

# A PLACE LIKE NOWHERE ELSE

## VIOLET 4

DAMAC HILLS 2

Violet 4 is part of a community where every moment becomes a lasting memory. Where you can attend a yoga class, go tanning and float down a lazy river, all before lunch. Where your kids can paint the town red, and blue, catch a wave or two and play to their, and your heart's content. This is the community you never knew you needed, and more.



### 4-BEDROOM MODERN TOWNHOUSE

SPACIOUS BALCONY & TERRACE IN EACH PROPERTY

OPPOSITE WATER TOWN WITH WAVE POOL, SURFING SIMULATOR AND WATER SLIDES

SUPERMARKET & CAFES CONVENIENTLY LOCATED NEARBY

MEDICAL CENTRE ONLY MINUTES AWAY



### EXCLUSIVE AMENITIES



MALIBU BEACH



LAZY RIVER



BOATING LAKE



PAINTBALL PARK



SPORTS FACILITIES



BBQ AREAS

Just a short drive from the centre of Dubai, VIOLET 4 in DAMAC Hills 2 feels like a world away. Located within a community brimming with life, VIOLET 4 is connected to four major highways and other networks that put the city within easy reach. Take Al Qudra Road and find yourself at the gates of DAMAC Hills 2 within 25 minutes.



### MINUTES FROM IT ALL

15 MINS  
DAMAC HILLS

25 MINS  
GLOBAL VILLAGE

25 MINS  
IMG WORLDS OF ADVENTURE

25 MINS  
DUBAI OUTLET MALL

30 MINS  
AL MAKTUUM INTERNATIONAL AIRPORT

35 MINS  
DUBAI INTERNATIONAL AIRPORT

# VIOLET 4

DAMAC HILLS 2



### SALEABLE AREAS

Type	SUMMARY		PRICE		
	Units	Saleable Area (sq. ft.)	Min	Max	Avg
TH12-4M	220	2,352	1.96 M	2.24 M	1.99 M
TH12-4E	132	2,415	2.34 M	3.21 M	2.42 M
<b>TOTAL</b>	<b>352</b>	<b>2,376</b>	<b>1.96 M</b>	<b>3.21 M</b>	<b>2.15 M</b>

### PRICING

4-BEDROOM TOWNHOUSE STARTING FROM **AED 1.96 MILLION**

ANTICIPATED COMPLETION AUGUST 2027

### EXCLUSIVE LAUNCH OFFERS\*

4% DLD FEE WAIVER

60/40 LAUNCH PAYMENT PLAN

### LAUNCH PAYMENT PLAN

MILESTONE EVENT	(%) VALUE
IMMEDIATE	20
WITHIN 3 MONTHS FROM SALE	1
WITHIN 4 MONTHS FROM SALE	1
WITHIN 5 MONTHS FROM SALE	1
WITHIN 6 MONTHS FROM SALE	1
WITHIN 7 MONTHS FROM SALE	1
WITHIN 8 MONTHS FROM SALE	5
WITHIN 9 MONTHS FROM SALE	1
WITHIN 10 MONTHS FROM SALE	1
WITHIN 11 MONTHS FROM SALE	1
WITHIN 12 MONTHS FROM SALE	1
WITHIN 13 MONTHS FROM SALE	1
WITHIN 14 MONTHS FROM SALE	5
WITHIN 15 MONTHS FROM SALE	1
WITHIN 16 MONTHS FROM SALE	1
WITHIN 17 MONTHS FROM SALE	1
WITHIN 18 MONTHS FROM SALE	1
WITHIN 19 MONTHS FROM SALE	1
WITHIN 20 MONTHS FROM SALE	5
WITHIN 21 MONTHS FROM SALE	1
WITHIN 22 MONTHS FROM SALE	1
WITHIN 23 MONTHS FROM SALE	1
WITHIN 24 MONTHS FROM SALE	1
WITHIN 25 MONTHS FROM SALE	1
WITHIN 26 MONTHS FROM SALE	1
ON 80% OF TOWNHOUSE COMPLETION	2
ON 90% OF TOWNHOUSE COMPLETION	2
ON COMPLETION	40
<b>TOTAL</b>	<b>100</b>



\*Terms and conditions apply | RERA Permit No: 2095598812

DAMACPROPERTIES.COM

