

***DAMAC***



PIAZZA ROMA  
OFFICES

&



VALENCIA  
APARTMENTS

DAMAC LAGOONS DISTRICT





TONIGHT, WE STOP BEING TOURISTS AND START LIVING THE  
MEDITERRANEAN LIFESTYLE, LIKE TRUE NATIVES...

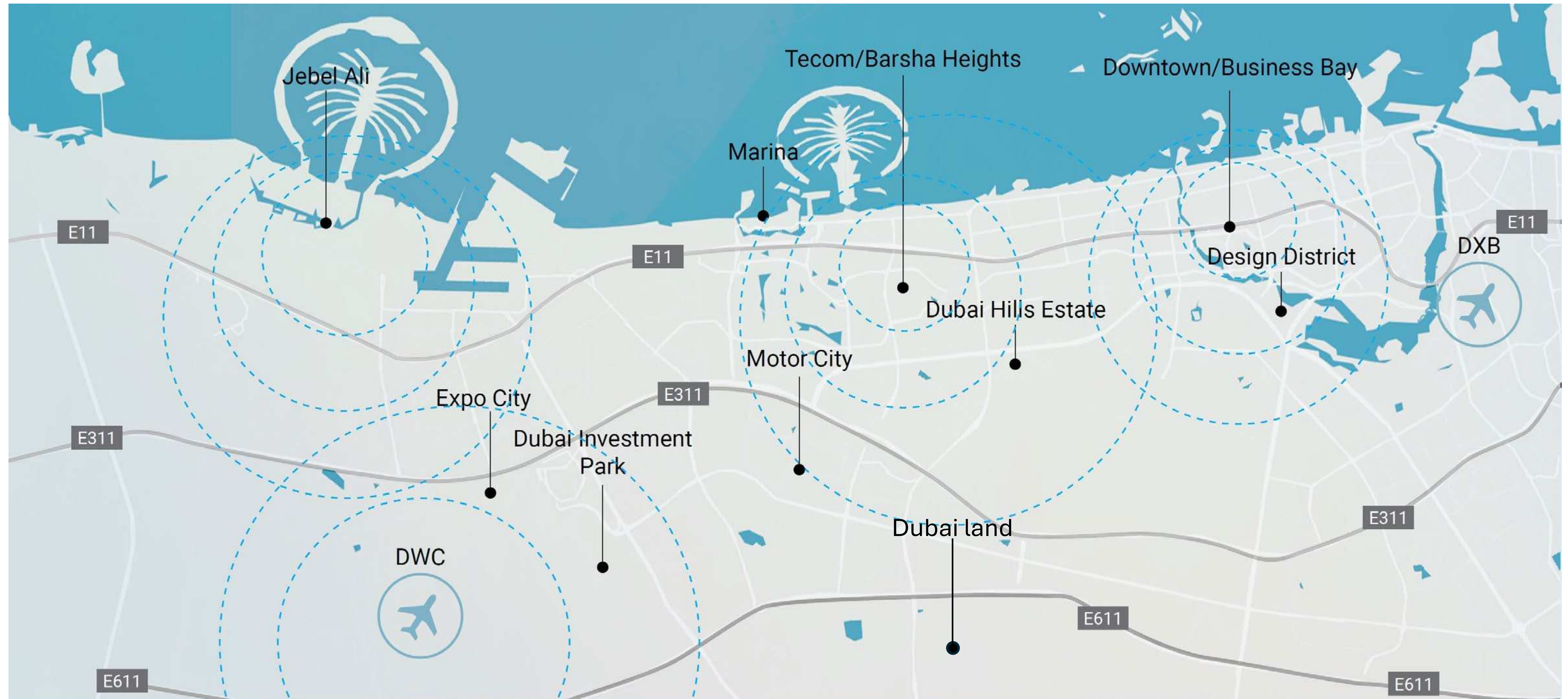


# DECENTRALISED DEVELOPMENT CORES

DAMAC Lagoons - most sustainable & intergrated district community

PIAZZA ROMA

VALENCIA





# TRAVEL-DISTANCE OPTIMIZED

Ever wondered how much time we lose daily on the road?  
What if you can spend the time for more valuable things in life?

- 8 min

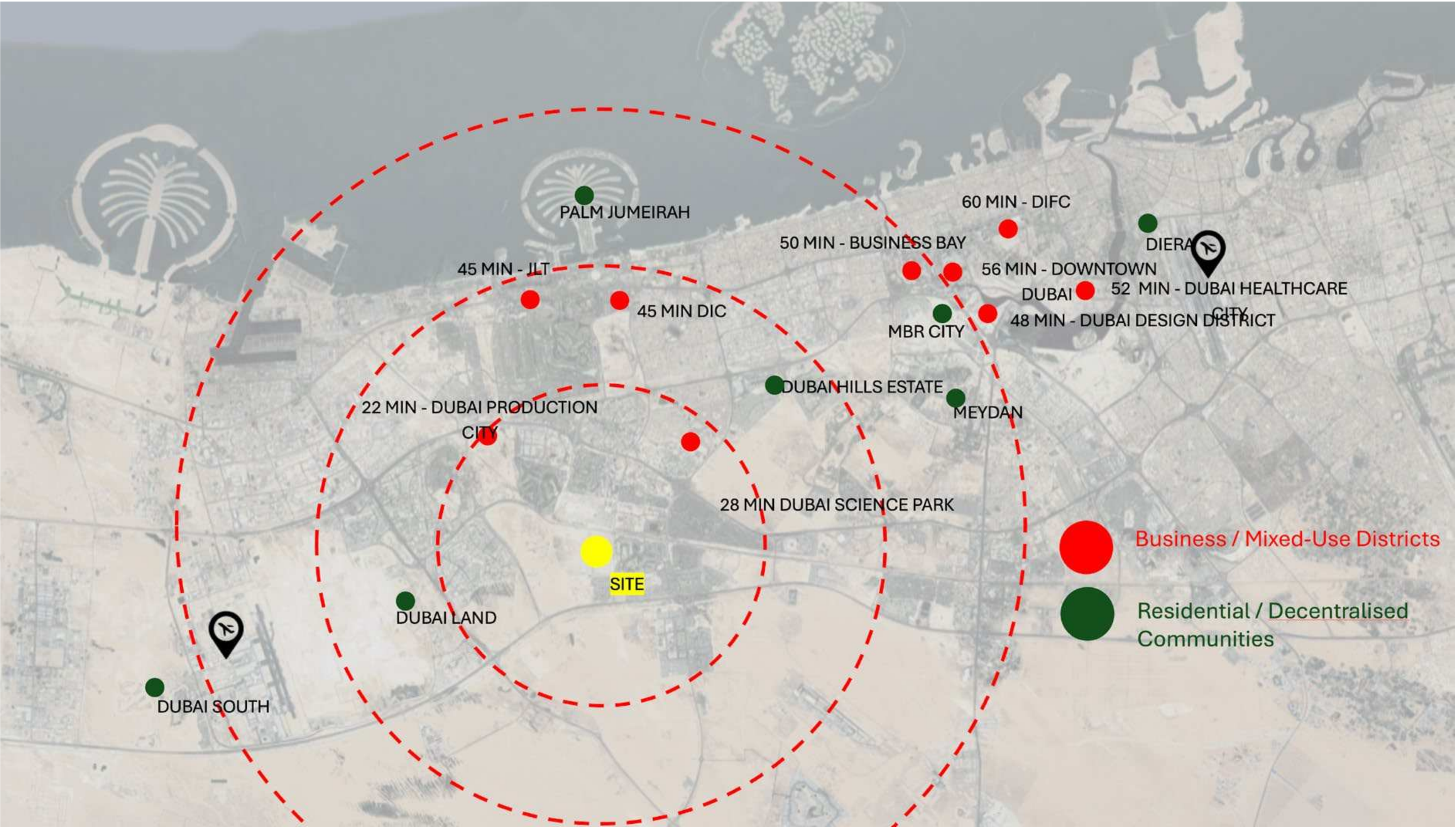
DAMAC MALL
- 10 min

SAUDI GERMAN CLINIC
- 17 min

TRUMP GOLF CLUB
- 19 min

GLOBAL VILLAGE
- 30 min

AL MAKTOUM AIRPORT





## PIAZZA ROMA & VALENCIA



- NO WASTED HOURS.
- NO LONG COMMUTES.
- NO WEEKEND TRAFFIC.



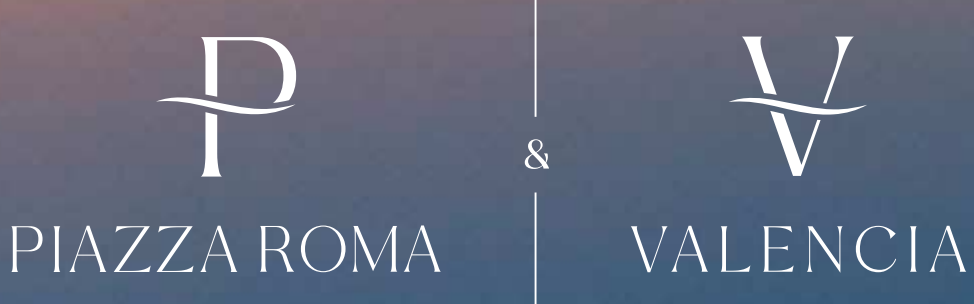
- GUILT-FREE
- EMPOWERED WORKING PARENTS
- 20% MORE TIME EVERY DAY



- HUMAN-CENTRIC URBAN DESIGN
- RETAIL WITHIN A WALKABLE RADIUS
- SUSTAINABLE

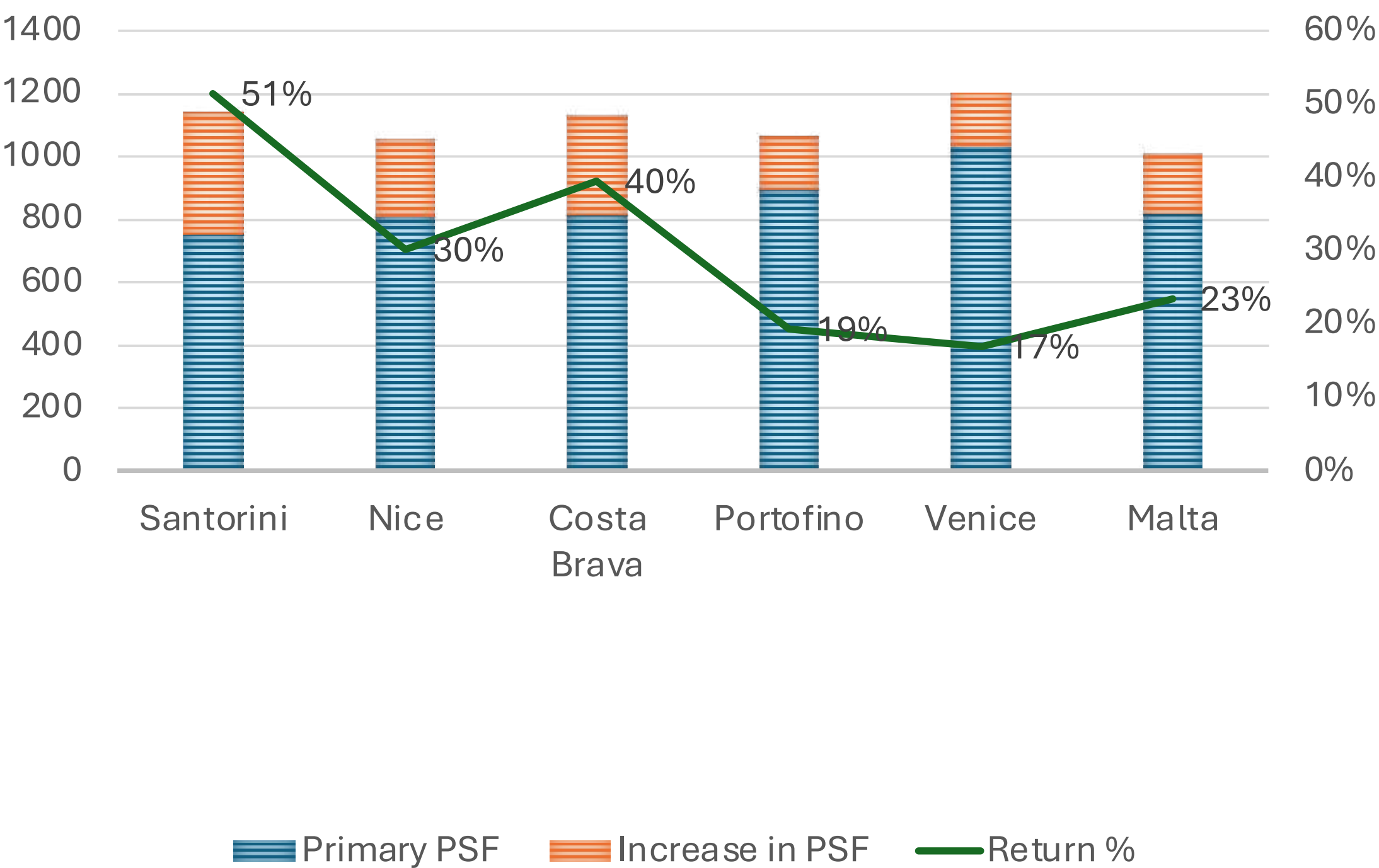


# DAMAC COMMUNITIES VALUE APPRECIATION



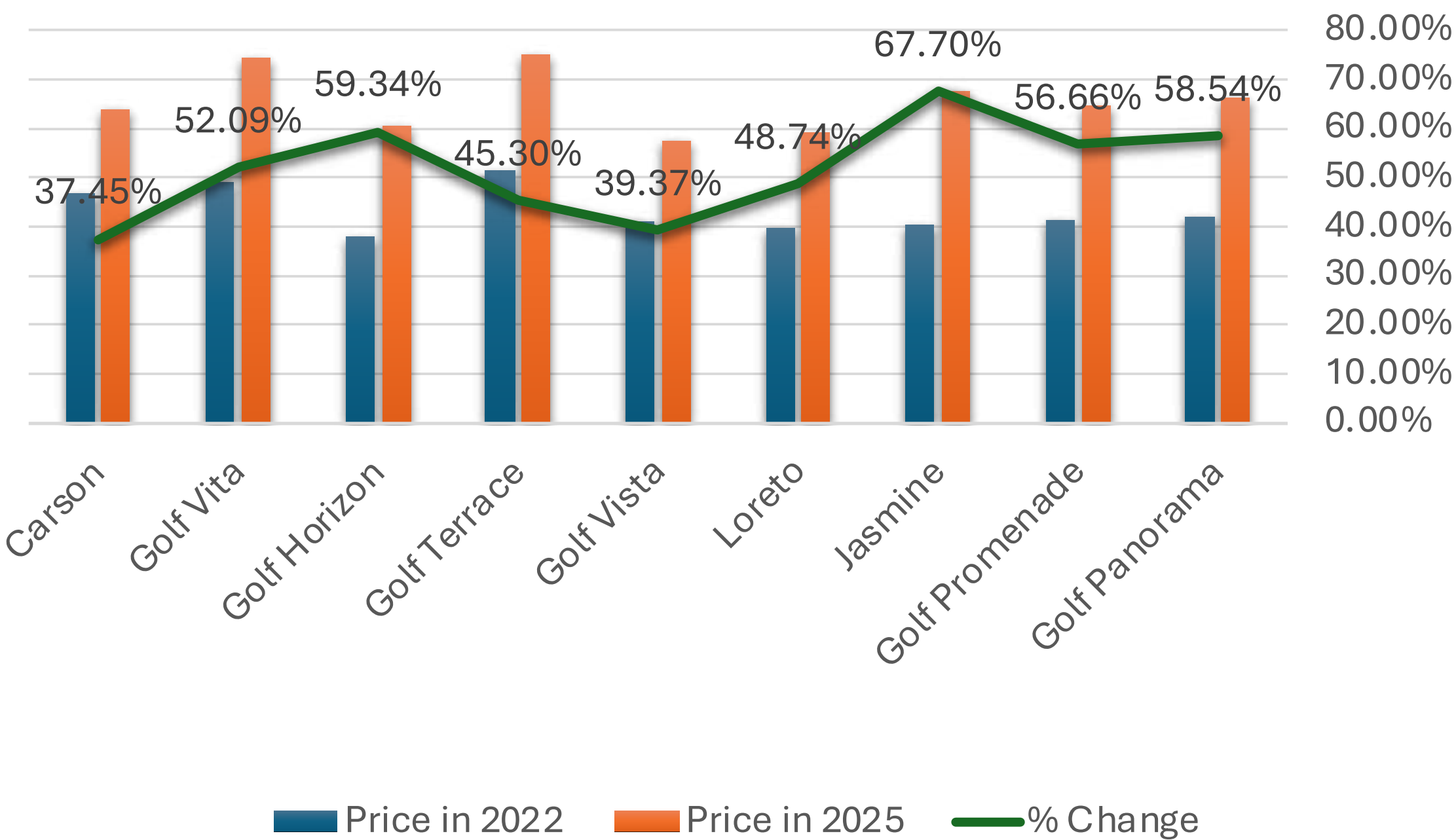
## DAMAC LAGOONS MARKET PERFORMANCE

DAMAC Lagoons - Secondary Market Performance



## DAMAC HILLS APARTMENTS MARKET PERFORMANCE

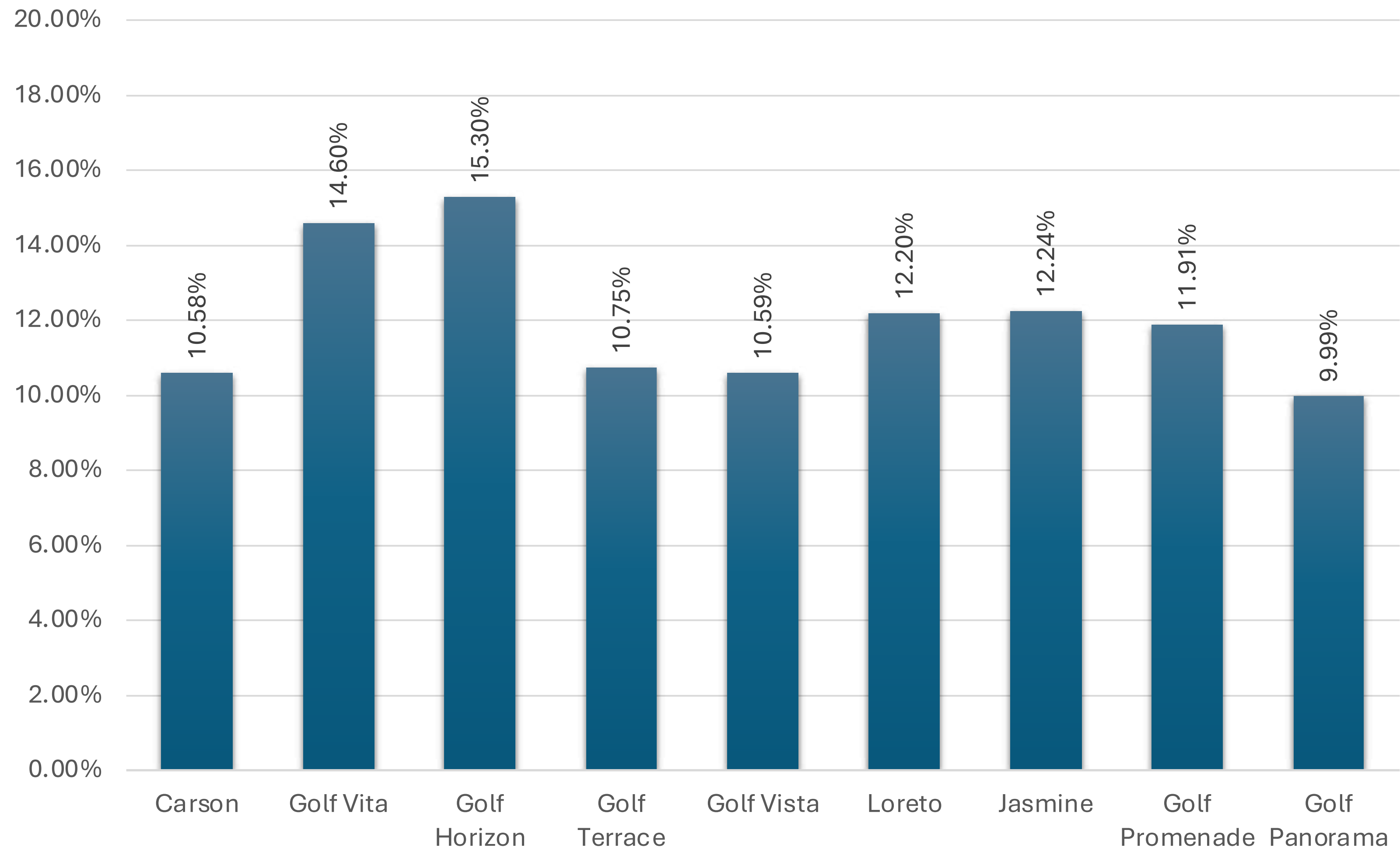
Capital Appreciation In DAMAC Hills 2022-2025





# DAMAC HILLS RENTAL YIELD

RENTAL YIELD





# APARTMENTS – COMPETITOR COMPARISON

Apartment Launches Near DAMAC Lagoons



PSF OF VALENCIA - 1716





# MASTERPLAN

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VALENCIA

## DAMAC LAGOONS MASTERPLAN





A POETIC MOVEMENT WHERE WAVES ARE FROZEN IN TIME,  
CARVED INTO WHITE!





# OFFICES

A future-ready business community with offices!

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# MALL

Live, shop, dine, and unwind without leaving your community,  
everything you need, steps away from home!

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# APARTMENTS

Your everyday escape, without leaving the city.

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G+2P+13F  
NO OF UNITS- 779





1B+LG+G+8F  
OFFICE AREA  
37,350 SQM  
PARKING  
747 VEHICLES





# AMENITIES



# MALL

The mall functions as a dynamic community amenity offering shopping, dining, entertainment, and social spaces that enrich urban lifestyle experiences.

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## SUPERMARKET



Offering convenient shopping, fresh products, and exceptional value daily.

## F&B



Dynamic F&B concepts offering freshness and flavor.

## KID'S ZONE



Destination where kids explore, learn, and have fun



## RETAIL



Retail that blends convenience, quality, and contemporary style.

## POP-UP ART



Vibrant art activations that enrich the mall journey.

## LIFESTYLE STORES



Curated lifestyle retail delivering quality, style, and convenience.



# SWIMMING POOL

A serene poolscape designed for wellness, recreation, and escape.



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# GYM

A bright, modern fitness centre built for daily wellbeing.

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# FLOATING PODS

Community dining and relaxation pods create inviting spaces where friends and family gather to share meals, unwind, and connect effortlessly.

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# AQUA GYM

Energizing water-based workouts with submerged fitness stations, resistance zones, and wellness circuits, creating a refreshing, low-impact exercise experience.

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# LAGOON NIGHT AMPHITHEATRE

Projection shows on water + synchronized fountains



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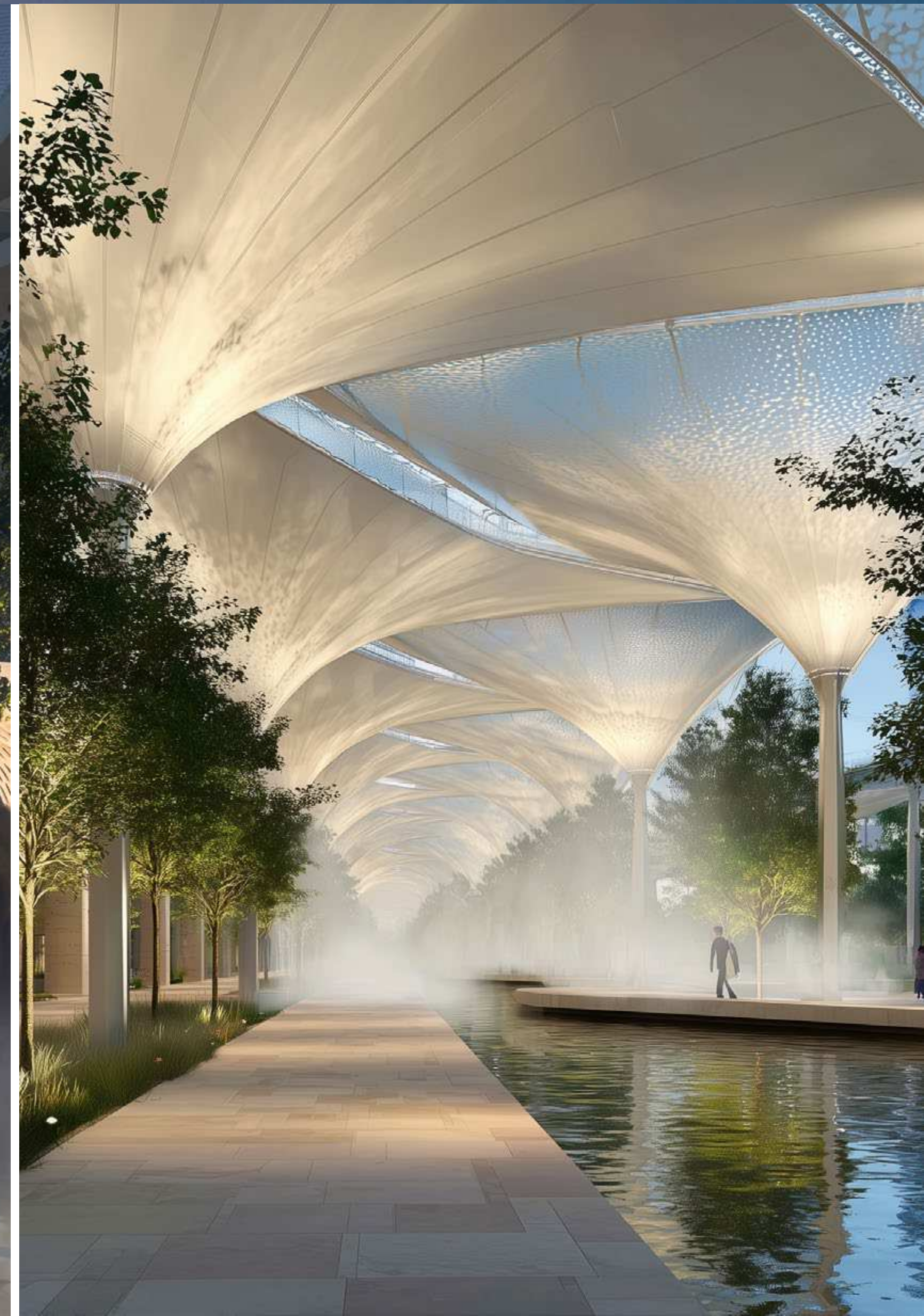
# CLIMATE-COOLING WATER CANOPY

Cooling mist corridors that make the outdoors pleasant year round.

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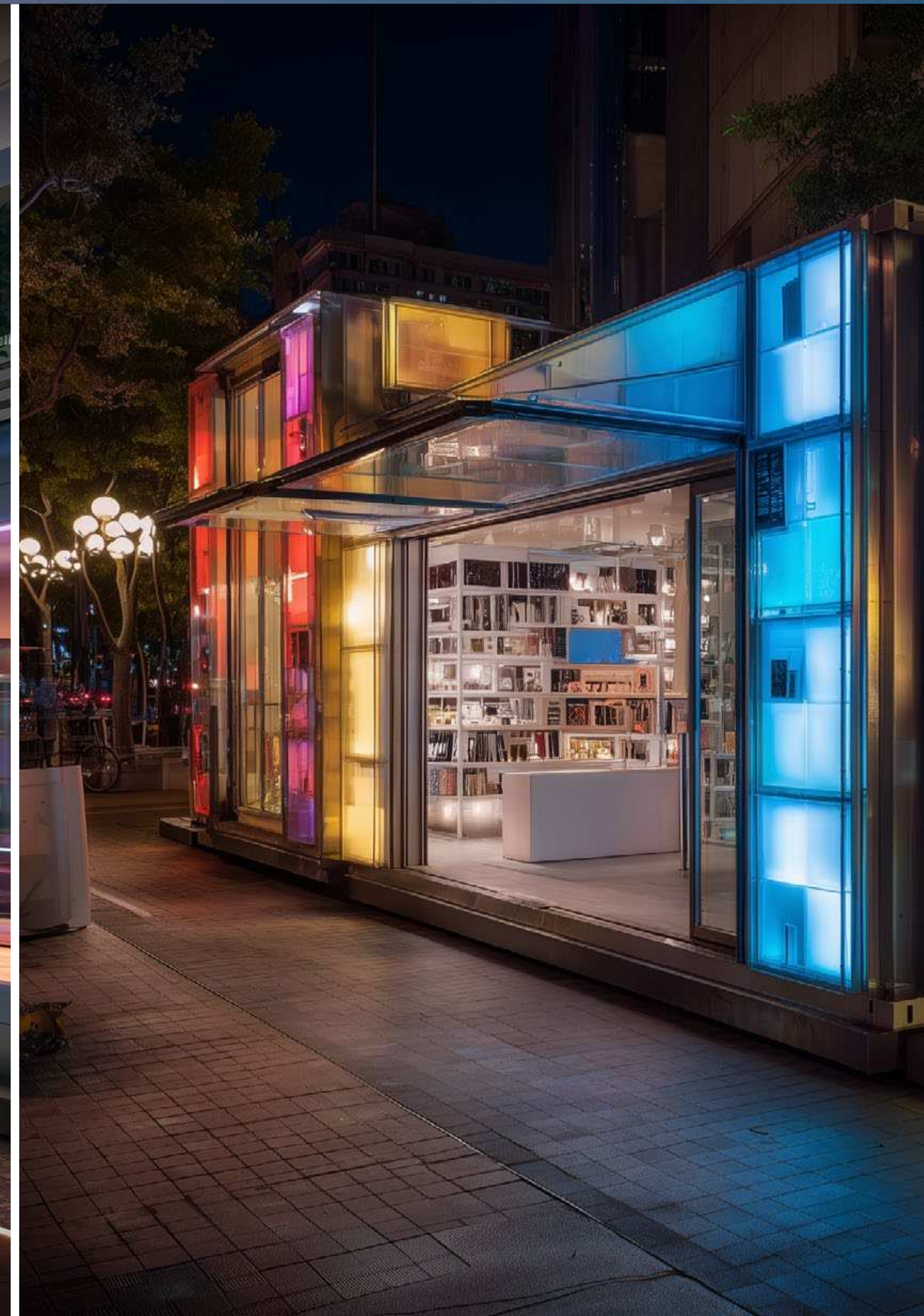
# SMART POP-UP RETAIL CAPSULES

Plug-and-play retail that transforms weekly. Flexible spaces that keep the district lively and constantly refreshed.

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# OUTDOOR YOGA & SPA

Chic communal wellness areas where elegance infuses every moment, creating new standards of Mediterranean-inspired living.

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# FLAMENCO STAGE

A dedicated Mediterranean-inspired space featuring.. lighting, and acoustics for performances, celebrations, and cultural events.

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# OUTDOOR CINEMA

Premium cinema with bigger screen and better comfort for unforgettable moments!

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# MEDITERRANEAN STYLE LOUNGE

A warm, sophisticated lounge inspired by Italian coastal living, featuring rustic textures, soft lighting, artisanal décor, and relaxed social seating.

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RESIDENTIAL  
INTERIOR DESIGN



ID – LIVING

P  
PIAZZA ROMA

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# ID – DINING

P  
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V  
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# ID – BEDROOM

P  
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&

V  
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ID – ENSUITE





OFFICE & MALL  
INTERIOR DESIGN



# ID – LOBBY

P  
PIAZZA ROMA

&

V  
VALENCIA





# ID – OFFICE

P  
PIAZZA ROMA

&

V  
VALENCIA





ID – MALL

P  
PIAZZA ROMA

&

V  
VALENCIA





ID – MALL

P  
PIAZZA ROMA

&

V  
VALENCIA





RESIDENTIAL  
FLOOR PLANS



# RESIDENTIAL FLOOR PLANS



AVERAGE SELLABLE AREA: **379.53 sqft** ( 35.26 M<sup>2</sup> )

AVERAGE SELLABLE AREA: **776.07 sqft** ( 72.10 M<sup>2</sup> )



# RESIDENTIAL FLOOR PLANS



AVERAGE SELLABLE AREA: **1165.19 sqft** (108.25 M<sup>2</sup>)



OFFICE  
FLOOR PLANS



# OFFICE TOWERS

  
PIAZZA ROMA

&

  
VALENCIA

SELLABLE : **1564.17 – 3167.84 sqft** (145.31-294.30) sqm



PRICING

**STUDIO**

AVG PRICE

725K

**1-BR**

AVG PRICE

1.30 MILLION

**2-BR**

AVG PRICE

1.84 MILLION



# VALENCIA PAYMENT PLAN



## PAYMENT PLAN

| DESCRIPTION      | MILESTONE EVENT               | VALUE (%) |
|------------------|-------------------------------|-----------|
| DEPOSIT          | IMMEDIATE                     | 5         |
| 1ST INSTALLMENT  | WITHIN 1 MONTH(S) OF BOOKING  | 10        |
| 2ND INSTALLMENT  | WITHIN 3 MONTH(S) OF BOOKING  | 5         |
| 3RD INSTALLMENT  | WITHIN 6 MONTH(S) OF BOOKING  | 5         |
| 4TH INSTALLMENT  | WITHIN 9 MONTH(S) OF BOOKING  | 5         |
| 5TH INSTALLMENT  | WITHIN 12 MONTH(S) OF BOOKING | 5         |
| 6TH INSTALLMENT  | WITHIN 15 MONTH(S) OF BOOKING | 5         |
| 7TH INSTALLMENT  | WITHIN 18 MONTH(S) OF BOOKING | 5         |
| 8TH INSTALLMENT  | WITHIN 21 MONTH(S) OF BOOKING | 5         |
| 9TH INSTALLMENT  | WITHIN 24 MONTH(S) OF BOOKING | 5         |
| 10TH INSTALLMENT | WITHIN 27 MONTH(S) OF BOOKING | 5         |
| 11TH INSTALLMENT | ON COMPLETION                 | 40        |
| TOTAL            |                               | 100       |

**4% DLD TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT.  
ACD: MARCH 2029**

Downpayment will be considered complete at 19% (incl DLD fee)



| PRICING                   |               |
|---------------------------|---------------|
| OFFICE SPACE<br>AVG PRICE | € 7.4 MILLION |



# PIAZZA ROMA PAYMENT PLAN



| DESCRIPTION      | MILESTONE EVENT             | VALUE (%) |
|------------------|-----------------------------|-----------|
| DEPOSIT          | IMMEDIATE                   | 20        |
| 1ST INSTALLMENT  | WITHIN 3 MONTHS OF BOOKING  | 1         |
| 2ND INSTALLMENT  | WITHIN 4 MONTHS OF BOOKING  | 1         |
| 3RD INSTALLMENT  | WITHIN 5 MONTHS OF BOOKING  | 1         |
| 4TH INSTALLMENT  | WITHIN 6 MONTHS OF BOOKING  | 1         |
| 5TH INSTALLMENT  | WITHIN 7 MONTHS OF BOOKING  | 1         |
| 6TH INSTALLMENT  | WITHIN 8 MONTHS OF BOOKING  | 1         |
| 7TH INSTALLMENT  | WITHIN 9 MONTHS OF BOOKING  | 1         |
| 8TH INSTALLMENT  | WITHIN 10 MONTHS OF BOOKING | 1         |
| 9TH INSTALLMENT  | WITHIN 11 MONTHS OF BOOKING | 1         |
| 10TH INSTALLMENT | WITHIN 12 MONTHS OF BOOKING | 1         |
| 11TH INSTALLMENT | WITHIN 13 MONTHS OF BOOKING | 1         |
| 12TH INSTALLMENT | WITHIN 14 MONTHS OF BOOKING | 1         |
| 13TH INSTALLMENT | WITHIN 15 MONTHS OF BOOKING | 1         |
| 14TH INSTALLMENT | WITHIN 16 MONTHS OF BOOKING | 1         |
| 15TH INSTALLMENT | WITHIN 17 MONTHS OF BOOKING | 1         |
| 16TH INSTALLMENT | WITHIN 18 MONTHS OF BOOKING | 1         |
| 17TH INSTALLMENT | WITHIN 19 MONTHS OF BOOKING | 1         |
| 18TH INSTALLMENT | WITHIN 20 MONTHS OF BOOKING | 1         |
| 19TH INSTALLMENT | WITHIN 21 MONTHS OF BOOKING | 1         |
| 20TH INSTALLMENT | WITHIN 22 MONTHS OF BOOKING | 1         |

| DESCRIPTION      | MILESTONE EVENT             | VALUE (%) |
|------------------|-----------------------------|-----------|
| 21ST INSTALLMENT | WITHIN 23 MONTHS OF BOOKING | 1         |
| 22ND INSTALLMENT | WITHIN 24 MONTHS OF BOOKING | 1         |
| 23RD INSTALLMENT | WITHIN 25 MONTHS OF BOOKING | 1         |
| 24TH INSTALLMENT | WITHIN 26 MONTHS OF BOOKING | 1         |
| 25TH INSTALLMENT | WITHIN 27 MONTHS OF BOOKING | 1         |
| 26TH INSTALLMENT | WITHIN 28 MONTHS OF BOOKING | 1         |
| 27TH INSTALLMENT | WITHIN 29 MONTHS OF BOOKING | 1         |
| 28TH INSTALLMENT | WITHIN 30 MONTHS OF BOOKING | 1         |
| 29TH INSTALLMENT | WITHIN 31 MONTHS OF BOOKING | 1         |
| 30TH INSTALLMENT | WITHIN 32 MONTHS OF BOOKING | 1         |
| 31ST INSTALLMENT | WITHIN 33 MONTHS OF BOOKING | 1         |
| 32ND INSTALLMENT | WITHIN 34 MONTHS OF BOOKING | 1         |
| 33RD INSTALLMENT | WITHIN 35 MONTHS OF BOOKING | 1         |
| 34TH INSTALLMENT | WITHIN 36 MONTHS OF BOOKING | 1         |
| 35TH INSTALLMENT | WITHIN 37 MONTHS OF BOOKING | 1         |
| 36TH INSTALLMENT | WITHIN 38 MONTHS OF BOOKING | 1         |
| 37TH INSTALLMENT | WITHIN 39 MONTHS OF BOOKING | 1         |
| 38TH INSTALLMENT | WITHIN 40 MONTHS OF BOOKING | 1         |
| 39TH INSTALLMENT | WITHIN 41 MONTHS OF BOOKING | 1         |
| 40TH INSTALLMENT | WITHIN 42 MONTHS OF BOOKING | 1         |
| 41ST INSTALLMENT | ON COMPLETION               | 40        |

4% DLD TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT.  
ACD: JUNE 2030



A COMMUNITY DESIGNED AROUND YOU!

P | V  
PIAZZA ROMA | VALENCIA

DAMAC LAGOONS DISTRICT





THANK YOU