

DAMAC Lagoons MALTA



DAMAC LAGOONS – MALTA

LOCATION: GOLF CITY COMPLETED: Q4 2024

The Malta cluster of DAMAC Lagoons is a fun residential community with a Play & Learn Hub theme. Malta consists of 4 BR townhouses with 2 levels and 5 BR townhouses with 3 levels that all have their own patios and back gardens, as well as a carport. The Malta community will have plenty of gaming zones, perfect for kid's and adults who want to explore and learn – the fun way.

FACILITIES

- COMMUNITY LAGOONS
- PLAY & LEARN HUB
- RETAIL
- F&B
- FLOATING CINEMA
- VR PARK
- FITNESS & WELLNESS ZONES
- FLOATING FLOWER MARKET
- CAMPING ISLAND
- BUILDING BLOCK PAVILLION

SIZES & PRICES

4 BR – FROM 2,200 SQFT	FROM AED 1,750,000
5 BR – FROM 3,300 SQFT	FROM AED 2,600,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Geant Express, Remraam, Viva Supermarket, Carrefour

PUBLIC TRANSPORT: METRO- Dubai Investment Park 1

SCHOOLS/NURSERIES: Jebel Ali School, Fairgreen International School, Global Indian International School, King's School

MEDICAL FACILITIES: Aster Medical Centre, Mediclinic Parkview Hospital, NMC Royal Hospital

RETAIL/F&B: First Avenue Mall, City Centre Me'aisem, Mall of the Emirates

PETROL STATION: ADNOC Service Station Ramraam

LANDMARKS: Dubai Polo & Equestrian Club, Dubai Autodrome, Miracle Garden, Global Village

LOCATION FACTORS

- GREAT ROAD CONNECTIVITY
- MINUTES FROM HESSA STREET AND AL KHAIL ROAD
- EXCELLENT COMMUNITY ENVIRONMENT
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT ON-SITE
- EXCELLENT SURROUNDING INFRASTRUCTURE
- OTHER NEARBBY AREAS INCLUDE DAMAC HILLS, ARABIAN RANCHES AND TILAL AL GHAF
- 15 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DOWNTOWN DUBAI
- 25 MINUTES TO DXB AIRPORT



+7 969 179 97 79



Interiors of the townhouses in Malta come in beige tones, with white elements. The colour scheme will be mainly light colours with accents of stones and touches of red. These interiors are perfect for those who want to move straight into their new home, or a great canvas for those who want to put their own stamp inside.

PITCH POINTS / WHY BUY?

- HIGHLY ANTICIPATED RESIDENTIAL DEVELOPMENT
- EXCELLENT COMMUNITY FACILITIES BOTH WITHIN THE MALTA CLUSTER AND THE DAMAC LAGOONS DEVELOPMENT
- WORLD-RENOWNED PROPERTY DEVELOPER WITH A GREAT REPUTATION
- A PHASED DEVELOPMENT ROLLOUT
- THE ONLY RESIDENTIAL DEVELOPMENT SOLELY INSPIRED BY EUROPEAN CULTURE
- DAMAC LAGOONS IS SET WITHIN THE GOLF CITY AREA
- WORLD FAMOUS TRUMP INTERNATIONAL GOLF CLUB
- EXCELLENT ROI POTENTIAL

PROMOTION:	Check with developer as not yet confirmed
PAYMENT PLAN:	80/20 (20% deposit)
ROI:	Estimated 10%

DEVELOPER OVERVIEW

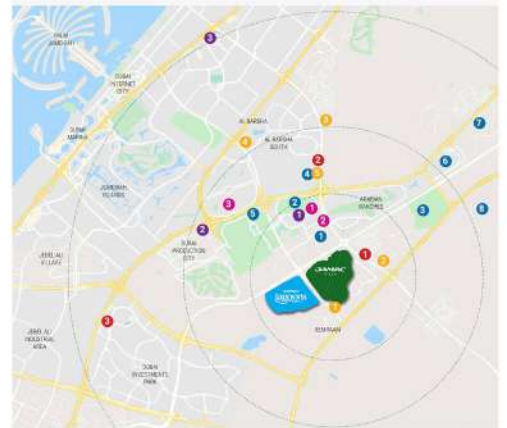
DAMAC PROPERTIES HAS BEEN SHAPING THE MIDDLE EAST'S LUXURY REAL ESTATE MARKET SINCE 2002, DELIVERING ICONIC RESIDENTIAL, COMMERCIAL AND LEISURE PROPERTIES ACROSS THE REGION AND BEYOND. OVER 36,000 HOMES HAVE BEEN DELIVERED AND 29,000 UNITS ARE IN PROGRESS.

THINGS TO KNOW

SERVICE CHARGE:	AED 3.75-4 PER SQFT
ALLOCATED PARKING:	YES – A GARAGE PER VILLA
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 1.4km PETROL STATION
- 2.6km GEANT EXPRESS REMRAAM
- 3km JEBEL ALI SCHOOL
- 3.6km SHEIKH ZAYED RD
- 7.9km ASTER MEDICAL CENTRE
- 8.3km FIRST AVENUE MALL
- 15.9km METRO – DUBAI INVESTMENT
- PARK 1



KEY FEATURES

- THE DEVELOPMENT IS COMPLETELY INSPIRED BY MALTA
- CARPORT FOR 2 CARS
- BACK GARDEN
- BALCONIES AND TERRACES
- 4BR TOWNHOUSES HAVE 2 RESIDENTIAL LEVELS AND INCLUDE A LAUNDRY/STORAGE ROOM
- 5BR UNITS HAVE 3 RESIDENTIAL LEVELS WITH A BEDROOM, BATHROOM, MAID'S ROOM AND EN-SUITE ON THE ROOFTOP LEVEL