



DAMAC  
HILLS

# GEMS ESTATES

cavalli x de GRISOGONO  
GENEVE



PROINVEST

## GEMS ESTATES

📍 LOCATION: DAMAC HILLS    📅 COMPLETED: Q4 2025

Located in the heart of DAMAC Hills, Gems Estate villas includes a private garden and swimming pool with either a classic view or views of the Trump International Golf Course. These beautiful 5-7 bedroom standalone villas are inspired by a black diamond and are created by the world-renowned jewellery brand de GRISOGONO. The interiors of the villas are designed by Cavalli and will include gold and wooden features, black exteriors and trendy prints.

### FACILITIES

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

### SIZES & PRICES

5 BR - FROM 4,059 SQFT	FROM AED 5,820,000
6 BR - FROM 8,396 SQFT	FROM AED 17,200,000
7 BR - FROM 24,550 SQFT	FROM AED 23,160,000

### LOCAL AMENITIES / INFRASTRUCTURE

- SUPERMARKETS:** Geant Express, Spinneys, Bluemart Minimart
- PUBLIC TRANSPORT:** METRO- Dubai Investment Park 1, BUS- DAMAC Hills Whitefield, DAMAC Hills 2 Brookfield
- RETAIL/F&B:** First Avenue Mall, City Centre Me'aisem, Mall of the Emirates
- 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
- 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



+7 969 179 97 79





Five-bedroom villas include 3 floors (G,1,2) and 6&7-bedroom villas come with 4 floors (B,G,1,R). Exquisite animal prints and trendy wooden features are used throughout all residences and include sleek and curved textures. The whole project draws inspirations from Austrian painter Gustav Klimt with dominate black and gold colours. Interiors are designed by Cavalli, and the project is being developed by de GRISOGONO.

## 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
- 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
- VERY CLOSE TO AL QUDRA DESERT
- CLOSE TO SCHOOLS AND OTHER EDUCATION FACILITIES
- EXCELLENT COMMUNITY AMENITIES WITHIN THE DAMAC HILLS COMMUNITY

**PAYMENT PLAN:** 80/20

**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: 4 AED 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 IN 5BR RESIDENCES AND UNDERGROUND BASEMENT PARKING IN 6&7BR VILLAS
- PRIVATE SWIMMING POOL AND INDOOR POOL IN ALL 6&7BR VILLAS, AND A GARDEN WITH ACCESS TO TRUMP GOLF COURSE IN ALL UNITS
- SHOW AND DIRTY KITCHEN
- ALL BEDROOMS COME WITH AN EN-SUITE AND HAVE WALK-IN CLOSETS
- 5BR VILLAS HAVE A GARDEN, STAFF ROOMS, TERRACES AND A GAMES ROOM
- 6 & 7BR RESIDENCES COME WITH A JACUZZI, ELEVATED SWIMMING POOL WITH GARDEN, AN INDOOR SWIMMING POOL, CINEMA ROOM, GAMES ROOM, DRIVER'S ROOM, CIGAR LOUNGER & CELLAR, SAUNA & STEAM ROOM AND OFFICE