



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

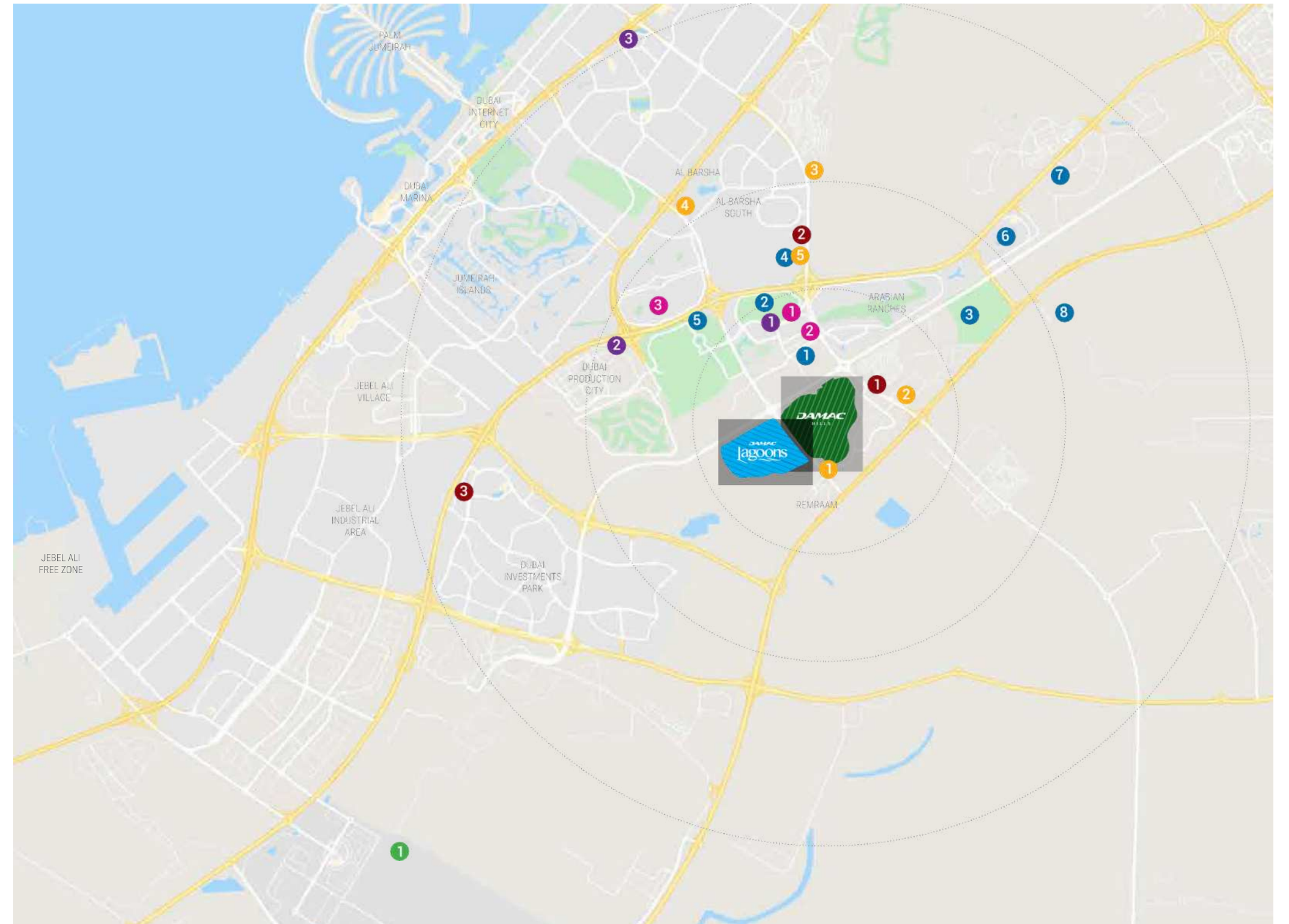
AIRPORT

- 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

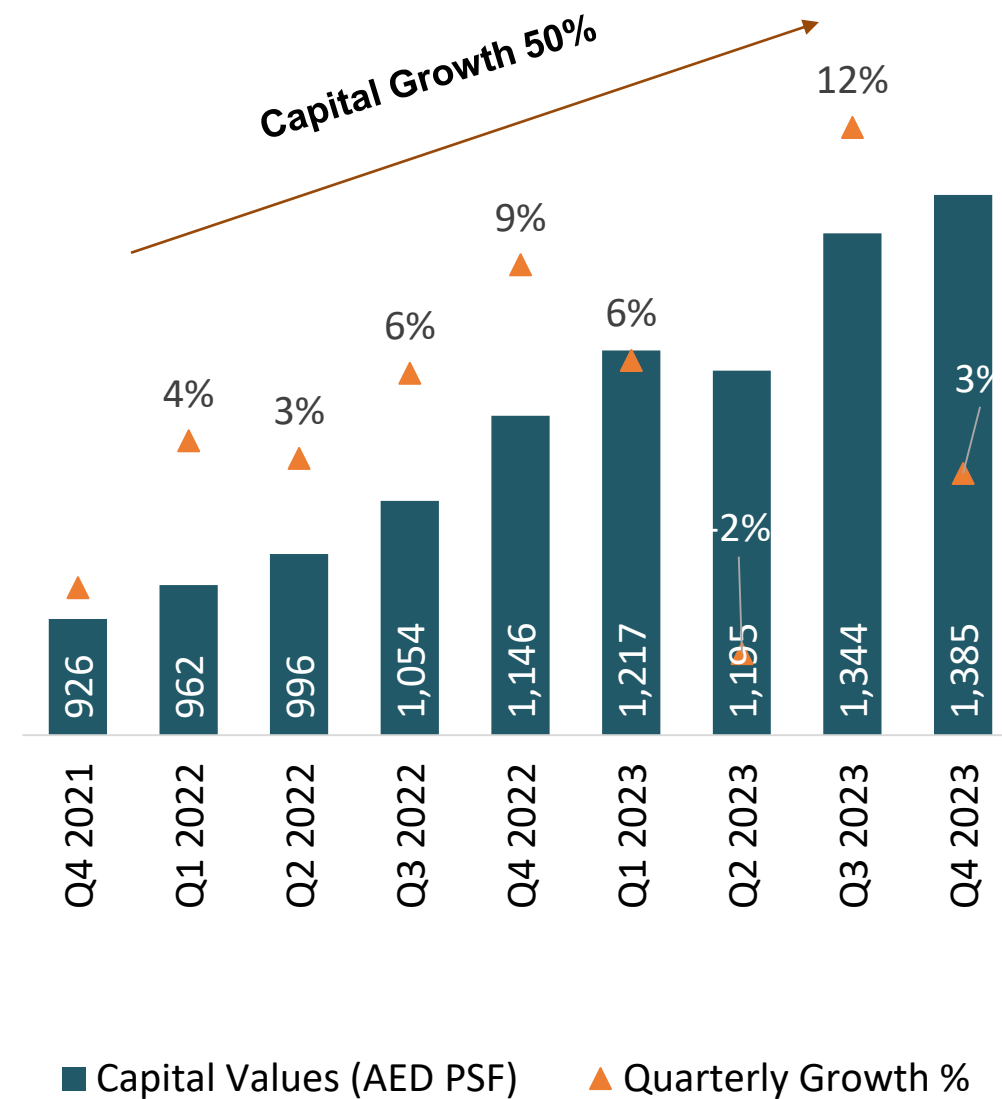


MALTA

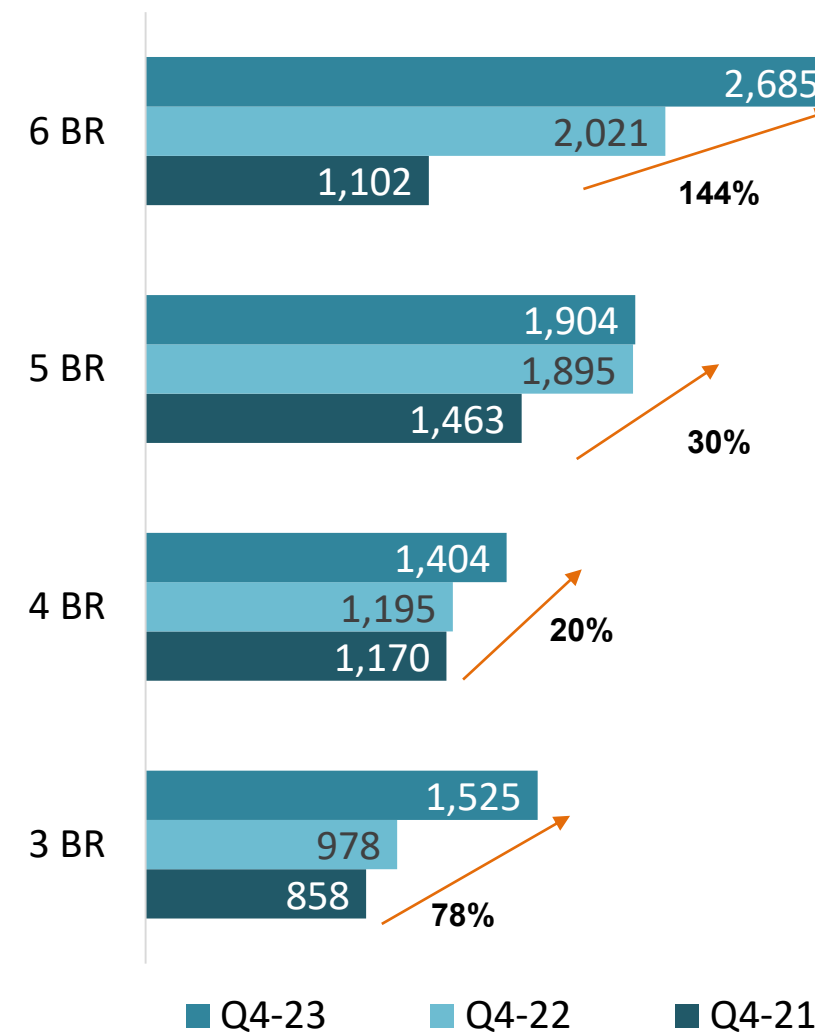
DAMAC LAGOONS – ACCESS POINTS



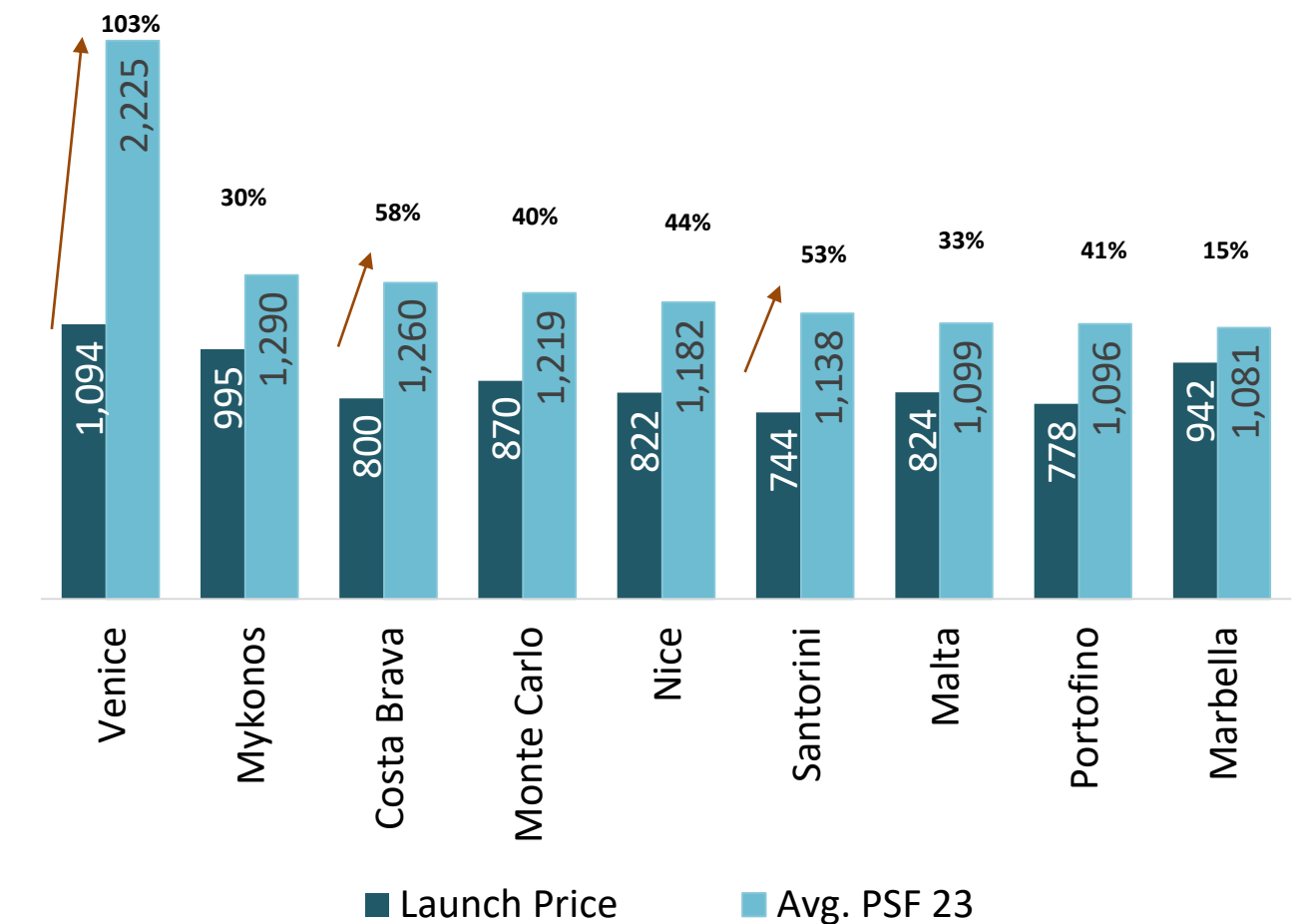
Capital Values Growth (Primary)



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

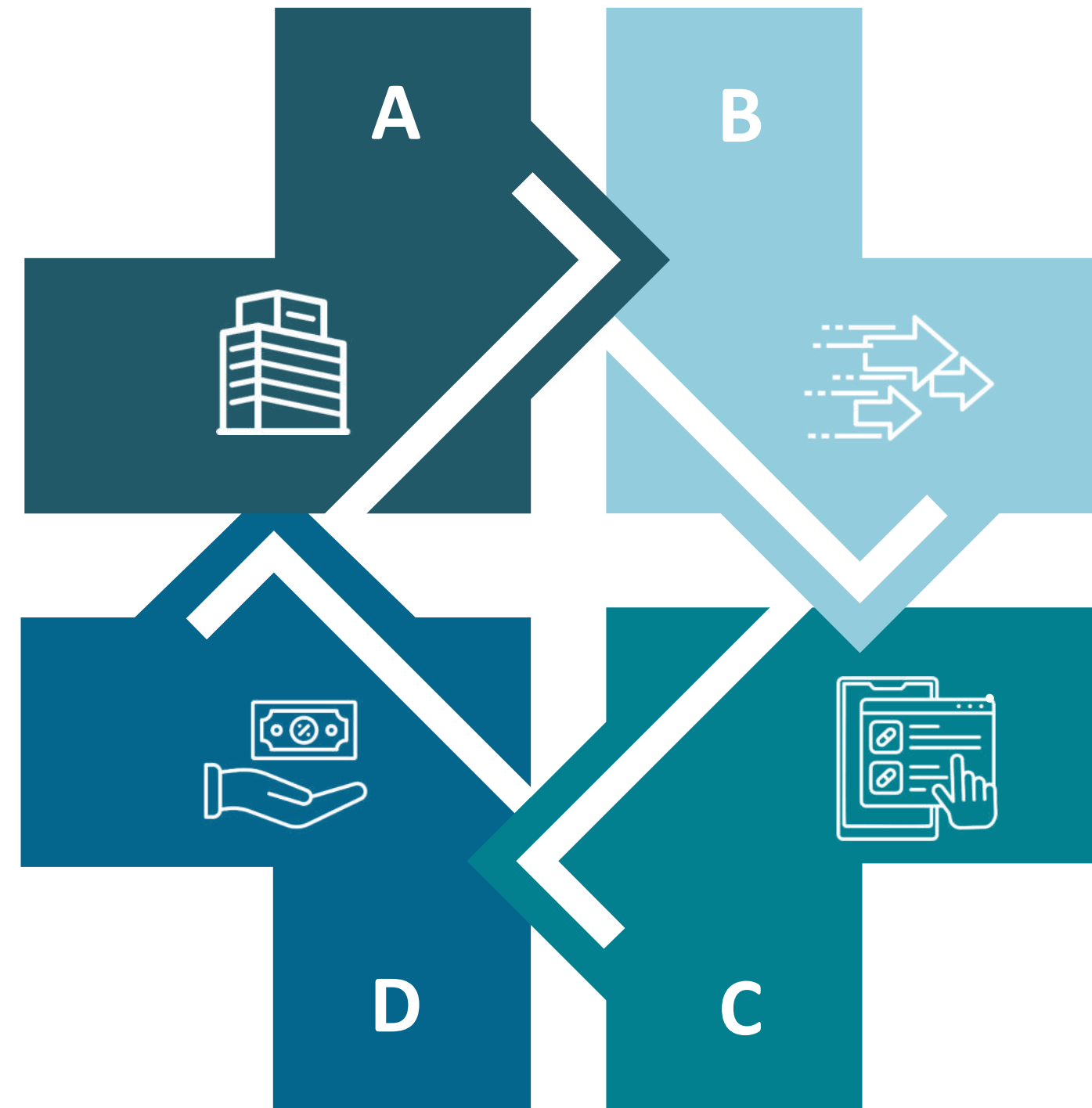
Advantage Low Rise

- 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

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

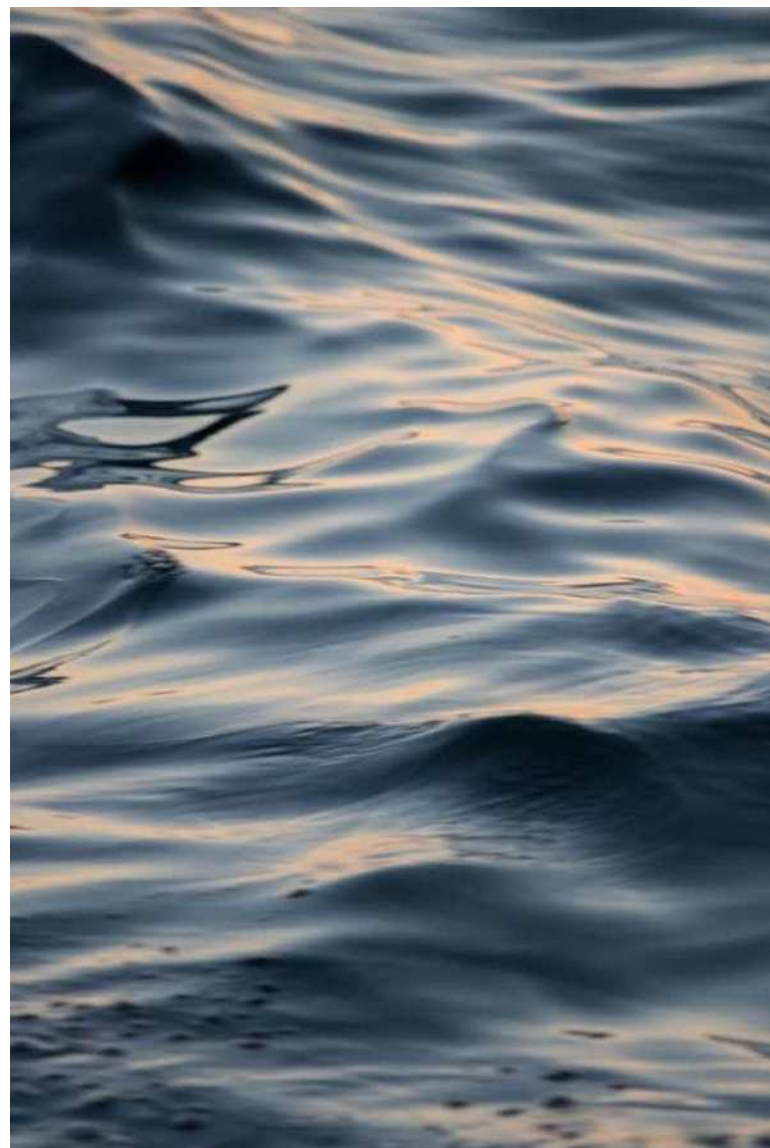


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INSPIRATION

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



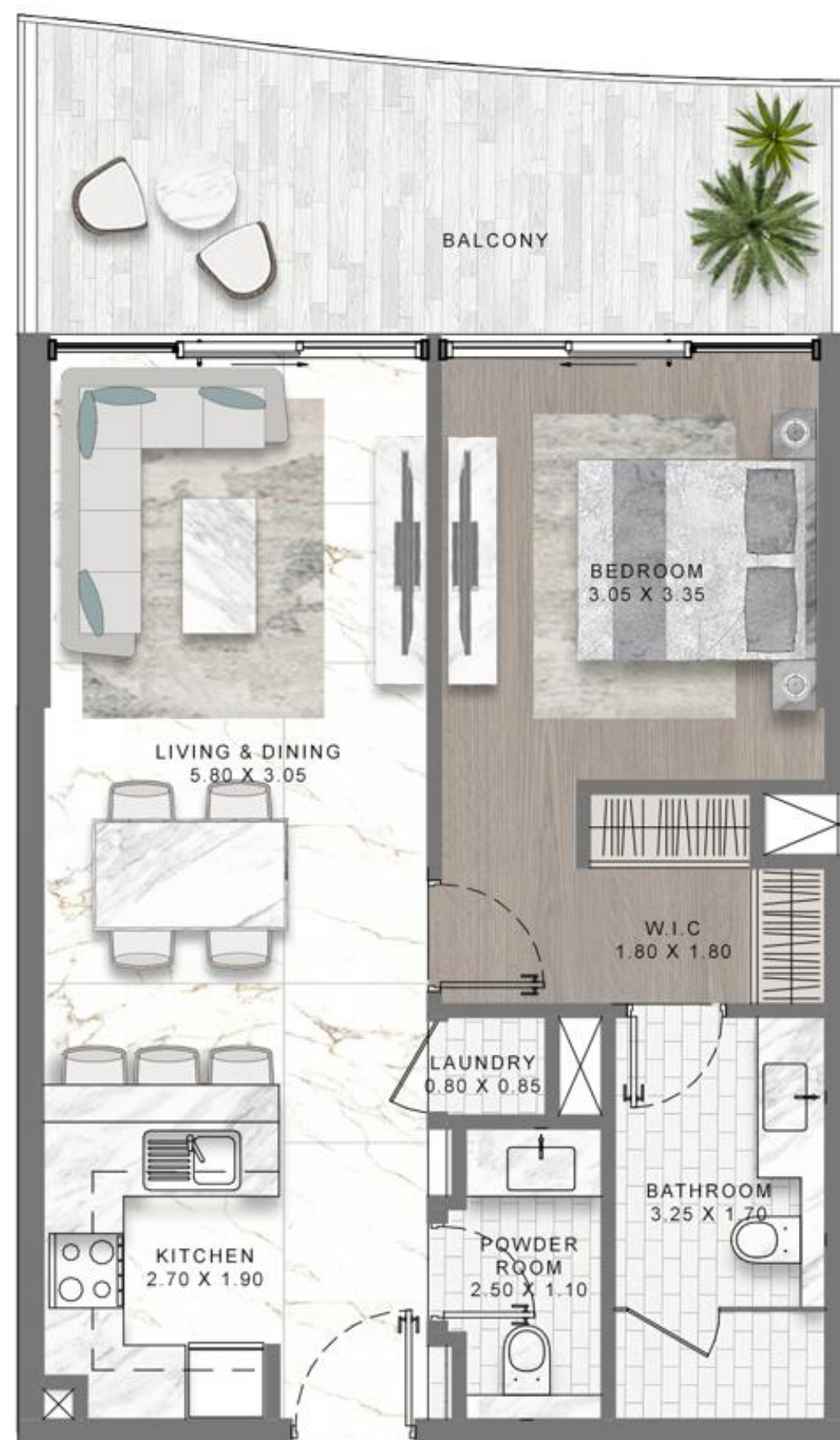
UNIT TYPES

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VIEWS

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

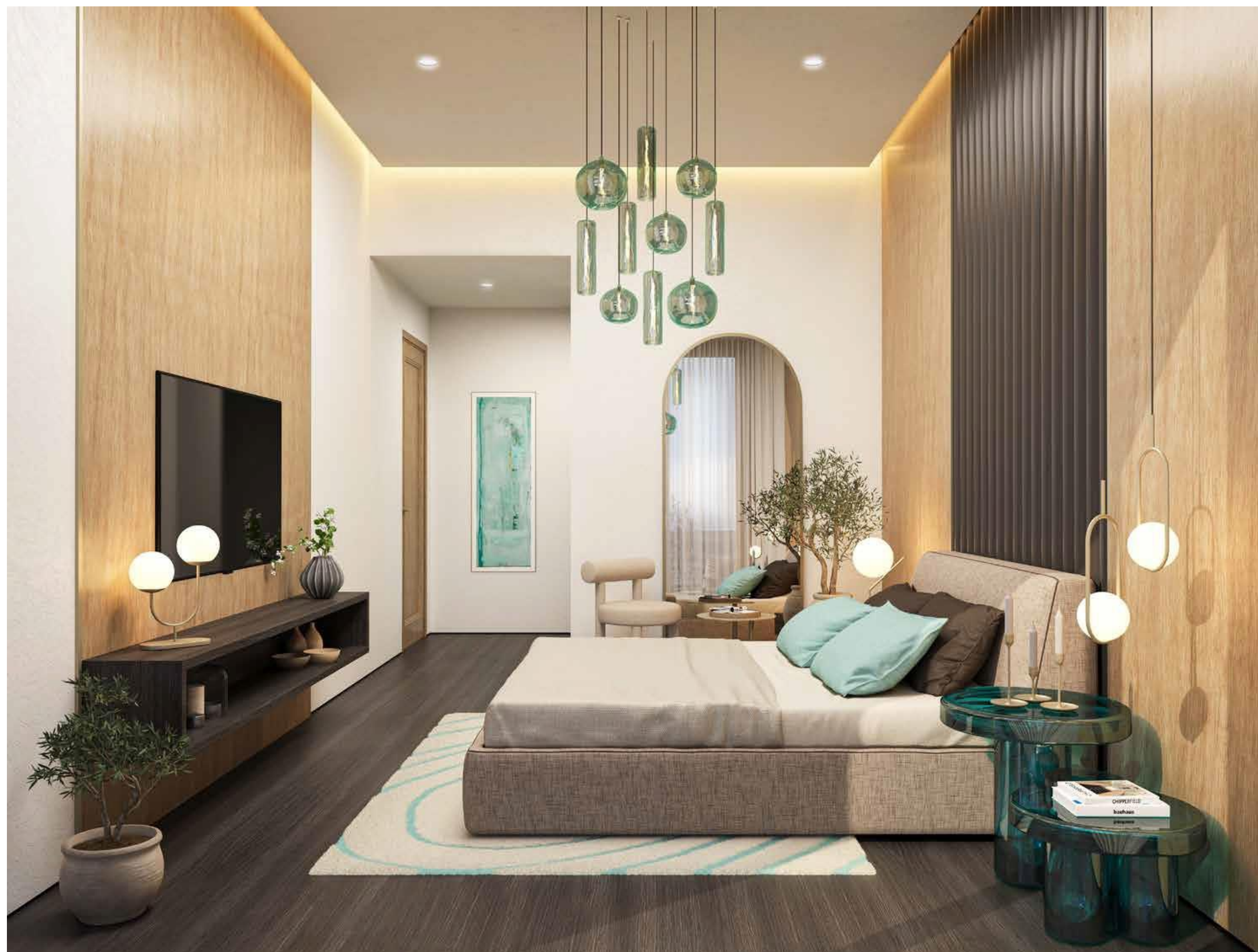




INTERIOR DESIGN

BEDROOM

2.7m – 2.8m Floor to ceiling





INTERIOR DESIGN

WALK-IN CLOSET

2.4m Floor to ceiling





INTERIOR DESIGN

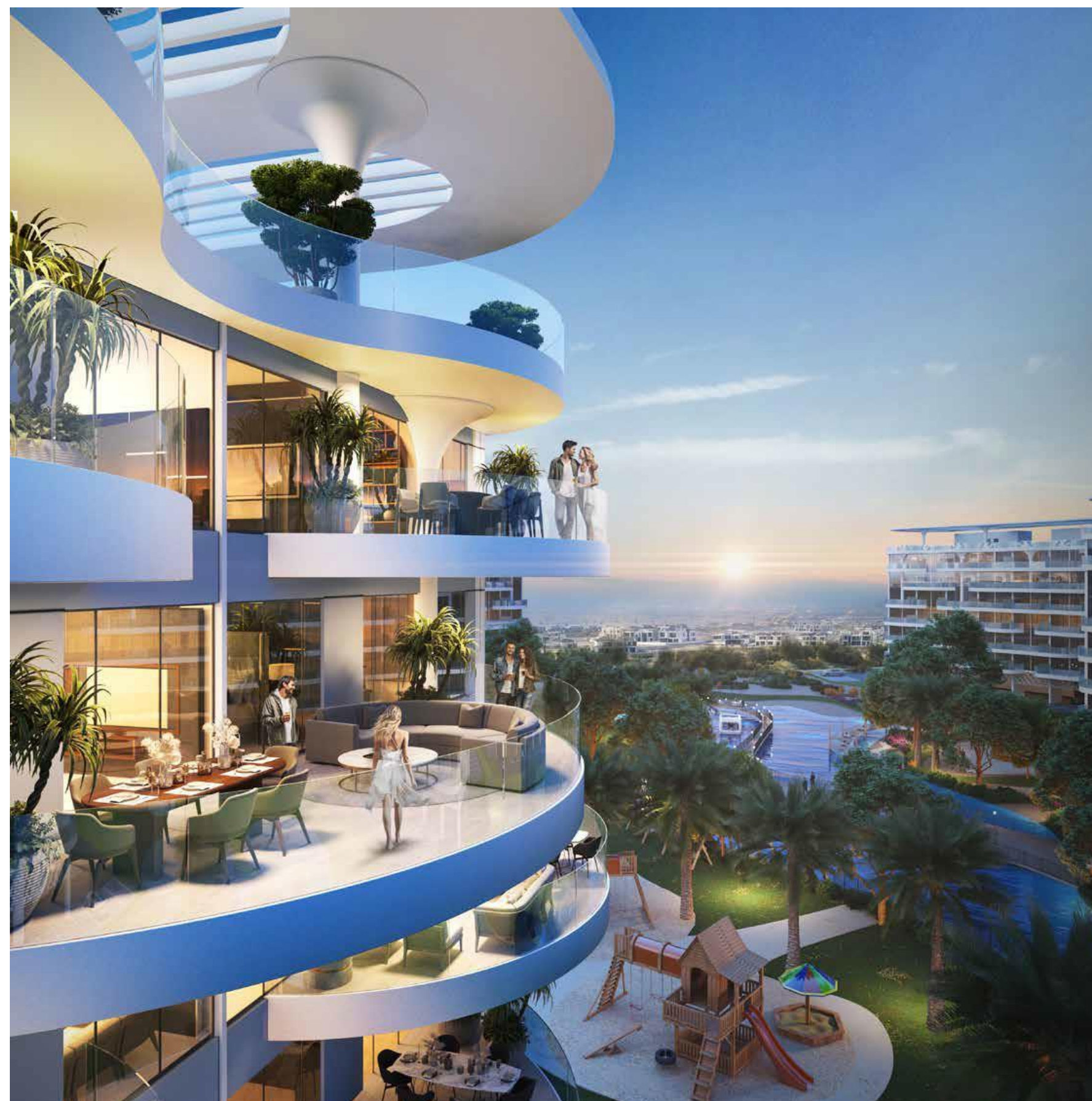
BATHROOM 2.4m Floor to ceiling





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



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
Grand Total	162	674	1,145	838	979,000	2,193,000	1,316,000	1,570



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

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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



LAKESIDE SERENITY



CENTRAL HUB

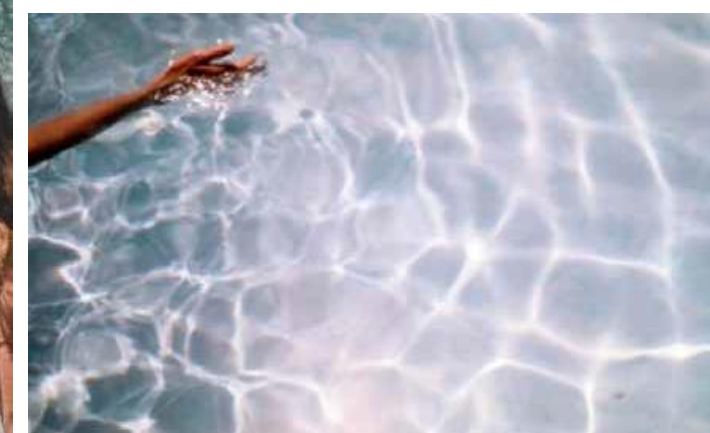
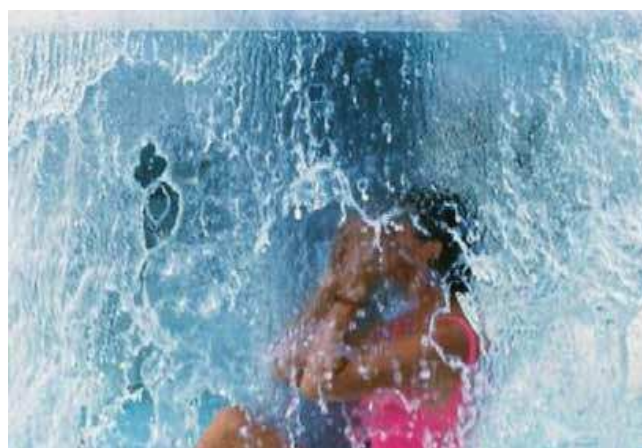


ANDALUCÍA APARTMENTS

AMENITIES



REVITALIZE - RECHARGE



LAGOON RAIN PARTY ZONE



ANDALUCÍA APARTMENTS

AMENITIES



WELLNESS - RELAXATION



HAMMOCK HAVEN



OUTDOOR SPA



AQUA BLAZE LOUNGE

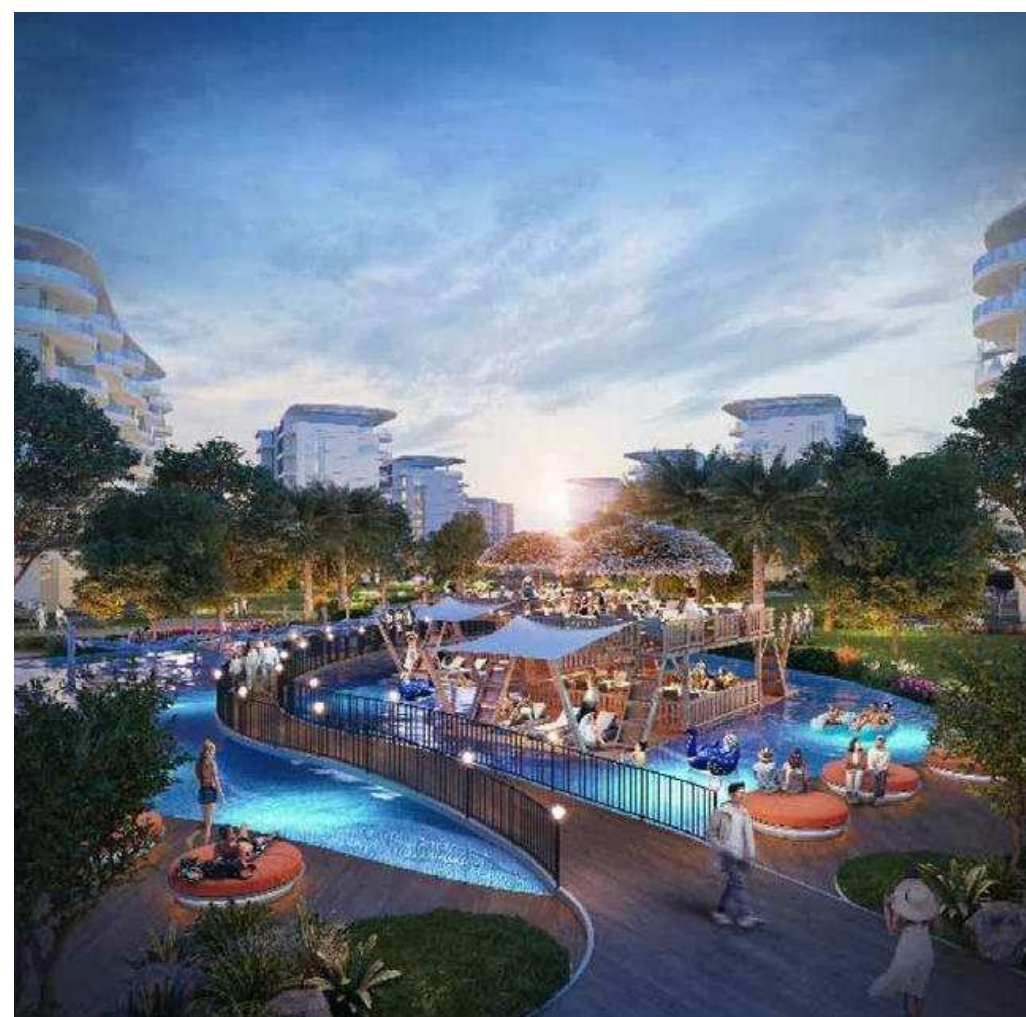


ANDALUCÍA APARTMENTS

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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ANDALUCÍA APARTMENTS

AQUA GYM – RUNNING TRACK





ANDALUCÍA APARTMENTS

AQUA OPERA SCHOOL





INTERIOR DESIGN

TERRACE



Summary

- Rare and unique project in Dubailand as low-rise lagoon facing apartments.
- As such, these are highly sought after and fast moving units.
- Part of a community that has commanded over 49% appreciation in the last 2 years.
- Competitive price point – lowest PSF compared to competition.
- Major benefits of a low rise apartment – closer to the community, lower service charges, lower maintenance costs, higher structural lifespan, higher undivided share of land.
- Access – lower waiting time for elevators & faster access to parking and community exit points during peak hour commute and also, ease of access to exit points during an emergency
- Low rise apartments generally command a higher capital appreciation in comparison to high rise projects.
- These apartments will be part of a ready community by handover.



[Scan this QR code for training feedback](#)

T H A N K Y O U

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- **Why does the bathroom render show 2 washbasins? :** The units' rendering shown are to display the maximum potential of this unit and all illustrations do not form a part of the standard unit.
- **Do we have any information on essential amenities (mall, hospital, pharmacy, etc.) contracted to be part of the Lagoons community since Santorini will be handed over soon?:** Yes, these are mandatory Civic amenities which are provided with any/all masterplan; however, none are available on day-one (across all developers). These shall be facilitated eventually based on 80% residential units' handover and only when the operator EOI and on-boarding processes complete.