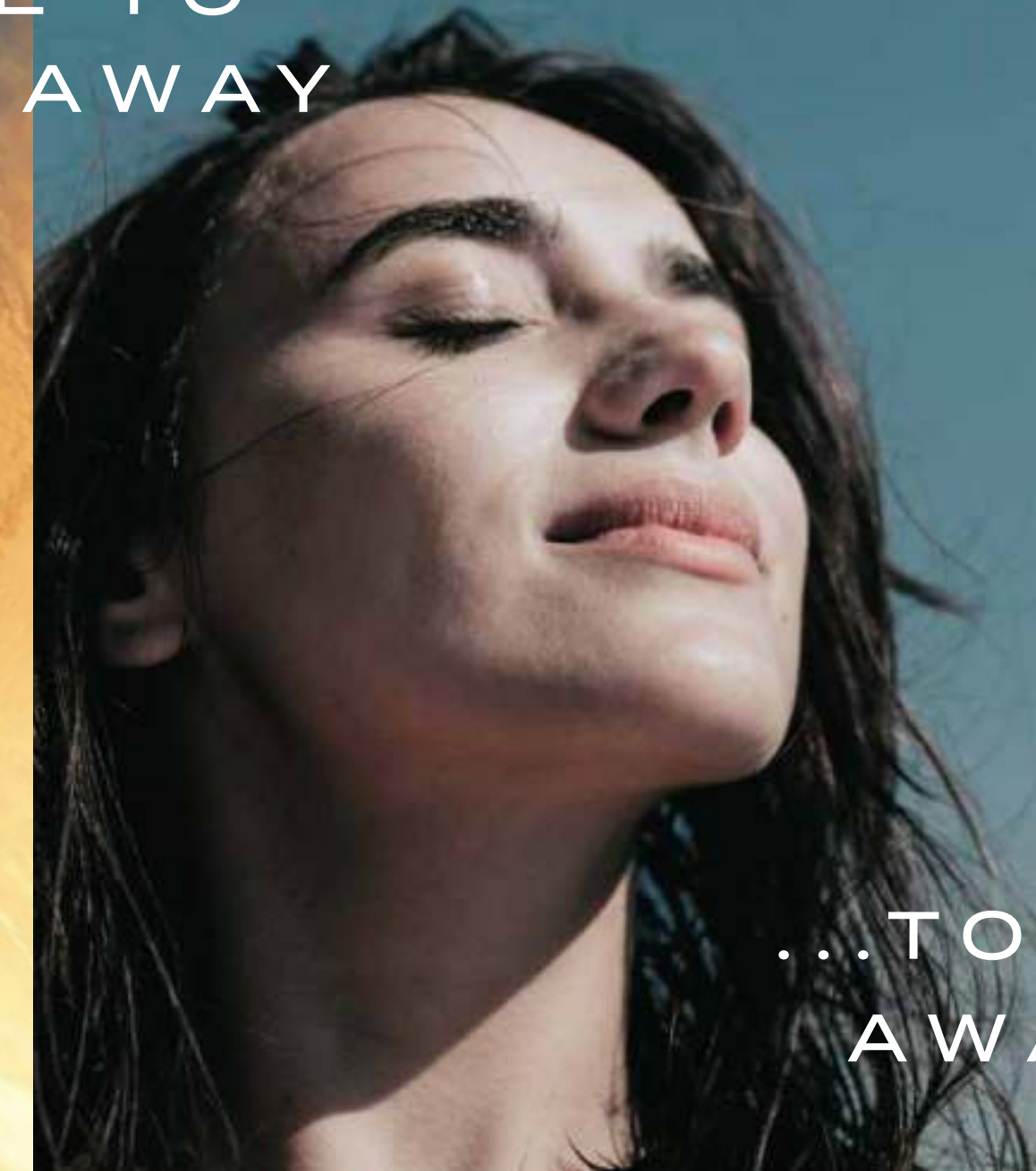


# UTOPIA

URBAN RESORT VILLAS

**DAMAC**  
HILLS

WHAT IF  
YOU DIDN'T  
HAVE TO  
GET AWAY



...TO GET  
AWAY?

WHAT  
IF LIFE  
WAS A  
RESORT



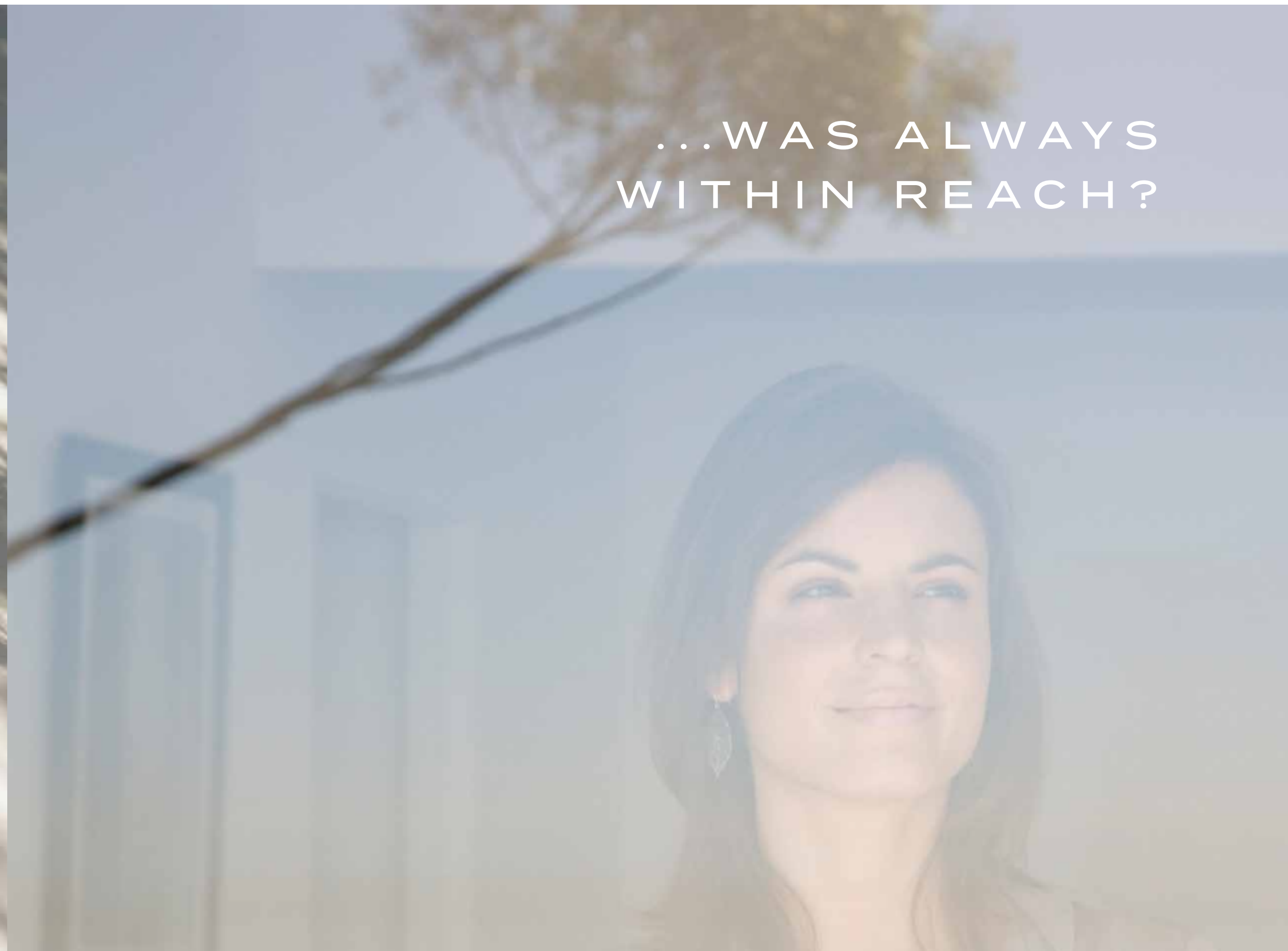
...YOU  
NEVER  
HAD TO  
CHECK-OUT  
FROM?



WHAT IF  
RAREFIED



...WAS ALWAYS  
WITHIN REACH?



PRESENTING

# UTOPIA

URBAN RESORT VILLAS

**DAMAC**  
HILLS





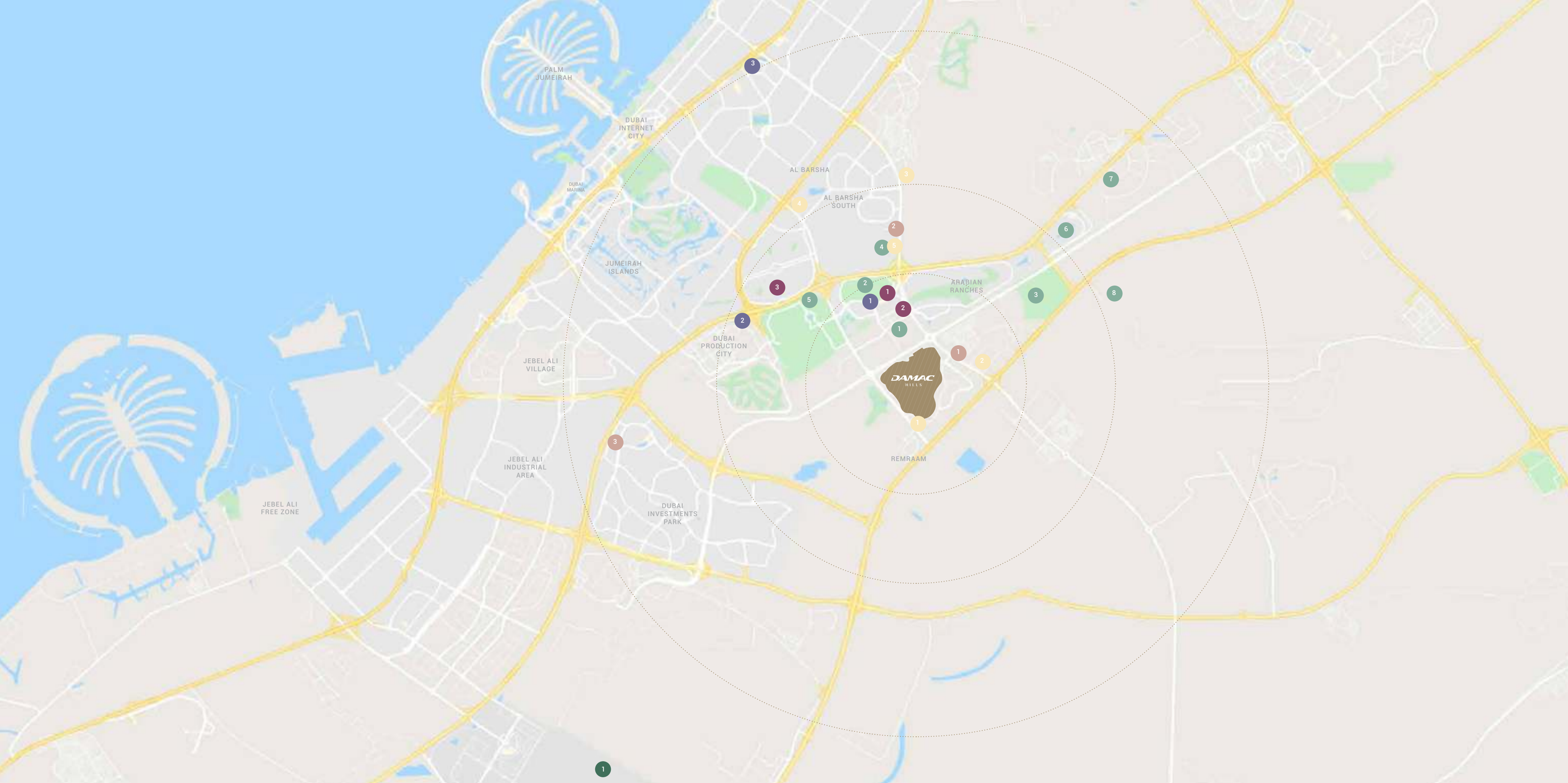


SPACE  
TO BREATHE,  
IN THE PLACE  
TO BE

Utopia villas are situated in a secluded enclave within DAMAC Hills, yet well-connected to the incredible amenities of the established, 42 million sqft community.

From DAMAC Mall to the acclaimed Trump International Golf Club, Dubai, stables, skate park, Malibu Bay wave pool, luxury dining and entertainment options, multi-sports amenities and more.

You will truly want for nothing.



## DAMAC HILLS: CLOSE TO EVERYTHING

### SPORTS AND LEISURE

- 1 Dubai Polo & Equestrian Club – 10 minutes
- 2 Dubai Autodrome – 12 minutes
- 3 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 Worlds of Adventure – 14 minutes
- 8 Hamdan Sports Complex – 15 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 Jumeirah Village Hotel – 19 minutes

### MALLS

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

### AIRPORT

- 1 Al Maktoum International Airport – 28 minutes



# UTOPIA

URBAN RESORT VILLAS



## DAMAC HILLS: MASTERPLAN

### CLUSTERS

- 1 Trinity
- 2 Pelham
- 3 Rochester
- 4 Rockwood
- 5 Richmond
- 6 Topanga
- 7 The Field
- 8 Piccadilly Green
- 9 Queens Meadow
- 10 Silver Springs
- 11 Legends
- 12 Whitefield
- 13 Cavalli Estates
- 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 Longview
- 28 Veneto
- 29 Golf Panorama, Veduta, Vista, Terrace
- 30 Utopia

### 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 Stables
- 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
- 21 Petting Farm
- 22 Golf Course
- 23 Events Area
- 24 Community Centre
- 25 Padel Court

WHERE  
EXCLUSIVE,  
IS EXCLUSIVELY  
YOURS

Touch the sky with your toes in the grass from the luxury of your sanctuary within a sanctuary, Utopia. Twenty-seven exquisite, contemporary resort-style villas featuring everything you could ever want from even the most indulgent of escapes.

Each residence enjoys its own private infinity pool, basement entertainment arena, home cinema, water features, gym, spa...the list is as endless as the potential for a truly unique living experience steeped in the carefree bliss of a perpetual holiday.





CHANGE YOUR  
PERCEPTION OF  
SPACE & SELF

Geometric lines, natural, locally-sourced woods and cool metals. Each Utopia urban resort villa is a celebration of contemporary aesthetics where natural light is valued as highly as privacy, sweeping golf course or lake views and refreshing breezes.

Inspired by artistic, modern pavilions, the villas have been designed to resonate with your very soul, featuring high ceilings, indigenous foliage and stark forms complemented by flowing, organic shapes as well as rich marbles.





A CONTEMPORARY  
HAVEN OF YOUR  
OWN DEVICE

Utopia has three distinct villa typologies, ranging from five to seven spacious ensuite bedrooms where tranquil vistas of greenery or water greet you. Within, show kitchens give way to grand dining rooms and cosy family areas, intimate nooks and areas to entertain friends, loved ones or simply, yourself.

Soaring a subtle two stories as well as a liveable roof floor, and complete with well-equipped basements, the villas also have their own elevators in addition to staff quarters and multi-car garages with turntables.



V1000



V75



V55



# UTOPIA CLUSTER PLAN



- V55 - G
- V75 - G
- V1000-G



- V75 - G
- V1000-G

B R E A T H E I N  
T H E D I V I N E

Discover V1000, a grand and select collection of six-bedroom villas that include the signature features of Utopia, as well as a water feature off the rooftop primary bedroom and more space to live than you could ever dream of.

TYPE V1000







1  
Timber Veneer



2  
Armani Grey Marble



3  
Serpentine Marble



4  
Textured Wallpaper



5  
Fluted Serpentine Marble

V1000  
ENTRANCE LOBBY





1  
Timber Veneer



2  
Serpentine Marble



3  
Brushed Bronze Metal



4  
Armani Grey Marble

V1000  
FORMAL DINING  
& LIVING



Timber Veneer



Serpentine Marble



Armani Grey Marble

V1000  
FAMILY AREA  
& SHOW KITCHEN



1  
Timber Veneer



2  
Textured Wallpaper



3  
Textured Glass



4  
Bronze Metal



5  
Metal Mesh



6  
Parquet Flooring

V1000  
PRIMARY BEDROOM



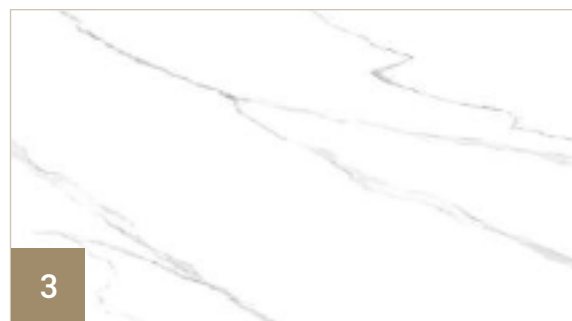
V1000  
PRIMARY  
ENSUITE



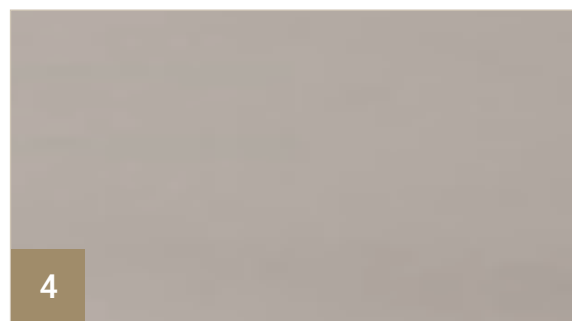
1 Arabescato Corchia Porcelain Tile



2 Frosted Glass



3 White Marble Porcelain Tile



4 Semi-gloss Lacquer



V1000  
WALK-IN  
CLOSET



1 Textured Wallpaper



2 Brushed Bronze Metal



3 Mesh Glass



4 Textured Glass



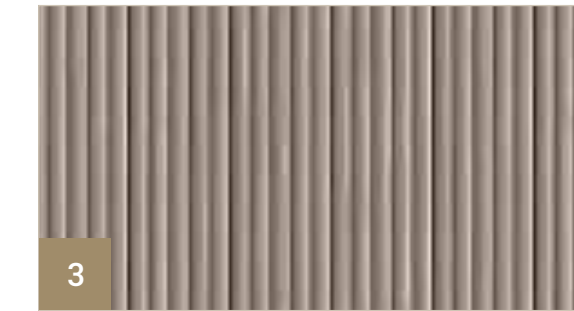
5 Parquet Flooring



1  
Serpentine Marble



2  
Nero Marquina Porcelain Tile



3  
Fluted Timber



4  
Parquet Flooring

V1000  
ROOF FLOOR  
MULTIPURPOSE ROOM



1  
Orobico Porcelain Tile



2  
Faux Suede Fabric



3  
Bronze Metal



4  
Armani Grey Marble

V1000  
BASEMENT  
ENTERTAINMENT  
AREA







DANCE WITH  
THE SUBLIME

Step into V75, seven-bedroom villas where wonder meets you no matter wherever you turn. With two impressive primary bedrooms complete with their own walk-in closets, the residences also have a private plunge pool on the roof, ideal for invigoration.

TYPE V75







1  
Timber Veneer



2  
Armani Grey Marble

V75  
ENTRANCE  
LOBBY



2

1

3



1

Orobico Porcelain Tile



2

Bronze Metal



3

Armani Grey Marble

V75  
FORMAL LIVING  
& DINING



1

Volakas Marble



2

Armani Grey Marble



3

Timber Veneer



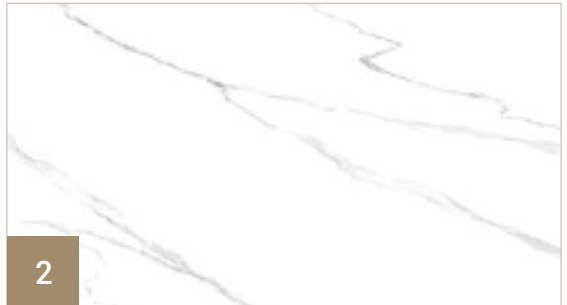
4

Bronze Metal

V75  
FORMAL LIVING  
& DINING



1 Faux Suede Fabric



2 Calacatta Marble Porcelain Tile



3 Timber Veneer



4 Parquet Flooring



5 Bronze Metal

V75  
FIRST FLOOR  
PRIMARY  
BEDROOM



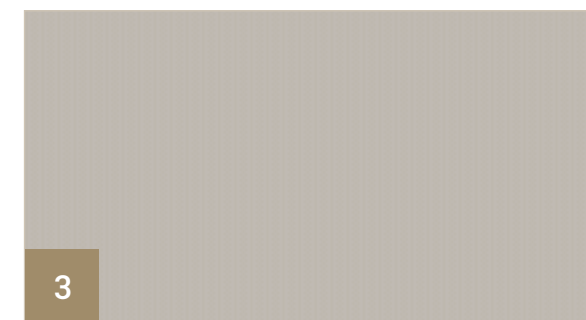
V75  
FIRST FLOOR  
PRIMARY  
ENSUITE



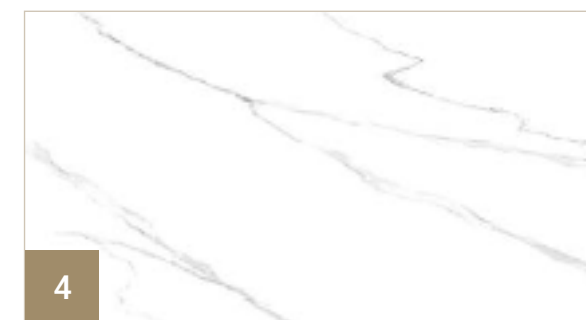
1  
Serpentine Porcelain Tile



2  
Timber Veneer



3  
Lacquer



4  
Calacatta Marble Porcelain Tile



V75  
WALK-IN  
CLOSET



1  
Timber Veneer



2  
Textured Wallpaper



3  
Mesh Glass



4  
Brushed Bronze Metal



5  
Tinted Glass



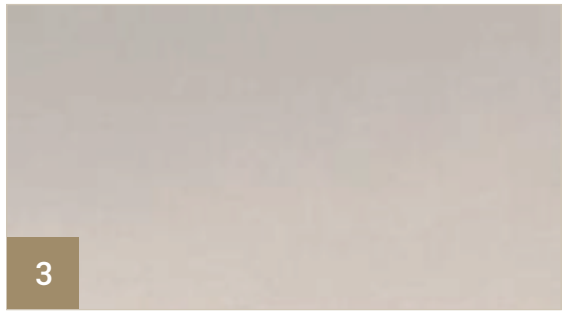
6  
Parquet Flooring



1  
Textured Wallpaper



2  
Calacatta Porcelain Tile



3  
Bronze Mirror



4  
Parquet Flooring

V75  
ROOF FLOOR  
PRIMARY  
BEDROOM





1  
Serpentine Porcelain Tile



2  
Timber Veneer



3  
Fluted Porcelain Tile



4  
Rubber Floor



5  
Silver Mirror

V75  
ROOF FLOOR  
GYM

7-BEDROOM VILLA

V75



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

## BATHE IN THE SERENE

Explore V55, five-bedroom villas that will leave you spoilt for choice on how to spend your days (and nights). While each floor revels in their own delights, the tranquil rooftop deck is ideal vantage point to bask not just in views of the community, but to reflect on what matters to you.

TYPE V55







1  
Orobico Porcelain Tile



2  
Timber



3  
Armani Grey Marble

V55  
ENTRANCE  
LOBBY



1  
Orobico Porcelain Tile



2  
Timber Veneer



3  
Armani Grey Marble

V55  
FORMAL LIVING



1  
Orobico Porcelain Tile



2  
Timber Veneer



3  
Armani Grey Marble



4  
Sahara Noir Porcelain Tile

**V55**  
**FAMILY DINING**



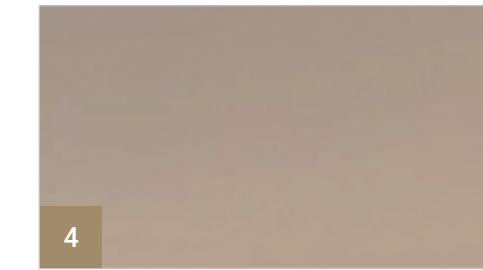
1 Arabescato Corcia Tile



2 Timber Veneer



3 Textured Wallpaper



4 Bronze Mirror



5 Parquet Flooring



6 Fluted Timber

V55  
PRIMARY  
BEDROOM





V55  
PRIMARY  
ENSUITE



1  
Armani Grey Porcelain Tile



2  
Sahara Noir Porcelain Tile



V55  
WALK-IN  
CLOSET



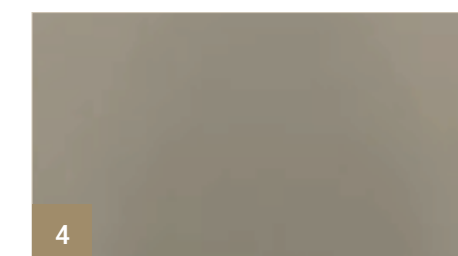
1  
Timber Veneer



2  
Mesh Glass



3  
Brushed Bronze Metal



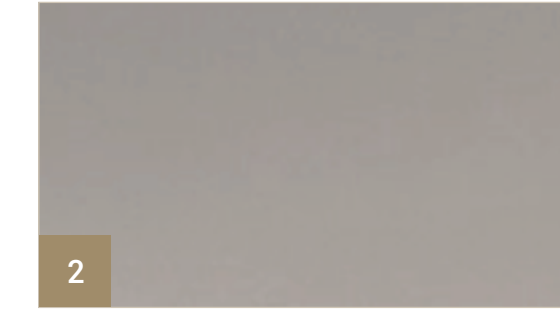
4  
Tinted Glass



5  
Parquet Flooring



1  
Faux Suede Fabric



2  
Bronze Mirror



3  
Timber Veneer



4  
Parquet Flooring



5  
Brushed Bronze Metal

V55  
PRIMARY WALK-IN  
CLOSET & ENSUITE



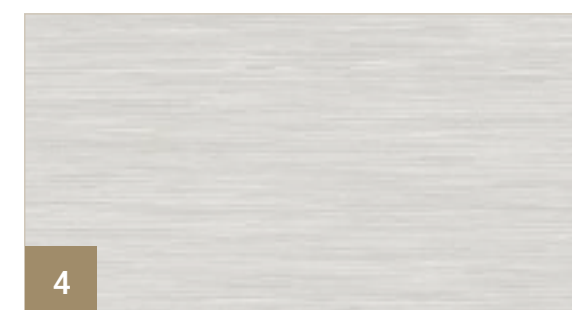
1  
Serpentine Marble



2  
Brushed Bronze Metal



3  
Armani Grey Marble



4  
Textured Wallpaper



5  
Timber Veneer

V55  
MASTER WALK-IN  
CLOSET & ENSUITE

# 5-BEDROOM VILLA

V55



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

# DAMAC PROPERTIES

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 and around the world, including the UAE, Saudi Arabia, Qatar, Jordan, Lebanon, Iraq, Maldives, Canada, United States and United Kingdom. Since then, the company has delivered approximately 46,000 homes, with a development portfolio of more than 33,000 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 with collaborations that include a golf course managed by The Trump Organization, and luxury homes in association with Versace, de GRISOGONO, Cavalli, Just Cavalli, Paramount Hotels & Resorts, Rotana and the 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. The Hussain Sajwani – DAMAC Foundation (HSDF), a joint initiative between DAMAC Group and Hussain Sajwani, announced the launch of the 'Fresh Slate' initiative in collaboration with the Dubai Police General Headquarters, aimed at aiding detainees in Dubai's Punitive and Correctional Institutions who have been charged with petty offences.

The HSDF also pledged AED 5 million for the 1 Billion Meals initiative launched by Vice President and Prime Minister of the UAE, and Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum, at the start of Ramadan 2022, aimed at providing meals to underprivileged communities in 50 countries across the world.

DAMAC has also supported the vision of Sheikh Mohammed to train one million Arab coders in creating an empowered society through learning and skills development, an initiative that successfully wrapped up in May 2022.

\*As of 30th June 2023.

# LUXURY BY APPOINTMENT

CONTACT US AT ANY OF OUR OFFICES OR VISIT [DAMACPROPERTIES.COM](https://damacproperties.com)

## UNITED ARAB EMIRATES

Dubai  
Tel: 800-DAMAC (800-32622)  
E-mail: [dubai@damacgroup.com](mailto:dubai@damacgroup.com)

Park Towers – Sales Centre  
Dubai International Financial Centre

AYKON City – Sales Centre  
Floor 63, Sheikh Zayed Road

DAMAC Hills – Sales Centre  
Golf Veduta, Townhouse TH2

DAMAC Hills – Sales Centre  
Bellavista (Carson Building)

DAMAC Hills 2 – Sales Centre  
Amazonia Cluster, Villa 333

DAMAC Hills 2 – Sales Centre  
Water Town

## QATAR

Building 90, New Solta Area  
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Next to Omar bin Al Khattab  
Health Centre  
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Fax: +974 44 554 576  
E-mail: [doha@damacgroup.com](mailto:doha@damacgroup.com)

## KINGDOM OF SAUDI ARABIA

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Tel: +966 11 835 0300  
E-mail: [ksa@damacgroup.com](mailto:ksa@damacgroup.com)

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IC Kapi No. 347, Beşiktaş/Istanbul  
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Fax: +90 212 890 7184  
E-mail: [turkey.office@damacgroup.com](mailto:turkey.office@damacgroup.com)

## LEBANON

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DAMAC Tower  
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Mina El Hosn, Beirut Central District  
Tel: +961 81 647 200  
E-mail: [beirut@damacgroup.com](mailto:beirut@damacgroup.com)

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Abdali Project, Amman  
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Fax: +962 6 565 7896  
E-mail: [amman@damacgroup.com](mailto:amman@damacgroup.com)

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Tel: +44 (0) 207 590 8050  
[damactower.co.uk](http://damactower.co.uk)

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Shanghai 25F, units 2510-2511

