

DAMAC CANAL HEIGHTS de GRISOGONO



CANAL HEIGHTS

LOCATION: BUSINESS BAY

COMPLETED: Q3 2027

DAMAC Canal Heights is the sequel to Chic Tower by DAMAC and is the third development by DAMAC and the world-renowned high-end jewellery designer de GRISOGONO. The 37-level complex will feature studios and 1-2 bedroom apartments and an array of calm and tranquil residential amenities. The development will be inspired by the blue pearl and will consist of blue, white and pearl colours, along with lots of mirrors and textures. Canal heights is perfect for business professionals who want to relax and surround themselves with amenities inspired by the sea.

FACILITIES

- INFINITY POOL
- SNORKELING PEARL MUSEUM
- YOGA DOMES
- MULTI-PURPOSE ROOMS
- WAVES POOL
- INTERACTIVE WATER FEATURES
- SCRUBS BAR
- PARKING

SIZES & PRICES

STUDIO – 427 SQFT TO 474 SQFT	FROM AED 1,250,000
1 BR – 610 SQFT TO 928 SQFT	FROM AED 1,670,000
2 BR – 1,248 SQFT TO 1,559 SQFT	FROM AED 3,420,000
FULL FLOOR – 5,915 SQFT TO 8,876 SQFT	FROM AED 18,220,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Choithrams, MQ Mini Mart, Better 1 Mart, Allday Fresh

PUBLIC TRANSPORT: METRO - Business Bay Metro Station, Burj Khalifa Metro Station
BUS – Bay Square

SCHOOLS/NURSERIES: Maple Bear Pre School, Global Indian International School, JSS Private School

MEDICAL FACILITIES: Midline Bay Medical Center, Hatoon Medical Center, Aster Clinic

RETAIL/F&B: The Maine, The Eloquent Elephant, Billionaire Mansion, Lock, Stock & Barrel

PETROL STATION: Business Bay

LANDMARKS: The Burj Khalifa, The Dubai Mall, DIFC, Dubai Opera

LOCATION FACTORS

- BUSINESS CENTER OF THE CITY
- SITS RIGHT BETWEEN BUSINESS BAY AND DOWNTOWN DUBAI, ADJACENT TO DUBAI CANAL
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- GREAT VIEWS OF DOWNTOWN DUBAI AND THE REST OF THE CITY
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT SURROUNDING INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY
- 5 MINUTES TO DOWNTOWN DUBAI
- 5 MINUTES FROM THE DUBAI MALL
- 20 MINUTES TO DXB AIRPORT
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI



+7 969 179 97 79



These beautiful residences by de GRISOGONO will include a gorgeous mix of textures, from the walls to the flooring. There will be double height ceilings in the living spaces and panoramic windows to make the most of the stunning views. Gold and brass features will be featured throughout each space, and every part of the development will be inspired by the blue pearl, from the curves and rounded edges of furniture and finishings, as well as mirrors to reflect the light. Spaces will be natural and elegant, just like a pearl.

PITCH POINTS / WHY BUY?

- FREEHOLD PROJECT
- OUTSTANDING LOCATION
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI
- PLENTY OF ON-SITE FACILITIES AND ALL AMENITIES WITHIN WALKING DISTANCE
- EXCELLENT ROAD CONNECTIVITY AND PUBLIC TRANSPORT LINKS
- GREAT FOR BUSINESS PROFESSIONALS WORKING IN DOWNTOWN OR BUSINESS BAY
- INCREDIBLE VIEWS OF THE DUBAI SKYLINE
- EASY ACCESS TO ALL MAJOR ROADS IN DUBAI
- GREAT ROI POTENTIAL

PROMOTION: 2% discount on full-floor purchases

PAYMENT PLAN: 80/20 (24% down payment)

ROI: 6.4% for 1BR in Business Bay

DEVELOPER OVERVIEW

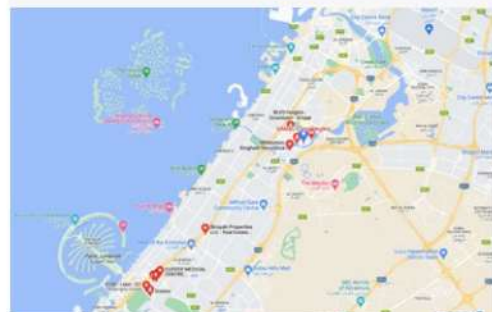
DAMAC PROPERTIES HAS BEEN SHAPING THE MIDDLE EAST'S LUXURY REAL ESTATE MARKET SINCE 2002, DELIVERING ICONIC RESIDENTIAL, COMMERCIAL AND LEISURE PROPERTIES ACROSS THE REGION AND BEYOND. OVER 36,000 HOMES HAVE BEEN DELIVERED AND 29,000 UNITS ARE IN PROGRESS.

THINGS TO KNOW

SERVICE CHARGE:	AED 25 – 30 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 400m BAY SQUARE BUS STOP
- 650m SUPERMARKET
- 1.8km MEDICAL CLINIC
- 2.1km NURSERY
- 2.4km METRO STATION
- 2.7km SHEIKH ZAYED ROAD
- 2.8km PETROL STATION
- 3.7km THE DUBAI MALL
- 5km SCHOOL



KEY FEATURES

- ALL UNITS COME WITH A BALCONY OR TERRACE
- 1BR UNITS INCLUDE A POWDER ROOM AS WELL AS AN EN-SUITE BATHROOM
- 2BR UNITS COME WITH A POWDER ROOM AND BOTH BEDROOMS INCLUDE AN EN-SUITE
- STUNNING INTERIORS THAT REFLECT THE BLUE PEARL
- DOUBLE HEIGHT CEILINGS
- PANORAMIC WINDOWS