



DAMAC LAGOONS – NICE

📍 LOCATION: DAMAC HILLS 📅 COMPLETED: Q4 2024

DAMAC Lagoons villas and townhouses are inspired by the coastal town of Nice, France. Everything from the interiors to the community infrastructure reflects the French Riviera's rich history. These 4-6 bedroom townhouses and villas are perfect for both single and family living. The DAMAC Lagoons community has some of the best on-site adventure facilities in the city.

FACILITIES

- | | | |
|--|--|---|
|  SWIMMING POOLS & LAGOON |  TENNIS COURTS |  KID'S CLUB |
|  CAR PORTS |  F&B |  GYM |
|  RETAIL |  ADVENTURE FACILITIES |  TENNIS COURTS |

SIZES & PRICES

4 BR – FROM 2,200 SQ FT	FROM AED 1,706,000
5 BR – FROM 3,200 SQ FT	FROM AED 2,681,000
6 BR – FROM 4,787 SQ FT	FROM AED 4,715,000

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
- EXCELLENT SURROUNDING INFRASTRUCTURE
- 15 MINS TO DUBAI MARINA
- 20 MINS TO DOWNTOWN DUBAI
- 25 MINS TO DXB AIRPORT



+7 969 179 97 79



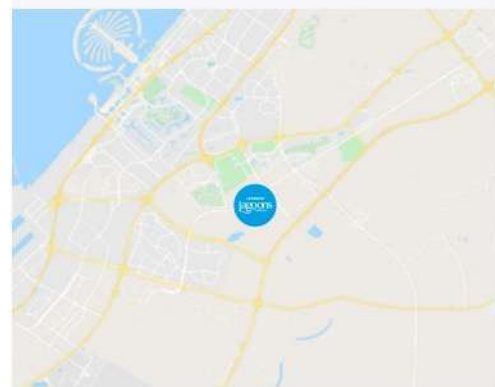
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PITCH POINTS / WHY BUY?

- VIBRANT LIFESTYLE
- HIGHLY ANTICIPATED RESIDENTIAL DEVELOPMENT
- EXCELLENT COMMUNITY FACILITIES
- WORLD-RENOWNED PROPERTY DEVELOPER WITH A GREAT REPUTATION
- A PHASED DEVELOPMENT ROLLOUT
- THE ONLY RESIDENTIAL DEVELOPMENT SOELY INSPIRED BY EUROPEAN CULTURE
- COMPETITIVE PAYMENT PLAN STRUCTURE
- STRONG CAPITAL GROWTH

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



KEY FEATURES

- THE DEVELOPMENT IS COMPLETELY INSPIRED BY THE SPANISH ISLAND
- ALL PROPERTIES COME WITH TERRACE AND AN OUTDOOR LOUNGE AREA
- ALL HOMES HAVE A VIEW OF THE LAGOON
- BEACH LAGOON – LAZY RIVER
- CINEMA
- INDOOR AND OUTDOOR COMMUNITY ADVENTURE FACILITIES

PAYMENT PLAN: 50/50 (50% upon completion) 5% 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 3.7 PER SQFT
ALLOCATED PARKING:	YES PER VILLA
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME