

DAMAC
Lagoon
VIEWS

PHASE II

ZONE 1 | ZONE 2

THE LOCATION



17 MINS
TRUMP GOLF CLUB



19 MINS
AL MAKTOUM AIRPORT



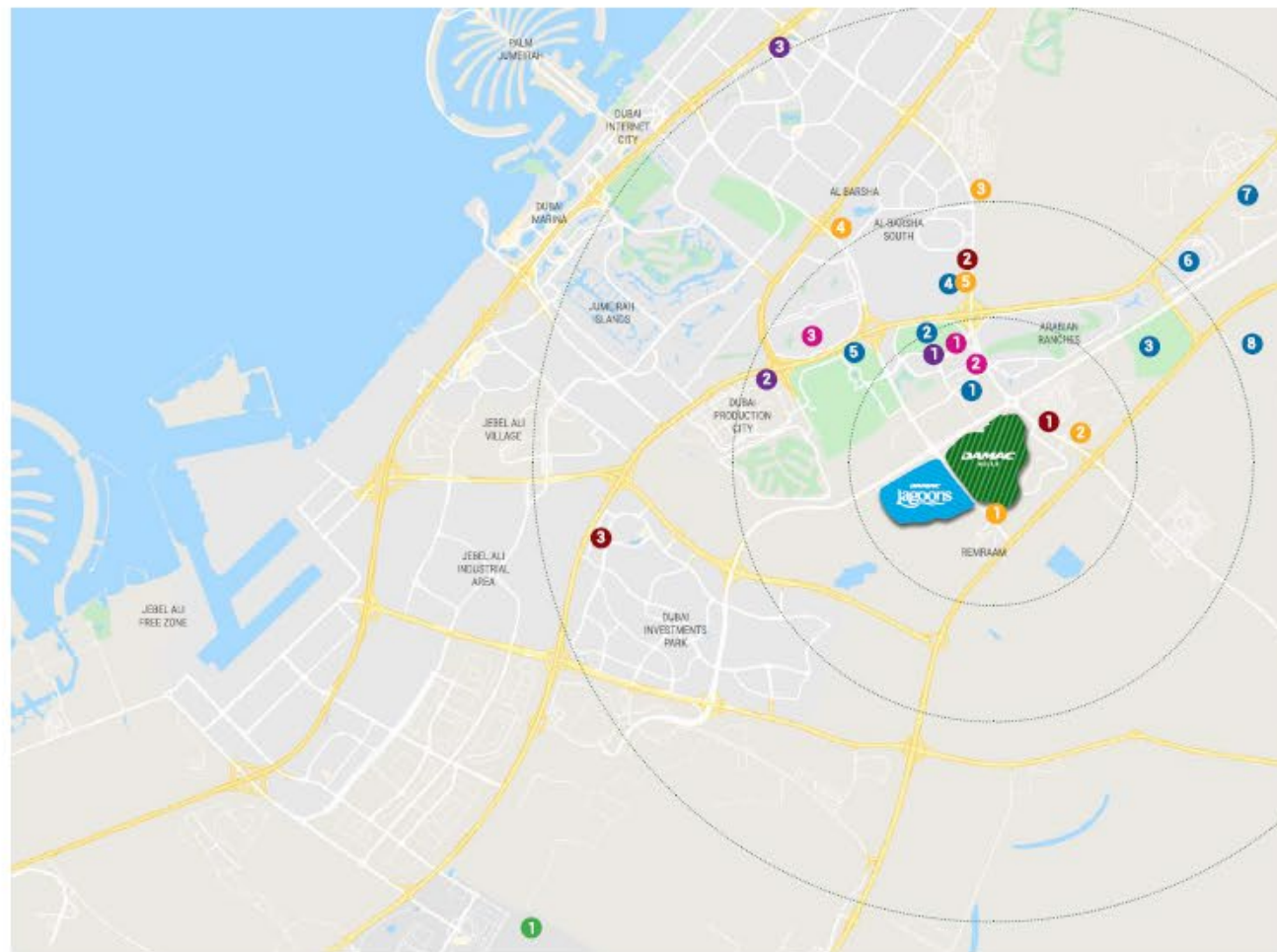
8 MINS
DAMAC MALL



10 MINS
SAUDI GERMAN CLINIC



20 MINS
AL MAKTOUM AIRPORT



M A S T E R P L A N

DAMAC
Lagoon
VIEWS

MASTERPLAN

OVERALL DEVELOPMENT

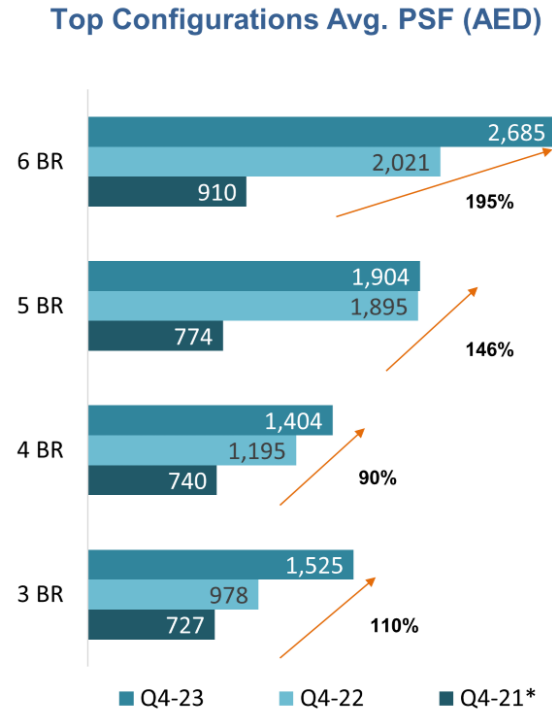
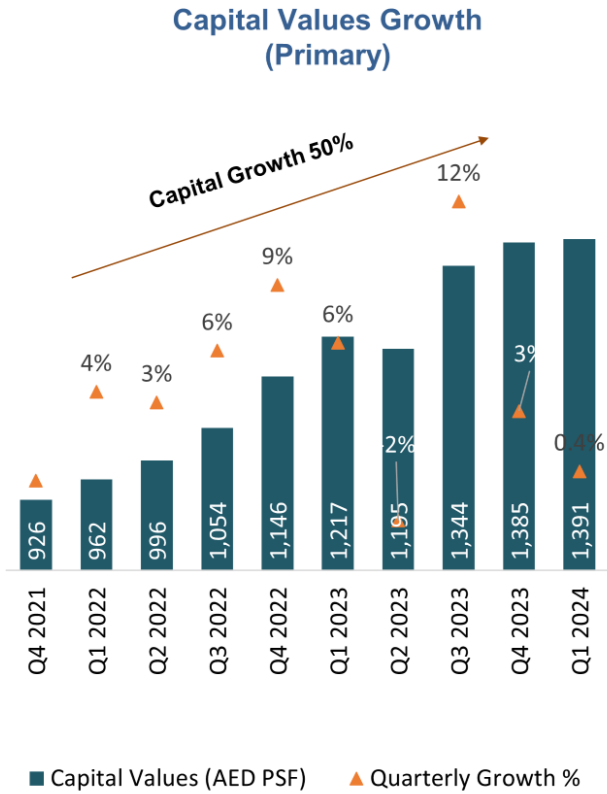


MASTERPLAN

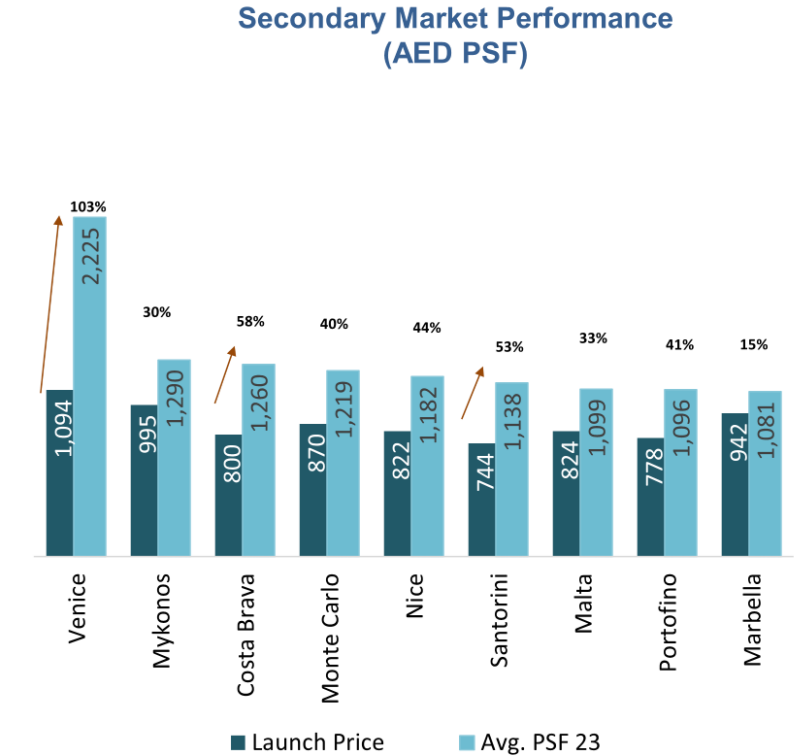
OVERALL DEVELOPMENT



DAMAC Lagoons Performance



*Note: Launch Prices



- 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 charges.
- 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 (TBC)



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	616	809	1,537	1,941	1,739

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	1,019	1,797	1,752	1,465	1,608

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

PARCEL 7 – LAGOON VIEWS 11 & 12

THE INSPIRATION



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”

MASTERPLAN

PHASE 1

Pool width: 22m
Length: 53m
Depth: 1.5m



TOWER CONFIGURATION



G+7 F

LEVEL 2-7

APARTMENT UNITS 1BR & 2BR

LEVEL 2-7

APARTMENT UNITS + AMENITIES

GROUND

AMENITIES + PARKING



PARCEL 7 – LAGOON VIEWS 11 & 12

ARCHITECTURE



Tower A and Tower B

1 Bed – 49 per tower Total 98

2 Bed – 14 per tower Total 28

Tower C and Tower D

1 Bed – 77 per tower Total 154

2 Bed – 21 per tower Total 42

Total units in Lagoon views 11 : 322

Total units in Lagoon views 12 : 322

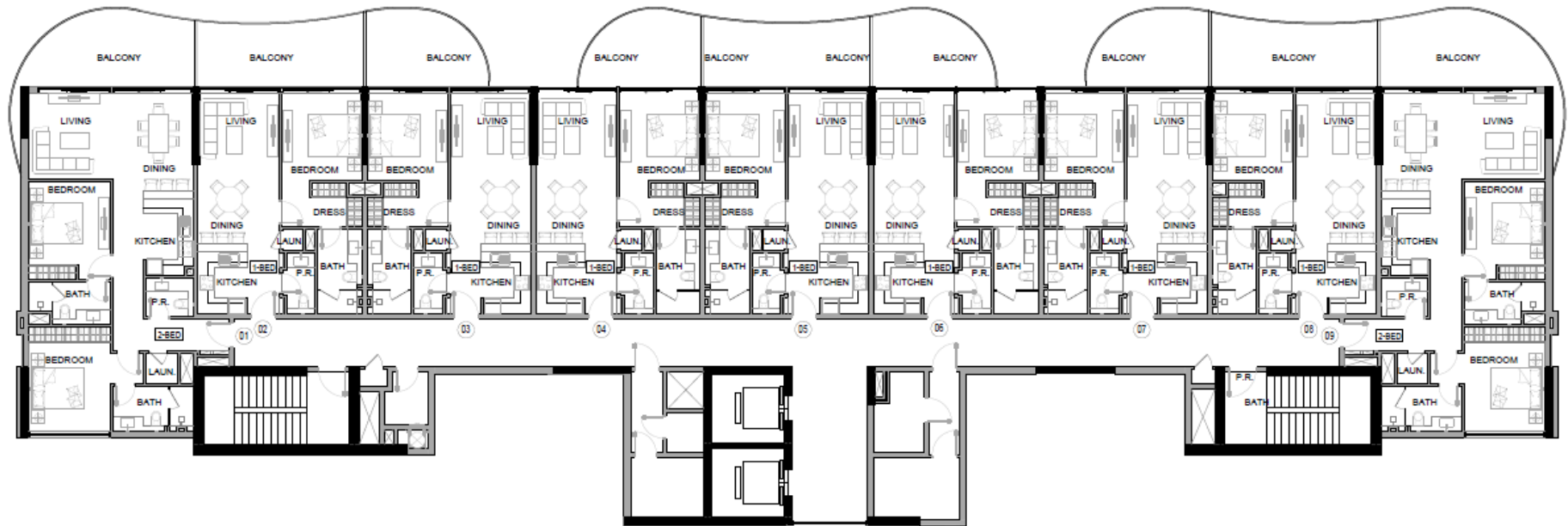


UNIT TYPES

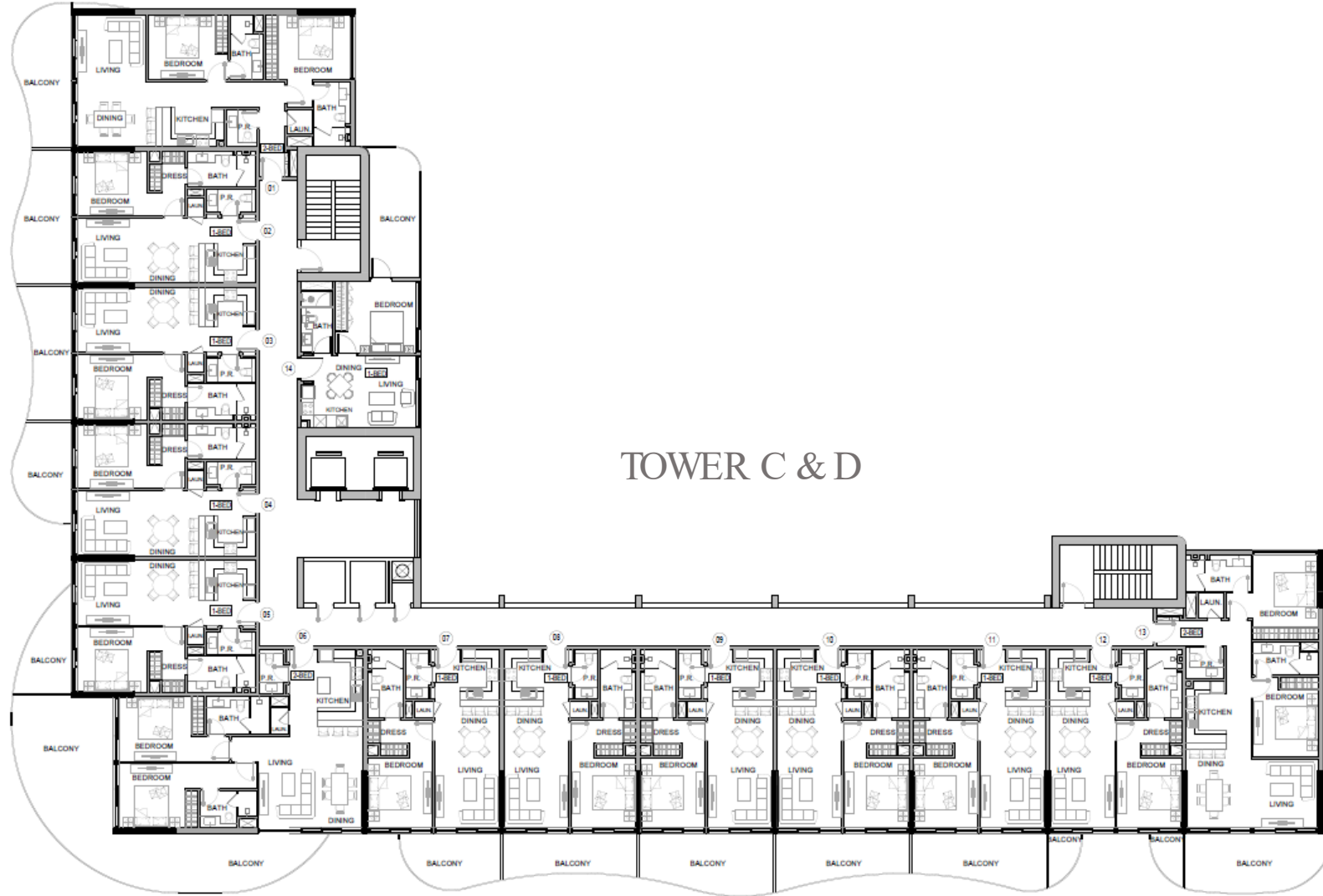


FLOOR PLATE

TOWER A & B



FLOOR PLATE

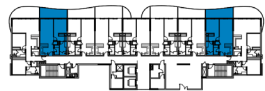
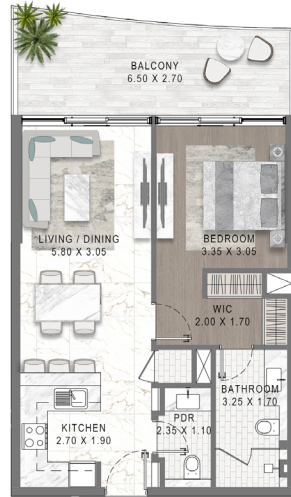


FLOOR PLANS

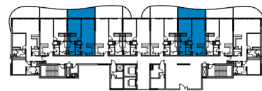
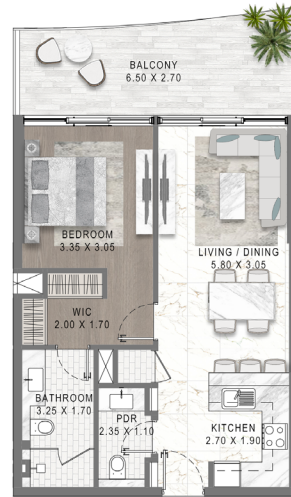
1 BEDROOM

Sellable Area: 672 – 809 Sq.ft
62.43 – 75.15 SQM

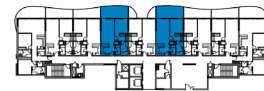
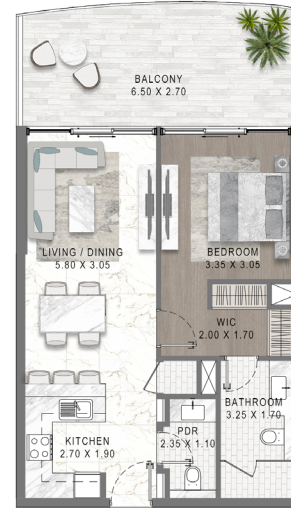
Price : 1.10M – 1.57M AED



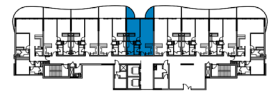
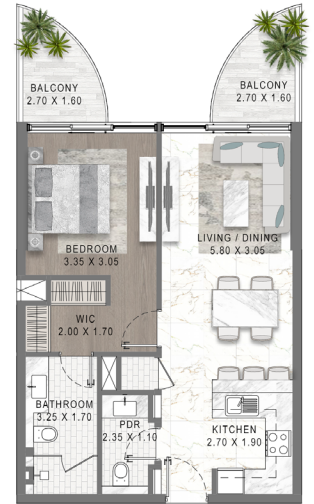
1B-01
LEVEL 01
LEVEL 03



1B-02
LEVEL 01
LEVEL 03



1B-03
LEVEL 01
LEVEL 03



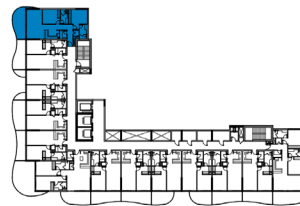
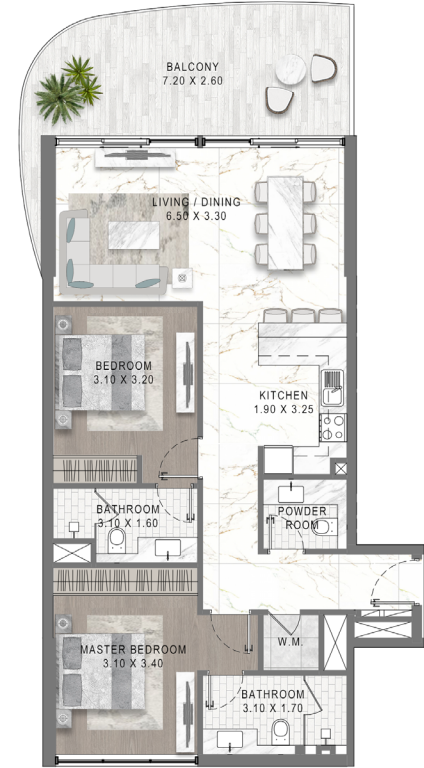
1B-04
LEVEL 01
LEVEL 03

FLOOR PLANS

2 BEDROOM

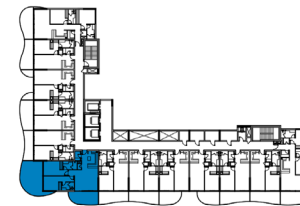
Sellable Area: 1,019 – 1,797 Sq.ft
94.66 – 166.94 SQM

Price : 1.79M – 2.63M AED



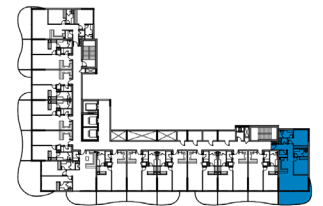
2B-01

LEVEL 03
LEVEL 05
LEVEL 07



2B-02

LEVEL 03
LEVEL 05
LEVEL 07



2B-03

LEVEL 03
LEVEL 05
LEVEL 07

INTERIOR DESIGN

DAMAC
Lagoon
VIEWS

INTERIOR DESIGN

LIVING ROOM

2.7m – 2.8m Floor to ceiling Heights

3.4 Floor to Floor Heights



INTERIOR DESIGN

LIVING ROOM

2.7m – 2.8m Floor to ceiling Heights

3.4 Floor to Floor Heights



INTERIOR DESIGN

BEDROOM

2.7m – 2.8m Floor to ceiling Heights

3.4 Floor to Floor Heights



INTERIOR DESIGN

BEDROOM

2.7m – 2.8m Floor to ceiling Heights

3.4 Floor to Floor Heights



INTERIOR DESIGN

BATHROOM

2.4m Floor to ceiling

3.4 Floor to Floor Heights



INTERIOR DESIGN

WALK-IN CLOSET

2.4m Floor to ceiling

3.4 Floor to Floor Heights



INTERIOR DESIGN

BALCONY



PARCEL 7 – LAGOON VIEWS 11 & 12

INTERIOR DESIGN

BALCONY



PARCEL 7 – LAGOON VIEWS 11 & 12

FEATURES & AMENITIES

F&A

Apartment features:

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

THE AMENITIES

DAMAC
Lagoon
VIEWS

AMENITIES



BEAUTY



CULTURE



FESTIVITIES



WELLNESS



ENTERTAINMENT

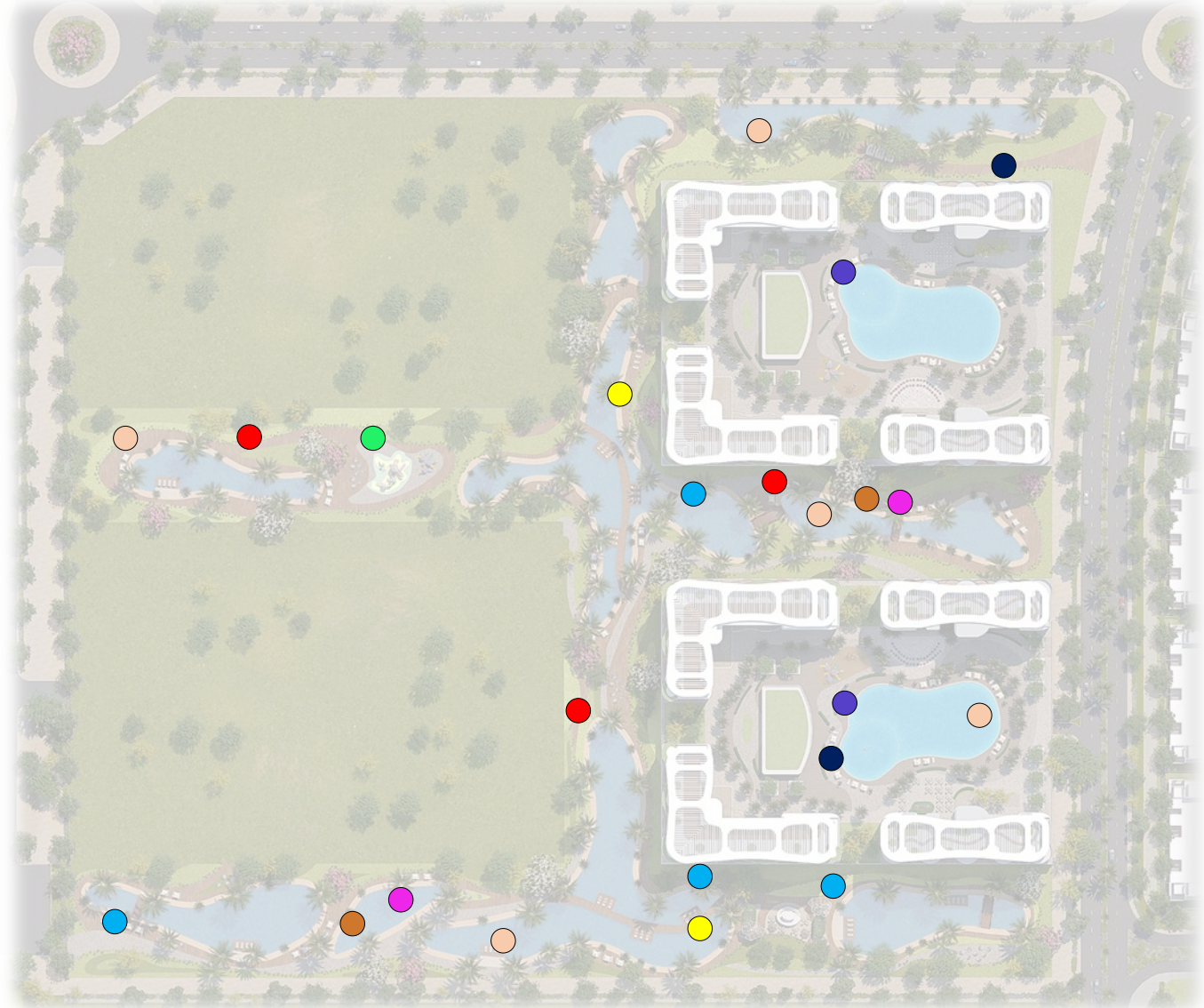


F&B

PARCEL 7 – LAGOON VIEWS 11 & 12

AMENITIES

- Pool Bar | Floating Pods
- Aqua Gym
- Flamenco Stage
- Opera
- Festival Stage
- Boho Lounge
- Sunset Beach Restaurant
- Floating Bridge
- Outdoor Yoga & Spa



PARCEL 7 – LAGOON VIEWS 11 & 12

AMENITIES

POOL BAR | FLOATING PODS



PARCEL 7 – LAGOON VIEWS 11 & 12

AMENITIES

FLAMENCO STAGE



PARCEL 7 – LAGOON VIEWS 11 & 12

AMENITIES

OPERA



PARCEL 7 – LAGOON VIEWS 11 & 12

AMENITIES

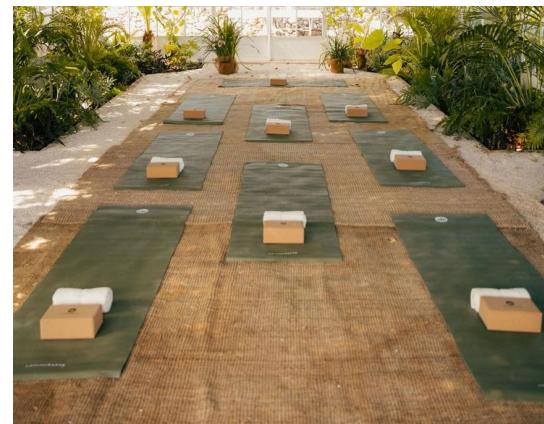
AQUA GYM



PARCEL 7 – LAGOON VIEWS 11 & 12

AMENITIES

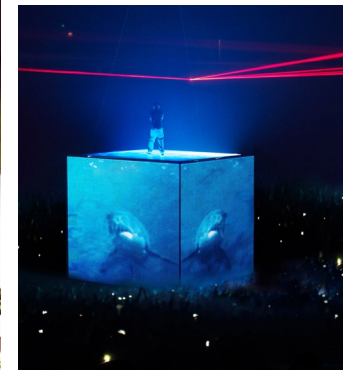
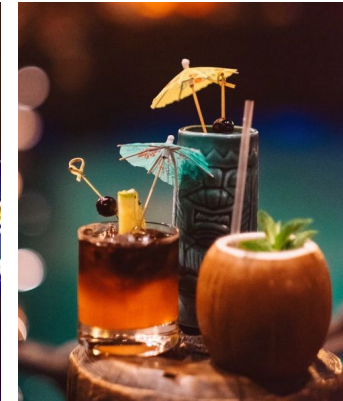
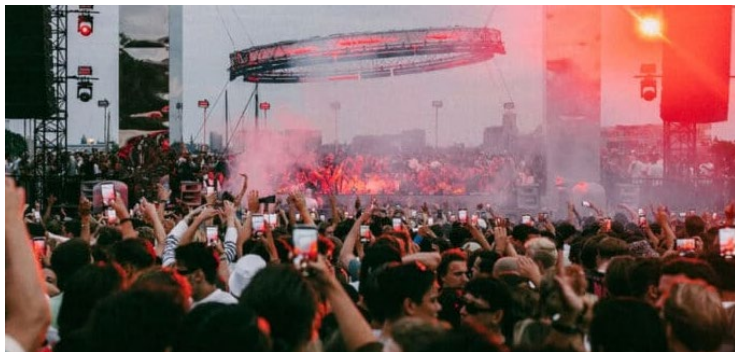
OUTDOOR YOGA & SPA



PARCEL 7 – LAGOON VIEWS 11 & 12

AMENITIES

FESTIVAL STAGE



PARCEL 7 – LAGOON VIEWS 11 & 12

AMENITIES

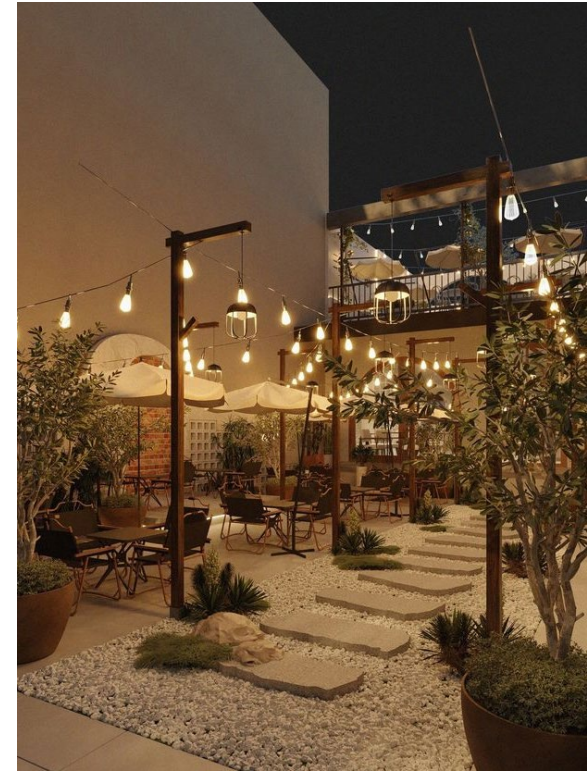
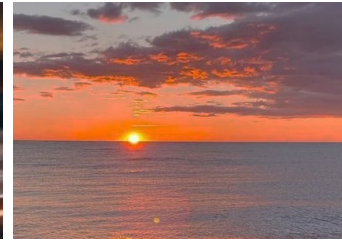
BOHO LOUNGE



PARCEL 7 – LAGOON VIEWS 11 & 12

AMENITIES

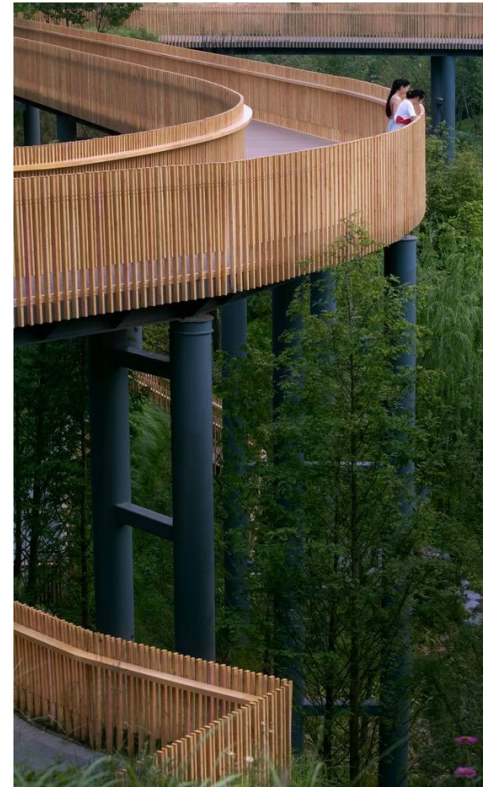
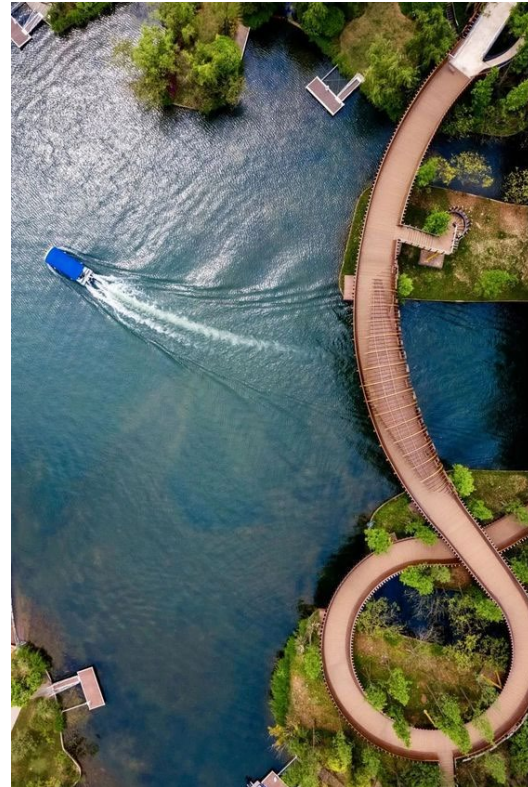
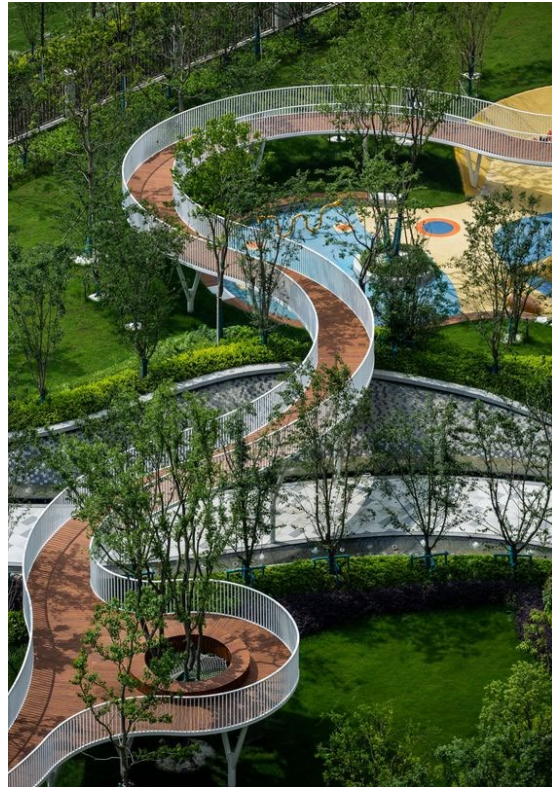
SUNSET BEACH RESTAURANT



PARCEL 7 – LAGOON VIEWS 11 & 12

AMENITIES

FLOATING BRIDGE



P R I C E & P A Y M E N T P L A N



PRICE LIST

LAGOON VIEWS 2		SELLABLE AREA (Sq.ft)			PRICE (AED)		
Type	Units	Min	Max	Avg	Min	Max	Avg. PSF
1 BR	504	616	809	751	947,000	1,570,000	1,739
2 BR	140	1,019	1,797	1,212	1,785,000	2,633,000	1,608

Description	Milestone Event	(%) Value
Deposit	Immediate	20
1st Instalment	Within 3 Months of Booking	1
2nd Instalment	Within 4 Months of Booking	1
3rd Instalment	Within 5 Months of Booking	1
4th Instalment	Within 6 Months of Booking	1
5th Instalment	Within 7 Months of Booking	1
6th Instalment	Within 8 Months of Booking	8
7th Instalment	Within 9 Months of Booking	1
8th Instalment	Within 10 Months of Booking	1
9th Instalment	Within 11 Months of Booking	1
10th Instalment	Within 12 Months of Booking	1
11th Instalment	Within 13 Months of Booking	1
12th Instalment	Within 14 Months of Booking	8
13th Instalment	Within 15 Months of Booking	1
14th Instalment	Within 16 Months of Booking	1
15th Instalment	Within 17 Months of Booking	1
16th Instalment	Within 18 Months of Booking	1
17th Instalment	Within 19 Months of Booking	1
18th Instalment	Within 20 Months of Booking	8
19th Instalment	Within 21 Months of Booking	1
20th Instalment	Within 22 Months of Booking	1
21st Instalment	Within 23 Months of Booking	1
22nd Instalment	Within 24 Months of Booking	1
23rd Instalment	Within 25 Months of Booking	1
24th Instalment	Within 26 Months of Booking	1
25th Instalment	Within 27 Months of Booking	1
26th Instalment	Within 28 Months of Booking	1
27th Instalment	Within 29 Months of Booking	8
28th Instalment	Within 30 Months of Booking	1
29th Instalment	Within 31 Months of Booking	1
30th Instalment	Within 32 Months of Booking	1
31st Instalment	On 80% Completion Milestone	1
32nd Instalment	On 90% Completion Milestone	1
33rd Instalment	On Completion	20

LAUNCH PAYMENT PLAN

ACD : 30 JUNE 2027

1 - BED ROOM

Starting from

AED 947K

2 - BED ROOM

Starting from

AED 1.79M

4% DLD fee to be paid in addition to the initial deposit.

T H A N K Y O U

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VIEWS