

cavalli

ESTATES



CAVALLI ESTATES

LOCATION: DAMAC HILLS COMPLETED: APRIL 2024

Cavalli Estates is a new residential development with 200 branded villas, located in the sought-after neighbourhood of DAMAC Hills. Residences will have a creative design that comes from the imagination of the world-famous Cavalli fashion house. Homes either have 6 or 7-bedrooms, with plenty of space to park a huge car collection. Six-bedroom homes have 2 floors, a basement and a roof terrace. Seven-bedroom units have 3 floors, a basement and a roof terrace.

FACILITIES

- COMMUNITY WAVE POOL
- SKATE PARK
- RETAIL/FOOD MARKETS
- SPORTS FACILITIES
- OUTDOOR CINEMA
- COMMUNITY CENTER
- F&B OUTLETS
- INTERNATIONAL GOLF CLUB

SIZES & PRICES

6 BR - 11,371 SQFT	FROM AED 19,797,000
7 BR - 17,531 SQFT	FROM AED 27,234,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Geant Express, Spinneys, Bluemart Minimart

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

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

PETROL STATION: ADNOC Sustainable City 229

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

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

- 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



+7 969 179 97 79



Everything in these gorgeous Cavalli Estates homes have been designed by the Cavalli fashion house. Darker tones are used throughout the interior designs and in the basement, all floor-to-ceiling doors open up onto the beautiful central courtyard. Each home has its own infinity swimming pool, overlooking the golf course and plenty of space to park your cars with basement and ground floor parking.

PITCH POINTS / WHY BUY?

- WELL ESTABLISHED RESIDENTIAL DEVELOPMENT
- BRANDED RESIDENCES DEMAND HIGHER RETURNS AND CAPITAL APPRECIATION
- ELEGANCE OF WORLD CLASS RESPECTED CAVALLI BRAND
- EXAMPLE OF THE HIGHEST CALIBRE RESIDENCES IN THE ENTIRE COMMUNITY
- WORLD FAMOUS TRUMP INTERNATIONAL GOLF CLUB IN DAMAC HILLS
- STRONG ROI RATES IN THE DAMAC HILLS COMMUNITY
- SURROUNDED BY MANY OTHER INTERNATIONAL COMMUNITIES - ARABIAN RANCHES, DUBAI STUDIO CITY
- VERY CLOSE TO AL QUDRA DESERT

PAYMENT PLAN: 75/25 upon completion

ROI: 6BR 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 4 PER SQFT
ALLOCATED PARKING:	YES (BETWEEN 5-12 SPACES)
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

- PRIVATE GARDEN WITH INFINITY POOL
- BASEMENT PARKING (6BR - X2 UNDERGROUND X3 GROUND, 7BR - X9 BASEMENT X3 GROUND)
- EACH HOME COMES WITH A ROOF TERRACE AND A COURTYARD, AN INTERNAL ELEVATOR, WALK-IN CLOSETS AND STAFF AREAS
- 6BR UNITS COME WITH 2 LEVELS AND A ROOF TERRACE
- 7BR UNITS COME WITH 3 LEVELS AND A ROOF TERRACE