



DAMAC LAGOONS (ANDALUCIA) APARTMENTS



SPORTS AND LEISURE

- Dubai Polo & Equestrian Club 10 minutes
- Dubai Autodrome 12 minutes
- The Plantation Equestrian and Polo Club 11 minutes
- Miracle Garden 13 minutes
- Dubai International Stadium 14 minutes
- Global Village 14 minutes
- IMG World 14 minutes
- Hamdan Sports Complex 15 minutes

MALLS

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

HOSPITALS

- Aster Medical Centre 9 minutes
- Mediclinic Parkview Hospital 12 minutes
- 3 NMC Royal Hospital 19 minutes

HOTELS

- Park Inn by Radisson 10 minutes
- Studio One Hotel 9 minutes
- Five Hotel Jumeirah Village Circle 19 minutes

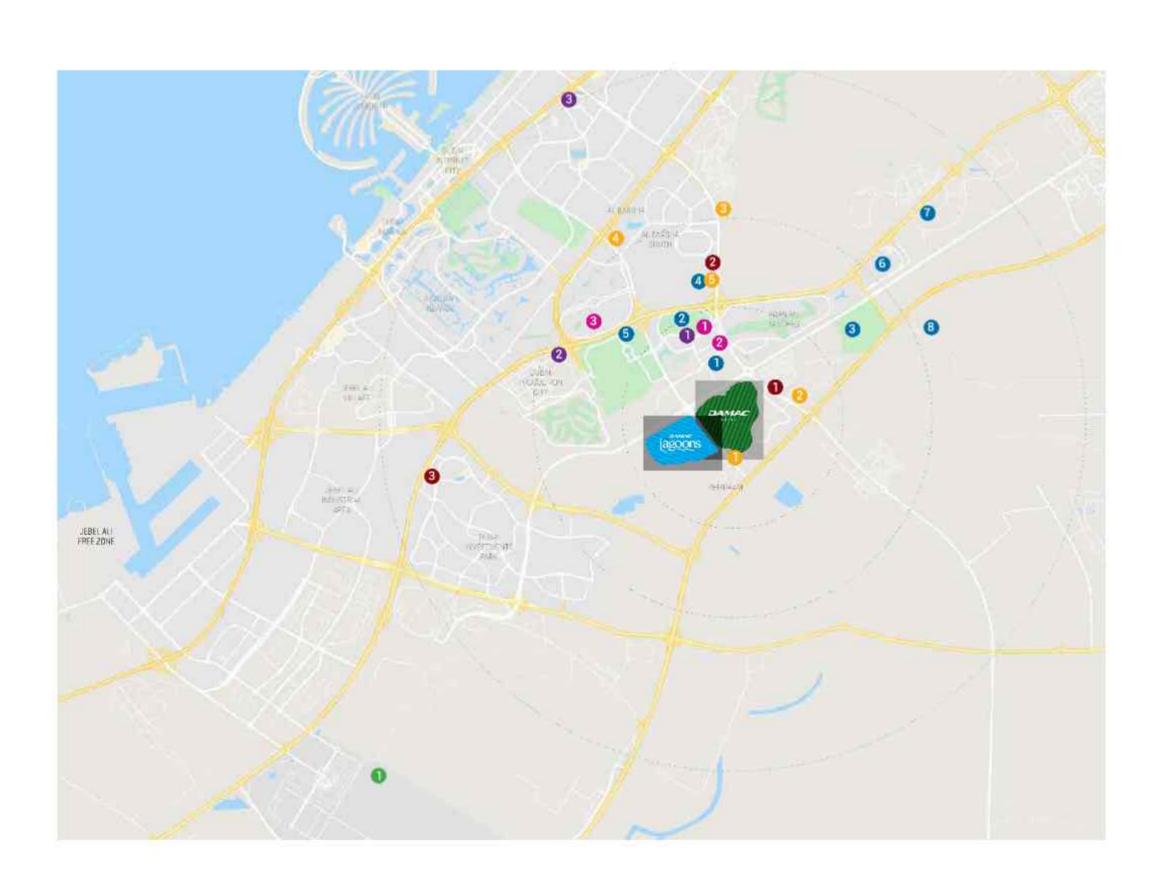
AIRPORT

Al Maktoum International Airport – 28 minutes

SCHOOLS

- Jebel Ali School 5 minutes
- Eairgreen International School 11 minutes
- Global Indian International School 16 minutes
- Safa Community School 18 minutes
- Mings' 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













MONTE CARLO



IBIZA











VENICE

PORTOFINO





COSTA BRAVA

NICE



MALTA

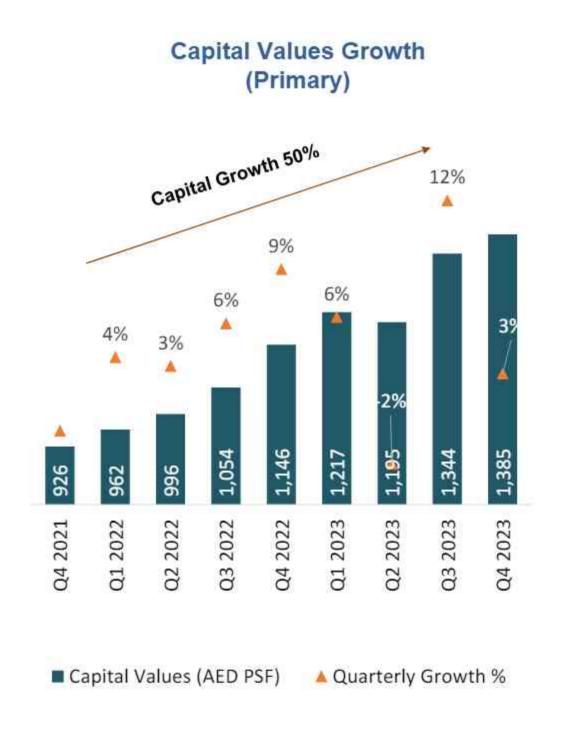
DAMAC LAGOONS – ACCESS POINTS

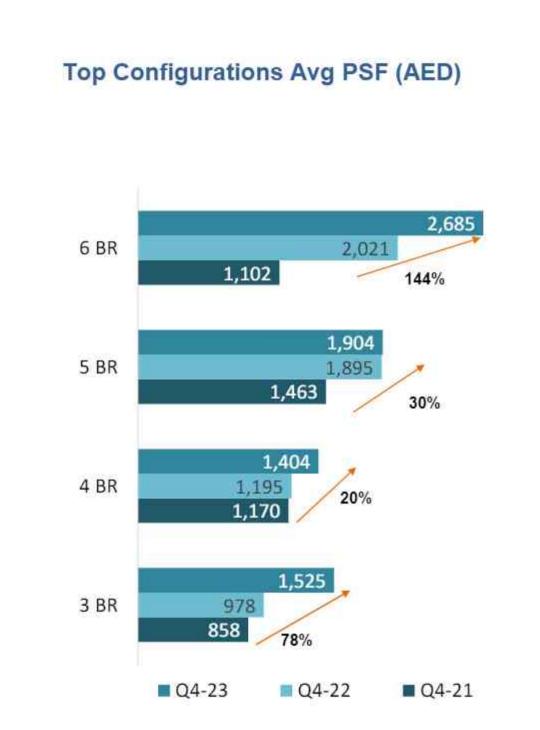


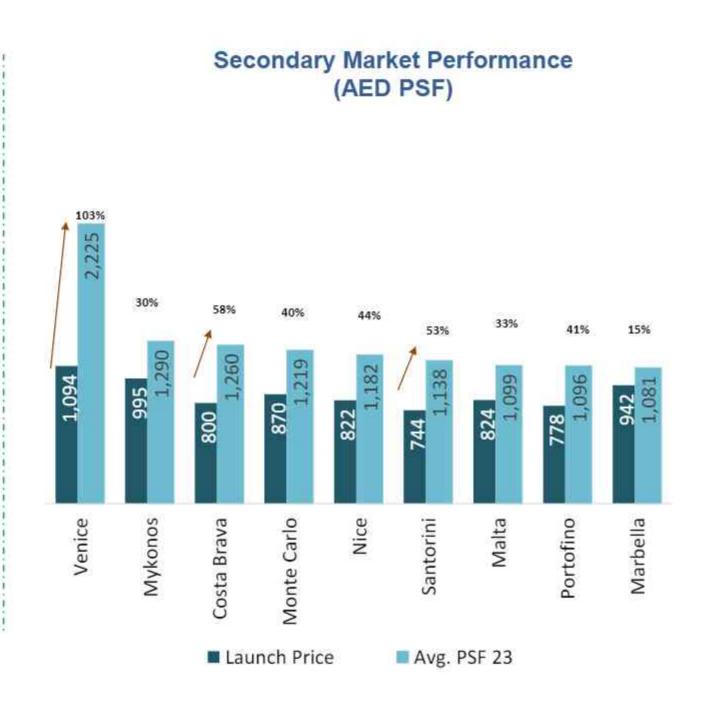


DAMAC Lagoons Performance









- 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

Fast Four Facts - DAMAC Lagoons



01

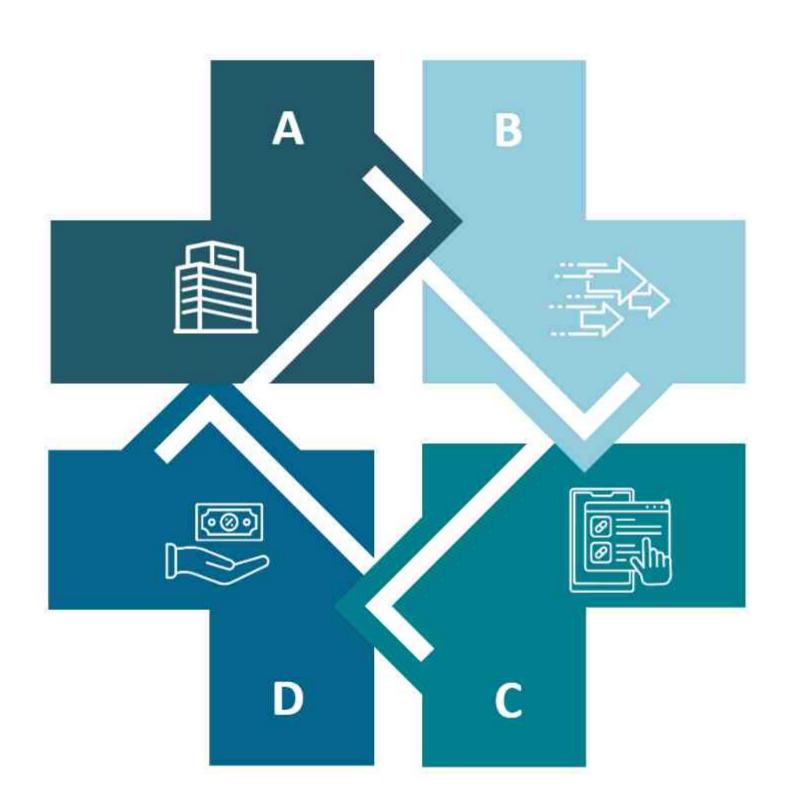
Advantage Low Rise

- · 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

04

Competitive Lagoon Themed Apartments

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



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.

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

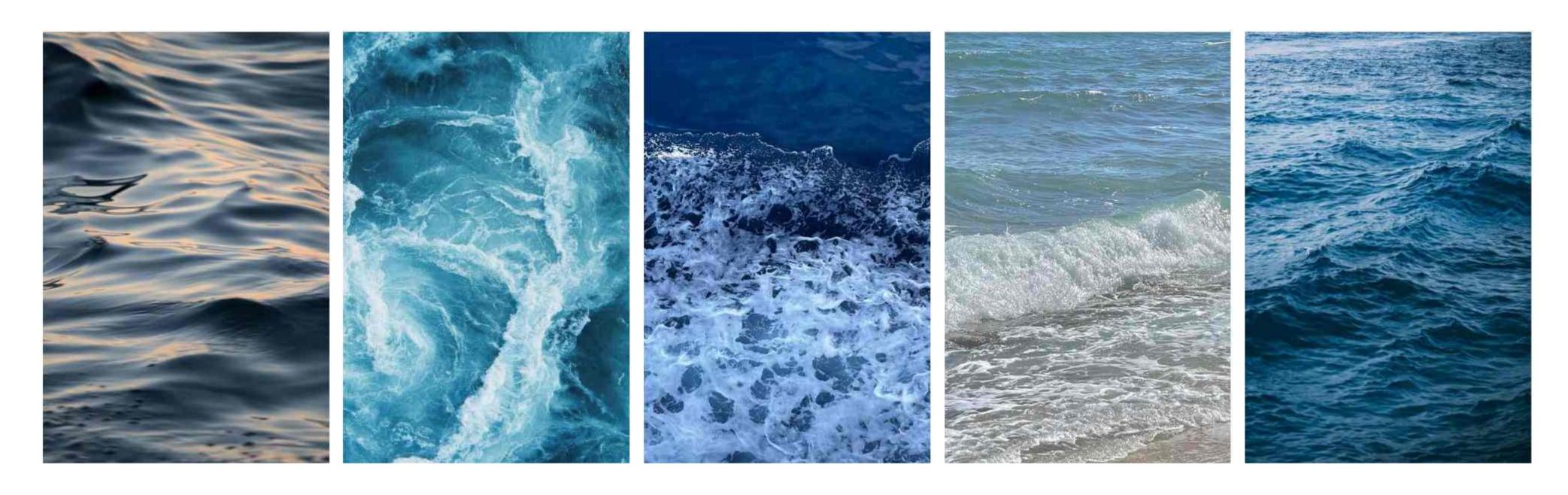
*Note: The prices are from primary and secondary sale transactions H2 2023/DLD Transaction





DAMAC LAGOONS (ANDALUCIA) APARTMENTS





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





CLUSTER PLAN

















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

1 BR: 16 Types

2 BR: 4 Types



1-BEDROOM TYPE 01

SALEABLE AREA: 763.7 SQFT





2-BEDROOM TYPE 01

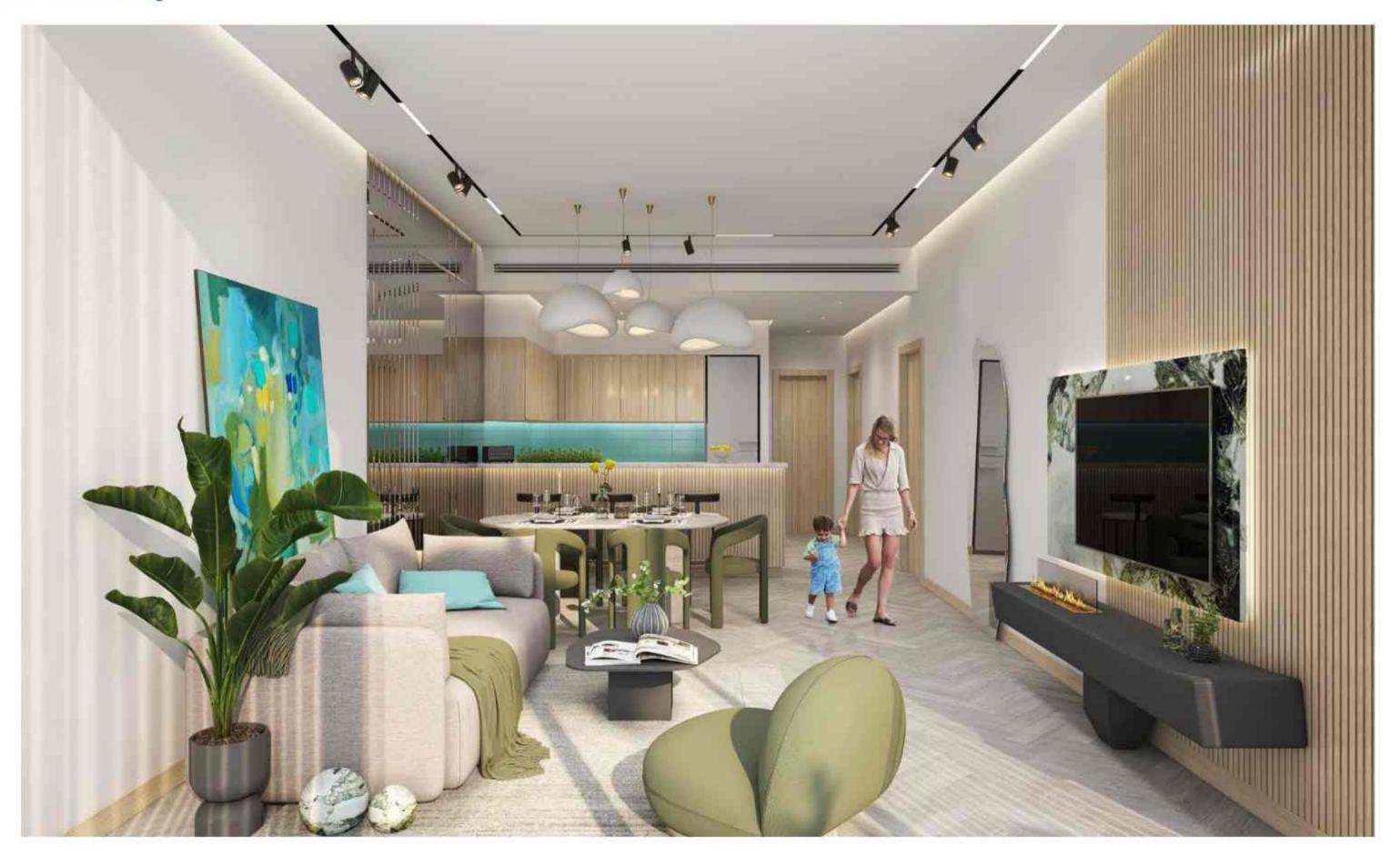
SALEABLE AREA: 1153.7 SQFT





agoon

LIVING 2.7m – 2.8m Floor to ceiling

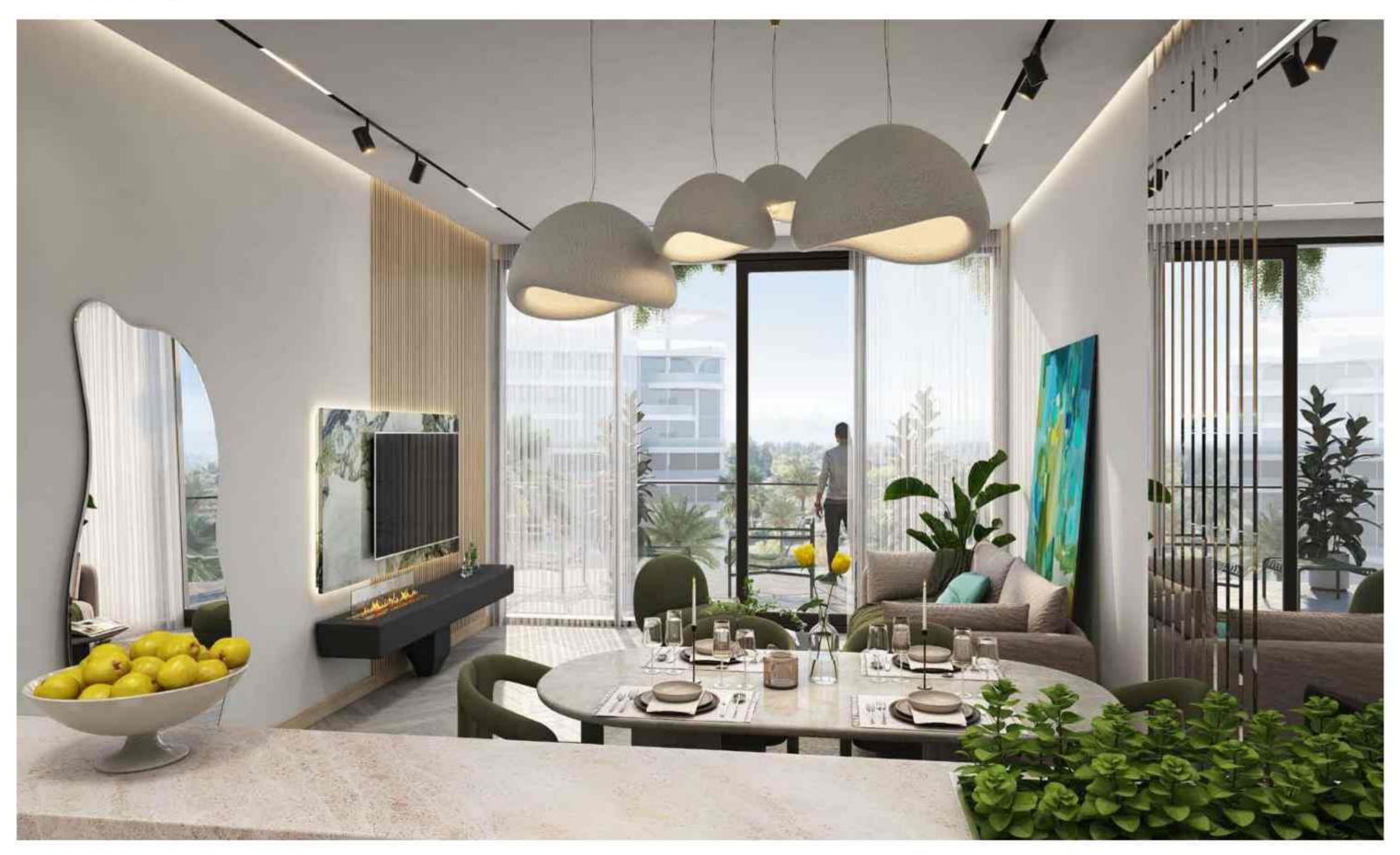






DINING

2.7m - 2.8m Floor to ceiling

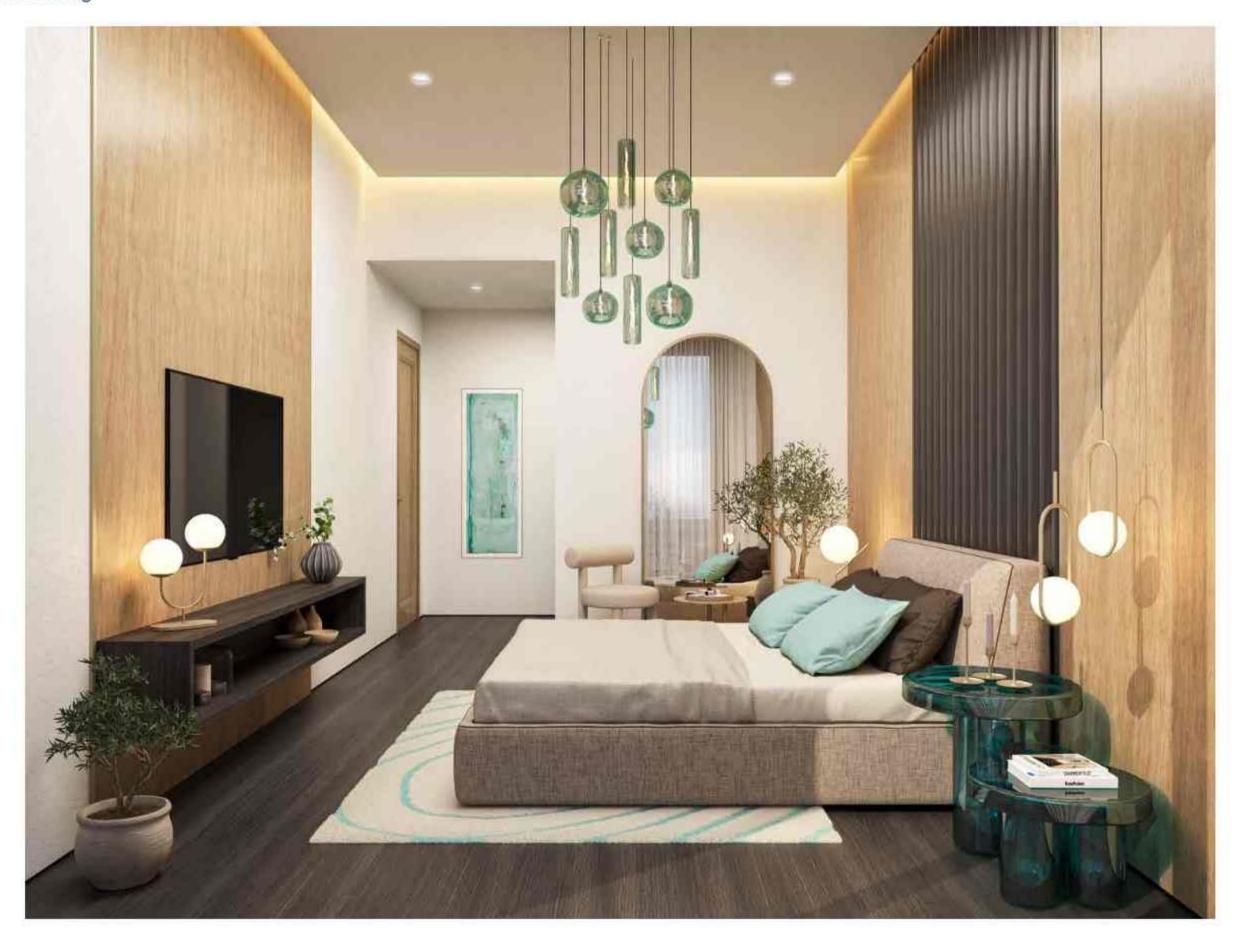






BEDROOM

2.7m - 2.8m Floor to ceiling

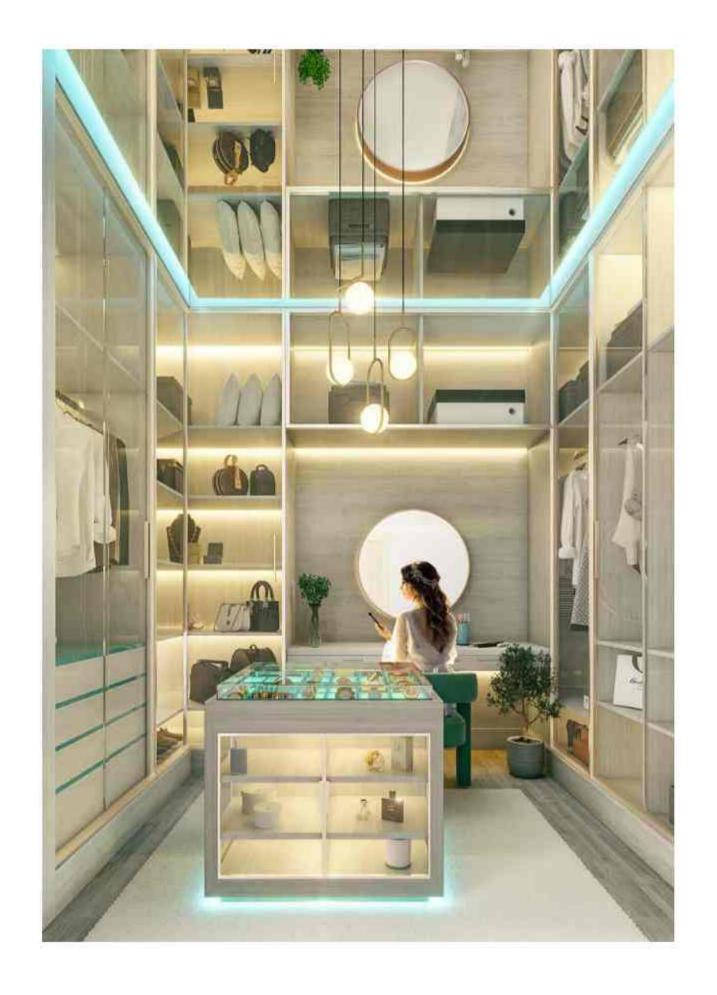




WALK-IN CLOSET

2.4m Floor to ceiling







BATHROOM

2.4m Floor to ceiling

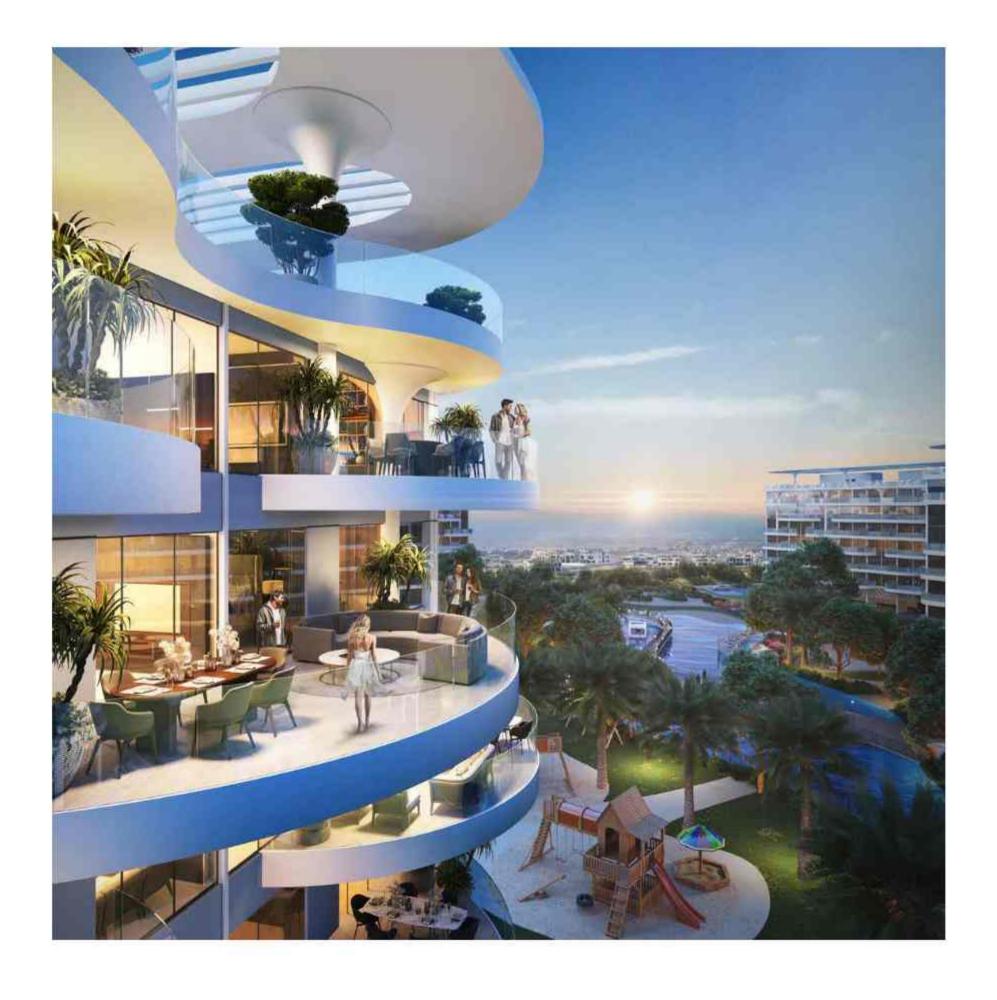






TERRACE







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





Lagoon	Views	Sellab	ole Area (So	q. 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





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	: 4)
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	9
8th INSTALLMENT	Within 10 Months of Sale Date	70
9th INSTALLMENT	Within 11 Months of Sale Date	4
10th INSTALLMENT	Within 12 Months of Sale Date	7
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	4
16th INSTALLMENT	Within 18 Months of Sale Date	1
17th INSTALLMENT	Within 19 Months of Sale Date	4
18th INSTALLMENT	Within 20 Months of Sale Date	5
19th INSTALLMENT	Within 21 Months of Sale Date	4)
20th INSTALLMENT	Within 22 Months of Sale Date	1
21st INSTALLMENT	Within 23 Months of Sale Date	4

Description	Milestone Event	(%) Value
22nd INSTALLMENT	Within 24 Months of Sale Date	1
23rd INSTALLMENT	Within 25 Months of Sale Date	Ť
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

AED 979,000

2-BEDROOM

A E D 1,564,000





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	ા
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	76
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	7
15th INSTALLMENT	Within 17 Months of Sale Date	1
16th INSTALLMENT	Within 18 Months of Sale Date	7
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	예:
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	Ť
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

AED 979,000

2-BEDROOM

A E D 1,564,000







BEAUTY



BEAUTY HILLS

OLIVE TREES GARDEN - THE MARRIAGE DESTINATION

HONEY BAR



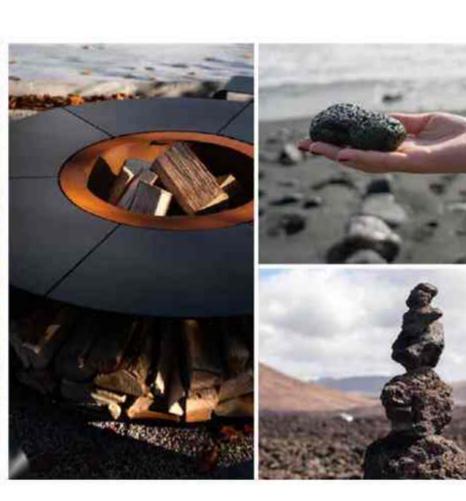


CULTURE

AMENITIES







FLAMENCO GARDENS CONCERT STAGE

AQUA OPERA SCHOOL HOUSE PAVILION

VOLCANIC STONES PARK





FESTIVITIES



FOAM PARTY MUSIC FESTIVALS GLOW LOUNGE BEACH CLUB





LAKESIDE SERENITY







CENTRAL HUB





REVITALIZE - RECHARGE









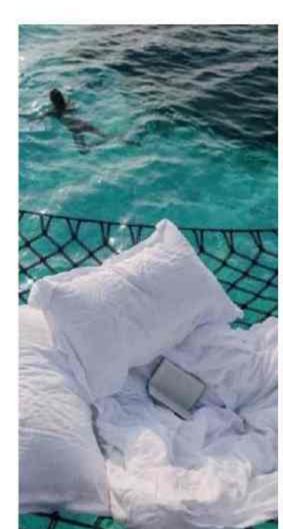


LAGOON RAIN PARTY ZONE





WELLNESS - RELAXATION











HAMMOCK HAVEN OUTDOOR SPA AQUA BLAZE LOUNGE





FLOATING PARADISE











UNIQUE AQUATIC PARTY VENUE





ENTERTAINMENT



BOARD GAMES CASINO PAVILION

KIDS PLAY AREA





GASTRONOMY - F&B EXPERIENCE



TAPAS LOUNGE POOL BAR & FLOATING PODS SUNSET BEACH BAR



agoon VIEWS

ANDALUCÍA APARTMENTS





ANDALUCÍA APARTMENTS

AQUA GYM - RUNNING TRACK



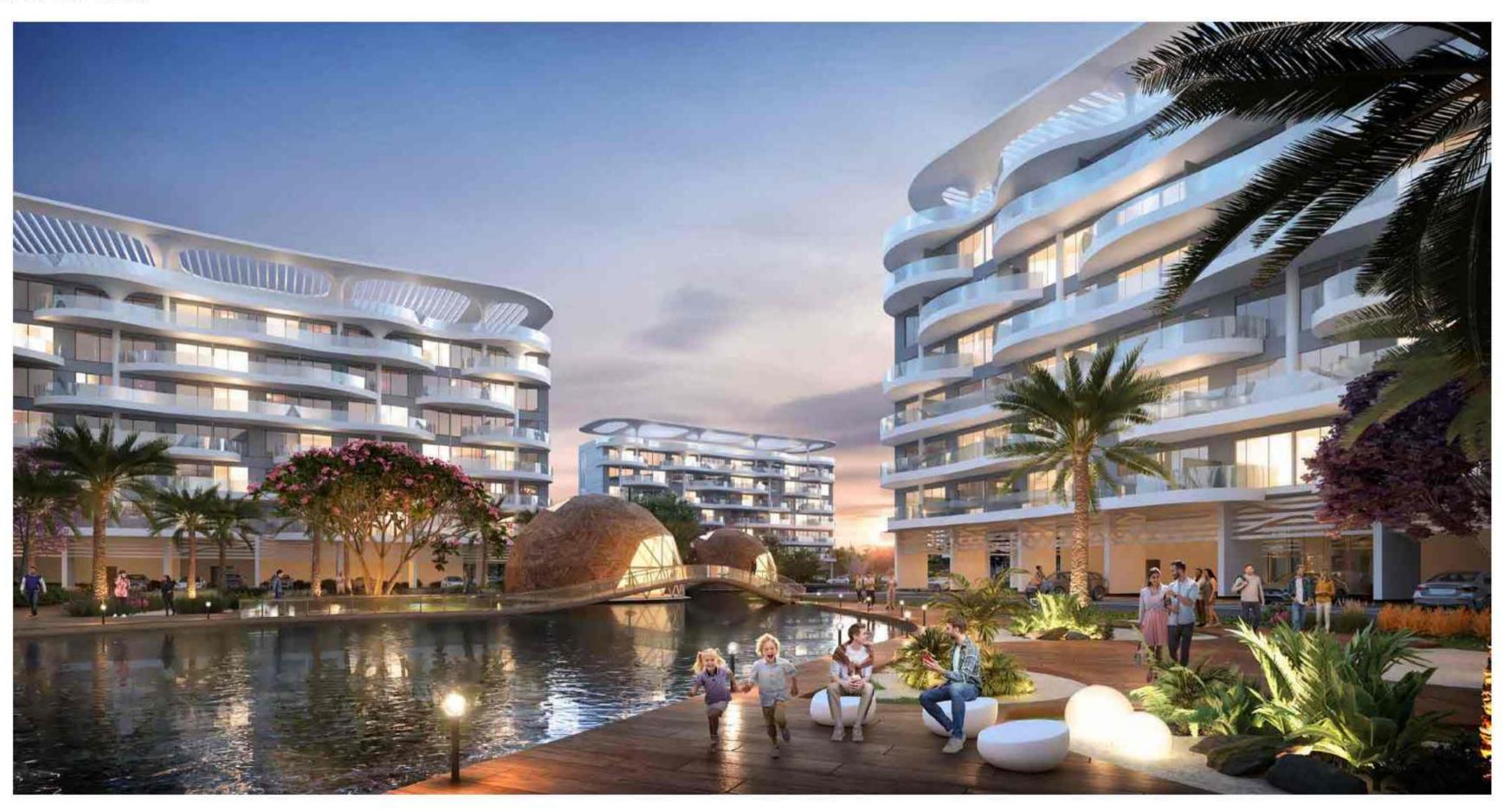




ANDALUCÍA APARTMENTS

agoon VIEWS

AQUA OPERA SCHOOL







TERRACE

