

# THE LEGENDS

**DAMAC**  
HILLS



## THE LEGENDS

LOCATION: DAMAC HILLS    COMPLETED: Q4 2024

Located overlooking the Trump International Golf Club in DAMAC Hills, The Legends development features 3-7BR townhouse with 3 levels: GF, 1st floor and a roof floor. These functional and compact homes have plenty of different layouts for the GF and roof terrace. All residents of The Legends will have access to all the DAMAC Hills residential facilities and amenities.

### FACILITIES

- BEACH
- INTERNATIONAL GOLF CLUB
- F&B OUTLETS
- ACTIVE & SERENE HUBS
- OUTDOOR CINEMA
- COMMUNITY CENTER
- PETTING FARM
- RETAIL
- FOOD MARKETS
- CAFES & RESTAURANTS
- MALIBU BAY - WAVE POOL
- GYM

### SIZES & PRICES

5 BR - FROM 2,886 SQFT	FROM AED 3,420,000
6 BR - FROM 3,325 SQFT	FROM AED 3,630,000

### LOCAL AMENITIES / INFRASTRUCTURE

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

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

**PETROL STATION:** ADNOC Sustainable City 229

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

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

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

**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



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Infusing cosmopolitan luxury with earthy textures, these spacious townhouses are designed to invoke a gracious and welcoming feeling. The striking façades, sleek lines and polished detailing make these the perfect family home. GF and Roof Floors come in many different layouts so the design can suit your own lifestyle.

## 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
- 5BR HOMES IN THE AREA ARE AED 380K P/A
- DIRECT ACCESS TO THE WORLD-FAMOUS TRUMP INTERNATIONAL GOLF CLUB IN DAMAC HILLS
- 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:** 80/20

**ROI:** 5BR 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
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

- CARPORT FOR 2-4 CARS
- OPEN-PLAN LIVING
- DIFFERENT TOWNHOUSE LAYOUTS FOR THE GF AND ROOF FLOOR
- ALL UNITS COME WITH A GARDEN
- RESIDENCES COME WITH LAUNDRY ROOM AND STORAGE ROOM
- STUNNING VIEWS OF TRUMP INTERNATIONAL GOLF COURSE
- MASTER BEDROOM INCLUDES A WALK-IN-WARDROBE AND EN-SUITE
- ROOF TERRACE CAN BE TURNED INTO AN EXTRA BEDROOM OR A GAME/ENTERTAINMENT SPACE