



# JUST CAVALLI VILLAS

📍 LOCATION: DAMAC HILLS 2    📅 COMPLETED: Q4 2021

These luxury villas with interiors by Just Cavalli are set in an incredible international golf community. These fashionable homes represent the brand's daring approach to design. The earthy patterns used indoors invite in the luscious green outdoors, sending you to the heart of nature. DAMAC Hills 2 offers three and six bedroom townhouses and villas. The area, formerly known as AKOYA, is a completely self-contained area that is ideal for both relaxed and active lifestyles.

## FACILITIES

-  SWIMMING POOLS
-  OUTDOOR CINEMA
-  PRIVATE ENTRANCE
-  JUST CAVALLI GYM
-  CAR PORTS
-  SPA & WELLNESS CENTER
-  INTERNATIONAL GOLF CLUB

## SIZES & PRICES

3 BR – 2,066 SQFT TO 2,143 SQFT	RE-SALE MARKET
6 BR – FROM 3,272 SQFT	RE-SALE MARKET

## LOCAL AMENITIES / INFRASTRUCTURE

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

**PUBLIC TRANSPORT:** METRO- Dubai Internet City 2, 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
- ADJACENT TO DAMAC HILLS DEVELOPMENT
- 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



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Just Cavalli wanted to apply his unorthodox style to furniture and home interiors. From wild wallpapers to exquisite coffee tables, the home collection introduced a new era in interior design. Offering the ideal environment for relaxation, entertainment and play, your rooftop garden is just another reason for you to reconnect and recharge.

### PITCH POINTS / WHY BUY?

- BRANDED VILLAS TYPICALLY ACHIEVE HIGHER CAPITAL APPRECIATION / HIGHER RENTAL RETURNS
- WORLD FAMOUS BRAND AND CAVALLI DESIGN
- HIGHLY ANTICIPATED RESIDENTIAL DEVELOPMENT
- STRONG ROI RATES FOR BOTH 3 & 6BR UNITS
- WORLD FAMOUS TRUMP INTERNATIONAL GOLF CLUB IN DAMAC HILLS 2
- UNITS CAN BE BOUGHT OFF-PLAN OR ON THE SECONDARY MARKET
- SURROUNDED BY MANY OTHER INTERNATIONAL COMMUNITIES - ARABIAN RANCHES, DUBAI STUDIO CITY

### 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:	APPROX AED 3-4 PER SQFT
ALLOCATED PARKING:	YES X2 SPACES PER CARPORT
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
- 15.9km METRO – DUBAI INVESTMENT
- PARK 1



### KEY FEATURES

- PRIVATE COMMUNITY ENTRANCE
- EACH UNIT HAS A PRIVATE CARPORT FOR 2 CARS
- ALL PROPERTIES COME WITH A ROOFTOP GARDEN
- EACH RESIDENCE HAS BEEN DESIGNED BY ROBERTO CAVALLI
- EVEN THE COMMUNITY GYM HAS BEEN DESIGNED BY ROBERTO CAVALLI