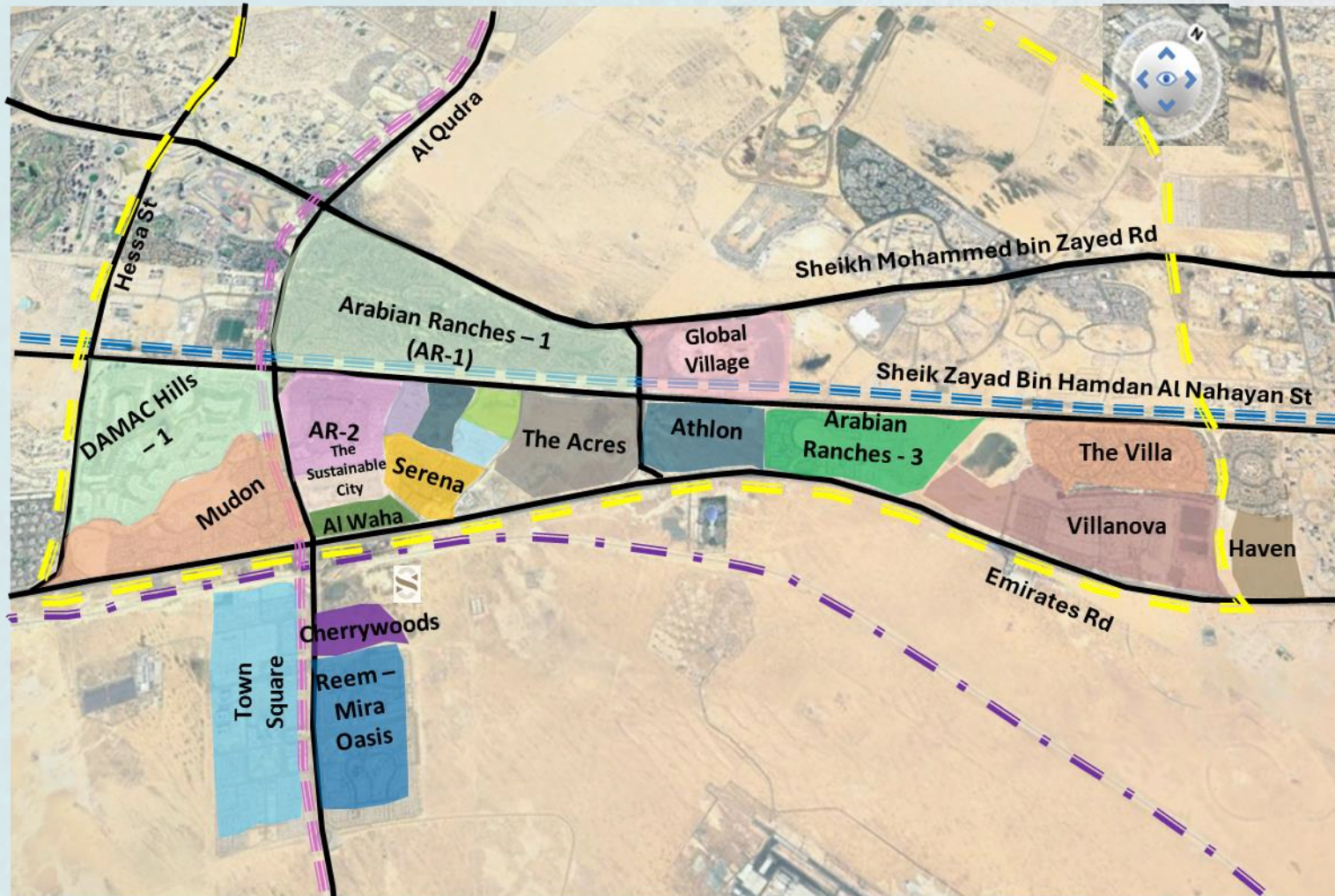
| Hospital | |
|----------|---------------------|
| 6 | Saudi German |
| 7 | Emirates Clinic |
| 8 | Dubai London Clinic |

| 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



Infrastructure



Etihad Rail



Pink Line
MOE to Townsquare



Blue Line
DWC to DXB



Yellow Line
Internet City to Maritime City



Major Roads

Source: <https://gis.dda.gov.ae/DIS/>

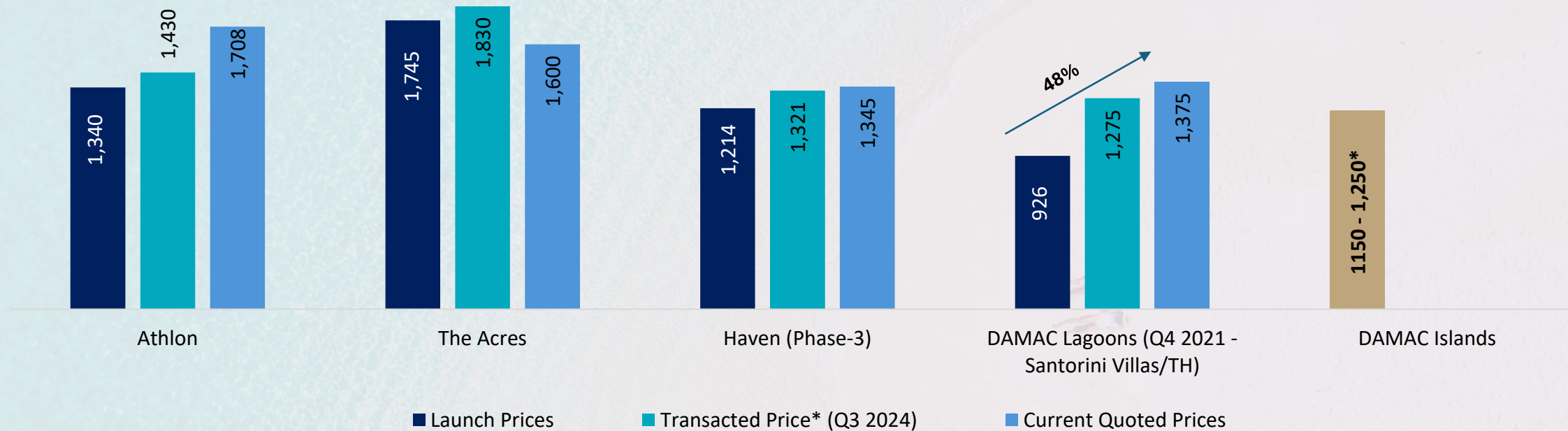


Metro Line

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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MASTER PLAN

➡ ENTRY & EXIT

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



CLUSTERS


MALDIVES


BORA BORA


SEYCHELLES


HAWAII


BALI

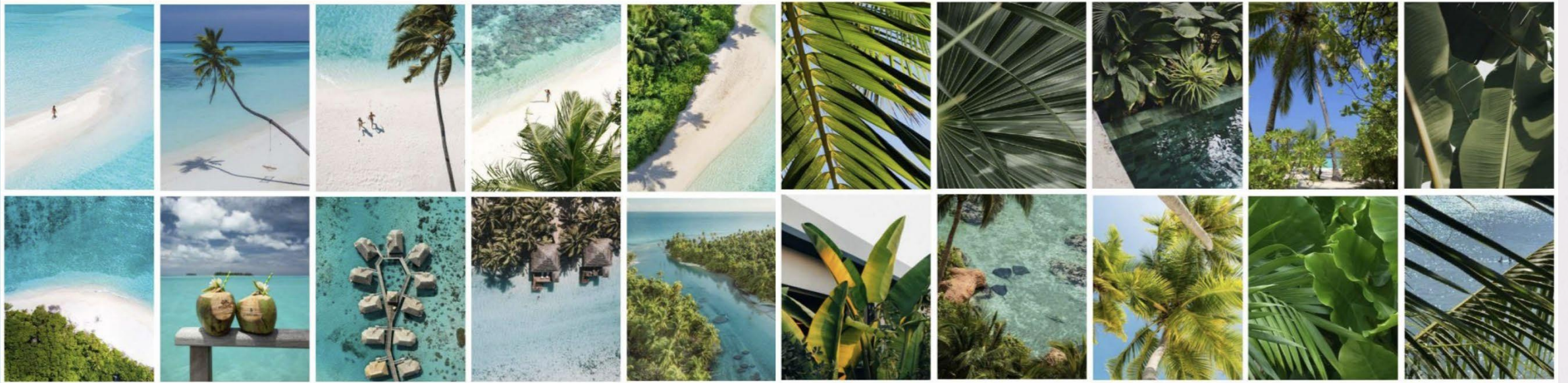

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PROJECT THEME

INSPIRATION



“Living in Paradise”

Tropical island-themed neighbourhoods centered around water. Should tap into the quality of life afforded by the island paradise. “Your own Island Getaway”

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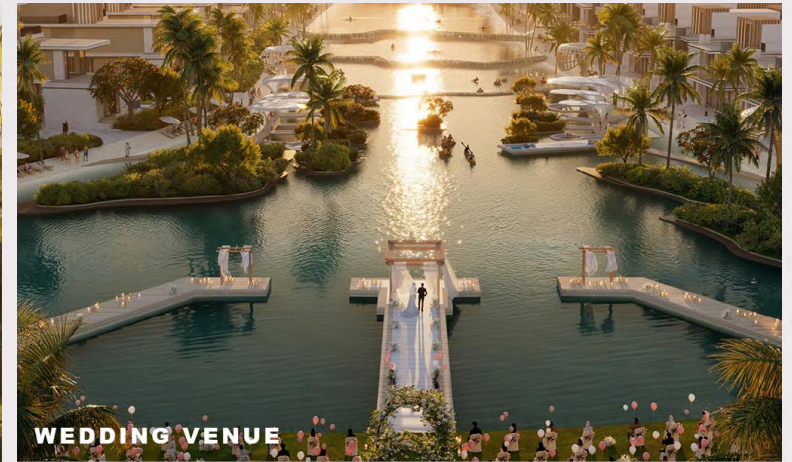
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AMENITIES

AMENITIES



AMENITIES



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UNIT LAYOUT

UNIT LAYOUT

LV75E

Front



Rear



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



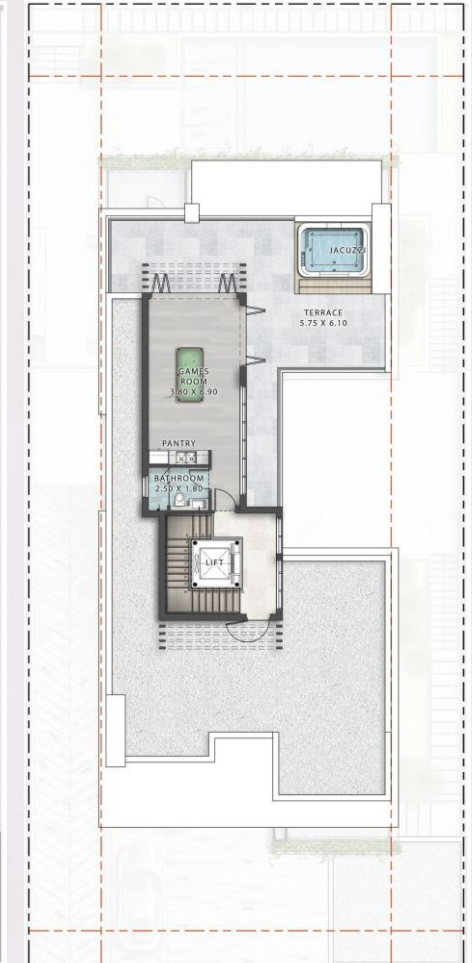
Basement



Ground Floor



First Floor



Second Floor

V55 – Pool 4.7m x 7.8m

UNIT LAYOUT

DIV3



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



F & A

MALDIVES – UNIT TYPE DIV - 3

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



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