

*DAMAC*

I  
S  
L  
A  
N  
D  
S

A close-up, low-angle shot of a person wearing a wide-brimmed straw hat. Their hands are clasped together in front of their face, partially obscuring it. The person is wearing a light-colored, thin-strapped top. The background is a clear, bright blue sky. The text "LIVE THE ISLAND STATE OF MIND" is overlaid in white, uppercase letters across the center of the image.

LIVE THE ISLAND STATE OF MIND

# INSPIRATION



## “LIVING IN PARADISE”

Tropical island-themed neighbourhoods centered around water.  
Should tap into the quality of life afforded by the island paradise.

“YOUR OWN ISLAND GETAWAY”

DAMAC

I  
S  
L  
A  
N  
D  
S



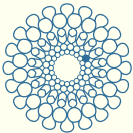
LOCATION



SPORTS CITY, MOTOR CITY,  
DAMAC HILLS  
15 MIN



DUBAI  
INVESTMENT PARK  
18 MIN



EXPO 2020  
VENUE  
20 MIN



AL MAKTOUM  
INTERNATIONAL AIRPORT  
23 MIN



DUBAI INTERNATIONAL  
AIRPORT  
28 MIN



BURJ  
AL ARAB  
30 MIN

DAMAC

ISLANDS



MASTERPLAN

INSPIRED BY SIX OF THE  
*World's best tropical island destinations*



CLUSTERS



MALDIVES



BORA BORA



SEYCHELLES



HAWAII

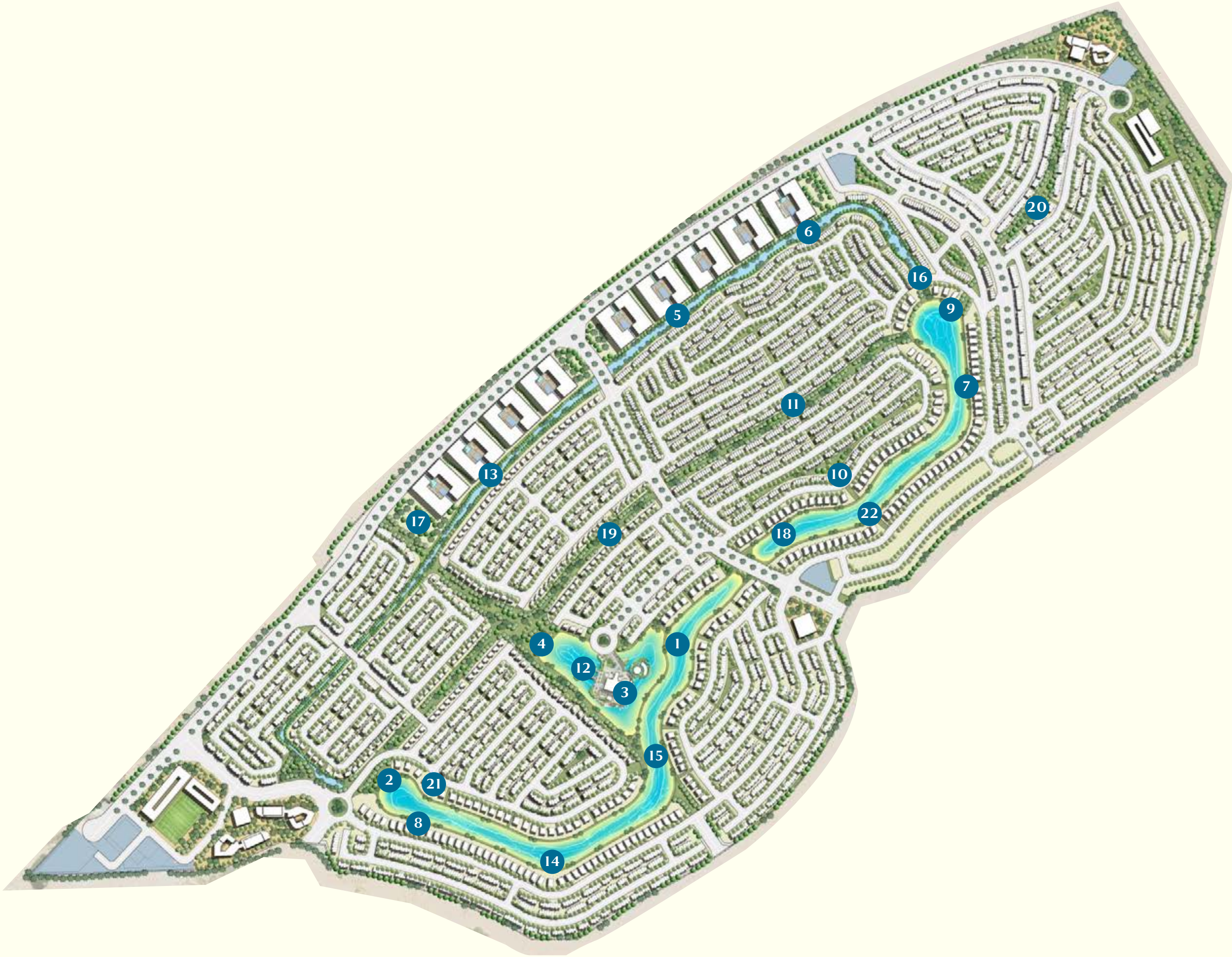


BALI



FIJI

# AMENITIES



- 1 CENTRAL HUB FOUNTAIN
- 2 WEDDING VENUE
- 3 AQUA DOME
- 4 IGUANAS PARK AND FRUIT MARKET
- 5 PADDLING (GONDOLA STYLE)
- 6 WATER PLATFORMS
- 7 LAGOON TOUR IN HAMMOCK
- 8 LAGOON WATERFALLS
- 9 MINIGOLF ISLAND
- 10 TORTOISE GARDEN
- 11 PARROT PARK
- 12 AQUA PARK
- 13 JUNGLE RIVER
- 14 RAPIDS
- 15 ZIPLINE
- 16 JUNGLE SWINGS
- 17 YOGA AND CALISTHENICS PARK
- 18 YOGA FLOATING DECKS
- 19 WILDLIFE PARK
- 20 FITNESS PARK
- 21 HOT SPRINGS SPA
- 22 PRIVATE BOATS RIDING

# CENTRAL HUB FOUNTAIN

A striking feature of the site, this fountain faces the Central Dome and integrates water, fire, and laser effects, enhanced by LED and lighting elements



# AQUA PARK

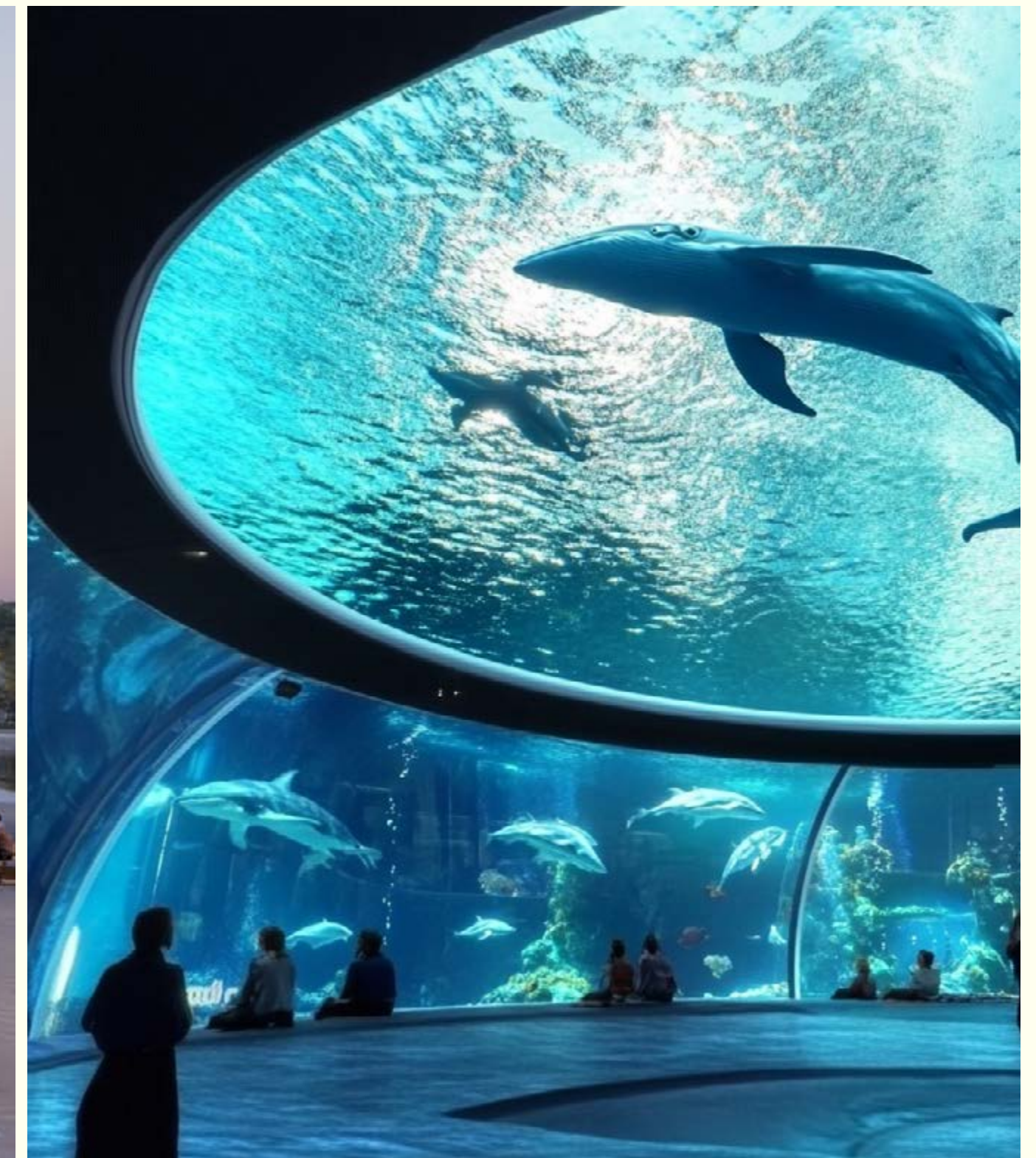
A compact amusement park featuring slides and activity areas, designed to complement and connect with the Central Hub.



# AQUA DOME

The site's central feature includes an interior view with immersive underwater life projections.

It will offer a range of activities, including dining at restaurants, enjoying a spa, and relaxin in designated areas.



# MINI GOLF ISLAND

A small island set within the lagoon for practicing golf, accessible via various floating devices.



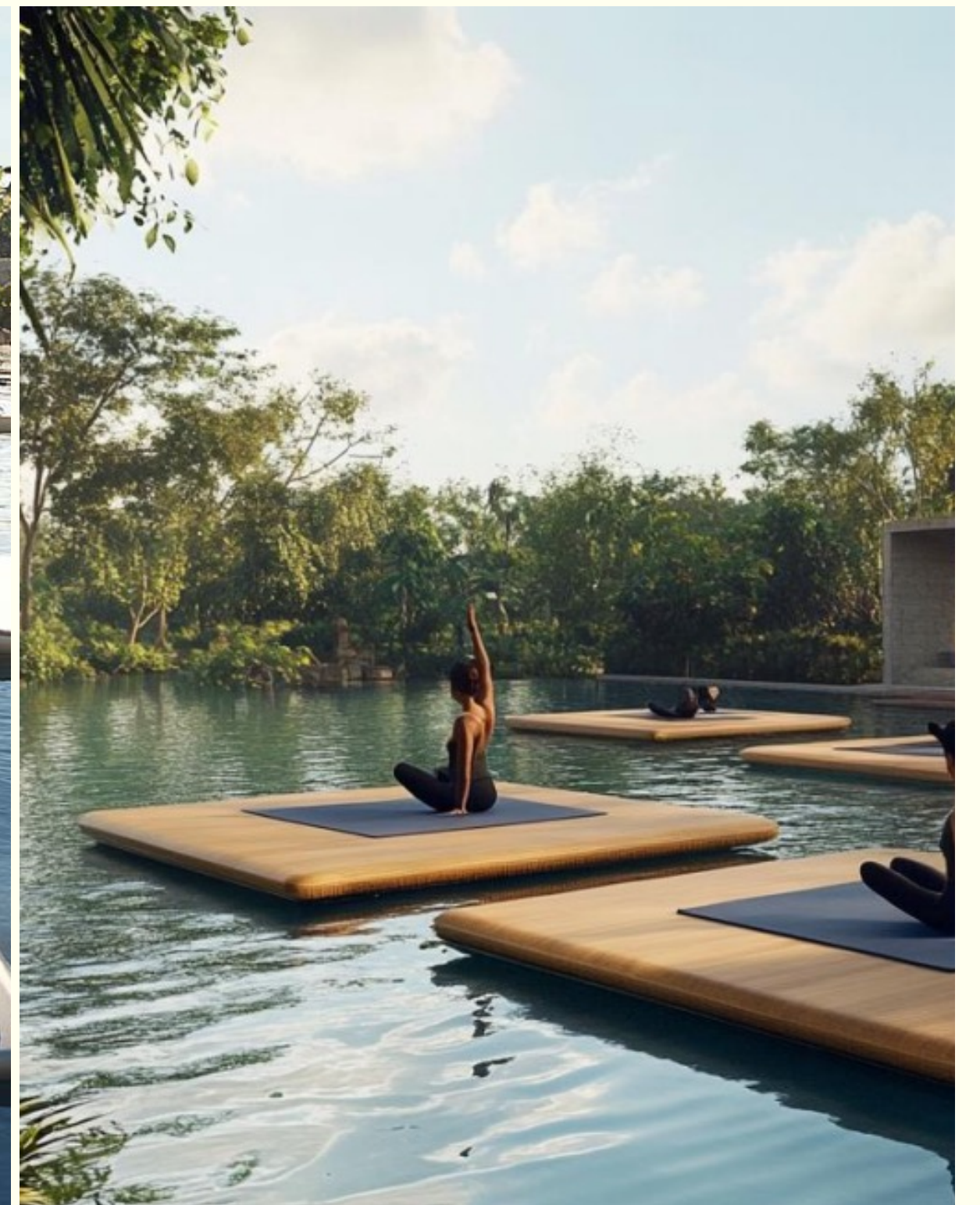
# CALISTHENICS PARK

A luxurious space equipped with highend calisthenics equipment, designed for an elevated workout experience.



# YOGA FLOATING DECKS

Floating platforms along the main water body or lagoon for yoga activities, seamlessly integrated with adjacent open spaces.



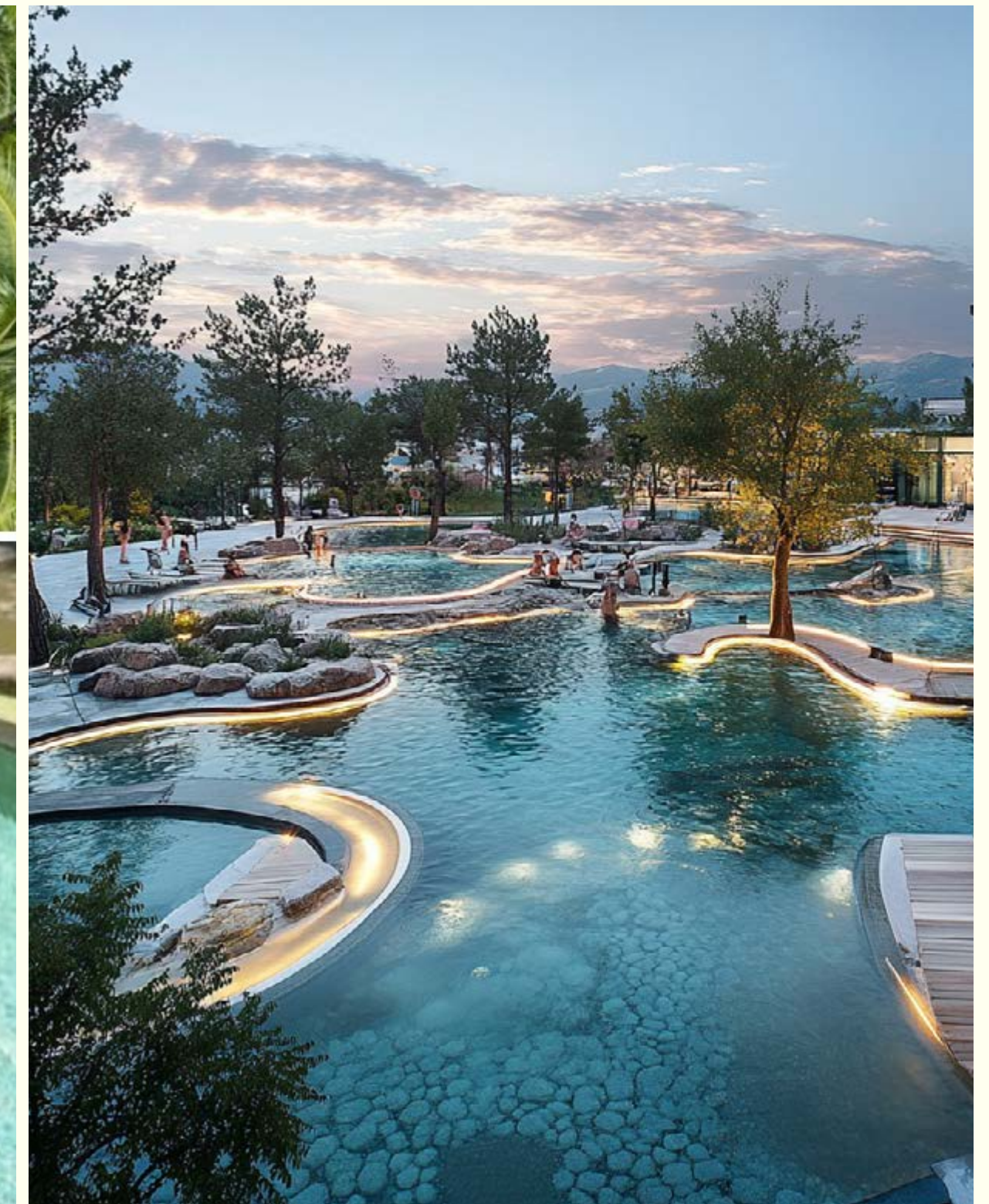
# FITNESS PARK

Parks featuring a variety of sports equipment, offering diverse athletic opportunities and activities.



## HOT SPRINGS SPA

Situated near the cascading waterfalls. These outdoor relaxation areas feature hot spas and infinity pools, seamlessly connected to the Waterfall Lagoon area.



# WATERFALL LAGOON

Enhances the area with artificial waterfalls flowing into infinity-edge pools, creating a vibrant and dynamic atmosphere.



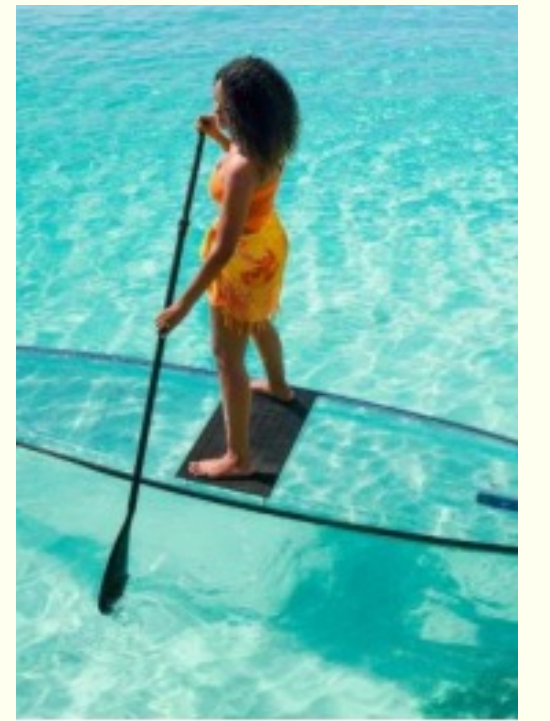
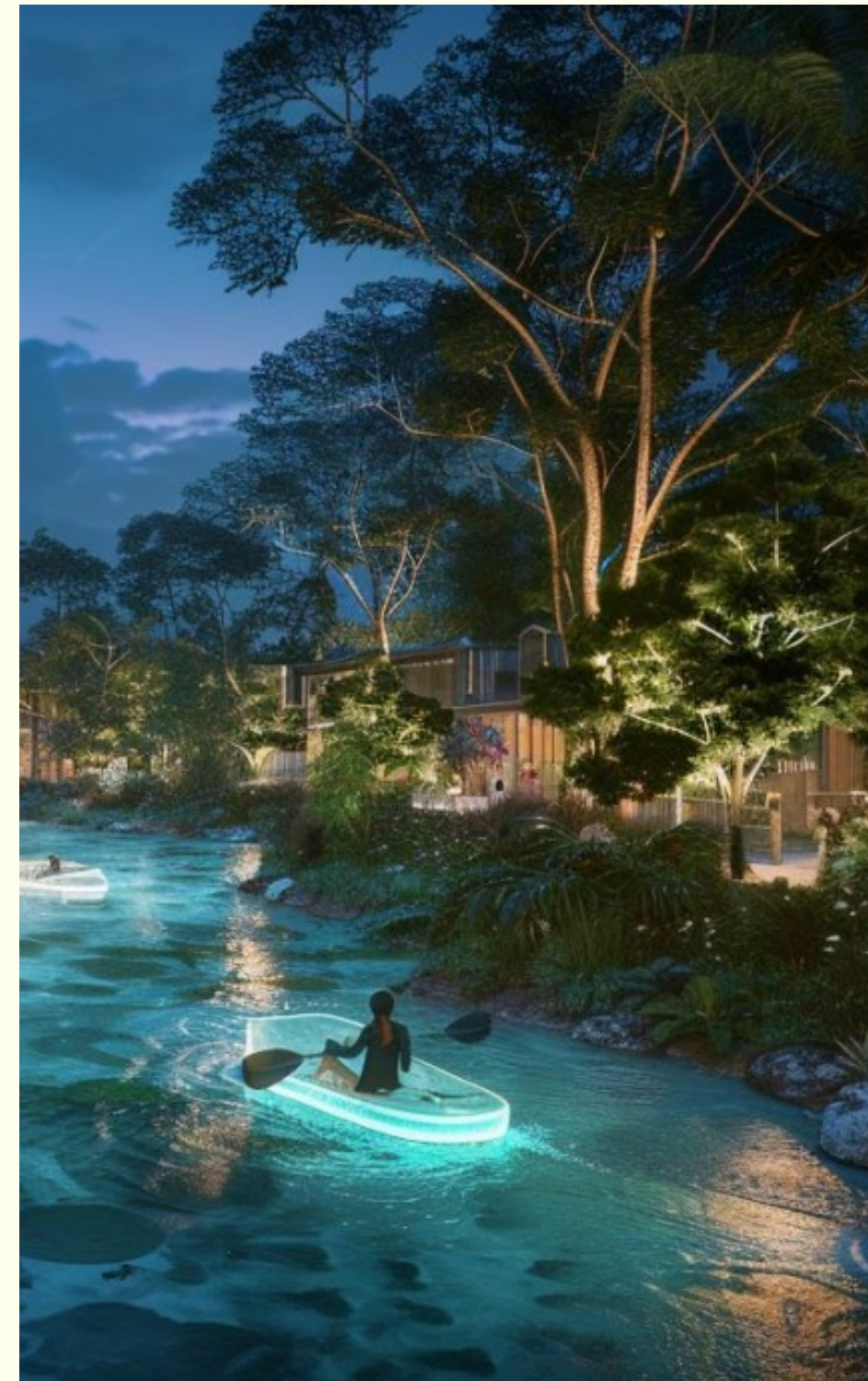
# WATER PLATFORMS

Open spaces (sikkas) illuminated with LEDs with platforms that lead to the main water body.  
Featuring areas for lounging, listening to music, and social gatherings



## PADDLING (GONDOLA STYLE)

Enjoy the Jungle River, riding illuminated paddling devices equipped with LED lights that glow beautifully at sunset.



# JUNGLE RIVER

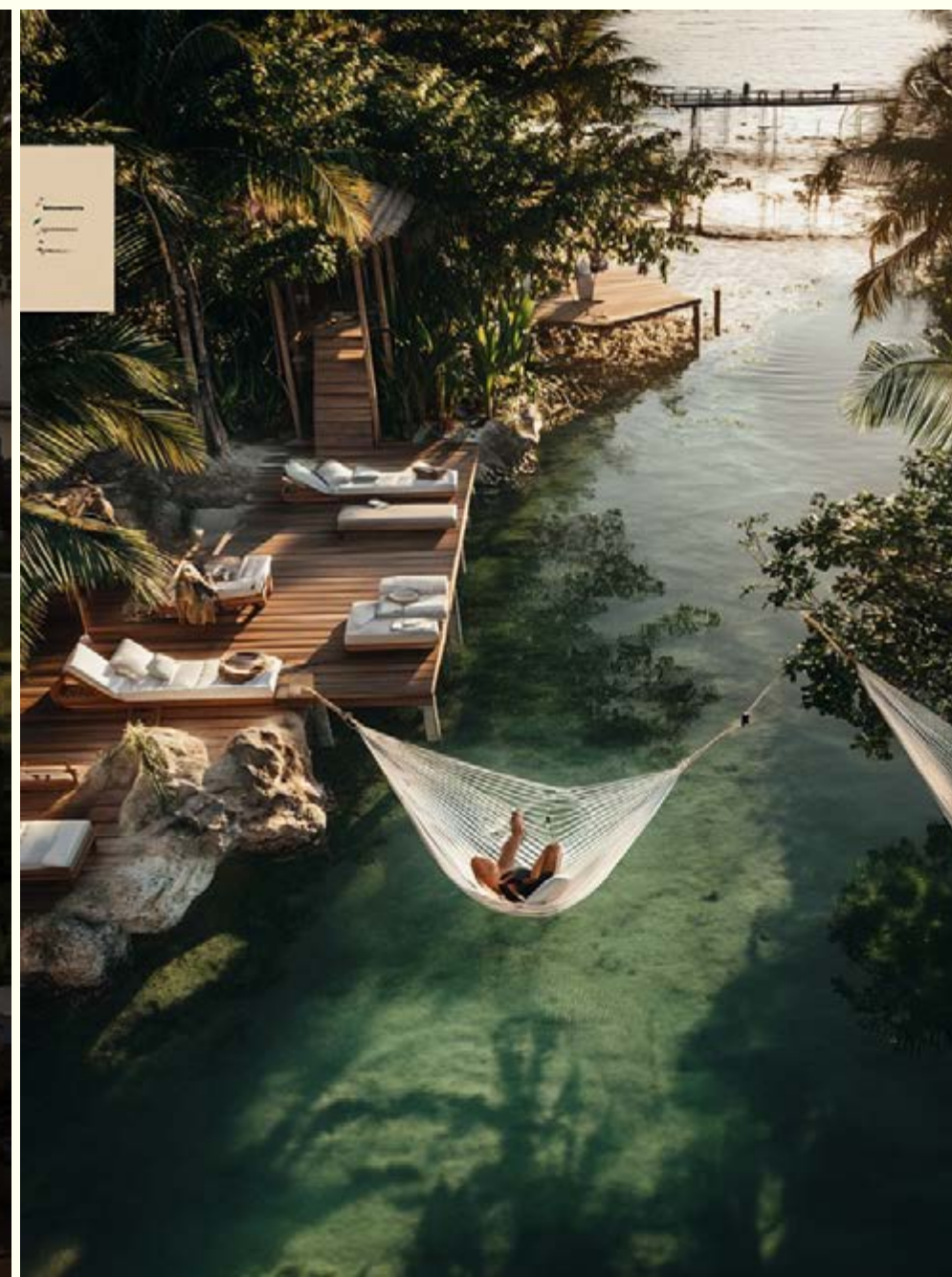
A lush corridor featuring activities like paddling and boating with LED-illuminated devices to enhance the experience.



# LAGOON TOUR IN HAMMOCK

Experience the lagoon from a whole new perspective with the Lagoon Tour in Hammock.

Gently drift across the main water body.



# IGUANAS PARK AND FRUITS MARKET

Located near the Jungle River, this area will feature spaces for a fruit market and accommodate wildlife, including iguanas and other animals.



# TORTOISE GARDEN

Diverse gardens and parks, each featuring unique animal themes.

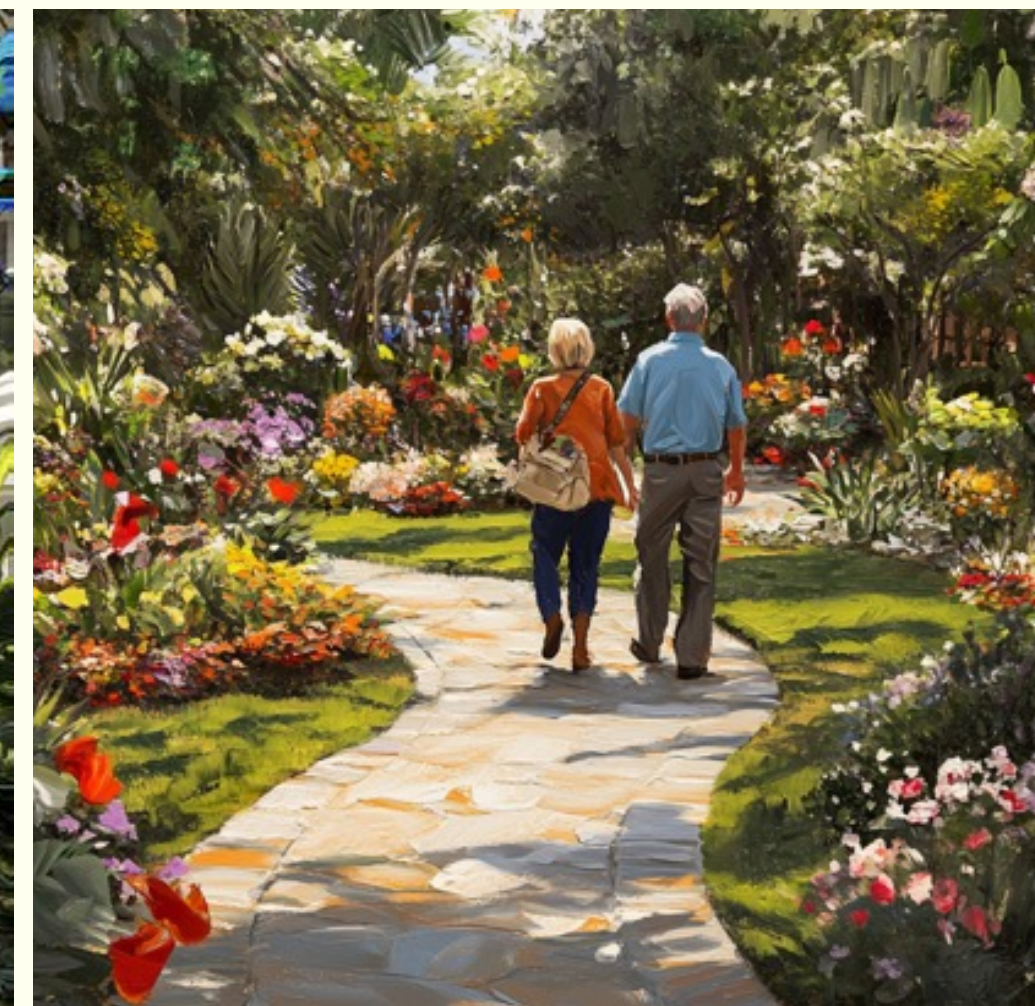
Each area will adapt its colours, vegetation, and activities to reflect its specific theme.



# PARROT PARK

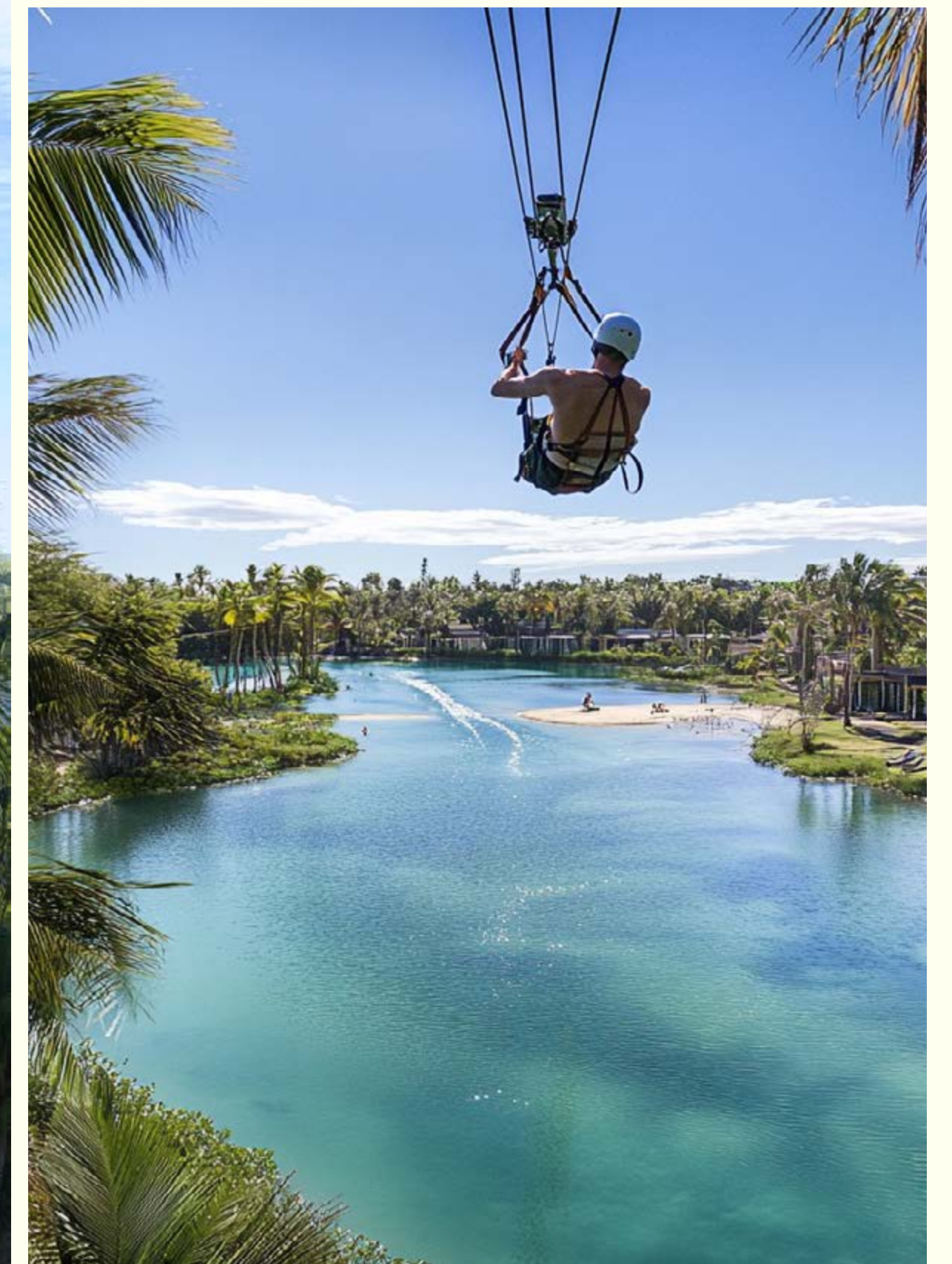
Diverse gardens and parks, each featuring unique animal themes.

Each area will adapt its colours, vegetation, and activities to reflect its specific theme.



# ZIPLINE

An extension of the central waterpark, seamlessly integrating with and extending across the waterfront areas of the Central Hub.



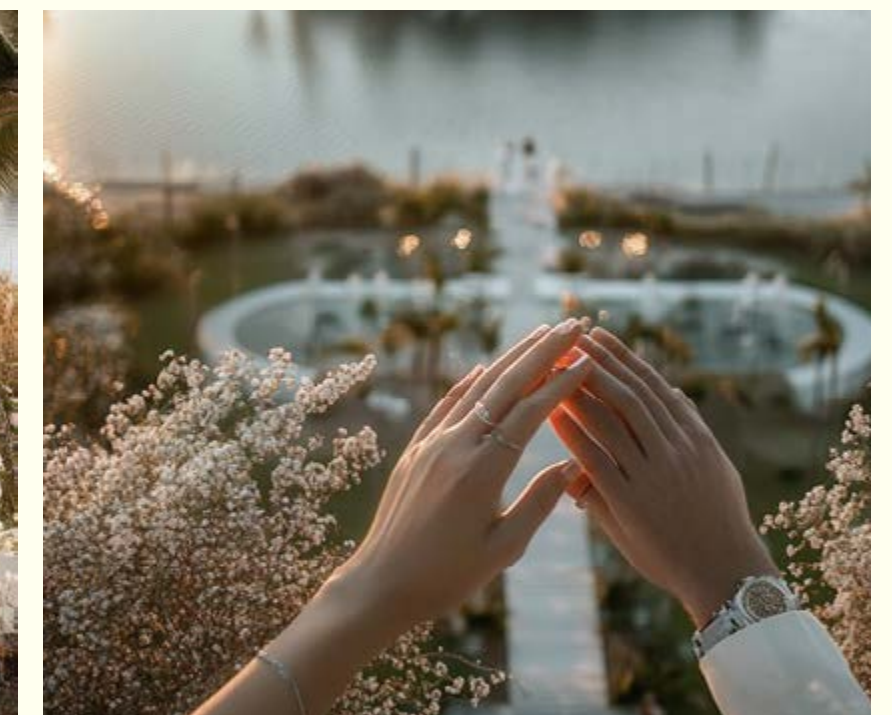
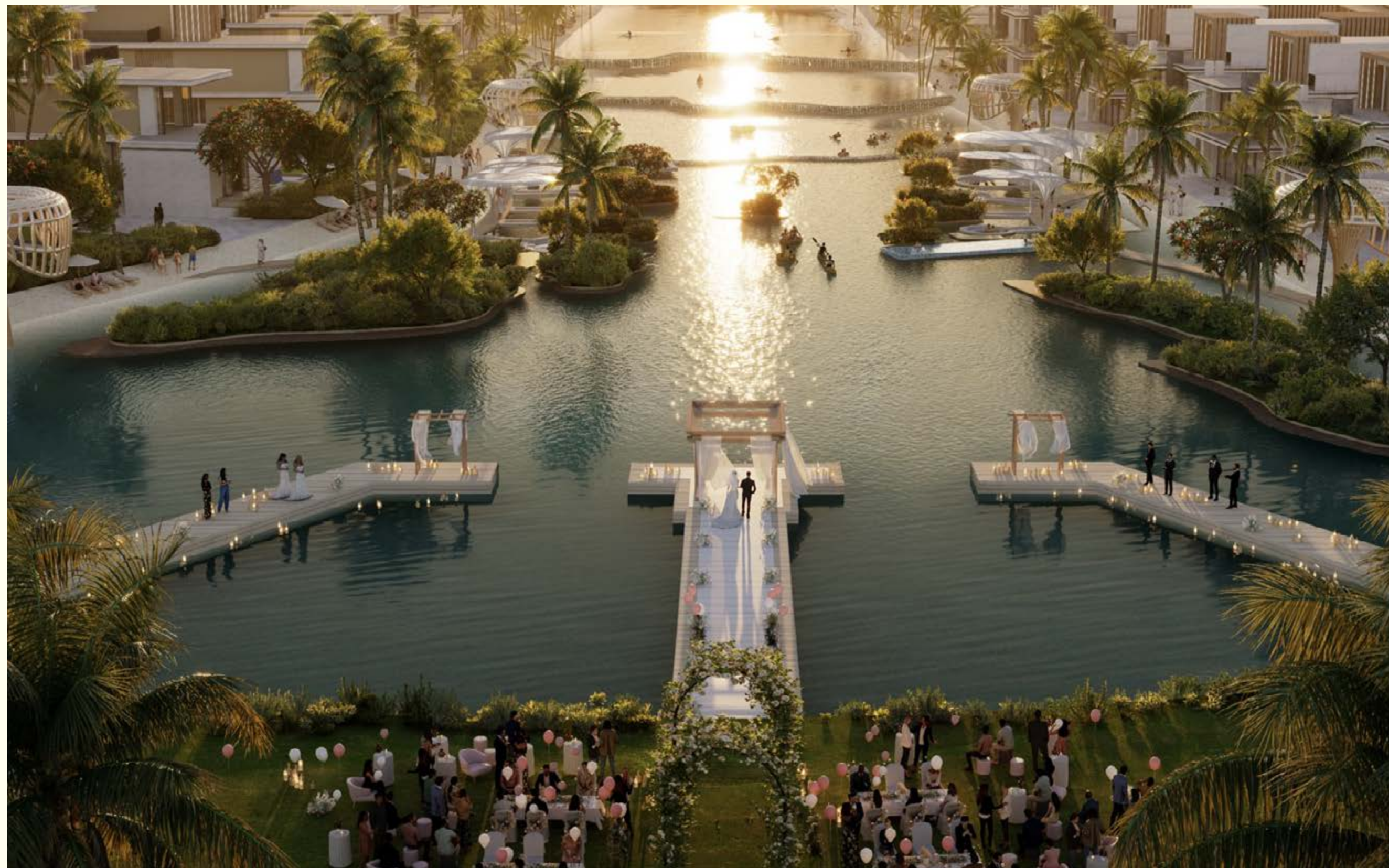
# PRIVATE BOAT PARTIES

Villa residents can enjoy boat rides and host exclusive boat parties in their backyard.



## WEDDING VENUE

Positioned at the edge of the swimmable lagoon, this area should be prominently visible from the gates. It will feature a white color scheme and be beautifully illuminated by daylight and sunset.



## JUNGLE SWING

Featured across the main lagoon or waterbody, creating a seamless connection with the site's central water features.



A low-angle, upward-looking photograph of several palm trees against a clear, vibrant blue sky. The fronds of the palm trees are green and some show signs of aging or damage. The word "ARCHITECTURE" is centered in the middle of the image in a white, clean, sans-serif font.

ARCHITECTURE

LV75E - FRONT



LV75E - REAR



ISLANDS

FLOOR PLANS  
LV75E - 7BR + GYM + MAID  
Total Sellable Area:  
1587 SQ.M / 17,078 SQ.FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BASEMENT

LV55 - FRONT



LV55 - REAR

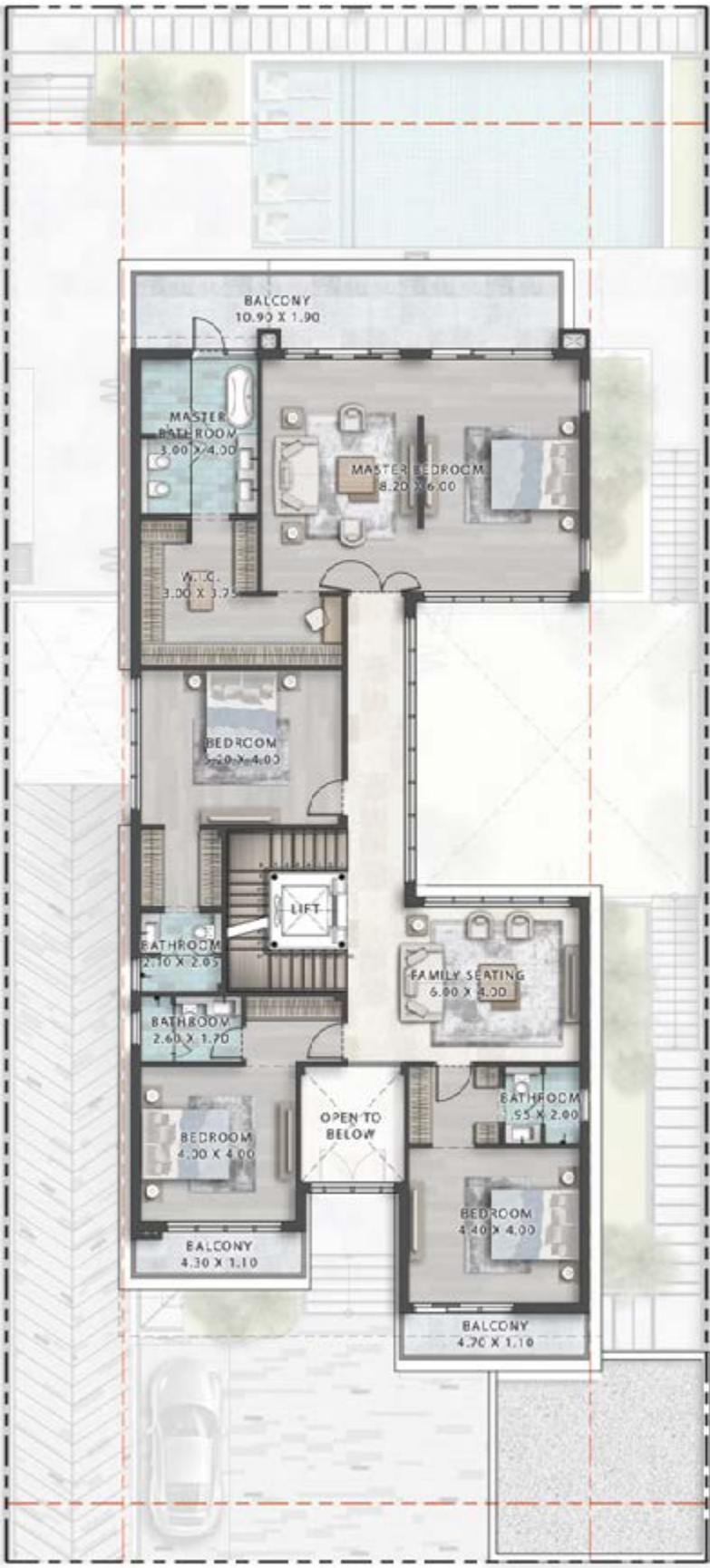


ISLANDS

FLOOR PLANS  
LV55E - 6BR + GYM + MAID  
Total Sellable Area:  
991 SQ.M / 10,671 SQ.FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BASEMENT

DIV3 - FRONT



DIV3 - REAR



ISLANDS

FLOOR PLANS  
DIV3 - 6BR + MAID  
Total Sellable Area:  
412 SQ.M / 4,440 SQ.FT



GROUND FLOOR



FIRST FLOOR

# TOWNHOUSES



# TOWNHOUSES

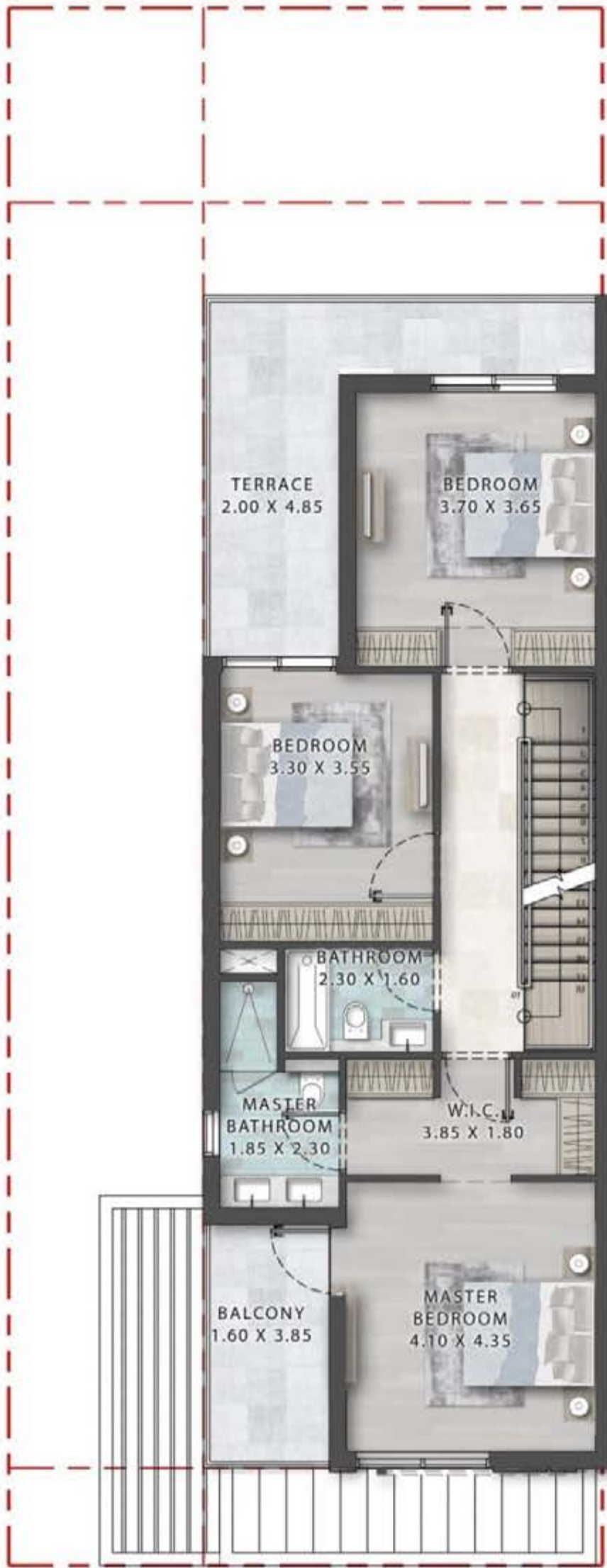


ISLANDS

FLOOR PLANS  
DITH-E - 5BR + MAID  
Total Sellable Area:  
295 SQ.M / 3,178 SQ.FT



GROUND FLOOR



FIRST FLOOR



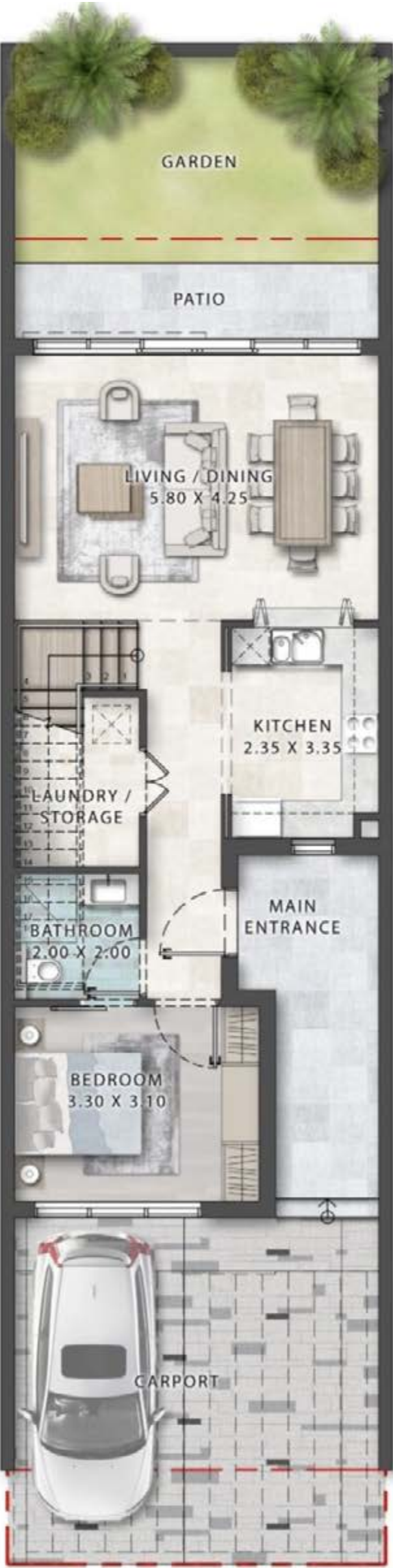
SECOND FLOOR

ISLANDS

FLOOR PLANS

DITH-M - 4BR

Total Sellable Area:  
205 SQ.M / 2,208 SQ.FT



GROUND FLOOR



FIRST FLOOR



INTERIORS

INTERIOR  
VILLA ENTRANCE



INTERIOR  
VILLA ENTRANCE



INTERIOR  
FORMAL LIVING



INTERIOR  
FORMAL LIVING



**INTERIOR**  
**FAMILY LIVING**



**INTERIOR**  
**FAMILY LIVING**



INTERIOR  
MASTER BEDROOM



INTERIOR  
MASTER BATHROOM



INTERIOR  
MASTER BATHROOM



TOWNHOUSE  
LIVING



# TOWNHOUSE KITCHEN



# TOWNHOUSE BEDROOM



# TOWNHOUSE BATHROOM



## DETAILS OF TOWNHOUSES & VILLAS

### TRENDY TOWNHOUSES

DITH-M (4-BD)  
**2.25 MILLION**

DITH-E (5-BD)  
**3.07 MILLION**

### LUXURY VILLAS

DIV-3 (6-BD)  
**6.31 MILLION**

DIV-55 (6-BD)  
**13.57 MILLION**

DIV-75 (7-BD)  
**18.61 MILLION**

# PAYMENT PLAN

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

| DESCRIPTION      | MILESTONE EVENT            | VALUE (%) |
|------------------|----------------------------|-----------|
| 20TH INSTALLMENT | WITHIN 22 MONTHS FROM SALE | 1         |
| 21ST INSTALLMENT | WITHIN 23 MONTHS FROM SALE | 1         |
| 22ND INSTALLMENT | WITHIN 24 MONTHS FROM SALE | 1         |
| 23RD INSTALLMENT | WITHIN 25 MONTHS FROM SALE | 1         |
| 24TH INSTALLMENT | WITHIN 26 MONTHS FROM SALE | 5         |
| 25TH INSTALLMENT | WITHIN 27 MONTHS FROM SALE | 1         |
| 26TH INSTALLMENT | WITHIN 28 MONTHS FROM SALE | 1         |
| 27TH INSTALLMENT | WITHIN 29 MONTHS FROM SALE | 1         |
| 28TH INSTALLMENT | WITHIN 30 MONTHS FROM SALE | 1         |
| 29TH INSTALLMENT | WITHIN 31 MONTHS FROM SALE | 1         |
| 30TH INSTALLMENT | WITHIN 32 MONTHS FROM SALE | 1         |
| 31ST INSTALLMENT | WITHIN 33 MONTHS FROM SALE | 1         |
| 32ND INSTALLMENT | WITHIN 34 MONTHS FROM SALE | 1         |
| 33RD INSTALLMENT | WITHIN 35 MONTHS FROM SALE | 1         |
| 34TH INSTALLMENT | WITHIN 36 MONTHS FROM SALE | 1         |
| 35TH INSTALLMENT | WITHIN 37 MONTHS FROM SALE | 1         |
| 36TH INSTALLMENT | WITHIN 38 MONTHS FROM SALE | 1         |
| 37TH INSTALLMENT | WITHIN 39 MONTHS FROM SALE | 1         |
| 38TH INSTALLMENT | WITHIN 40 MONTHS FROM SALE | 1         |
| 39TH INSTALLMENT | WITHIN 41 MONTHS FROM SALE | 1         |
| 40TH INSTALLMENT | ON COMPLETION              | 25        |

4% DLD TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT.

A low-angle, upward-looking photograph of several palm trees against a clear, vibrant blue sky. The fronds of the palm trees are green and detailed, framing the central area where the logo is placed. The perspective creates a sense of height and openness.

***DAMAC***