



DAMAC  
**BAY**  
BY CAVALLI



# DAMAC BAY BY CAVALLI

📍 LOCATION: DUBAI HARBOUR      📅 COMPLETED: Q3 2027

DAMAC Bay by Cavalli will be a stunning 3 building complex that will be home to 231 luxury units and super luxury duplex units. Residences will range from 1-3BR luxury units from floors 2-32 and 3-5BR super luxury duplexes across levels 33-44. Each duplex residence also comes with its own private pool on the balcony. The spectacular development will be branded by Cavalli and will have some of the worlds first branded Cavalli residential amenities, including a Cavalli Private Club and beach club, and a Cavalli Spa.

## FACILITIES

- WATER AMENITIES
- WAVE POOL
- SNORKELLING POOL
- CAVALLI PRIVATE CLUB
- FITNESS CLUB
- PRIVATE BEACH ACCESS
- CIGAR LOUNGE
- INFORMAL WORKSPACES
- SPA
- CHILL SPOT
- JUNGLE OASIS

## SIZES & PRICES

LUXURY UNITS	
1 BR – FROM 663 SQFT	FROM AED 2,900,000
2 BR – FROM 1,170 SQFT	FROM AED 4,200,000
3 BR – FROM 1,560 SQFT	FROM AED 6,000,000
SUPER LUXURY DUPLEXES	
3 BR – 3,243 SQFT	FROM AED 14,200,000
4 BR – TBC SQFT	FROM AED 19,000,000
5 BR – 6,582 SQFT	FROM AED 28,000,000
FULL FLOOR UNIT -	REFER TO DEVELOPER

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Caramel Center, Carrefour Marina Crown, Atlantis, Fresh Plus

**PUBLIC TRANSPORT:** METRO - Sobha Realty, TRAM – Mina Seyahi

**SCHOOLS/NURSERIES:** Art Basis School, Raffles Nursery, iCademy Middle East, Regents International School

**MEDICAL FACILITIES:** King's Marina Medical Centre, Top Medical Centre, Medcar Medical Center JBR

**RETAIL/F&B:** Dubai Harbour, Nakheel Mall, Dubai Marina, MOE, The Golden Mile

**PETROL STATION:** Dubai Harbour

**LANDMARKS:** Ain Dubai, Bluewaters Island, Dubai Marina, Palm Jumeirah

## LOCATION FACTORS

- LOCATED ON THE TRUNK OF THE DUBAI HARBOUR
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT NEARBY
- NEAR TO DUBAI MARINA & THE PALM
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- DIRECT ACCESS TO THE BEACH ROAD THAT LEADS TO SRZ, JUMEIRAH, AL WASL AND JBR
- INCREDIBLE VIEWS OF THE PALM, DUBAI MARINA, BLUEWATERS ISLAND
- SITUATED CLOSE TO DUBAI MARINA, JBR & THE PALM JUMEIRAH
- 30 MINUTES TO DXB AIRPORT



+7 969 179 97 79



These spectacular residences will be branded by Cavalli, which means interiors will be opulent and grand with metallics, marble and animals prints throughout each space. However, residences will come unfurnished. Accents of green will be used in the finishes and communal spaces will feature lighting that will be hung from the double height ceilings.

## PITCH POINTS / WHY BUY?

- BRAND NEW FREEHOLD AREA AND COMMUNITY
- APARTMENTS ARE BRANDED BY CAVALLI
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH AND DUBAI MARINA
- HIGHLY REPUTABLE DEVELOPER WITH PLENTY OF DEVELOPMENTS AROUND THE REST OF DUBAI
- THE ULTIMATE BEACH LIFESTYLE EXPERIENCE
- EXCELLENT LOCATION & INFRASTRUCTURE
- GREAT OFF-PLAN PAYMENT PLAN
- LARGEST AND MOST ADVANCED MARINIA IN THE REGION
- RENTAL OF ONE-BEDROOM APARTMENT IN EMAAR BEACHFRONT IS FROM 100K PER YEAR
- EXCELLENT RESIDENTIAL AMENITIES AND SOME OF THE FIRST BRANDED CAVALLI FACILITIES IN THE WORLD

### PROMOTION:

full floor units get a rebate of 1-3% depending on down payment amount

### PAYMENT PLAN:

80/20 over (20% deposit)

### ROI:

6% Emaar Beachfront

## 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:	FROM AED 18 PER SQFT
ALLOCATED PARKING:	YES (1-4 PARKING SPACES)
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT

## IN CLOSE PROXIMITY

- 850m CAMEL CENTER SUPERMARKET
- 1.1km KING'S MEDICAL CENTRE
- 1.2km PETROL STATION
- 1.5km RAFFLES NURSERY
- 2.1km METRO – SOBHA REALTY
- 2.7km MARINA MALL
- 3.5km iCADEMY MIDDLE EAST
- 4.6km SHEIKH ZAYED RD
- 21km DOWNTOWN DUBAI



## KEY FEATURES

- ALL BEDROOMS COME WITH BATHROOMS AND BUILT-IN WARDROBES
- MASTER BEDROOMS INCLUDE WALK-IN-CLOSETS
- ALL UNITS INCLUDE AT LEAST ONE BALCONY
- DUPLEX UNITS COME WITH AN ADDITIONAL LIVING AREA ON THE UPPER FLOOR, AS WELL AS A UTILITY ROOM
- ALL DUPLEX UNITS COME WITH A PRIVATE POOL ON THE BALCONY
- INCREDIBLE PODIUM WITH EXCELLENT RESIDENTIAL AMENITIES AND A SKY GARDEN
- THE DEVELOPMENT WILL HAVE ITS OWN CAVALLI PRIVATE CLUB AND BEACH CLUB