

UTOPIA

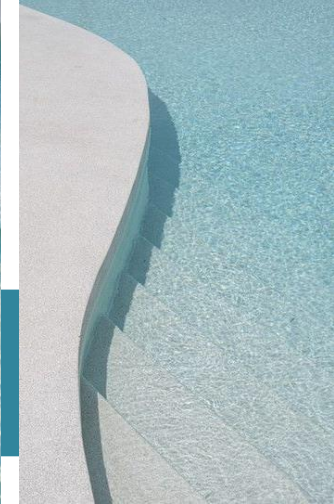
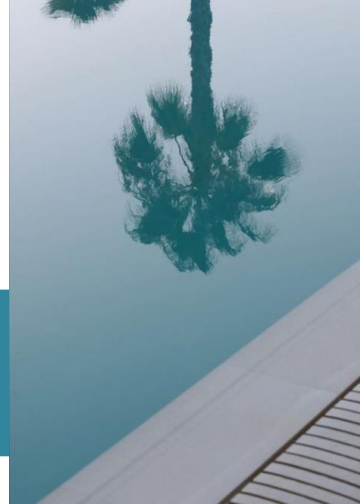
URBAN RESORT VILLAS

DAMAC
HILLS

The inspiration

Aqua . Serenity

The color of water, evokes feelings of calmness, serenity, and freshness. It inspires thoughts of purity, life, and the soothing power of nature's most vital element.



Resort

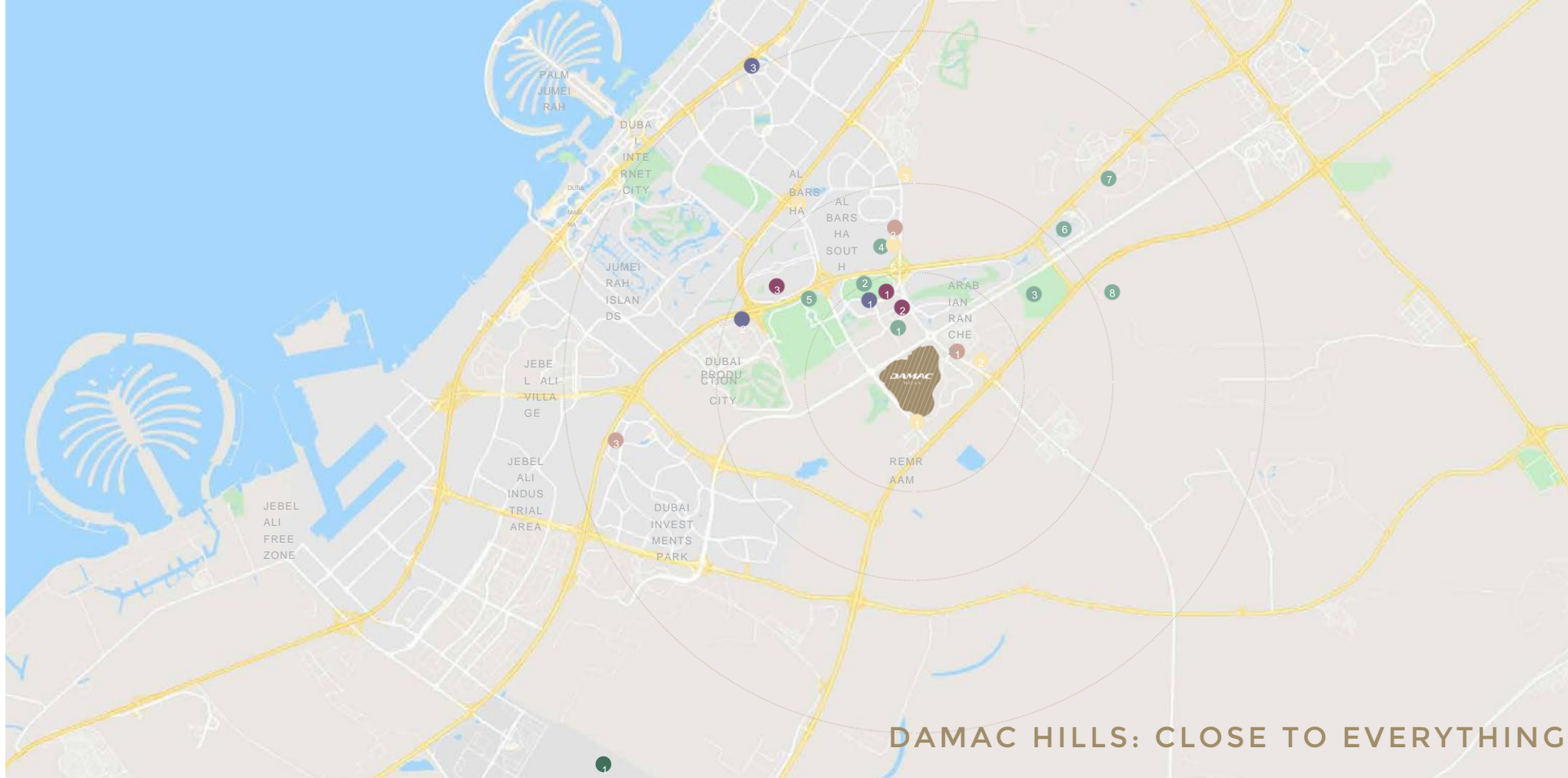
Experience the epitome of luxury with our resort-inspired villa design. This opulent retreat combines the sophistication of high-end resorts with tranquil green community living. The villa features spacious pavilions, lush gardens, and serene water features, providing a resort-like escape. Nestled in a green community, it offers an eco-conscious, lavish lifestyle, seamlessly blending opulence and nature for a unique living experience.



Oasis . Tropical environment

Oases are nature's hidden gems, lush and vibrant sanctuaries nestled within arid landscapes. Oases embody the beauty of contrast and the power of transformation, symbolizing hope, abundance, and a perfect blend of nature's contrasting elements.





DAMAC HILLS: CLOSE TO EVERYTHING

SPORTS AND LEISURE

- 1 Dubai Polo & Equestrian Club – 10 minutes
- 2 Dubai Auto drome – 12 minutes
- 3 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 Worlds of Adventure – 14 minutes
- 8 Hamdan Sports Complex – 15 minutes

MALLS

- 1 First Avenue Mall – 11 minutes
- 2 City Centre Me'aisem – 14 minutes
- 3 Mall of the Emirates – 24 minutes

AIRPORT

- 1 Al Maktoum International Airport – 28 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 Jumeirah Village Hotel – 19 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



- GOLF TOWN
- APARTMENTS ON THE PARK

DAMAC HILLS
WHERE LIFE FINDS YOU

The location

DAMAC Hills – Close to everything



DAMAC HILLS: A CLOSER LOOK

CLUSTERS

- 1 Trinity
- 2 Pelham
- 3 Rochester
- 4 Rockwood
- 5 Richmond
- 6 Topanga
- 7 The Field
- 8 Piccadilly Green
- 9 Queens Meadow
- 10 Silver Springs
- 11 Legends
- 12 Whitefield
- 13 Cavalli Estates
- 14 Brookfield
- 15 Bellavista (Carson) A, B, C
- 16 Golf Vita
- 17 Artesia B, C, A
- 18 The Trump Estates
- 19 Ventura Mall
- 20 Golf Promenade 2, 3, 4, 5
- 21 Loreto 1, 2, 3
- 22 Jasmine & Orchid
- 23 Calero
- 24 Phoenix
- 25 The Turf
- 26 The Flora
- 27 Longview
- 28 Veneto
- 29 Golf Panorama, Veduta, Vista, Terrace
- 30 Utopia 1
- 31 Utopia 2

ESSENTIALS

- 1 Jebel Ali International School
- 2 CreaKids Nursery
- 3 Line Circle Cafe
- 4 Food Trucks
- 5 Carrefour Supermarket
- 6 Corner Barber
- 7 4Her Salon
- 8 Community Centre
- 9 Radisson Dubai DAMAC Hills
- 10 Trump International Golf Club, Dubai
- 11 Prato / 71 Sports Bar
- 12 Spinneys Supermarket
- 13 Bakericious Supermarket
- 14 Saudi German Clinic
- 15 Medicina Pharmacy
- 16 Viva Supermarket
- 17 Maison de Coiffure

AMENITIES

- 1 Basketball Court
- 2 Football Court
- 3 Tennis Court
- 4 Cricket Field
- 5 Volleyball Court
- 6 BBQ Area
- 7 Kids Play Area
- 8 Kids Crazy Golf
- 9 Ice Rink
- 10 Horse Stables
- 11 Catch & Release
- 12 Jogging Track
- 13 Skate Park
- 14 Central Park
- 15 Picnic Park
- 16 Fruit Park
- 17 Wet Wadi Fountain
- 18 Lake
- 19 Fishing Lake
- 20 Malibu Bay
- 21 Petting Farm
- 22 Golf Course
- 23 Events Area
- 24 Community Centre
- 25 Padel Court

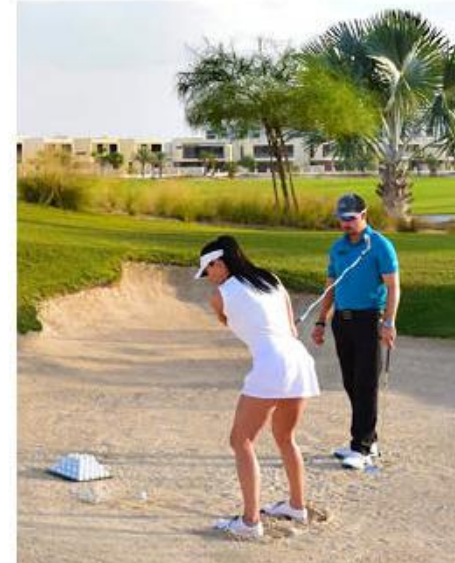
UTOPIA
URBAN RESORT VILLAS

Amenities



Clubhouse - Trump International golf club

Unique clubhouse design



Sports facilities

Skate park, cricket field, football-basketball-volleyball court & more!



UTOPIA

URBAN RESORT VILLAS

The beach in your backyard

Malibu bay



Doorstep services

Supermarkets, food trucks, F&B, salon, barber, nursery...



UTOPIA
URBAN RESORT VILLAS

Cluster plan



Cluster plan.

Damac hills - Charlotte
7 UNITS

-  V75-G
-  V1000-G



Cluster plan.

Damac hills - Augusta

20 UNITS

- V55-G
- V75-G
- V1000-G



■ V1000-G

Cluster plan.
Damac hills



Cluster plan.
Damac hills



UTOPIA
URBAN RESORT VILLAS

Unit types





V1000 - 6 BR
11 Units



V75 - 6 BR
9 Units



V55 - 7 BR
7 Units

THE EXTERIOR

FRONT day - V55



THE EXTERIOR

FRONT night - V55



THE EXTERIOR

Side elevation - V55



THE EXTERIOR

REAR day - V55



THE EXTERIOR

REAR night - V55



Unit types

Basement - Ground - First - Second floor

V55 Saleable area: 13,555 sqft

Villa Config: B+G+2

UTOPIA

URBAN RESORT VILLAS



BASEMENT



GROUND FLOOR



1ST FLOOR



2ND FLOOR

THE EXTERIOR
FRONT day - V75



THE EXTERIOR

FRONT night - V75



THE EXTERIOR

side elevation - V75



THE EXTERIOR
REAR day - V75



THE EXTERIOR
REAR night - V75



Unit types

Basement - Ground - First - Second floor

V75 Saleable area - 18,007 Sqft

Villa Config: B+G+2

UTOPIA

URBAN RESORT VILLAS



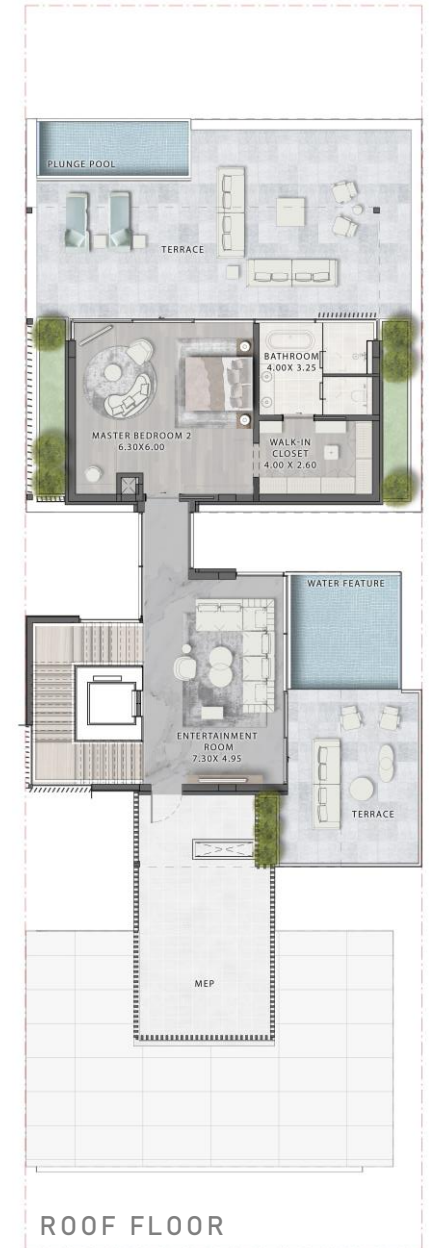
BASEMENT



GROUND FLOOR



1st FLOOR



ROOF FLOOR

THE EXTERIOR
FRONT day - V1000



THE EXTERIOR
FRONT night - V1000



THE EXTERIOR

Side elevation - V1000



THE EXTERIOR
REAR day - V1000



THE EXTERIOR

REAR night - V1000



Unit types

Basement - Ground - First - Second floor

V1000 Saleable area: 25,317 Sqft

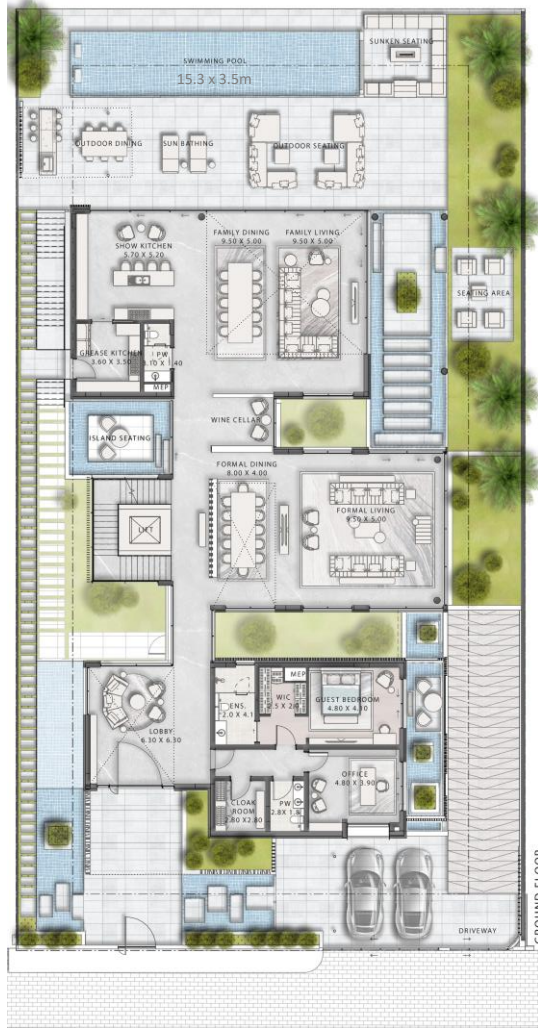
Villa Config: B+G+2

UTOPIA

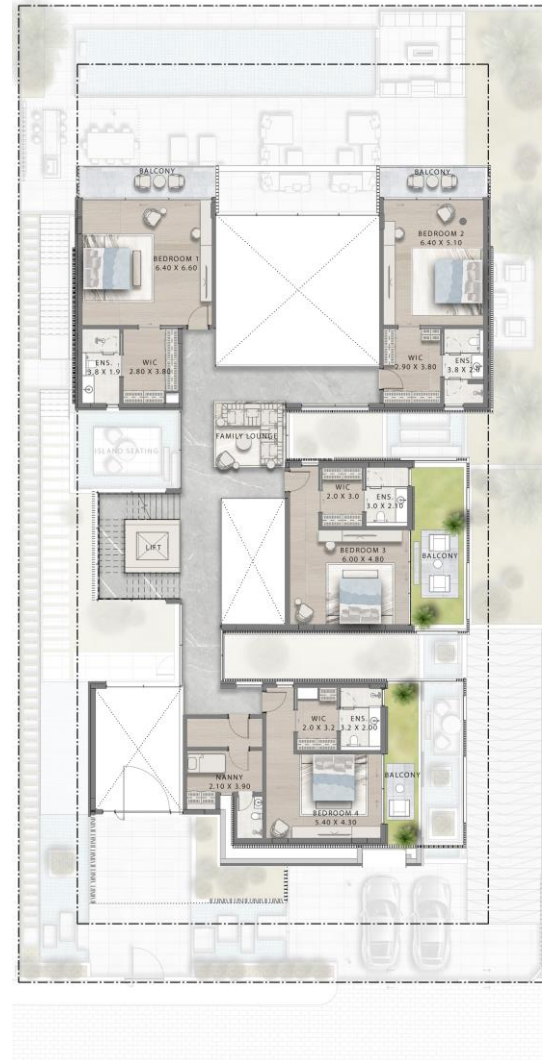
URBAN RESORT VILLAS



BASEMENT



Ground Floor



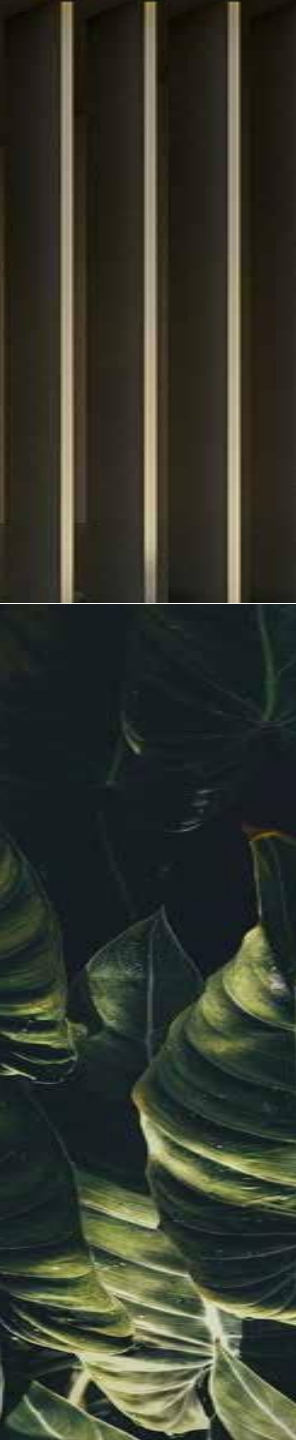
FIRST FLOOR



ROOF FLOOR

UTOPIA
URBAN RESORT VILLAS

Interior design



Interior design v55

LIVING



1
Orobico Porcelain Tile

ITALIAN OROBICO
MARBLE - Porcelain
Tile



2
Timber Veneer

CHARACTER
SOPHISTICATION
WELCOMING
COZY



3
Armani Grey Marble

TIMELESS LOOK
SOFISTICATED
ELEGANT

Interior design V55

LIVING



ITALIAN OROBICO
MARBLE

Orobico Porcelain Tile



CHARACTER
SOPHISTICATION
WELCOMING
COZY

Solidwood



TIMELESS LOOK
SOFISTICATED
ELEGANT

Armani Grey Marble

Interior design V75

FORMAL LIVING



ITALIAN OROBICO
MARBLE

Orobico Porcelain Tile



WARM
INVITING
REFINED LOOK

Bronze Metal



TIMELESS LOOK
SOFISTICATED
ELEGANT

Armani Grey Marble

Interior design V75

LIVING



Timber Veneer

CHARACTER
SOPHISTICATION
WELCOMING
COZY



Armani Grey Marble

TIMELESS LOOK
SOFISTICATED
ELEGANT

Interior design V1000

FORMAL LIVING



1
Timber Veneer

CHARACTER
SOPHISTICATION
WELCOMING
COZY



2
Serpentine Marble

UNIQUE
ELEVATED LOOK



3
Brushed Bronze Metal

WARM
INVITING
REFINED LOOK



4
Armani Grey Marble

TIMELESS
SOFISTICATED
ELEGANT
TIMELESS LOOK

Interior design v1000

LIVING



1
Serpentine Marble

UNIQUE
ELEVATED LOOK



2
Nero Marquina Porcelain Tile

ELEGANT



3
Timber Veneer

CHARACTER
SOPHISTICATION
WELCOMING
COZY



4
Bronze Metal (Shelves)

WARM
INVITING
REFINED LOOK



5
Parquet Flooring

NATURAL
CALMNESS
ELEGANT



6
Lacquer

SOPHISTICATED



7
Fluted Timber

TEXTURED

Interior design V1000

LIVING/LIBRARY



1
Timber Veneer

CHARACTER
SOPHISTICATION
WELCOMING
COZY



2
Armani Grey Marble

TIMELESS LOOK
SOFISTICATED
ELEGANT



3
Serpentine Marble

UNIQUE
ELEVATED LOOK



4
Wallcovering

VISUAL INTEREST
DEPTH



5
Fluted Serpentine Marble

TEXTURED

Interior design v55

FORMAL DINING



1
Orobico Porcelain Tile

ITALIAN OROBICO
MARBLE



2
Timber Veneer

CHARACTER
SOPHISTICATION
WELCOMING
COZY



3
Armani Grey Marble

TIMELESS LOOK
SOFISTICATED
ELEGANT



4
Sahara Noir Porcelain Tile

ELEGANT

Interior design V75

FORMAL DINING



Volakas Marble (TBC)
NATURAL GREEK MARBLE
IRREGULAR PATTERN



Armani Grey Marble
TIMELESS LOOK
SOFISTICATED
ELEGANT



Timber Veneer
CHARACTER
SOPHISTICATION
WELCOMING
COZY



Bronze Metal
WARM
INVITING
REFINED LOOK

Interior design v1000

FORMAL DINING



1

Timber Veneer

CHARACTER
SOPHISTICATION
WELCOMING
COZY



2

Serpentine Marble

UNIQUE
ELEVATED LOOK



3

Armani Grey Marble

TIMELESS LOOK
SOPHISTICATED
ELEGANT

Interior design V55

BEDROOM



ARABESCO
MARBLE

1
Arabescato Corcia



CHARACTER
SOPHISTICATION
WELCOMING
COZY

2
Timber Veneer



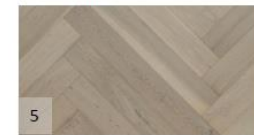
VISUAL INTEREST
DEPTH
COZY
INVITING ATMOSPHERE

3
Wallcovering



REFLECTIONS

4
Bronze Mirror



NATURAL
CALMNESS
ELEGANT

5
Parquet Flooring



TEXTURED

6
Fluted Timber

Interior design V55

BEDROOM



VELVET SURFACE
SOFT & LUXURY FEEL

1
Faux Suede fabric



REFLECTIONS

2
Bronze Mirror



CHARACTER
SOPHISTICATION
WELCOMING
COZY

3
Timber Veneer



NATURAL
CALMNESS
ELEGANT

4
Parquet Flooring



WARM
INVITING
REFINED LOOK

5
Brushed Bronze Metal

Interior design V75

MASTER BEDROOM



1
Wallcovering

VISUAL INTEREST
DEPTH
COZY
INVITING ATMOSPHERE



2
Calacatta Porcelain Tile

UNIQUENESS
SPACIOUS FEELING



3
Bronze Mirror

REFLECTIONS



4
Parquet Flooring

NATURAL
CALMNESS
ELEGANT

Interior design v75

BEDROOM



Faux Suede Fabric

VELVET SURFACE
SOFT & LUXURY FEEL



Calacatta Porcelain Tile

UNIQUENESS
SPACIOUS FEELING



Timber Veneer

CHARACTER
SOPHISTICATION
WELCOMING
COZY



Parquet Flooring

NATURAL
CALMNESS
ELEGANT



Bronze Metal

WARM
INVITING
REFINED LOOK



Wallcovering (To other walls)

VISUAL INTEREST
DEPTH
COZY
INVITING ATMOSPHERE

Interior design V1000

MASTER BEDROOM



CHARACTER
SOPHISTICATION
WELCOMING
COZY

1
Timber Veneer



VISUAL INTEREST
DEPTH
HELPS SPACE
FEEL TALLER

2
Textured Wallcovering



TRANSPARENCY

3
Textured Glass



WARM
INVITING
REFINED LOOK

4
Bronze Metal



TEXTURED

5
Metal Mesh



NATURAL
CALMNESS
ELEGANT

6
Parquet Flooring

Interior design V55

BATHROOM



Armani Grey Porcelain Tile

TIMELESS LOOK
SOFISTICATED
ELEGANT



Sahara Noir Porcelain Tile

ELEGANT

Interior design v75

BATHROOM



1
Serpentine Porcelain Tile

UNIQUE
ELEVATED LOOK



2
Timber Veneer

CHARACTER
SOPHISTICATION
WELCOMING
COZY



3
Lacquer

ELEGANT

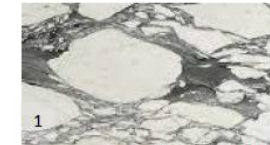


4
Calacatta Porcelain Tile

UNIQUENESS
SPACIOUS FEELING

Interior design V1000

MASTER BATHROOM



ARABESCO
MARBLE

1
Arabescato Corchia Porcelain Tile



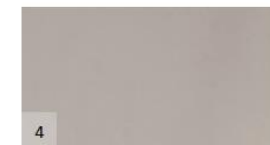
TRANSPARENCY

2
Frosted Glass



UNIQUENESS
SPACIOUS FEELING

3
Calacatta Porcelain Tile



ELEGANT

4
Lacquer

Interior design v55

WALK IN CLOSET



1
Timber Veneer

CHARACTER
SOPHISTICATION
WELCOMING
COZY



2
Mesh Glass

TEXTURED



3
Brushed Bronze Metal

WARM
INVITING
REFINED LOOK



4
Tinted Glass

TRANSPARENCY



5
Parquet Flooring

NATURAL
CALMNESS
ELEGANT

SPACIOUS
SOPHISTICATED



1

Timber Veneer

VISUAL INTEREST
DEPTH
COZY
INVITING ATMOSPHERE



2

Wallcovering

TEXTURED



3

Mesh Glass

WARM
INVITING
REFINED LOOK



4

Brushed Bronze Metal

TRANSPARENCY



5

Tinted Glass

NATURAL
CALMNESS
ELEGANT



6

Parquet Flooring

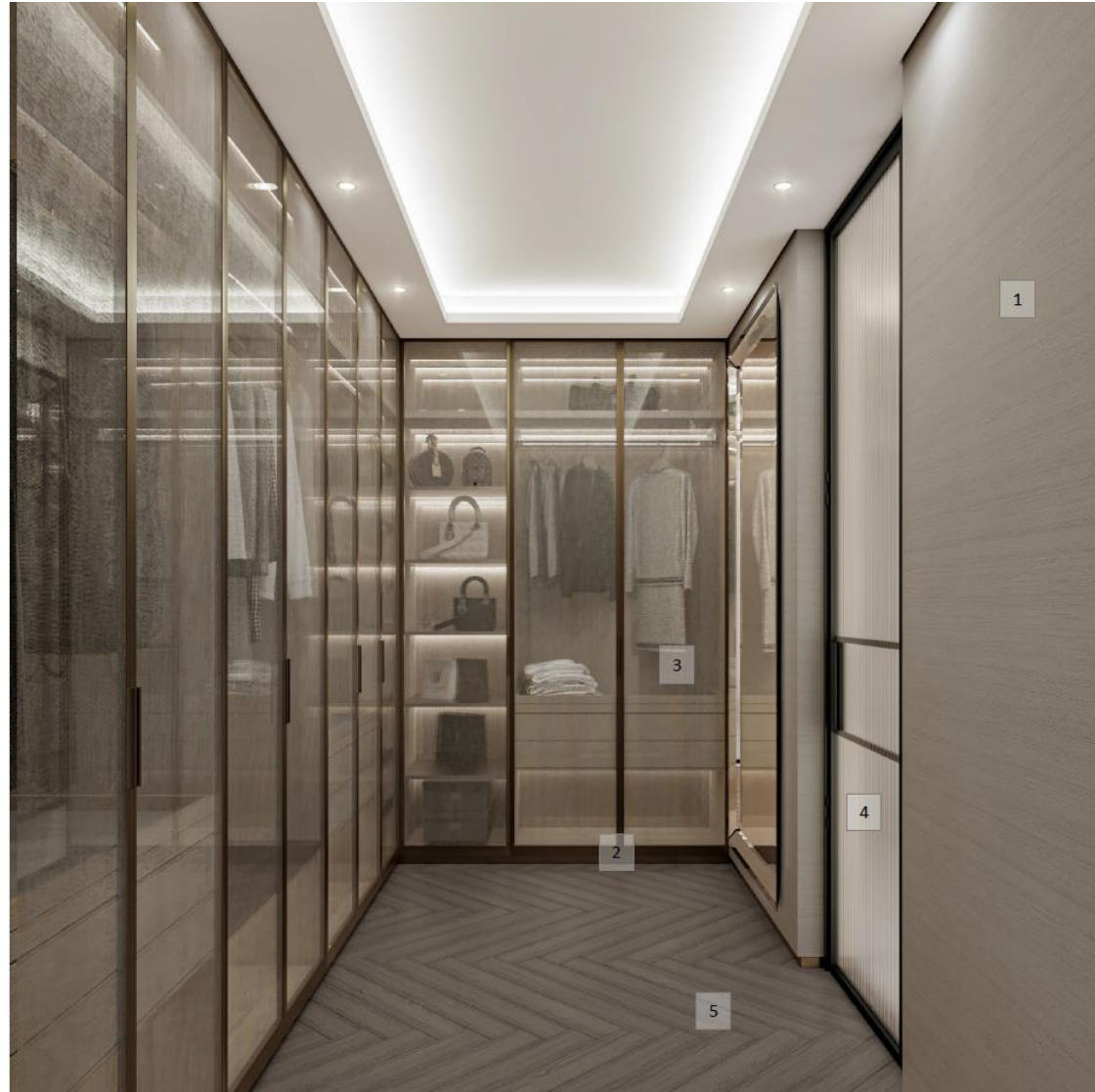
Interior design v75

WALK IN CLOSET



Interior design V1000

WALK IN CLOSET



1
Wallcovering

VISUAL INTEREST
DEPTH
COZY
INVITING ATMOSPHERE



2
Brushed Bronze Metal

WARM
INVITING
REFINED LOOK



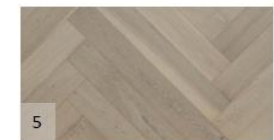
3
Mesh Glass

TEXTURED



4
Textured Glass

TRANSPARENCY



5
Parquet Flooring

NATURAL
CALMNESS
ELEGANT

Interior design V55

GAMES ROOM



1
Serpentine Marble

UNIQUE
ELEVATED LOOK



2
Brushed Bronze Metal

WARM
INVITING
REFINED LOOK



3
Armani Grey Marble

TIMELESS LOOK
SOFISTICATED
ELEGANT



4
Wallcovering

VISUAL INTEREST
DEPTH
COZY
INVITING ATMOSPHERE



5
Timber Veneer

CHARACTER
SOPHISTICATION
WELCOMING
COZY



6
Mesh Glass

TEXTURED

Interior design V75

GYM



1
Serpentine Porcelain Tile

UNIQUE
ELEVATED LOOK



2
Timber Veneer

CHARACTER
SOPHISTICATION
WELCOMING
COZY



3
Fluted Porcelain Tile

TEXTURED



4
Rubber Floor

ELEGANT



5
Silver Mirror

TRANSPARENCY

Interior design v1000

BAR



ITALIAN OROBICO
MARBLE

Orobico Porcelain Tile



VELVET SURFACE
SOFT & LUXURY FEEL

Faux Suede Fabric



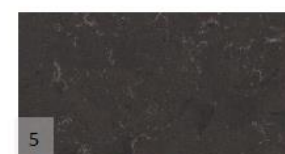
WARM
INVITING
REFINED LOOK

Bronze Metal



CHARACTER
SOPHISTICATION
WELCOMING
COZY

Timber Veneer



ELEGANT

Quartz Stone Countertop



TIMELESS LOOK
SOFISTICATED
ELEGANT

Armani Grey Marble

Interior design v1000
TERRACE



F&A

Unit features:

- Spacious unit design promoting luxury living
- All rooms feature double glazed windows
- Balcony/terraces as per plan

Living and Dining:

- Marble flooring.
- Painted walls with highlight / feature wall — as applicable.

Bedrooms:

- Wooden paraquet flooring – All bedrooms (Except maids/drivers)
- Painted walls with highlight/feature wall – As applicable

Bathroom:

- Porcelain tiled floors and walls - all bathrooms.
- Sanitary ware and fittings
- Vanity with under tier cabinet and stone countertop.
- Glass enclosures - Shower / WC
- Mirror – All bathrooms

Kitchen:

- Kitchens fitted with cabinets, under-counter storage with stone countertops.
- Kitchen appliances include cooker, hood, refrigerator, washing machine and dishwasher.
- Show Kitchen - Marble floor and Painted wall with porcelain backsplash.
- Main Kitchen - Porcelain tiled floors and walls.
- Steel Sink.

Convenience:

- Built in elevators
- Car turntable (in basement parking) – As applicable
- Sauna & Steam room.
- Home Automation system limited to - lights, AC, curtains, smart switches, and video intercom interface controls.
- Hardscape (External) - at entry, sides and around swimming pool only.

UTOPIA

URBAN RESORT VILLAS

Pricing List

| DH- Utopia | | Sellable Area (Sqft) | Price AED | | | SA PSF |
|------------|-------------|-------------------------|------------|------------|------------|--------|
| Typology | Total Units | | Min | Max | Avg. | Avg. |
| V1000 – U | 11 | 25,317 | 33,940,000 | 34,905,000 | 34,328,000 | 1,356 |
| V75 – U | 9 | 18,007 | 24,112,000 | 25,521,000 | 24,919,000 | 1,384 |
| V55 – U | 7 | 13,555 | 18,087,000 | 18,280,000 | 18,134,000 | 1,338 |

Commercial terms & payment plan.

| DESCRIPTION | MILESTONE EVENT | (%) VALUE |
|------------------------------|--------------------------------|-----------|
| Deposit | Immediate | 24 |
| 1 st Installment | With in 3 Months of Sale Date | 1 |
| 2 nd Installment | With in 4 Months of Sale Date | 1 |
| 3 rd Installment | With in 5 Months of Sale Date | 1 |
| 4 th Installment | With in 6 Months of Sale Date | 1 |
| 5 th Installment | With in 7 Months of Sale Date | 1 |
| 6 th Installment | With in 8 Months of Sale Date | 5 |
| 7 th Installment | With in 9 Months of Sale Date | 1 |
| 8 th Installment | With in 10 Months of Sale Date | 1 |
| 9 th Installment | With in 11 Months of Sale Date | 5 |
| 10 th Installment | With in 12 Months of Sale Date | 1 |
| 11 th Instalment | With in 13 Months of Sale Date | 1 |
| 12 th Installment | With in 14 Months of Sale Date | 1 |
| 13 th Installment | With in 15 Months of Sale Date | 1 |
| 14 th Installment | With in 16 Months of Sale Date | 1 |
| 15 th Installment | With in 17 Months of Sale Date | 1 |

| | | |
|------------------------------------|---------------------------------------|------------|
| 16th Installment | With in 18 Months of Sale Date | 5 |
| 17 th Installment | With in 19 Months of Sale Date | 1 |
| 18 th Installment | With in 20 Months of Sale Date | 1 |
| 19 th Installment | With in 21 Months of Sale Date | 1 |
| 20 th Installment | With in 22 Months of Sale Date | 1 |
| 21 st Installment | With in 23 Months of Sale Date | 1 |
| 22 nd Installment | With in 24 Months of Sale Date | 1 |
| 23 rd Installment | With in 25 Months of Sale Date | 1 |
| 24 th Installment | With in 26 Months of Sale Date | 1 |
| 25 th Installment | With in 27 Months of Sale Date | 1 |
| 26 th Installment | With in 28 Months of Sale Date | 5 |
| 27 th Installment | With in 29 Months of Sale Date | 1 |
| 28 th Installment | With in 30 Months of Sale Date | 1 |
| 29 th Installment | On Completion | 40 |
| Total | | 104 |

DAMAC HILLS