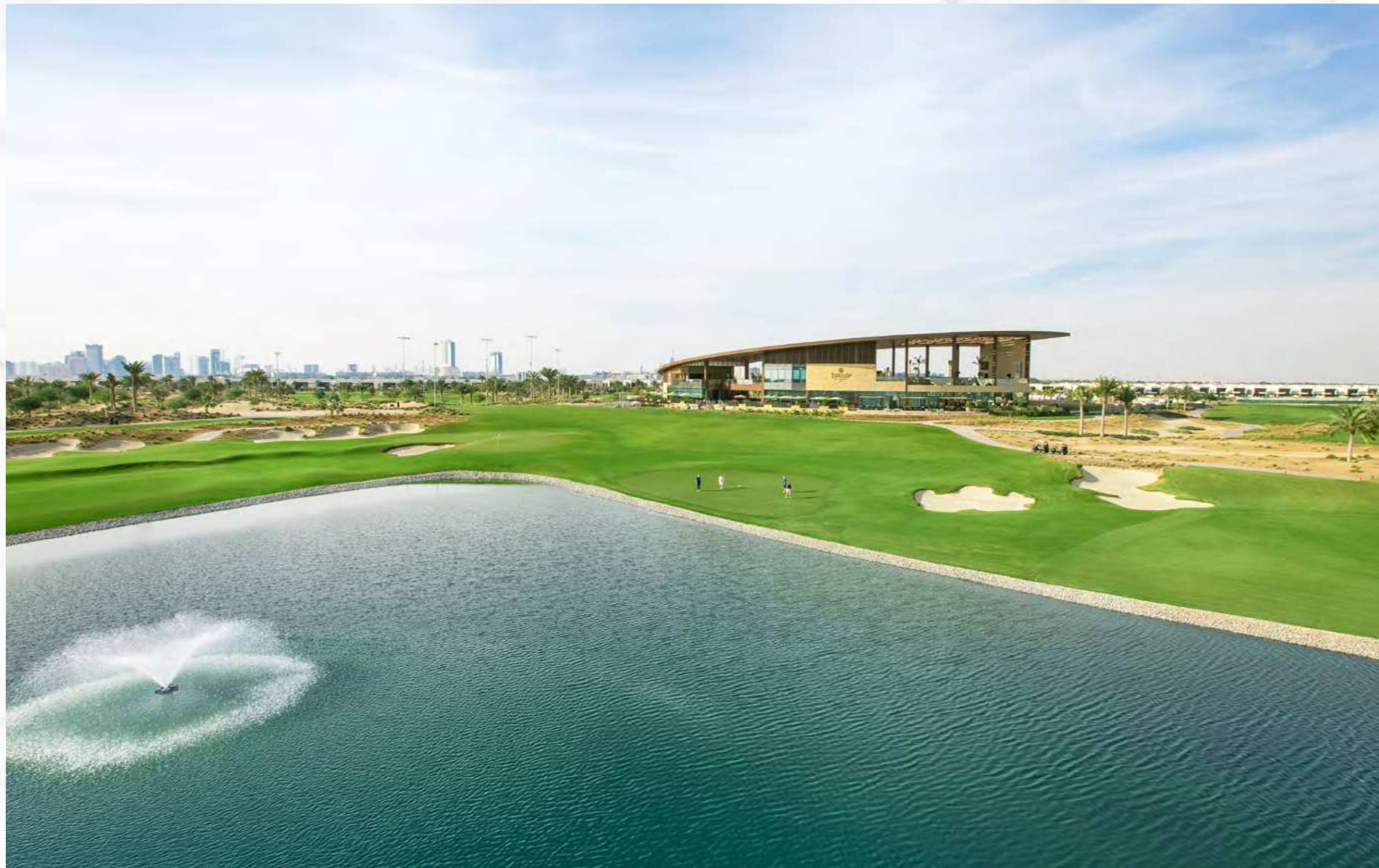


BELLAVISTA

SERENE | SPACIOUS | SCENIC

DAMAC HILLS
LUXURY GOLF COMMUNITY



A vibrant community that goes beyond villas and apartments. An investment that pays back, many times over.

DAMAC HILLS LOCATION



PROXIMITY TO LANDMARKS



12 MINUTES
to Expo 2020



16 MINUTES
to Dubai Marina



25 MINUTES
to Dubai International Airport



12 MINUTES
to Mall of the Emirates



18 MINUTES
to Palm Jumeirah



23 MINUTES
to The Dubai Mall



13 MINUTES
to AKOYA



24 MINUTES
to Al Maktoum
International Airport

DAMAC HILLS MAP

- TRUMP INTERNATIONAL GOLF CLUB DUBAI
- SCHOOL
- CARREFOUR



DAMAC HILLS

A VIBRANT AND BUSTLING COMMUNITY

2,676

VILLAS AND
TOWNHOUSES

4,664

LUXURIOUS
APARTMENTS

2,900

UNITS HANDOVER
TO DATE

9,000+

RESIDENTS AT
DAMAC HILLS

2,887

HOTEL ROOMS, APARTMENTS, SERVICED RESIDENCES AND VILLAS

DAMAC HILLS HAS IT ALL!

42 million sqft luxury lifestyle
community in Dubailand

World-class associations
(Paramount, Trump, Radisson)

18-hole, par 71 championship
golf course designed by Gil Hanse

DAMAC Hills living; at the centre of life,
away from the crowd

Trump International Golf Club Dubai,
9-hole academy, pro-shop

OUR PARTNERS

T R U M P
THE TRUMP ORGANIZATION


Paramount Hotels & Resorts

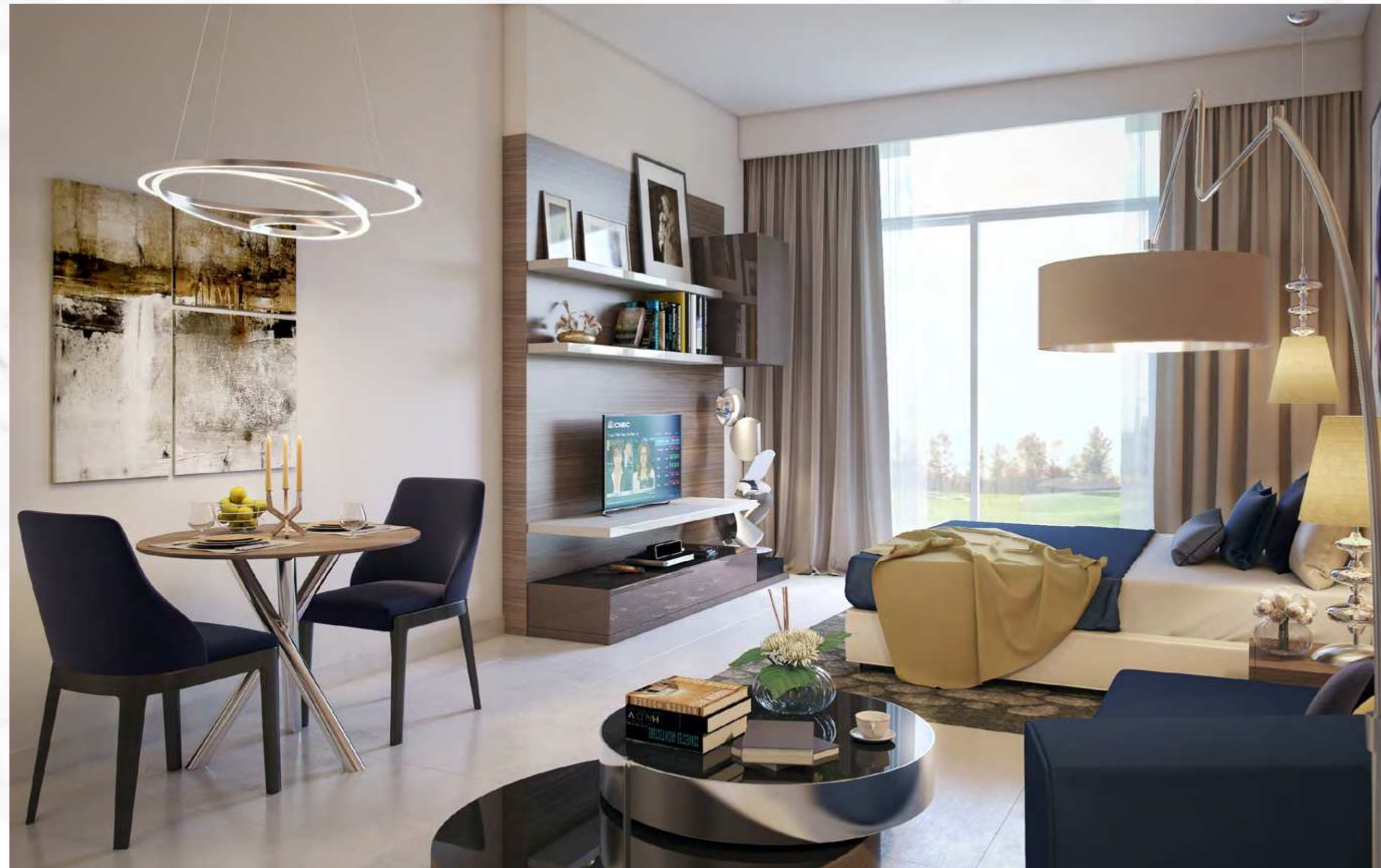
Radisson®

**COME HOME TO
BELLAVISTA**



GOOD VIEWS
GREAT PRICES
GRAND LIFESTYLES

**YOUR
PERFECT HOME**



SLEEK FINISHES
STYLISH INTERIORS
SPECTACULAR VIEWS

ALL GOOD THINGS IN ONE PLACE



- Access to beautifully themed areas of The Park
- New Community Centre with Pilates, yoga, gym and children's play area
- Event / Party hosting spaces
- Carrefour & Spinneys supermarkets
- Healthcare clinic
- International school

ENDLESS WAYS TO KEEP FIT



- Tennis and volleyball court
- Fitness centre and jogging tracks
- Football and cricket practice nets
- 5-hole practice golf
- Large lagoon pool
- Skatepark

UNIT PRICE

Type	Count	Min Price	Max Price	Avg Price	Min Area	Max Area	Avg Area
STD	16	449,999	546,000	469,375	405	509	414
STD	16	449,999	546,000	469,375	405	509	414
1 BR	16	649,999	773,000	714,562	617	806	728
1 BR-S	5	649,999	667,000	661,800	617	624	622
1 BR-L	11	718,000	773,000	738,545	769	806	776
2 BR	18	999,999	1,206,000	1,146,111	1,159	1,356	1,285
2 BR-S	5	999,999	1,073,000	1,056,400	1,159	1,159	1,159
2 BR-L	13	1,166,000	1,206,000	1,180,615	1,332	1,356	1,334
Grand Total	50	449,999	1,206,000	791,460	405	1,356	828

PAYMENT PLAN

24%
IMMEDIATE
BOOKING

YEAR 1
7.5%
QUARTERLY

YEAR 2
7.5%
QUARTERLY

YEAR 3
5%
QUARTERLY

ANTICIPATED COMPLETION DATE: Q3 2020

SERVICE CHARGES: AED 15 PER SQFT.

KEY USP_s / PITCH POINTS

INVESTMENT OPPORTUNITY FROM
THE PROPERTY DEVELOPER
OF THE YEAR 2019

OVERLOOKING THE FIRST GOLF COURSE IN
THE MIDDLE EAST AND ASIA MANAGED BY THE
TRUMP ORGANIZATION

LEADING GLOBAL BRAND
PARTNERS (RADISSON, TRUMP,
PARAMOUNT)

HOME TO THE TRUMP
INTERNATIONAL GOLF CLUB DUBAI
(WINNER: LIFESTYLE AWARDS 2019)

LOCATED IN A WORLD-CLASS COMMUNITY (BEST
GOLF DEVELOPMENT IN THE WORLD, INTERNATIONAL
PROPERTY AWARDS, LONDON, 2013)

2,900 UNITS HANDED OVER WITH
MORE THAN 9,000 RESIDENTS IN A
THRIVING COMMUNITY

KEY USP_s / PITCH POINTS

LANDMARK LIFESTYLE
COMMUNITY WITH THE POPULAR
DUBAILAND NEIGHBOURHOOD

SPECTACULAR VIEWS AND ELEGANT
LIFESTYLE OPPORTUNITIES WITH A
SIGNATURE ADDRESS

IMMINENT HANDOVER
STATUS OF THE PROJECT

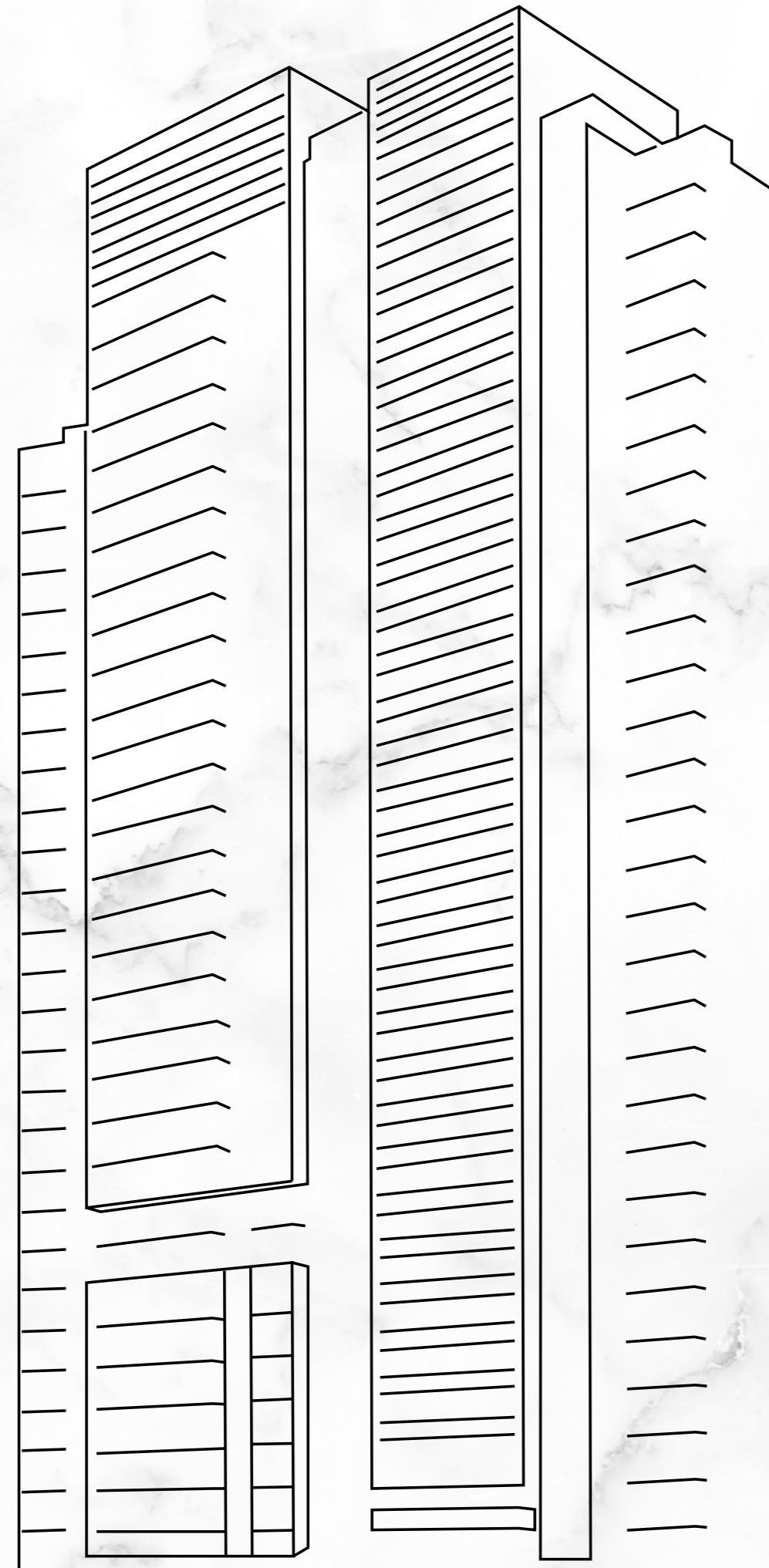
25/75 POST-HANDOVER HOME
PLAN (EARLY ROI POTENTIAL)

ATTRACTIVE 7-8% GROSS YIELD
(BASED ON CURRENT LEASING TRENDS)

ATTRACTIVE PRICES COMPARED TO REPUTED
PROPERTY BRANDS IN THE VICINITY

QUICK ACCESS TO MAJOR
HIGHWAYS

LIFESTYLE AMENITIES MINUTES AWAY
WITHIN THE COMMUNITY ITSELF



TOWER CONFIGURATION

GROUND FLOOR

PODIUMS: 3

FLOORS: 30

ELEVATORS: 4 PASSENGER + 1 SERVICE

UNIT TYPE	SQFT AREA	
	MINIMUM	MAXIMUM
STUDIO	400	509
1 BEDROOM	616	818
2 BEDROOM	1,157	1,462