



SAFATWO

de GRISOGONO

DAMAC



SAFA TWO de GRISOGONO

LOCATION: DUBAI CANAL/AL SAFA COMPLETED: Q4 2027

Safa Two will be adjacent to the previously launched Safa One project right next to the SZR. Residential units in the 83-storey Safa Two development include studios and 1-3BR apartments. Both towers will be connected by a community podium which will include plenty of residential amenities. This building has been inspired by the Ruby gemstone and will have accents of red throughout its design, both inside and out.

FACILITIES

- FOUR BEACH POOLS
- GYM/FITNESS CLUB
- CAFES
- PRIVATE BEACH PODIUM
- RESTAURANTS
- ROOFTOP TERRACE
- SPA
- INFINITY POOL
- FOG FOREST

SIZES & PRICES

STUDIOS – FROM 377 SQFT	FROM AED 788,000
1 BR- 700 SQFT TO 807 SQFT	FROM AED 1,640,000
2 BR – 1,076 SQFT TO 1,184 SQFT	FROM AED 2,240,000
3 BR – FROM 1,453 SQFT	FROM AED 2,830,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Choithrams Al Wasl, Union Coop Jumeirah, Spinneys Al Wasl, Gate Plus Supermarket

PUBLIC TRANSPORT: METRO- Business Bay Metro Station, BUS- Hadiqa Street 2

SCHOOLS/NURSERIES: JESS (Jumeirah English Speaking School), Jumeirah College, Safa British School

MEDICAL FACILITIES: Medcare

Hospital Al Safa, Prime Medical Center, Medcare Dr. Saeed

RETAIL/F&B: Wasl Square Mall, Al Wasl Road, The Dubai Mall

PETROL STATION: Emarat Petrol Sation Al Ittihad

LANDMARKS: The Burj Khalifa, The Dubai Mall, Safa Park, Tolerance Bridge, Al Habtoor City

LOCATION FACTORS

- EXCELLENT CITY LOCATION
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- SITUATED RIGHT NEXT TO SAFA PARK
- 5 MINUTES FROM THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI AND THE DUBAI SKYLINE
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- 20 MINUTES TO DXB AIRPORT
- 5 MINUTES TO DOWNTOWN DUBAI
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI
- RIGHT NEXT TO AL WASL ROAD- LOTS OF AMENITIES



+7 969 179 97 79



The magnificence of ruby gemstones is reflected throughout the building, where exquisite reds and sparkling facades are the main feature. The ultra-luxurious studios and 1-3 bedroom suites come with floor-to-ceiling windows that will allow residents to view the incredible surroundings from their very own home.

PITCH POINTS / WHY BUY?

- EXCELLENT LOCATION
- PART OF A 2-TOWER RESIDENTIAL PROJECT
- SAFA ONE AND SAFA TWO WILL BE CONNECTED AT THE TOP BY ELECTRIC CABINS WITH STUNNING VIEWS
- THE RESIDENCES WILL HAVE SOME OF THE BEST VIEWS OF DOWNTOWN DUBAI IN THE WHOLE CITY
- SITUATED IN THE HIGHLY ANTICIPATED AREA OF AL SAFA/ DUBAI CANAL
- AL SAFA AREA HOUSES PLENTY OF AMENITIES AND FACILITIES
- DEVELOPMENT IS RIGHT NEXT TO SAFA PARK
- GREAT LOCATION FOR SCHOOLS AND MEDICAL FACILITIES
- HIGHLY SOUGHT-AFTER AREA WITH SIMILAR DEVELOPMENTS BEING BUILT BY OTHER DEVELOPERS IN THE SAME AREA
- PRICES FROM AED 2,300 – 2,500 PER SQ.FT

PAYMENT PLAN: 20% down payment / 5 year payment plan

ROI: Estimated 5.2%

DEVELOPER OVERVIEW

DAMAC PROPERTIES HAS BEEN SHAPING THE MIDDLE EAST'S LUXURY REAL ESTATE MARKET SINCE 2002, DELIVERING ICONIC RESIDENTIAL, COMMERCIAL AND LEISURE PROPERTIES ACROSS THE REGION AND BEYOND. OVER 36,000 HOMES HAVE BEEN DELIVERED AND 29,000 UNITS ARE IN PROGRESS. DAMAC'S MOST RECENT LAUNCHES ARE DAMAC LAGOONS, AKYON CITY AND DAMAC HILLS 2, JUST TO NAME A FEW.

THINGS TO KNOW

SERVICE CHARGE:	AED 25 – 27 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 300m BUS STOP
- 1km SHEIKH ZAYED ROAD
- 800m MEDCARE HOSPITAL
- 800m SAFA BRITISH SCHOOL
- 5.2km THE DUBAI MALL
- 1km SUPERMARKET
- 2.2km PETROL STATION



KEY FEATURES

- FUTURISTIC AND FLUID ARCHITECTURAL DESIGN INSPIRED BY LUXURY
- LUXURY AND ULTRA-LUXURY RESIDENTIAL FLOORS NEAR THE TOP OF THE BUILDING
- GRAND ENTRANCE MARKED BY A DIAMOND LOOK CURTAIN
- MODIFIABLE APARTMENTS THAT TRANSFORM SPACE INTO A REGULAR APARTMENT, A HOME OFFICE OR A PARTY BAR
- 4 BEACH INSPIRED POOLS / LUXURIOUS FLOATING INFINITY POOL
- AN EDGE WALK DECK WILL SURROUND THE TOP TO ENSURE 360 DEGREE PANORAMIC VIEWS OF DUBAI.
- BEAUTIFUL VIEWS OF DOWNTOWN DUBAI, AL SAFA AREA OR THE SEA
- EXCELLENT RESIDENTIAL AMENITIES
- A FOREST LOCATED AT THE TOP OF THE BUILDING WITH RED LIGHT EFFECTS