



*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

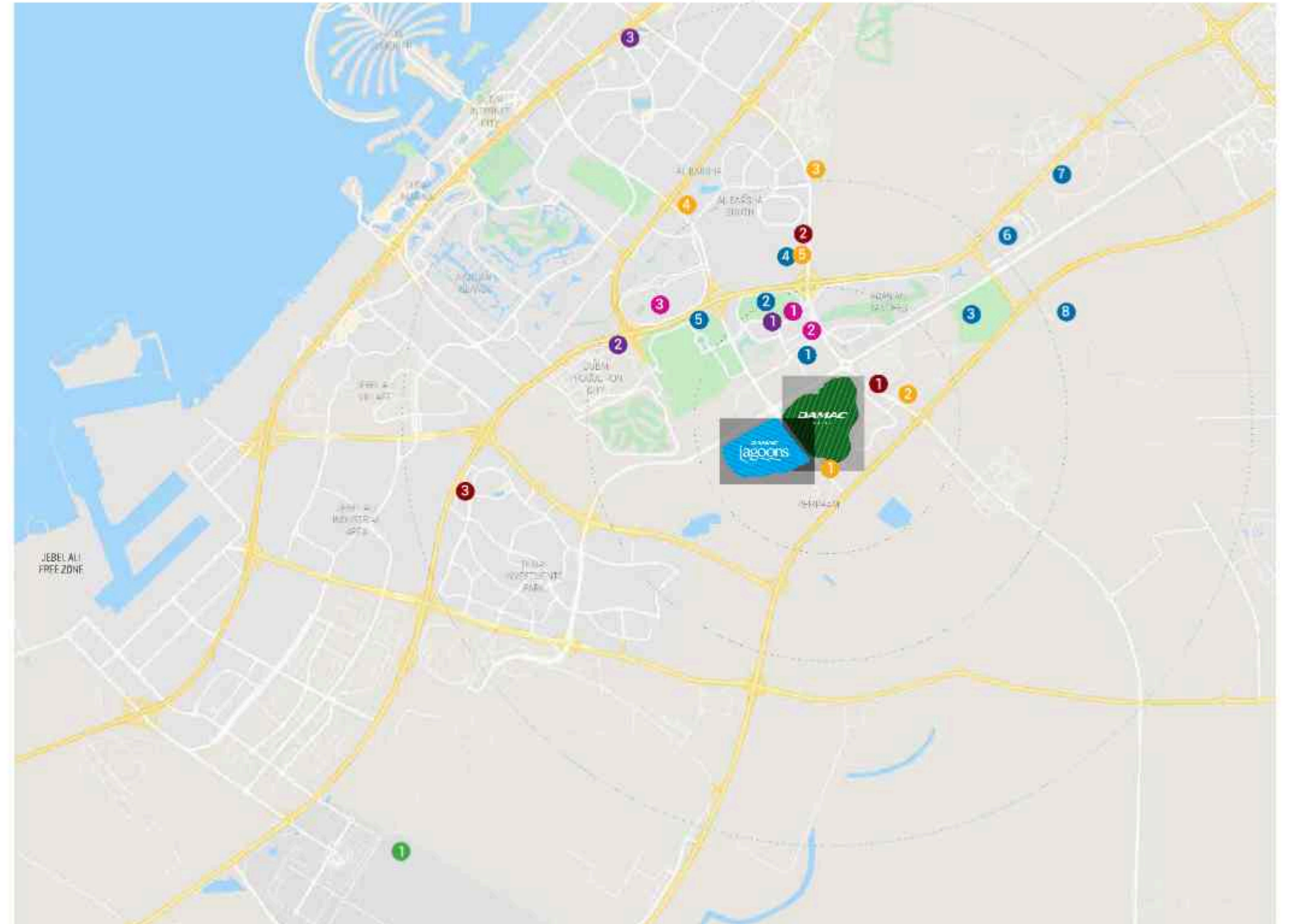
### AIRPORT

- 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

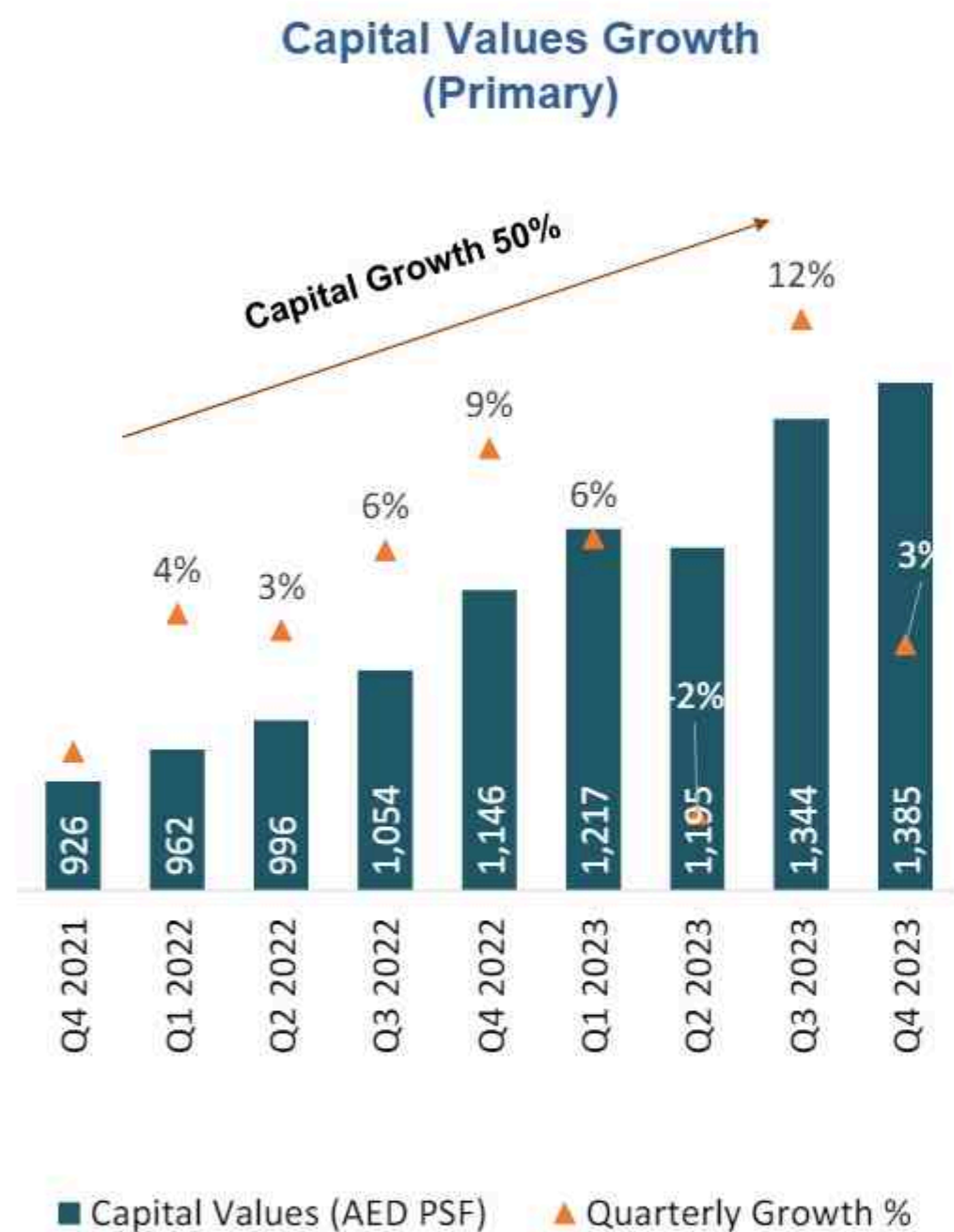


MALTA

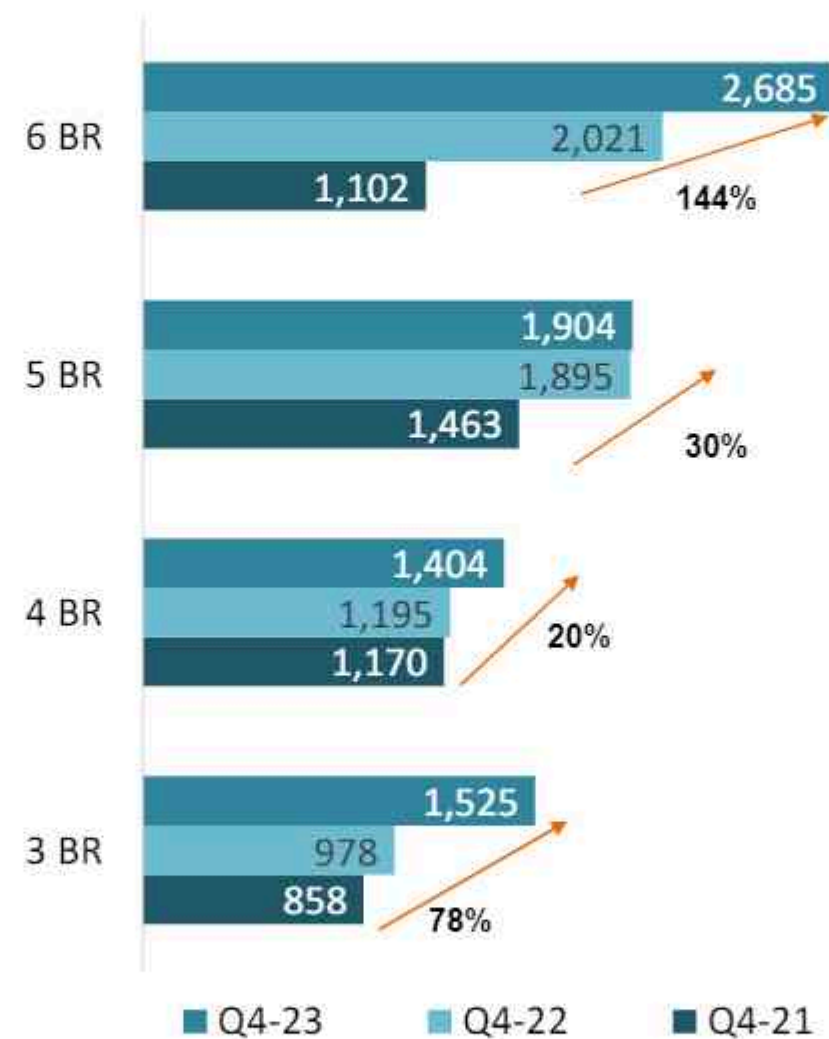
# DAMAC LAGOONS – ACCESS POINTS

● ACCESS POINT





### 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

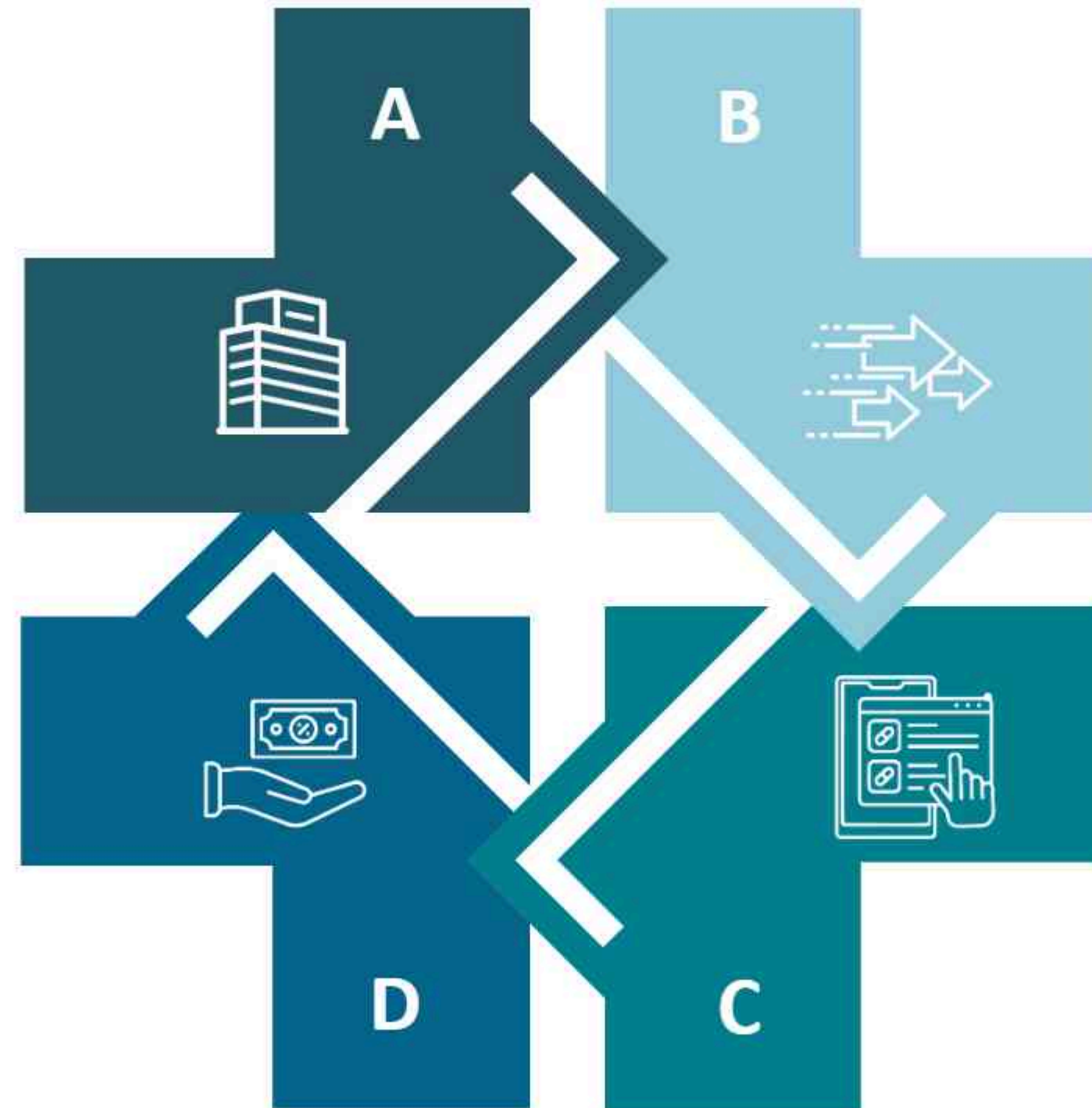
# Fast Four Facts – DAMAC Lagoons



## 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
<b>DAMAC Lagoon Views</b>	<b>674</b>	<b>808</b>	<b>1,453</b>	<b>1,542</b>	<b>1,694</b>

## 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
<b>DAMAC Lagoon Views</b>	<b>1,016</b>	<b>1,145</b>	<b>1,539</b>	<b>1,641</b>	<b>1,915</b>

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



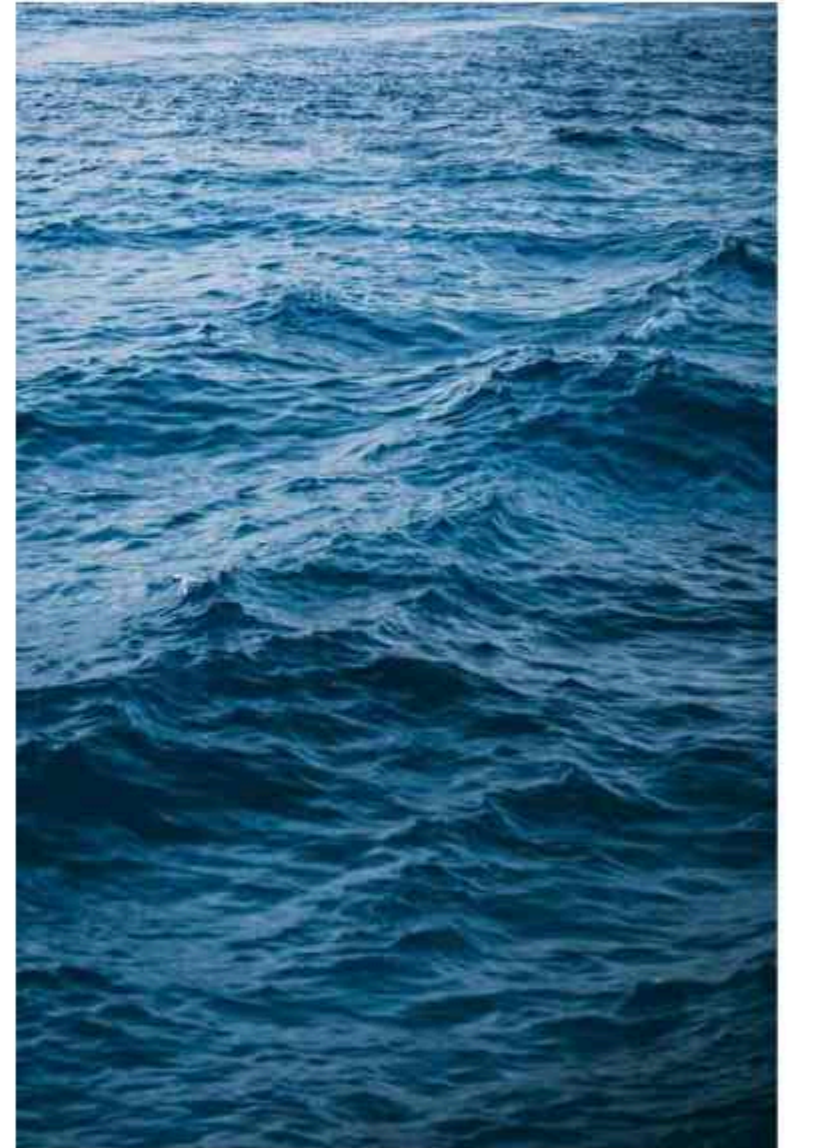
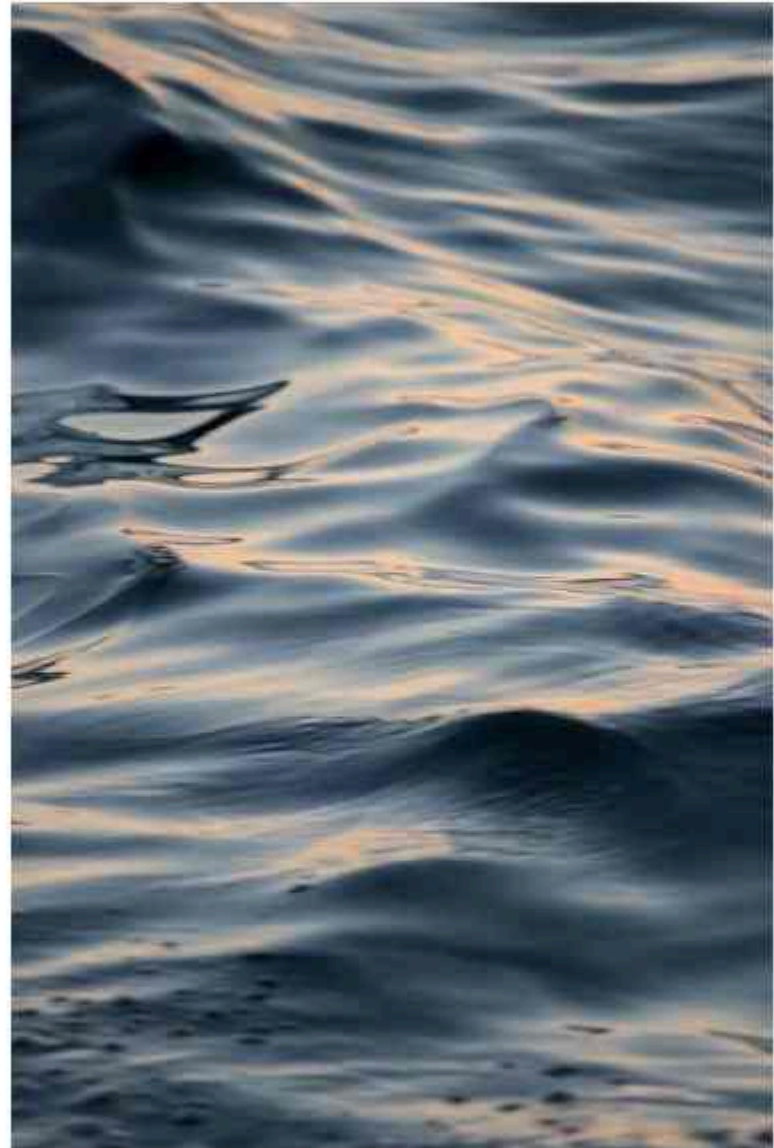
*DAMAC*  
**Lagoon**  
VIEWS





# INSPIRATION

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

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# CLUSTER PLAN



# CLUSTER PLAN





# 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**



U N I T T Y P E S

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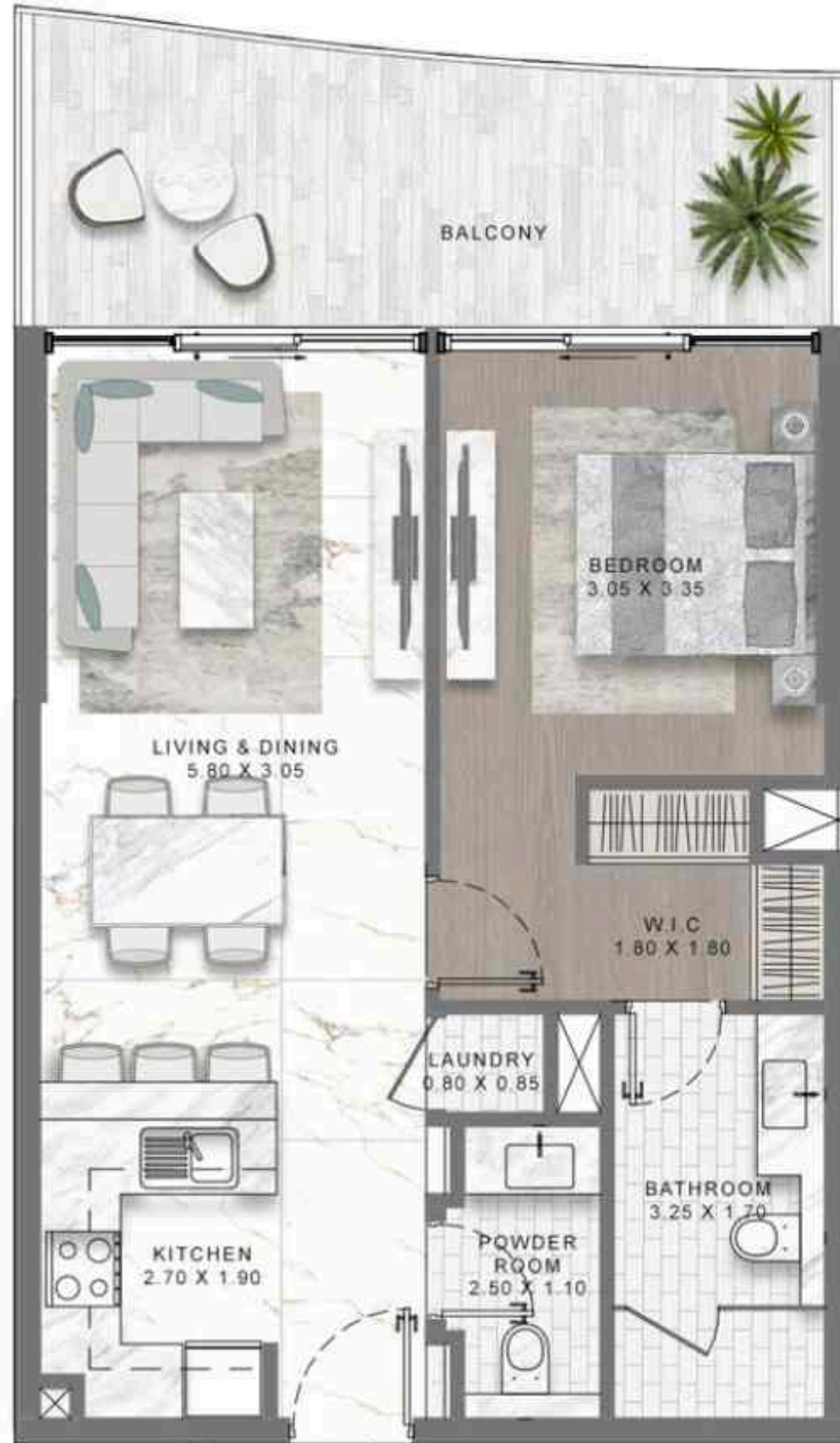




# UNIT TYPES

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

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# INTERIOR DESIGN

LIVING 2.7m – 2.8m Floor to ceiling





# INTERIOR DESIGN

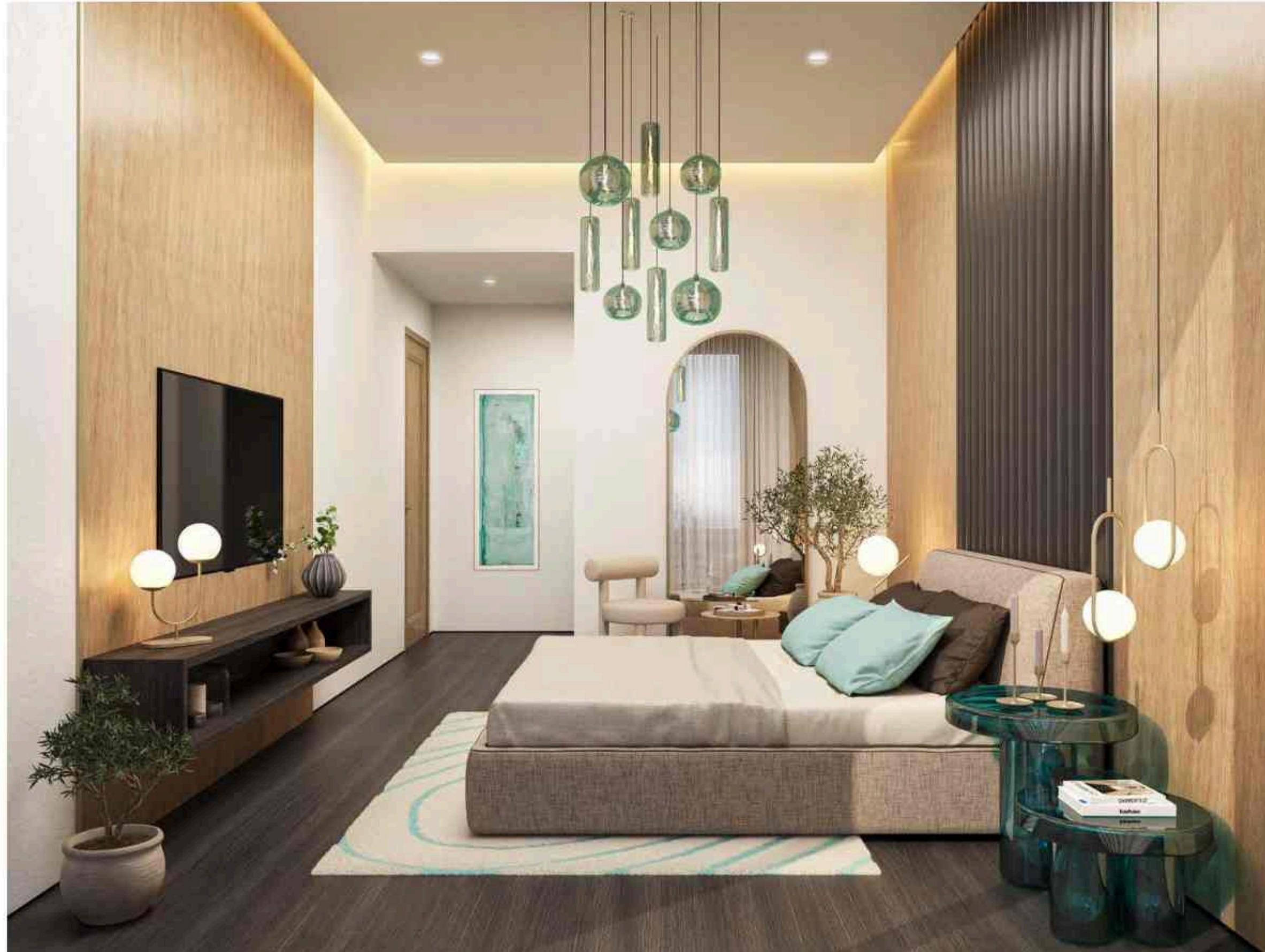
DINING 2.7m – 2.8m Floor to ceiling





# INTERIOR DESIGN

BEDROOM 2.7m – 2.8m Floor to ceiling





# INTERIOR DESIGN

WALK-IN CLOSET

2.4m Floor to ceiling





# INTERIOR DESIGN

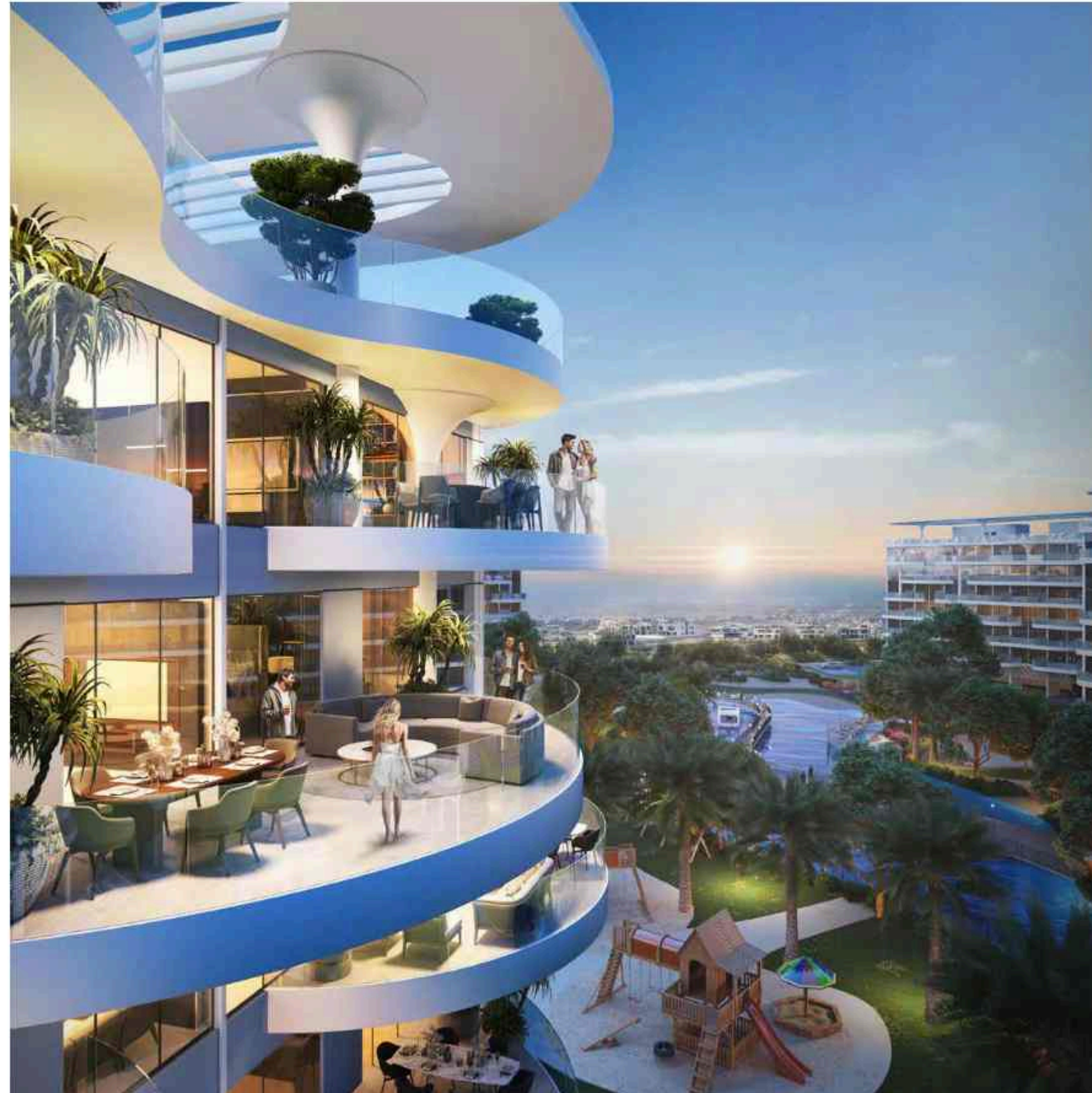
BATHROOM 2.4m Floor to ceiling





# 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

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

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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
<b>Grand Total</b>	<b>162</b>	<b>674</b>	<b>1,145</b>	<b>838</b>	<b>979,000</b>	<b>2,193,000</b>	<b>1,316,000</b>	<b>1,570</b>



# LAUNCH PAYMENT PLAN



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



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**

A M E N I T I E S

DAMAC  
Lagoon  
VIEWS



# ANDALUCÍA APARTMENTS

AMENITIES



## BEAUTY



BEAUTY HILLS

OLIVE TREES GARDEN - THE MARRIAGE DESTINATION

HONEY BAR



# ANDALUCÍA APARTMENTS

AMENITIES



## CULTURE



FLAMENCO GARDENS CONCERT STAGE



AQUA OPERA SCHOOL  
HOUSE PAVILION



VOLCANIC STONES PARK





# ANDALUCÍA APARTMENTS

AMENITIES



## FESTIVITIES



FOAM PARTY

MUSIC FESTIVALS

GLOW LOUNGE

BEACH CLUB



# ANDALUCÍA APARTMENTS

AMENITIES



## LAKE-SIDE SERENITY



CENTRAL HUB



# ANDALUCÍA APARTMENTS

AMENITIES



## REVITALIZE - RECHARGE



LAGOON RAIN PARTY ZONE

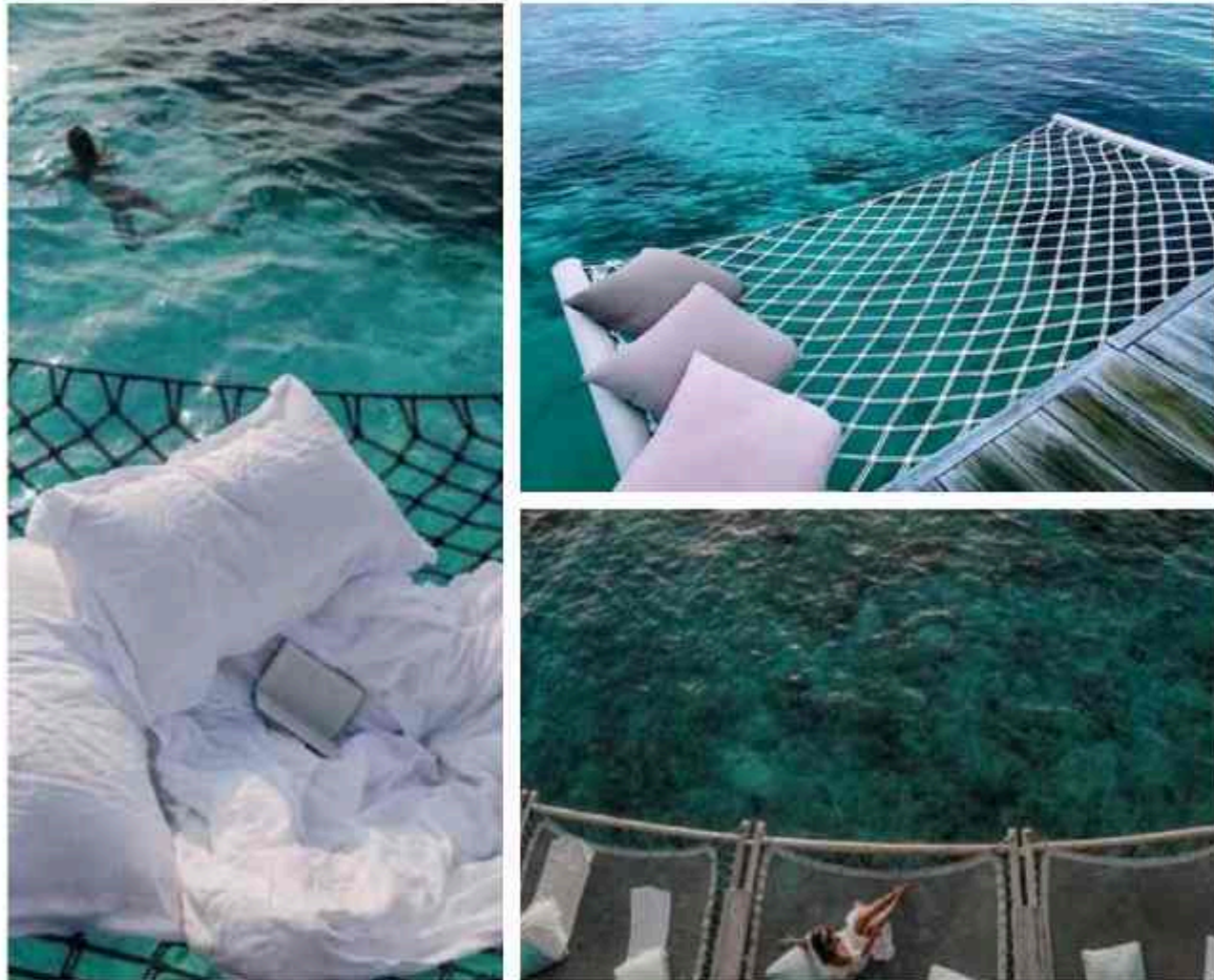


# ANDALUCÍA APARTMENTS

AMENITIES



## WELLNESS - RELAXATION



HAMMOCK HAVEN



OUTDOOR SPA



AQUA BLAZE LOUNGE



# ANDALUCÍA APARTMENTS

AMENITIES



## FLOATING PARADISE



UNIQUE AQUATIC PARTY VENUE



# ANDALUCÍA APARTMENTS

AMENITIES



## ENTERTAINMENT



BOARD GAMES CASINO PAVILION

KIDS PLAY AREA



# ANDALUCÍA APARTMENTS

AMENITIES



## GASTRONOMY – F&B EXPERIENCE



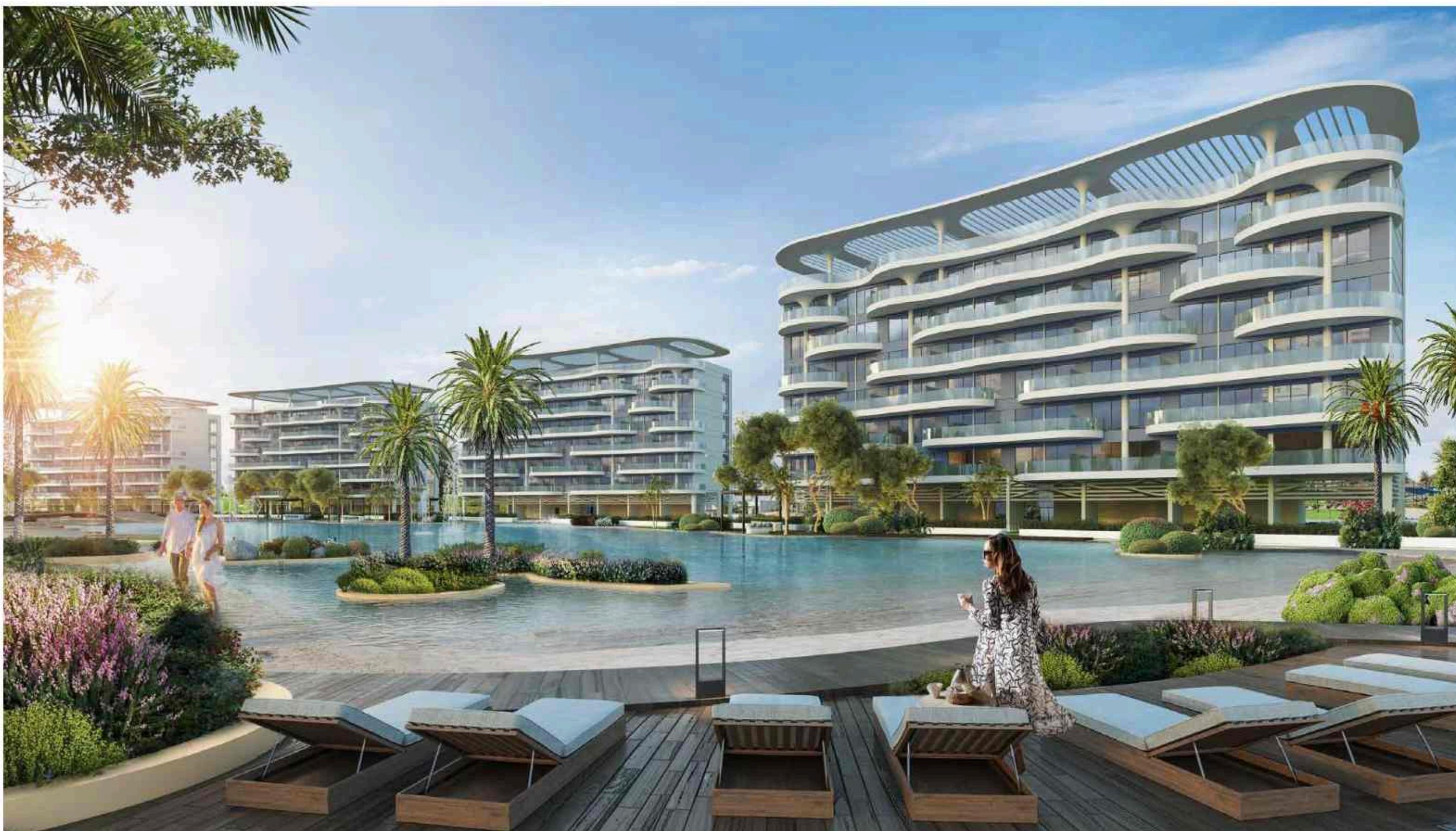
TAPAS LOUNGE

POOL BAR & FLOATING PODS

SUNSET BEACH BAR

  
ANDALUCÍA APARTMENTS

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**Lagoon**  
VIEWS







# ANDALUCÍA APARTMENTS

AQUA GYM – RUNNING TRACK





# ANDALUCÍA APARTMENTS

AQUA OPERA SCHOOL





# INTERIOR DESIGN

TERRACE

