DAMAC

Lagoon VIEWS

THE LOCATION

DAMAC LAGOONS (ANDALUCIA) APARTMENTS

SPORTS AND LEISURE

1. Dubai Polo & Equestrian Club – 10 minutes
2. Dubai Autodrome – 12 minutes
3. The 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 World – 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

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 Hotel Jumeirah Village Circle – 19 minutes

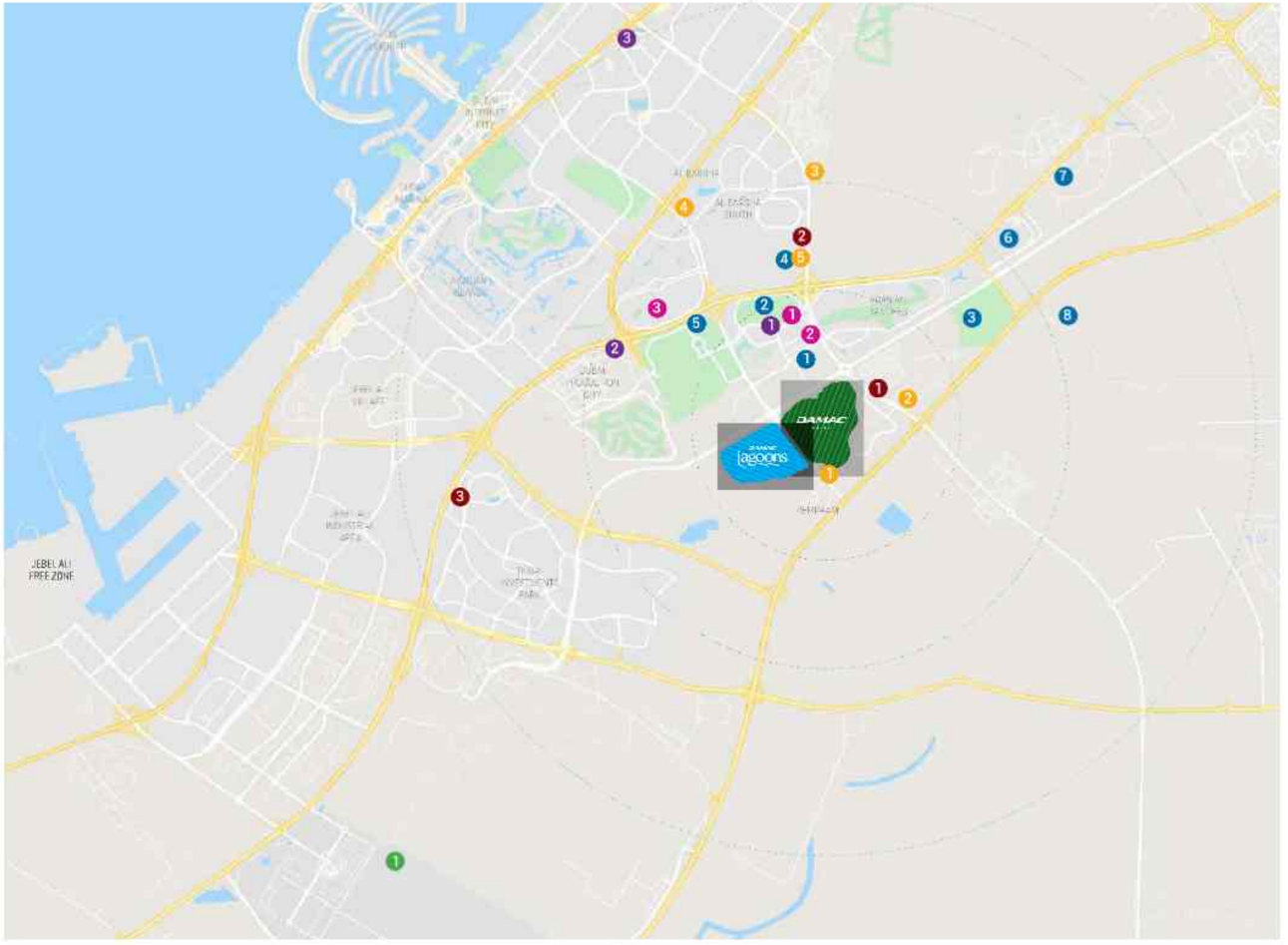
AIRPORT

1. Al Maktoum International Airport – 28 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

DAMAC Lagoons is hidden away along Hessa Street right opposite DAMAC Hills community. The convenient location puts residents within minutes of the city's key arterial freeways such as Mohammed Bin Zayed Road, Emirates Road and Al Khail Road.



THE LOCATION

DAMAC LAGOONS (ANDALUCIA) APARTMENTS

MARBELLA

MYKONOS

MONTE CARLO

IBIZA

SANTORINI

MOROCCO

VENICE

PORTOFINO

COSTA BRAVA

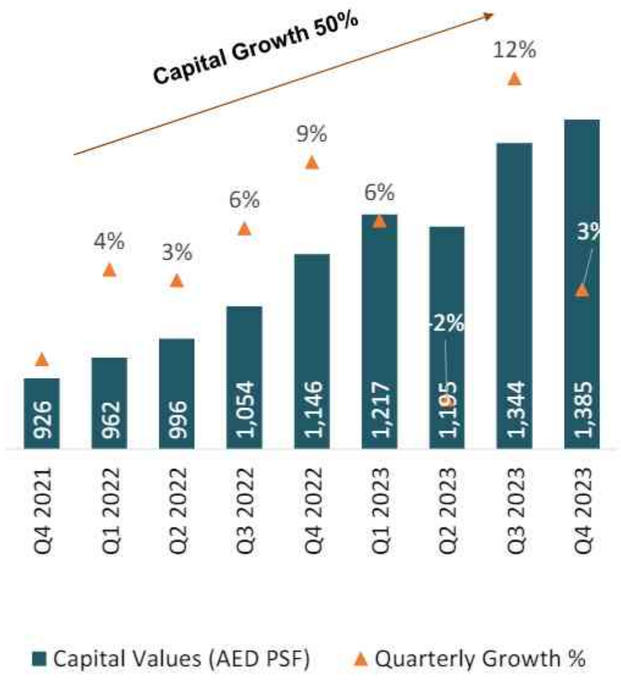
NICE

MALTA

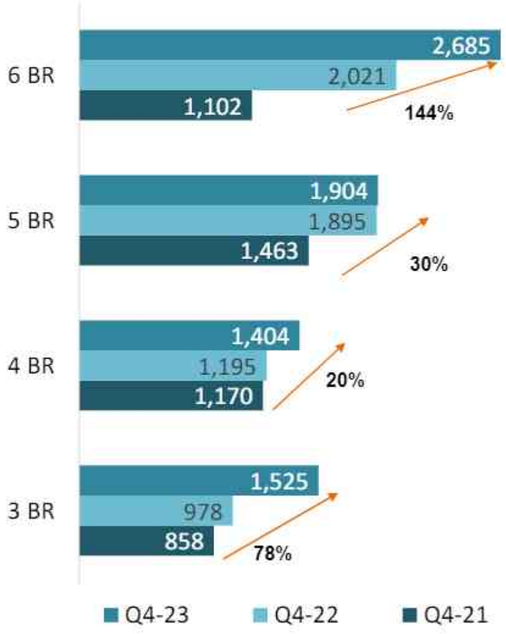
DAMAC LAGOONS – ACCESS POINTS

DAMAC Lagoons Performance

Capital Values Growth (Primary)



Top Configurations Avg PSF (AED)



Secondary Market Performance (AED PSF)

- The average capital values in DAMAC Lagoons registered 50% capital appreciation in last two years.
- Nine out of 11 clusters have recorded double digit growth in capital values in secondary market indicating robust investor confidence in DAMAC Lagoons

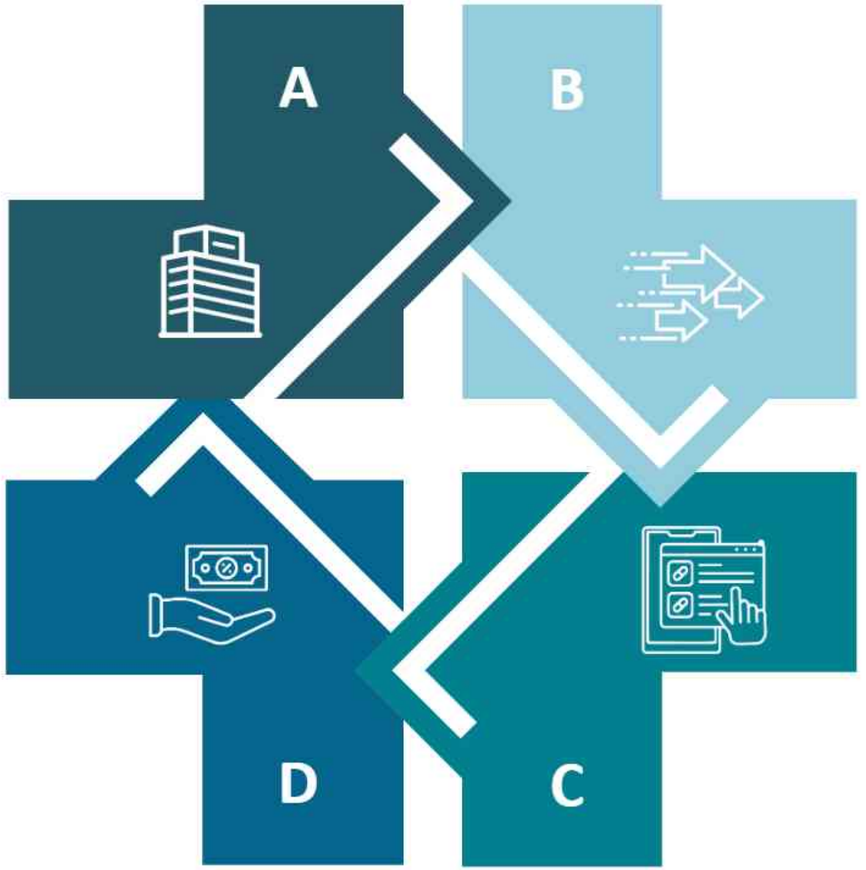
Source: DLD Transactions 2021- YTD 23

Fast Four Facts – DAMAC Lagoons

01

Advantage Low Rise

- Lower service charge.
- Feels closer to amenities – Higher end user demand.
- Higher undivided share of land – Higher opportunities for capital gains.
- Enjoys quick ease in access, saving time



02

Fast Moving Units

- Close to 1,000 units sold in last 24 months.
- Sales off take rate of 35 to 40 units a month.

04

Competitive Lagoon Themed Apartments

- Competitive Price
- DAMAC Lagoon Views is the most competitively priced lagoon themed apartments in Dubai

03

Robust Track Record

- DAMAC Lagoons recorded robust capital appreciation of 50% in 24 months
- Nine out of 11 clusters recorded double digit growth in last two years.

COMPETITION BENCHMARKING - PRICING

1 BR Configuration (AED PSF)

Project Name	Min Size Sq. ft	Max Size Sq. ft	Min SA PSF	Avg. SA PSF	Max SA PSF
Naya at District One	784	877	1,977	2,108	2,292
The Residences at District One	679	770	2,023	2,141	2,222
Lagoon Views at MBR	853	854	1,931	1,959	1,997
Dubai Hills Estates – Hills Park*	676	903	1,860	1,807	1,997
DAMAC Lagoon Views	**674**	**808**	**1,453**	**1,542**	**1,694**

2 BR Configuration (AED PSF)

Project Name	Min Size Sq. ft	Max Size Sq. ft	Min SA PSF	Avg. SA PSF	Max SA PSF
Naya at District One	1,204	1,263	2,074	2,217	2,352
The Residences at District One	1,192	1,310	1,920	2,050	2,415
Lagoon Views at MBR	1,724	1,724	1,855	1,886	1,920
Dubai Hills Estates – Hills Park*	1,744	989	1,698	1,779	1,954
DAMAC Lagoon Views	**1,016**	**1,145**	**1,539**	**1,641**	**1,915**

**Note: The prices are from primary and secondary sale transactions H2 2023/DLD Transaction*

DAMAC

Lagoon VIEWS

INSPIRATION

DAMAC LAGOONS (ANDALUCIA) APARTMENTS

DAMAC Lagoon VIEWS

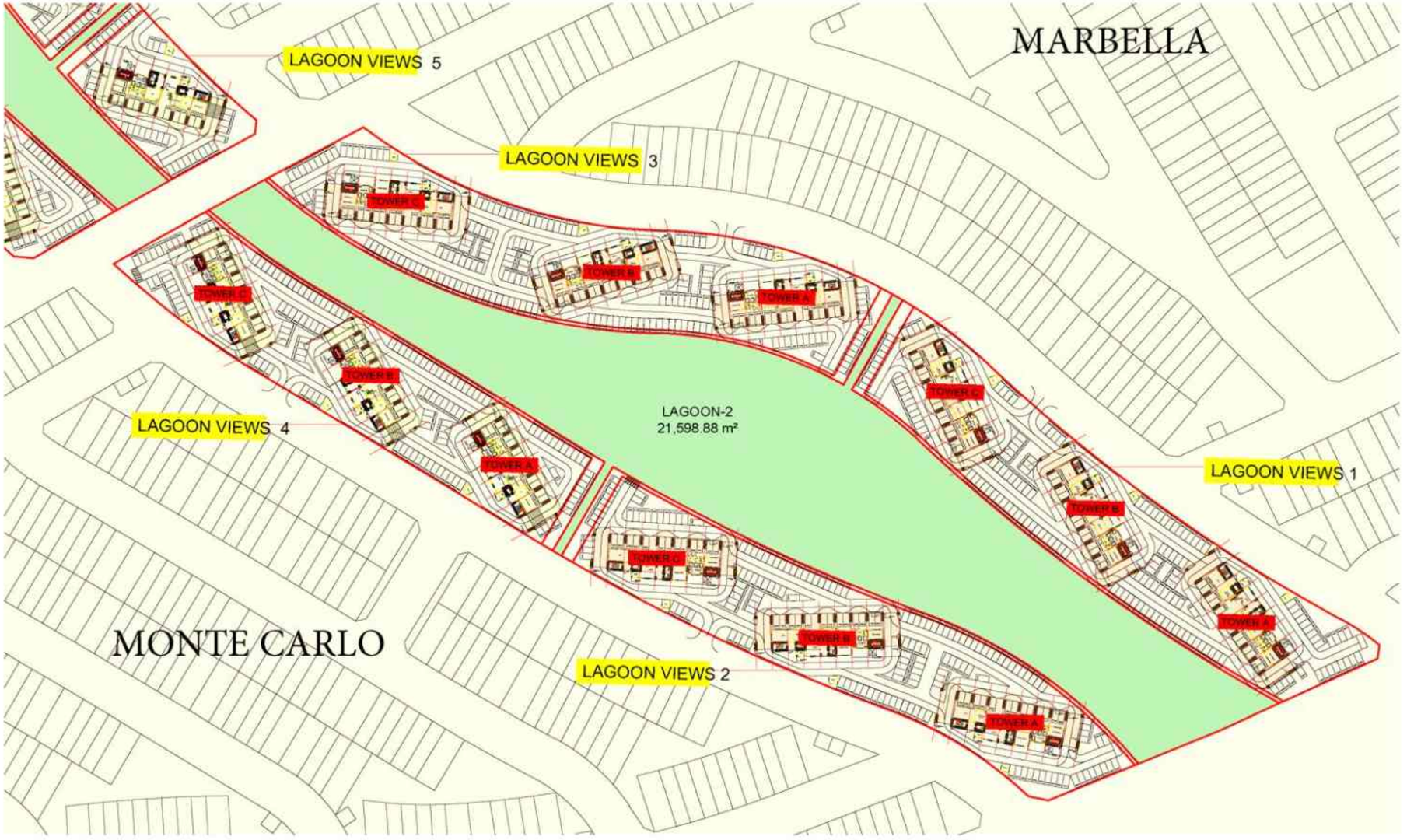
THE RHYTHMIC DANCE OF SUNLIGHT ON THE AZURE WAVES MIRRORS THE TIMELESS POETRY OF THE MEDITERRANEAN SEA

THE WAVES OF THE MEDITERRANEAN: KNOWN TO BE EMBRACING BUT NOT DANGEROUS

CLUSTER PLAN

DAMAC Lagoon VIEWS

CLUSTER PLAN



CLUSTER PLAN

CLUSTER PLAN

DAMAC Lagoon VIEWS

CLUSTER PLAN

DAMAC Lagoon VIEWS

MONTECARLO

TOWER A,B,C

AQUA OPERA SCHOOL HOUSE PAVILION
BOARD GAMES CASINO PAVILION
CARS MEMORABILIA - VINTAGE CARS

MARBELLA

TOWER A,B,C

FLAMENCO GARDENS
BEAUTY HILLS - SHOPPING POP UPS
OLIVE TREES GARDEN - THE MARRIAGE DESTINATION

LAGOON VIEWS 1 - 3 Towers
LAGOON VIEWS 2 - 3 Towers

TOWER CONFIGURATION

DAMAC LAGOONS (ANDALUCIA) APARTMENTS

G + 6 F

CAPTURING THE VIEW FROM A HEIGHT

ROOF

LEVEL 1ST – 6TH

1- & 2-BR APARTMENTS

GROUND FLOOR - ARRIVAL

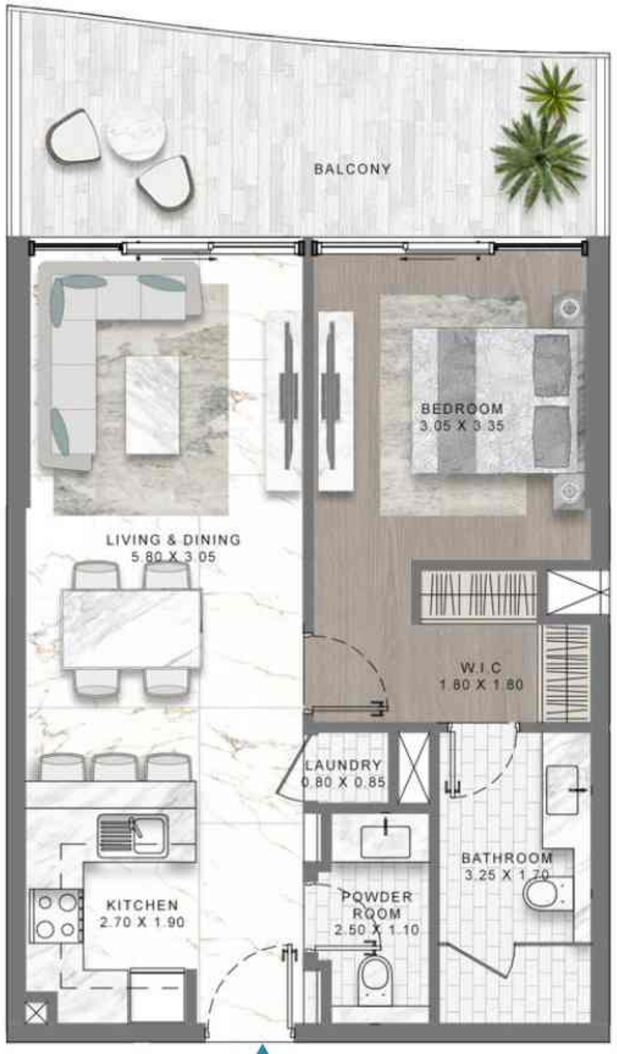
UNIT TYPES

DAMAC Lagoon VIEWS

UNIT TYPES

1 BR : 16 Types

2 BR : 4 Types



1-BEDROOM TYPE 01

SALEABLE AREA: 763.7 SQFT

2-BEDROOM TYPE 01

SALEABLE AREA: 1153.7 SQFT

INTERIOR DESIGN

DAMAC Lagoon VIEWS

INTERIOR DESIGN

LIVING 2.7m – 2.8m Floor to ceiling

INTERIOR DESIGN

DINING 2.7m – 2.8m Floor to ceiling

INTERIOR DESIGN

BEDROOM 2.7m – 2.8m Floor to ceiling

INTERIOR DESIGN

WALK-IN CLOSET 2.4m Floor to ceiling

INTERIOR DESIGN

BATHROOM 2.4m Floor to ceiling

INTERIOR DESIGN

TERRACE

F&A

Apartment features:

- All rooms feature double glazed windows
- Balconies (As per Plan)
- Centrally Air Conditioned
- TV & Television Connection Points

Living and Dining:

- Porcelain tile flooring
- Painted walls & Soffit

Bedrooms:

- Porcelain tile flooring
- Painted walls & Soffit
- Built in Wardrobe

Bathroom Features:

- Porcelain tile flooring and wall cladding - all bathrooms
- Vanity cabinets with stone countertops - all bathrooms
- Sanitary ware/s with fittings and accessories
- Mirror

Kitchen:

- Kitchens fitted with cabinets, stone countertop, and backsplash
- Kitchen appliances (Cooker, Kitchen hood, Refrigerator & washing machine)
- Sink with fittings
- Porcelain tile flooring
- Porcelain / Painted walls

PRICES & PAYMENT PLAN

DAMAC Lagoon VIEWS

Lagoon Views		Sellable Area (Sq. Ft.)			Price (AED)			PSF
Typology	Total Units	Min	Max	Avg.	Min	Max	Avg.	(AED)
1 BR	126	674	808	758	979,000	1,369,000	1,169,000	1,541
2 BR	36	1,016	1,145	1,115	1,564,000	2,193,000	1,830,000	1,641
Grand Total	**162**	**674**	**1,145**	**838**	**979,000**	**2,193,000**	**1,316,000**	**1,570**

LAUNCH PAYMENT PLAN

DAMAC Lagoon VIEWS

Description	Milestone Event	(%) Value
DEPOSIT	Immediate	20
1st INSTALLMENT	Within 3 Months of Sale Date	1
2nd INSTALLMENT	Within 4 Months of Sale Date	1
3rd INSTALLMENT	Within 5 Months of Sale Date	1
4th INSTALLMENT	Within 6 Months of Sale Date	1
5th INSTALLMENT	Within 7 Months of Sale Date	1
6th INSTALLMENT	Within 8 Months of Sale Date	5
7th INSTALLMENT	Within 9 Months of Sale Date	1
8th INSTALLMENT	Within 10 Months of Sale Date	1
9th INSTALLMENT	Within 11 Months of Sale Date	1
10th INSTALLMENT	Within 12 Months of Sale Date	1
11th INSTALLMENT	Within 13 Months of Sale Date	1
12th INSTALLMENT	Within 14 Months of Sale Date	5
13th INSTALLMENT	Within 15 Months of Sale Date	1
14th INSTALLMENT	Within 16 Months of Sale Date	1
15th INSTALLMENT	Within 17 Months of Sale Date	1
16th INSTALLMENT	Within 18 Months of Sale Date	1
17th INSTALLMENT	Within 19 Months of Sale Date	1
18th INSTALLMENT	Within 20 Months of Sale Date	5
19th INSTALLMENT	Within 21 Months of Sale Date	1
20th INSTALLMENT	Within 22 Months of Sale Date	1
21st INSTALLMENT	Within 23 Months of Sale Date	1

Description	Milestone Event	(%) Value
22nd INSTALLMENT	Within 24 Months of Sale Date	1
23rd INSTALLMENT	Within 25 Months of Sale Date	1
24th INSTALLMENT	Within 26 Months of Sale Date	1
25th INSTALLMENT	Within 27 Months of Sale Date	1
26th INSTALLMENT	Within 28 Months of Sale Date	1
27th INSTALLMENT	Within 29 Months of Sale Date	5
28th INSTALLMENT	Within 30 Months of Sale Date	1
29th INSTALLMENT	Within 31 Months of Sale Date	1
30th INSTALLMENT	Within 32 Months of Sale Date	1
31st INSTALLMENT	On 80% Completion Milestone	2
32nd INSTALLMENT	On 90% Completion Milestone	2
33rd INSTALLMENT	On Completion	30
Total		100

4% DLD TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT

ACD: JAN-2027

1-BEDROOM

STARTING PRICE FROM

AED 979,000

2-BEDROOM

STARTING PRICE FROM

AED 1,564,000

REGULAR PAYMENT PLAN

DAMAC Lagoon VIEWS

Description	Milestone Event	(%) Value
DEPOSIT	Immediate	20
1st INSTALLMENT	Within 3 Months of Sale Date	1
2nd INSTALLMENT	Within 4 Months of Sale Date	1
3rd INSTALLMENT	Within 5 Months of Sale Date	1
4th INSTALLMENT	Within 6 Months of Sale Date	1
5th INSTALLMENT	Within 7 Months of Sale Date	1
6th INSTALLMENT	Within 8 Months of Sale Date	8
7th INSTALLMENT	Within 9 Months of Sale Date	1
8th INSTALLMENT	Within 10 Months of Sale Date	1
9th INSTALLMENT	Within 11 Months of Sale Date	1
10th INSTALLMENT	Within 12 Months of Sale Date	1
11th INSTALLMENT	Within 13 Months of Sale Date	1
12th INSTALLMENT	Within 14 Months of Sale Date	8
13th INSTALLMENT	Within 15 Months of Sale Date	1
14th INSTALLMENT	Within 16 Months of Sale Date	1
15th INSTALLMENT	Within 17 Months of Sale Date	1
16th INSTALLMENT	Within 18 Months of Sale Date	1
17th INSTALLMENT	Within 19 Months of Sale Date	1
18th INSTALLMENT	Within 20 Months of Sale Date	8
19th INSTALLMENT	Within 21 Months of Sale Date	1
20th INSTALLMENT	Within 22 Months of Sale Date	1
21st INSTALLMENT	Within 23 Months of Sale Date	1

Description	Milestone Event	(%) Value
22nd INSTALLMENT	Within 24 Months of Sale Date	1
23rd INSTALLMENT	Within 25 Months of Sale Date	1
24th INSTALLMENT	Within 26 Months of Sale Date	1
25th INSTALLMENT	Within 27 Months of Sale Date	1
26th INSTALLMENT	Within 28 Months of Sale Date	1
27th INSTALLMENT	Within 29 Months of Sale Date	8
28th INSTALLMENT	Within 30 Months of Sale Date	1
29th INSTALLMENT	Within 31 Months of Sale Date	1
30th INSTALLMENT	Within 32 Months of Sale Date	1
31st INSTALLMENT	On 80% Completion Milestone	1
32nd INSTALLMENT	On 90% Completion Milestone	1
33rd INSTALLMENT	On Completion	20
Total		100

4% DLD TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT

ACD: JAN-2027

1-BEDROOM

STARTING PRICE FROM

AED 979,000

2-BEDROOM

STARTING PRICE FROM

AED 1,564,000

AMENITIES

DAMAC Lagoon VIEWS

ANDALUCÍA APARTMENTS

AMENITIES

BEAUTY

BEAUTY HILLS

OLIVE TREES GARDEN - THE MARRIAGE DESTINATION

HONEY BAR

ANDALUCÍA APARTMENTS

AMENITIES

DAMAC Lagoon VIEWS

CULTURE

FLAMENCO GARDENS CONCERT STAGE

AQUA OPERA SCHOOL
HOUSE PAVILION

VOLCANIC STONES PARK

FESTIVITIES

FOAM PARTY

MUSIC FESTIVALS

GLOW LOUNGE

BEACH CLUB

ANDALUCÍA APARTMENTS

AMENITIES

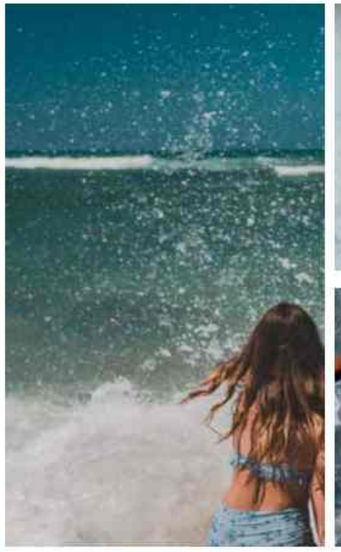
LAKESIDE SERENITY

CENTRAL HUB

ANDALUCÍA APARTMENTS

AMENITIES

REVITALIZE - RECHARGE



LAGOON RAIN PARTY ZONE

ANDALUCÍA APARTMENTS

AMENITIES

WELLNESS - RELAXATION

HAMMOCK HAVEN

OUTDOOR SPA

AQUA BLAZE LOUNGE

ANDALUCÍA APARTMENTS

AMENITIES

DAMAC Lagoon VIEWS

FLOATING PARADISE

UNIQUE AQUATIC PARTY VENUE

ANDALUCÍA APARTMENTS

AMENITIES

ENTERTAINMENT

BOARD GAMES CASINO PAVILION

KIDS PLAY AREA

ANDALUCÍA APARTMENTS

AMENITIES

GASTRONOMY – F&B EXPERIENCE

TAPAS LOUNGE

POOL BAR & FLOATING PODS

SUNSET BEACH BAR

ANDALUCÍA APARTMENTS

DAMAC Lagoon VIEWS

ANDALUCÍA APARTMENTS

AQUA GYM – RUNNING TRACK

ANDALUCÍA APARTMENTS

AQUA OPERA SCHOOL

INTERIOR DESIGN

TERRACE