



THE TRUMP ESTATES

**DAMAC**  
HILLS



# BEVERLY HILLS DRIVE

📍 LOCATION: DAMAC HILLS 🏠 COMPLETED: Q4 2024

Located in the heart of DAMAC Hills, Beverly Hills Drive offers exquisitely designed three floor 7BR villas which are nestled in the Trump Estates community. The super-luxury residential development includes a private garden and swimming pool with direct access to the Trump International Golf Course, as well as a personally designed rooftop terrace. Residents of Beverly Hills Drive will also have access to the DAMAC Active Hub and the Serene Hub.

## FACILITIES

- |                         |                     |                        |
|-------------------------|---------------------|------------------------|
| PRIVATE SWIMMING POOL   | GARDEN              | OUTDOOR CINEMA         |
| INTERNATIONAL GOLF CLUB | COMMUNITY CENTER    | CAFES & RESTAURANTS    |
| F&B OUTLETS             | PETTING FARM        | MALIBU BAY - WAVE POOL |
| ACTIVE & SERENE HUBS    | RETAIL/FOOD MARKETS |                        |

## SIZES & PRICES

7 BR - BUA AROUND 7300 SQFT

FROM AED 13,361,000

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Geant Express, Spinneys, Bluemart Minimart

**PUBLIC TRANSPORT:** METRO- Dubai Investment Park 1, BUS- DAMAC Hills Whitefield, DAMAC Hills 2 Brookfield

**SCHOOLS/NURSERIES:** Jebel Ali School, Fairgreen International School, South View School, Arabian Ranches Primary School

**MEDICAL FACILITIES:** Aster Medical Centre, Vitalite Medical Center, Aster Clinic Arabian Ranches

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

**PETROL STATION:** ADNOC Sustainable City 229

**LANDMARKS:** Dubai Polo & Equestrian Club, Dubai Studio City, Dubai Sports City, Trump International Golf Club

## LOCATION FACTORS

- DIRECT ACCESS TO TRUMP INTERNATIONAL GOLF COURSE AND THE SURROUNDING DAMAC HILLS COMMUNITY AMENITIES
- GREAT ROAD CONNECTIVITY
- MINUTES FROM EMIRATES ROAD
- EXCELLENT COMMUNITY ENVIRONMENT AND WELL-DEVELOPED INFRASTRUCTURE
- CLOSE TO DAMAC LAGOONS AND DAMAC HILLS 2 DEVELOPMENTS
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT
- EXCELLENT SURROUNDING INFRASTRUCTURE
- 35 MINUTES TO DUBAI MARINA
- 35 MINUTES TO DOWNTOWN DUBAI
- 25 MINUTES TO DXB AIRPORT
- 5 MINUTES TO JEBEL ALI SCHOOL



+7 969 179 97 79





All 7 bedrooms in the Beverly Hills Drive community come with en-suite bathrooms and walk-in closets. Owners can define the rooftop terrace to suit their own lifestyle needs, for example; a games room, a private outdoor cinema, a gymnasium, or something completely different. Each private garden will have gorgeous views of the community greens.

The prime quality interiors will have polished wood and gold finishings, as well as crystal chandeliers, and exteriors will incorporate stone, lighting and special screens reminiscent of the petals on a flower, all of which will create the distinctive look of Beverly Drive villas.

## PITCH POINTS / WHY BUY?

- WELL ESTABLISHED RESIDENTIAL DEVELOPMENT
- WORLD-RENOWNED PROPERTY DEVELOPER WITH A GREAT REPUTATION
- THESE ARE THE HIGHEST CALIBRA RESIDENCES IN THE ENTIRE COMMUNITY
- DIRECT ACCESS TO THE WORLD-FAMOUS TRUMP INTERNATIONAL GOLF CLUB IN DAMAC HILLS
- VERY CLOSE TO AL QUDRA DESERT
- STRONG ROI RATES IN THE DAMAC HILLS COMMUNITY
- SURROUNDED BY MANY OTHER COMMUNITIES - ARABIAN RANCHES, DUBAI STUDIO CITY AND THE OTHER DAMAC HILLS HOMES
- CLOSE TO SCHOOLS AND OTHER EDUCATION FACILITIES
- EXCELLENT COMMUNITY AMENITIES WITHIN THE DAMAC HILLS COMMUNITY

**PAYMENT PLAN:** 90/10 (20% deposit)

**ROI:** 6BR 4.2%

## DEVELOPER OVERVIEW

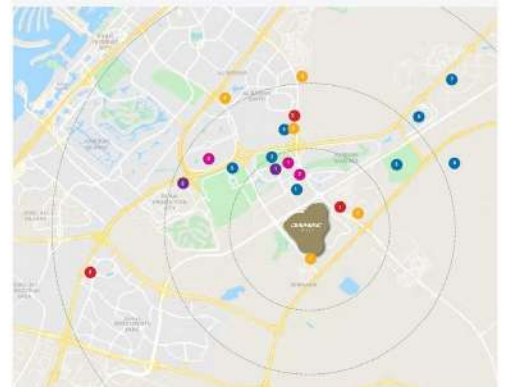
DAMAC PROPERTIES HAS BEEN SHAPING THE MIDDLE EAST'S LUXURY REAL ESTATE MARKET SINCE 2002, DELIVERING ICONIC RESIDENTIAL, COMMERCIAL AND LEISURE PROPERTIES ACROSS THE REGION AND BEYOND. OVER 36,000 HOMES HAVE BEEN DELIVERED AND 29,000 UNITS ARE IN PROCESS. DAMAC IS FAMOUS FOR DEVELOPMENTS INCLUDING AKYON CITY, DAMAC LAGOONS AND DAMAC HILLS 2.

## THINGS TO KNOW

SERVICE CHARGE:	AED 3.5 – 4 PER SQFT
ALLOCATED PARKING:	YES (4 COVERED SPACES)
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
- 13.8km METRO – DUBAI INVESTMENT
- PARK 1 OR JUMEIRAH GOLF ESTATES



## KEY FEATURES

- SHADED PARKING FOR 4 CARS
- PRIVATE SWIMMING POOL AND GARDEN WITH ACCESS TO TRUMP GOLF COURSE
- DRIVER AND MAID'S ROOM
- SHOW AND DIRTY KITCHEN
- ALL 7BR'S HAVE AN EN-SUITE
- WALK-IN CLOSETS IN ALL BEDROOMS
- FORMAL DINING AND LIVING AREAS
- 538 SQFT MASTER BEDROOM WITH VIEWS OF THE TRUMP GOLF COURSE
- ROOFTOP TERRACE THAT CAN BE DESIGNED TO AN AREA OF OWNERS LIKING