

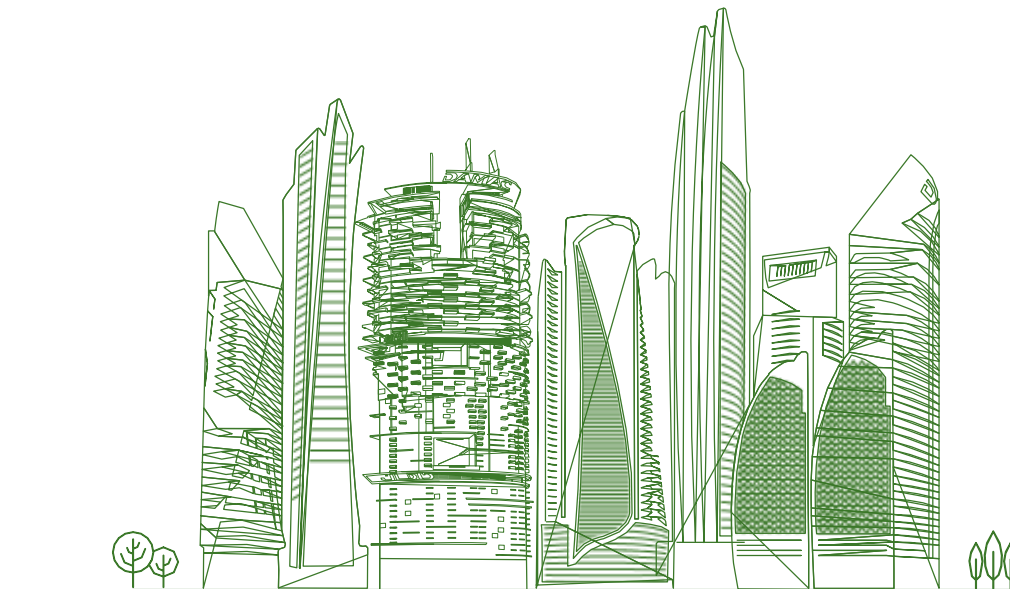


# GOLF GATE 2

**DAMAC**  
HILLS



# LIVE THE LUXURY



DAMAC Properties has been at the forefront of the Middle East's luxury real estate market since 2002, delivering award-winning residential, commercial and leisure properties across the region, including the UAE, Saudi Arabia, Qatar, Jordan, Lebanon, Canada and the Maldives, as well as the United Kingdom.

Since then, the Company has delivered close to 36,400 homes, with a development portfolio of more than 29,000+ at various stages of planning and progress.\* Joining forces with some of the world's most eminent fashion and lifestyle brands, DAMAC has brought new and exciting living concepts to the market in collaborations that include a golf course managed by The Trump Organization, and luxury homes in association with Versace, Fendi Casa, Just Cavalli, Paramount Hotels & Resorts, Rotana and Radisson Hotel Group.

With a consistent vision and strong momentum, DAMAC Properties is building the next generation of Middle Eastern luxury living. DAMAC places a great emphasis on philanthropy and corporate social responsibility. As such, the Hussain Sajwani – DAMAC Foundation, a joint initiative between DAMAC Group and its Chairman, Hussain Sajwani, is supporting the One Million Arab Coders Initiative.

The programme was launched by Vice President and Prime Minister of the UAE, and Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum, and is focused on creating an empowered society through learning and skills development.

\*Figures as of 30<sup>th</sup> September 2022

[www.damacproperties.com](http://www.damacproperties.com)

# LIVE IN THE WORLD'S MOST DESIRED CITY

Centrally located as a strategic hub connecting the continents of Asia, Europe and Africa, Dubai has established itself as the city of endless possibilities. Today Dubai's incredible success story, written over a short span of less than five decades, has enabled this dynamic emirate to become a regional business powerhouse. It is globally recognised as one of the world's leading destination for tourism and real estate investments. Moreover Dubai's penchant for record breaking

is unparalleled.

A haven of safety and high standards of living, it is not surprising that over 200 nationalities work and reside in vibrant Dubai. You too can make this unique cosmopolitan metropolis, where creativity and opportunities

## Q3 2021

has been the best Q3 recorded in the history of Dubai real estate since 2009.

## YTD 2021

sales transactions worth Dh104.3 billion, surpassing the entire year of 2020.

## RANKED AMONG THE SAFEST CITIES GLOBALLY

## OPEN AND FREE SYSTEM

## STABLE CURRENCY

## TOURIST HOTSPOT

## STRATEGIC LOCATION

Dubai is one the world's leading hubs for intercontinental travel

## COSMOPOLITAN SOCIETY

There are more than 200 nationalities living and working in Dubai

## EASE OF BUSINESS SET UP

## WORLD-CLASS INFRASTRUCTURE

A woman with long dark hair, wearing a white sleeveless jumpsuit, stands on a modern balcony. The balcony has a wooden deck, a grey sofa, and several potted plants. In the background, there is a cityscape and a golf course under a cloudy sky. The balcony is enclosed with glass railings. To the left, there are decorative elements like a bookshelf and a lamp. The overall atmosphere is sophisticated and luxurious.

PRESENTING  
**GOLF GATE 2**

WHERE LIFE HITS REFRESH

Say goodbye to the 'same old, same old'. Bid adieu to worn-out destinations and weekend plans on repeat mode. Step into a world of rolling greens, great outdoors and endless activities in the community you call home.

HERE, LIFE ISN'T  
ALL WORK

AND NO PLAY

Unwinding after a hard day's work is a breeze when you live at the Golf Gate 2 luxury apartments. Indulge in a new passion that will do wonders for your physical and mental health or simply chill-out at home with spectacular views of the golf course.



# HERE, LIFE ISN'T SPENT ON A COUCH

Living at Golf Gate 2 comes with a plethora of outdoor activities to keep you engaged, right at your doorstep. Reclaim your mojo on serene walking pathways, the cycling track, tennis courts or the exclusive glass-enclosed gym on the podium with stunning views of the golf course.

HERE, LIFE  
IS YOURS

FOR THE TAKING



Spectacular landscapes come alive right at your window, as you find your home nestled in lush green enclaves in a community you can truly call your own. With stunning fairway views as far as the eye can see, make plans to do more, every single day.



HERE, LIFE IS  
IN THE DETAILS



HERE, LIFE TAKES  
YOU HIGHER

With striking exteriors that make a statement from all sides, the tower rises up, gracefully and gloriously. Sharp finishes and contemporary design make each apartment perfect for new beginnings and perfect for you.

- Elegant 1 & 2 bedroom apartments
- Signature lifestyle and amenities
- Leisure podium with 2 pools
- Coveted community





2BHK Living Room

# TWO BEDROOM



2BHK Master Bathroom



2BHK Master Bedroom



1BHK Master Bathroom

## ONE BEDROOM



1BHK Master Bedroom



1BHK Living Room



**DAMAC**  
HILLS

Appreciate the finer things in life at DAMAC Hills.  
Spanning 42 million square feet the development is

of collaborations with the likes of world-renowned brands  
such as Radisson Hotel Group and Paramount Hotels.

# HERE, LIFE IS AN ADVENTURE



Slip into your swimwear and grab your goggles – Malibu Bay awaits! Head to the famous DAMAC Hills wave pool, learn a trick or two at the Skate Park or spend the day with loved ones enjoying a fun-filled family BBQ.



# GET CLOSER TO NATURE

Nature finds pride of place in the community. The passage of bliss leads all the way to the Green Zone. Then take in

catch. Make new friendships at the stables, pet farm and dog park.



# PLAY FOR THE JOY OF SPORT



Sports enthusiasts of all ages have everything to play for with world-class venues and facilities for tennis, football, cricket, volleyball, basketball and other sports. Channel your inner fitness enthusiast with a brisk run around the community—there's enough to keep you going.





# FIND EVERYTHING YOU NEED



For your dose of retail therapy, the community mall has everything you need – world-class brands,

supplies, weekly essentials or last-minute shopping at your neighbourhood Carrefour, Spinneys or Viva supermarket.

# FOR THE LIFELONG LEARNERS

World-class education is just around the corner. When your children are ready for school, there's a reputed academic institution with the latest international curricula ready to welcome them and turn them into lifelong learners.



# FOR THE ONES WHO MATTERS MOST



Close to home you'll discover a complete family care facility with medical standards that are second to none. Feel at ease with smiling faces and caring hands. Here, the wellbeing of you and your loved ones is top priority.



# SWIMMING POOL - VIEW



# GOLF VITA C – GOLF VIEW



FOR THE SPIRIT  
OF ADVENTURE

SIGNATURE LIFESTYLE AND AMENITIES  
LEISURE PODIUM WITH 2 POOLS  
GYM WITH GOLF COURSE VIEWS  
COVETED COMMUNITY

AMENITIES

- JOGGING TRACK
- SKATE PARK
- BICYCLE TRACK



FOR THE THRILL  
OF NATURE

SIGNATURE LIFESTYLE AND AMENITIES  
LEISURE PODIUM WITH 2 POOLS  
GYM WITH GOLF COURSE VIEWS  
COVETED COMMUNITY

AMENITIES

- GREEN ZONE
- FISHING LAKE
- STABLES
- PET FARM
- DOG PARK



AMENITIES

SIGNATURE LIFESTYLE AND AMENITIES  
LEISURE PODIUM WITH 2 POOLS  
GYM WITH GOLF COURSE VIEWS  
COVETED COMMUNITY

- TENNIS
- PADDLE
- FOOTBALL
- CRICKET
- VOLLEYBALL
- BASKETBALL
- AL FRESCO GYM



FOR THE THINGS  
YOU NEED

SIGNATURE LIFESTYLE AND AMENITIES  
LEISURE PODIUM WITH 2 POOLS  
GYM WITH GOLF COURSE VIEWS  
COVETED COMMUNITY

AMENITIES

- COMMUNITY MALL
- HIGH-END BOUTIQUES
- CARREFOUR
- SPINNEYS
- VIVA SUPERMARKET



FOR THE ONES WHO  
MATTERS MOST

SIGNATURE LIFESTYLE AND AMENITIES  
LEISURE PODIUM WITH 2 POOLS  
GYM WITH GOLF COURSE VIEWS  
COVETED COMMUNITY

AMENITIES

- COMMUNITY MALL
- HIGH-END BOUTIQUES
- CARREFOUR
- SPINNEYS
- VIVA SUPERMARKET





## DAMAC HILLS - A CLOSER LOOK

### CLUSTERS

- 1 Trinity
- 2 Pelham
- 3 Rochester
- 4 Rockwood
- 5 Richmond
- 6 Topango
- 7 The Field
- 8 Piccadilly Green
- 9 Queen's Meadow
- 10 Silver Springs
- 11 Legends
- 12 Whitefield
- 13 The Range
- 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 Long View
- 28 Veneto
- 29 Golf Panorama, Veduta, Vista, Terrace

### 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 Stable
- 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 - Wave Pool
- 21 Pet Farm
- 22 Golf Course
- 23 Events Area

# UNIT PLAN

1 BEDROOM - TYPE 1B-A



# UNIT PLAN

2 BEDROOM - TYPE 2B-A





# UNIT PLAN

2 BEDROOMS - TYPE 2B-B



# FLOOR PLAN

GOLF GATE 2 - LEVEL 3



# FLOOR PLAN

GOLF GATE 2 - LEVELS 4-10



# FLOOR PLAN

GOLF GATE 2 - LEVELS 11-29



# PAYMENT PLAN

Milestone Event	Value (%)
Immediate	24
Within 3 months of Booking	1
Within 4 months of Booking	1
Within 5 months of Booking	1
Within 6 months of Booking	1
Within 7 months of Booking	1
Within 8 months of Booking	10
Within 9 months of Booking	1
Within 10 months of Booking	1
Within 11 months of Booking	1
Within 12 months of Booking	1
Within 13 months of Booking	1
Within 14 months of Booking	5
Within 15 months of Booking	1
Within 16 months of Booking	1
Within 17 months of Booking	1

Milestone Event	Value (%)
Within 18 months of Booking	1
Within 19 months of Booking	1
Within 20 months of Booking	5
Within 21 months of Booking	1
Within 22 months of Booking	1
Within 23 months of Booking	1
Within 24 months of Booking	1
Within 27 months of Booking	4
Within 30 months of Booking	4
Within 33 months of Booking	4
Within 36 months of Booking	4
On 70% Completion Milestone	2
On 80% Completion Milestone	2
On 90% Completion Milestone	1
On Completion	20
<b>Total</b>	<b>104</b>

# LUXURY BY APPOINTMENT

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