

IBIZA

DAMAC
Lagoons



DAMAC LAGOONS – IBIZA

LOCATION: GOLF CITY

COMPLETED: Q1 2026

Ibiza is the 9th phase of the DAMAC Lagoons master community that reflects the vibrancy and eclectic atmosphere of the Spanish party island. The Ibiza cluster will consist of 4BR townhouses with 2 levels and 5BR townhouses with 3 levels that all have their own patios and back gardens, as well as a carport for 2 cars. The Ibiza community will have lots of great amenities for its residents, as well as a Tapas Lounge, Boho Lounge, a Sunset Beach and a Hammock Chill venue.

FACILITIES



SIZES & PRICES

4 BR – FROM - SQFT	FROM AED 2,100,000
5 BR – FROM - SQFT	FROM AED 2,800,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Geant Express, Remraam, Viva Supermarket, Carrefour

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

PUBLIC TRANSPORT: METRO- Dubai Investment Park 1

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
- LOTS OF FACILITIES WITHIN THE COMMUNITY
- EXCELLENT SURROUNDING INFRASTRUCTURE
- OTHER NEARBY 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



The whole development of Ibiza will reflect a boho style and a relaxed atmosphere which Ibiza is famous for. The 4 and 5-bedroom townhouses in Ibiza are designed with exposed stone/brick walls, used both throughout the interiors and the exterior facade. There will be double height ceilings and windows to make the most of the daylight, along with sleek wooden features throughout, like the exposed wooden beams which contrast with the white walls. The ground floor living areas are open-plan and interiors will include earthy tones, natural elements and muted colours, with dark and soft brown furnishings.

PITCH POINTS / WHY BUY?

- HIGHLY ANTICIPATED RESIDENTIAL DEVELOPMENT – THIS IS ONE OF THE FINAL PHASES OF THE MASTERPLAN
- EXCELLENT COMMUNITY FACILITIES BOTH WITHIN THE IBIZA CLUSTER AND THE OTHER DAMAC LAGOONS COMMUNITIES
- IBIZA CLUSTER WILL HOLD PARTIES AND MUSIC FESTIVALS THROUGHOUT THE YEAR
- 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
- GOOD ROI POTENTIAL – 175K PA RENTAL FOR 4BR

PAYMENT PLAN: 80/20 (20% deposit)

ROI: Estimated 5.39%

DEVELOPER OVERVIEW

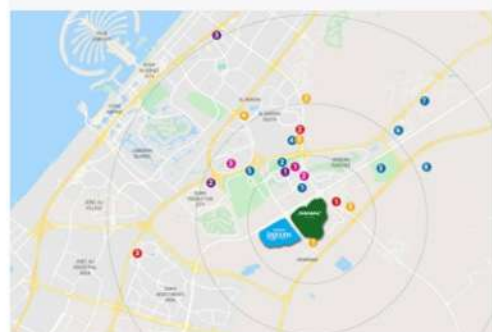
DAMAC PROPERTIES HAS BEEN SHAPING THE MIDDLE EAST'S LUXURY REAL ESTATE MARKET SINCE 2002, DELIVERING ICONIC RESIDENTIAL, COMMERCIAL AND LEISURE PROPERTIES ACROSS THE REGION AND BEYOND. OVER 36,000 HOMES HAVE BEEN DELIVERED AND 29,000 UNITS ARE IN PROGRESS.

THINGS TO KNOW

SERVICE CHARGE:	AED 3-4 PER SQFT
ALLOCATED PARKING:	YES – A CARPORT 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

- ALL MASTER BEDROOMS COME WITH A WALK-IN-CLOSET
- CARPORT FOR 2 CARS
- BACK GARDEN AND PATIO IN ALL RESIDENCES
- BALCONIES AND TERRACES IN ALL UNITS
- 4BR TOWNHOUSES HAVE 2 RESIDENTIAL LEVELS AND INCLUDE A LAUNDRY/STORAGE ROOM
- 5BR UNITS HAVE 3 RESIDENTIAL LEVELS WITH A LAUNDRY/STORAGE ROOM, 2 POWDER ROOMS, MAID'S ROOM AND AN 7EN-SUITE ON THE ROOFTOP LEVEL AND A ROOF TERRACE
- ALL BEDROOMS COME WITH BUILT-IN WARDROBES