

DAMAC

DAMAC BAY II

DAMAC BAY II

THE INSPIRATION

TROPICAL JUNGLE - INSPIRED BY NATURE


roberto cavalli

NATURE

CAVALLI DNA



LUSH GREENERY

An aerial photograph of a tropical coastline. On the left, a dark green landmass with palm trees is visible, separated from the water by a thin white line. The water is a deep blue, with a small white boat in the center. To the right, the water transitions into a lighter turquoise color, indicating a shallow reef or lagoon area. The text "A WAY OF LIVING CONCEALED FOR SO LONG, UNTOUCHED AND UNTAMED." is overlaid on the dark green land area.

A WAY OF LIVING
CONCEALED FOR SO
LONG, UNTOUCHED
AND UNTAMED.



PRESENTING
DAMAC BAY 2.

WHERE YOUR
WILD SIDE MEETS
THE SEA.





DAMAC BAY II

THE LOCATION

Damac Harbour is located at the intersection of the iconic Palm Jumeirah and Bluewater's, equidistant from Dubai International Airport and Al Maktoum International Airport.

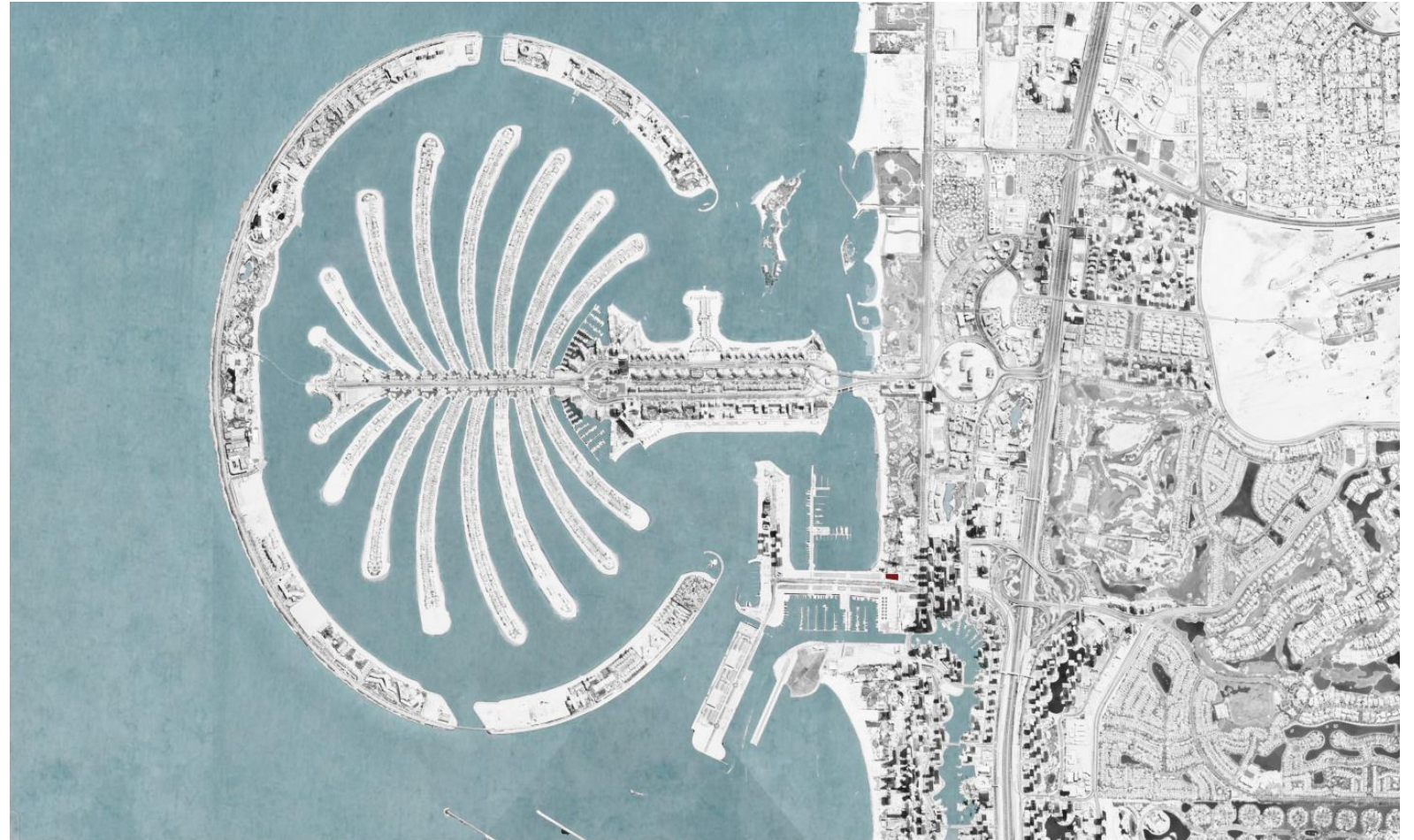
This unique waterfront neighborhood is a stone's throw away from the city's most-loved landmarks, beautiful beaches and world-famous attractions such as Ain Dubai and Burj Al Arab.

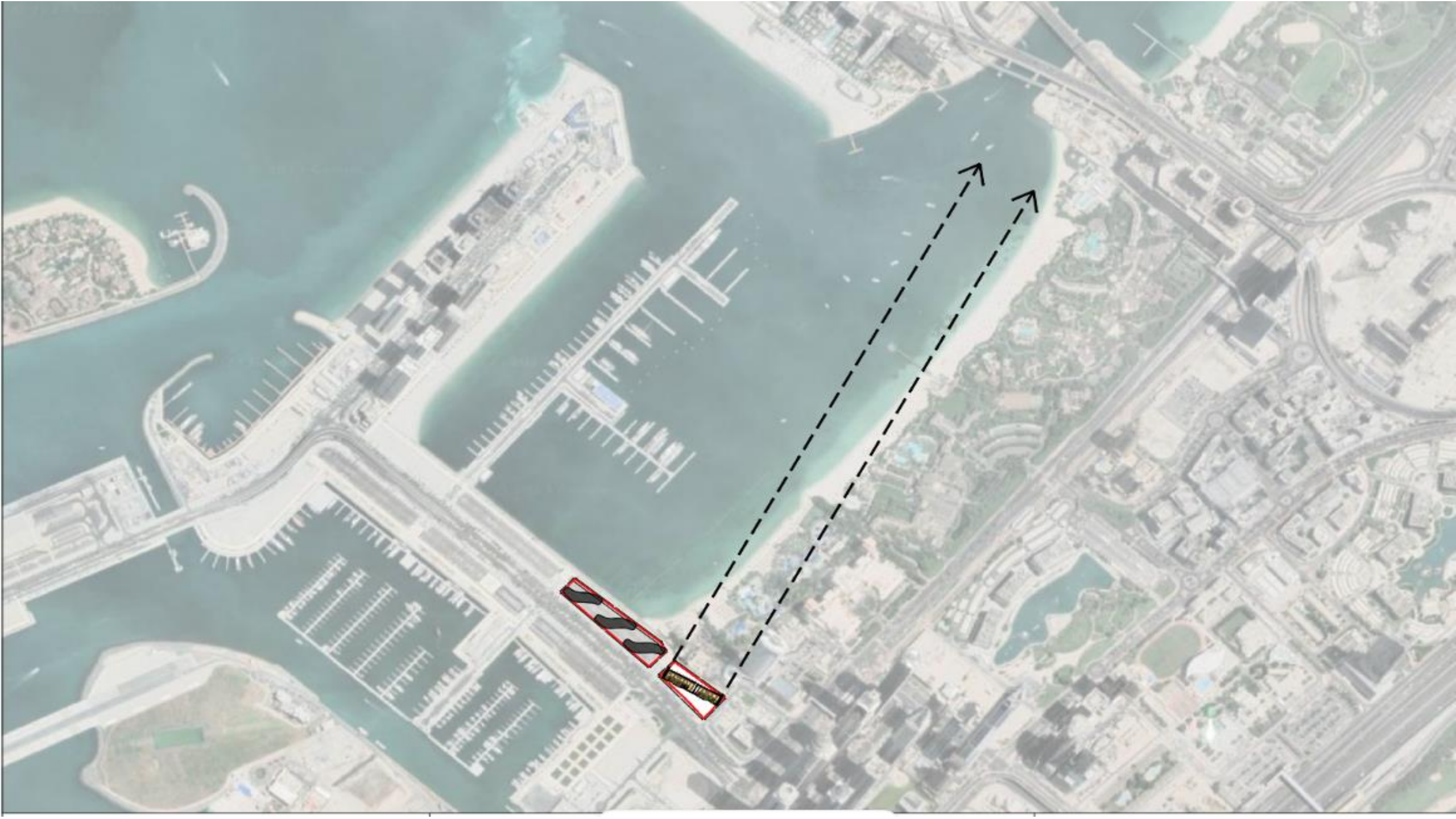
Unique backdrop, iconic vista and accessible location combined with a wide range of living, retail and hospitality choices as well as comprehensive berthing facilities.

The region's most unique lifestyle offering



SEAFRONT DISTRICT







YOUR COUTURE-INSPIRED LIFESTYLE

With DAMAC Bay we brought
you the call of the sea.
Now, feel fierce creativity
next door, as Cavalli's iconic,
nature-inspired fashion
awakens our wild side, with
DAMAC Bay 2.

cavalli

DAMAC BAY II



LUXURY BECOMES SECOND NATURE

A soothing and striking 49-storey property that spirits you away to the life you deserve.

Feel harmony and exhilaration in the presence of this dynamic and distinct paragon of luxury living, a sequel that feels alive.

DAMAC BAY II



DAMAC BAY II



DAMAC BAY II



DAMAC BAY II

TOWER CONFIGURATION

B1+G+4P+49F



**subject to GFA approval*

INTERIOR DESIGN

LOBBY

Enter into a glistening lobby with textured surroundings, including bedazzling chandeliers, earthy, rustic accents, muted tones and opulent marble finishes.

Lobby Height: 5 Meter



INTERIOR DESIGN

LOBBY



INTERIOR DESIGN

LOBBY



DAMAC BAY II
1ST LEVEL
AMENITIES

ORGANIC WATER
WALKWAYS



FLOATING TENTS
RETREAT SPA



FLOATING SPA PODS



HOT BOAT TUBS



CAVALLI MUSEUM



VIRTUAL FITTING
ROOM



AMENITIES CAVALLI MUSEUM

FIRST LEVEL



Cavalli museum:

A space where you can explore the newest trends and collections of Roberto Cavalli brand.

AMENITIES

VIRTUAL FITTING ROOM

FIRST LEVEL



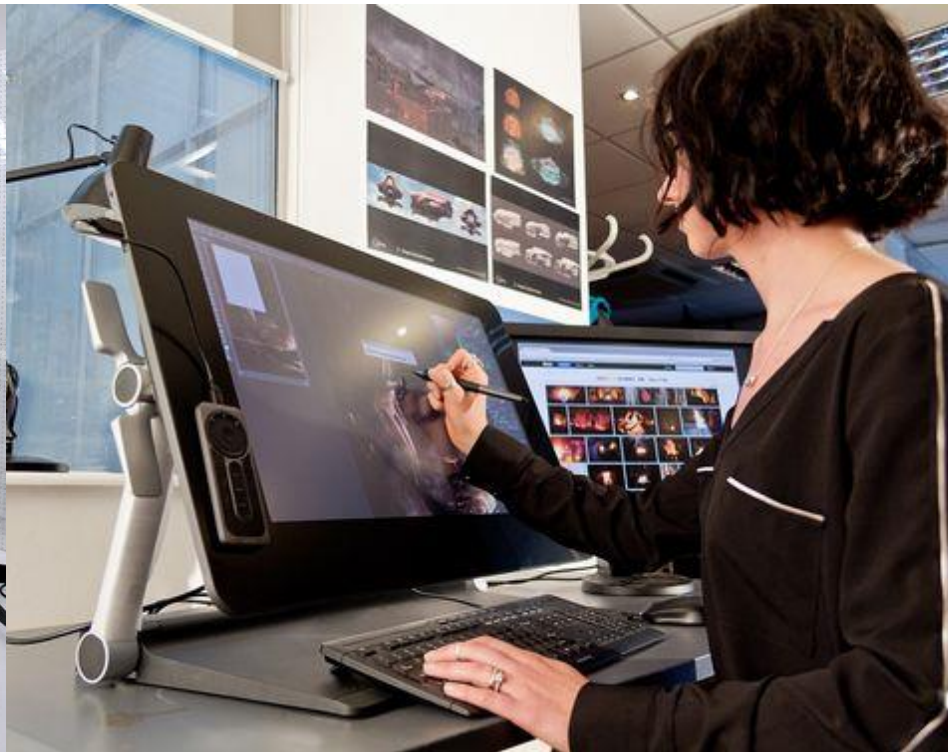
Virtual Fitting room:

A virtual fitting room allows shoppers to try on items without touching them. It works by overlaying an item on a live video feed of a customer via smartphones or mirrors. The shopper can see the size, style, and fit of an item before they buy it.

AMENITIES

CAVALLI ART & FASHION STUDIO

FIRST LEVEL



Cavalli art & Fashion studio:

Imagine, sketch and Create. Get creative and create your own fashion customized Cavalli master pieces. Make your ideas a real ity in the fashion studio.

AMENITIES FLOATING SPA PODS

FIRST LEVEL

Feel a sense of stillness and find your stress melt away as you're suspended in profound silence in our flotation therapy pods.



AMENITIES HOT BOAT TUBS

FIRST LEVEL

A myriad of water features flow throughout the property with a wonderful adventure not far away. Aqua treatments, including hydrotherapy walkthrough showers, provide moments of balance and a sense of wellbeing, while hot tub boats ensure your worries sail away.



AMENITIES

YOGA AREA

FIRST LEVEL



AMENITIES CAFE & LOUNGE

FIRST LEVEL



AMENITIES SUNKEN SEATING

FIRST LEVEL

Enjoy a colorful array of fragrant dishes at the sushi bar, where you can indulge in sensational flavors and textures, carefully crafted by skilled chefs who take pride in their creations.



AMENITIES JUNGLE BAR

FIRST LEVEL



DAMAC BAY II

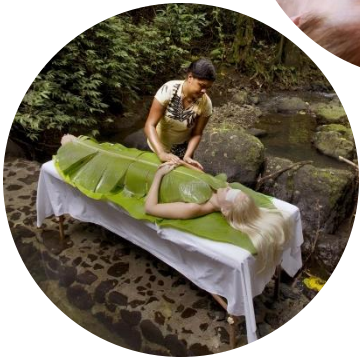
LEVEL 37th or 43rd* AMENITIES



TROPICAL
TREATMENT
ROOMS



BANANA LEAF BODY
WRAP TREATMENTS



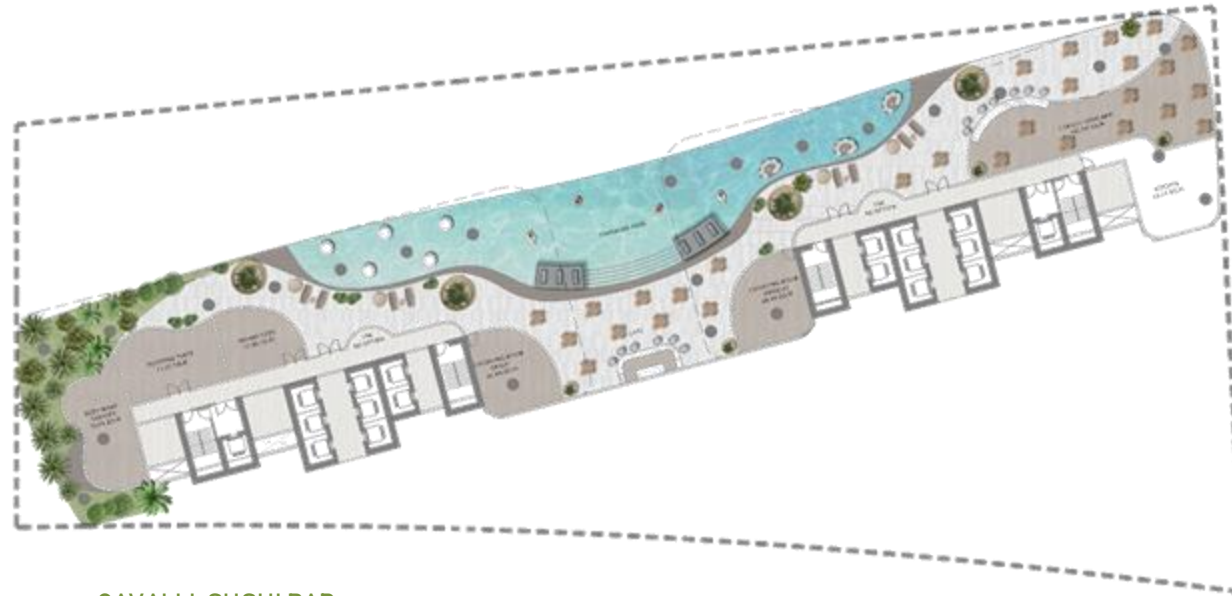
CAVALLI SUSHI BAR



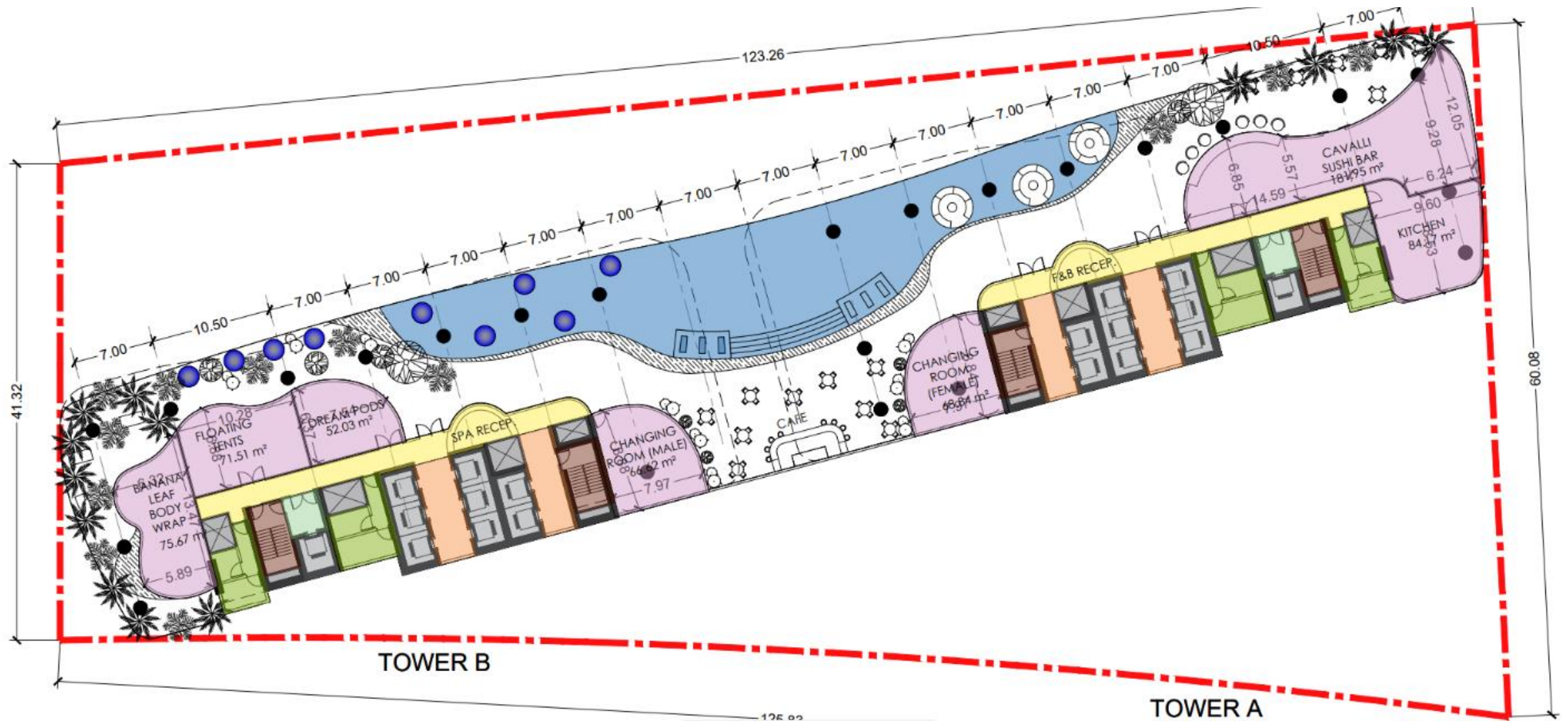
THE PODS



HYDRO THERAPY
WALK THROUGH
SHOWER



**subject to GFA approval*



AMENITIES INFINITY POOL

37th or 43RD LEVEL *

Swimming Pool
size: 87.5m x
[10m(average)]



On the 43rd level, find even more amenities that bring this unique world to life, including DAMAC Bay 2's infinity pool, which effortlessly blends art and nature so your feelings of serenity can stretch on forever.

**subject to GFA
approval*

AMENITIES

FLOATING THERAPY PODS

37th or 43RD LEVEL *



**subject to GFA
approval*

AMENITIES

TROPICAL TREATMENT ROOMS

37th or 43RD LEVEL *



**subject to GFA
approval*

AMENITIES

BANANA LEAF BODY WRAP TREATMENT

37th or 43RD LEVEL *



Benefits of banana leaves for the skin:

Natural herbs can treat minor skin wounds and other skin disorders such as dandruff, eczema, and sunburn. Use juice of fresh banana leaf juice will gradually heal from the root disturbance. You can also soak the leaves with cold water and apply on skin sunburn.

**subject to GFA approval*

Banana leaves have medicinal properties that can relieve poisonous insect bites, bee stings, spider bites, rashes, skin irritation. The leaves are popularly known as a natural eraser. Cosmetic creams and lotions contain active ingredients are expensive so-called Allantoin found in plant leaves. Allantoin helps faster healing, kills germs and stimulates new skin cell growth.

AMENITIES

HYDROTHERAPY WALKTHROUGH SHOWER

37th or 43RD LEVEL *

hydrotherapy walkthrough showers, provide moments of balance and a sense of wellbeing, while hot tub boats ensure your worries sail away.



**subject to GFA approval*

AMENITIES

THE PODS THE SPEAKER YOU CAN ENTER

37th or 43RD LEVEL *



**subject to GFA
approval*

AMENITIES

DREAM PODS

37th or 43RD LEVEL *



Dream pods:

The Metronap pod combines luxurious comfort, innovative technology and timeless design. The zero gravity position, specially composed sleep music, gentle wake sequence of programmed lights and vibrations. All features of the Energy Pod are designed to help you relax. The Energy Pod is powered by firmware developed around a simple principle: a 20 minute nap is beneficial for well-being and productivity. Features include a status indicator that communicates when the Energy Pod will next be free, and usage tracking to optimize facility management.

**subject to GFA approval*

AMENITIES

CAVALLI SUSHI BAR

37th or 43RD LEVEL *



**subject to GFA
approval*

AMENITIES

CAVALLI SUSHI BAR

37th or 43RD LEVEL *



**subject to GFA
approval*

FLOOR PLANS

TYPES

TYPICAL FLOOR PLAN



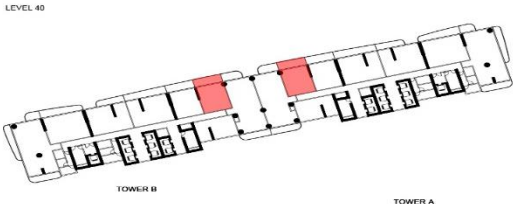
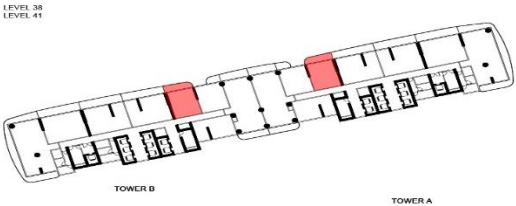
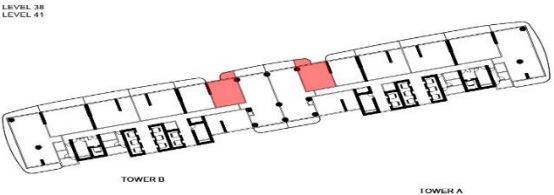
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1BR TYPE 02



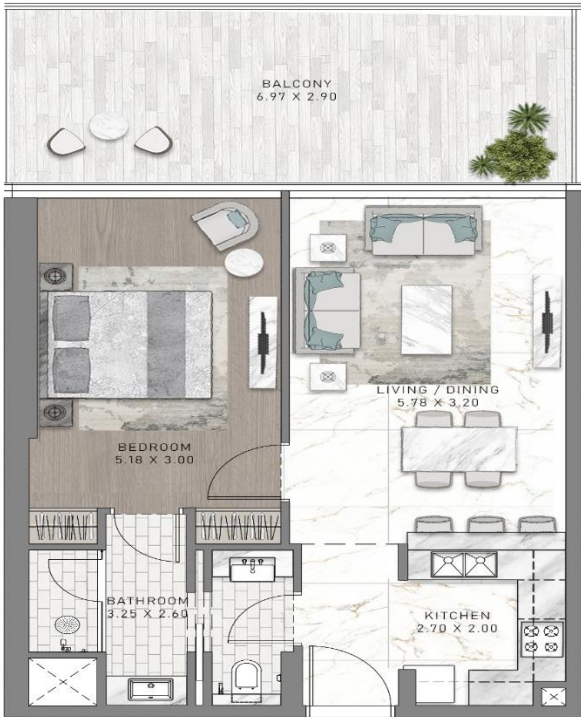
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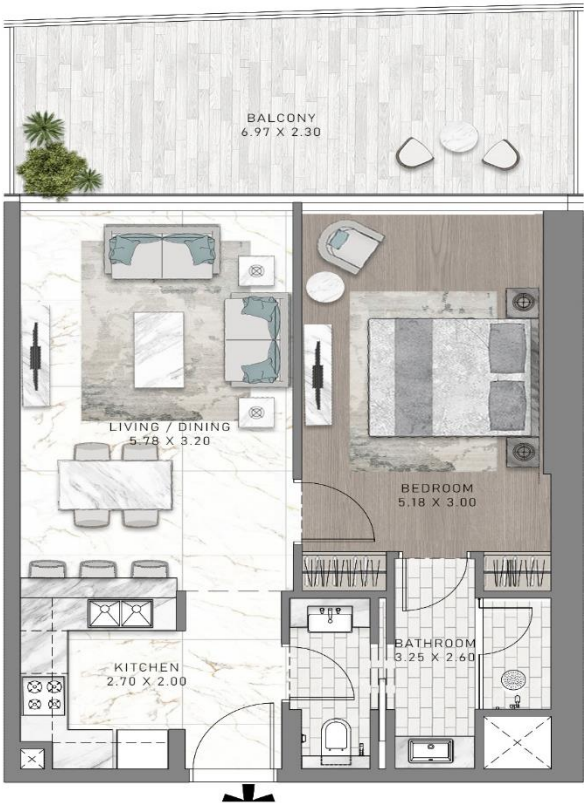
TYPICAL FLOOR PLAN



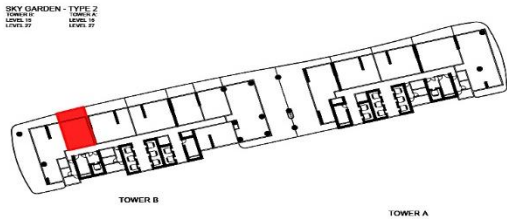
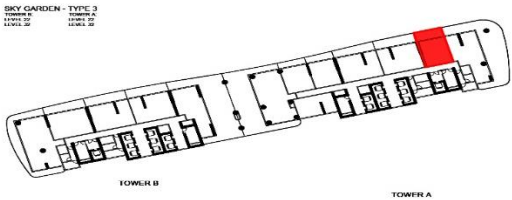
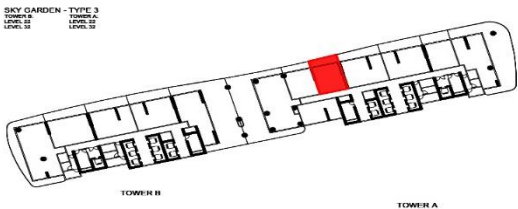
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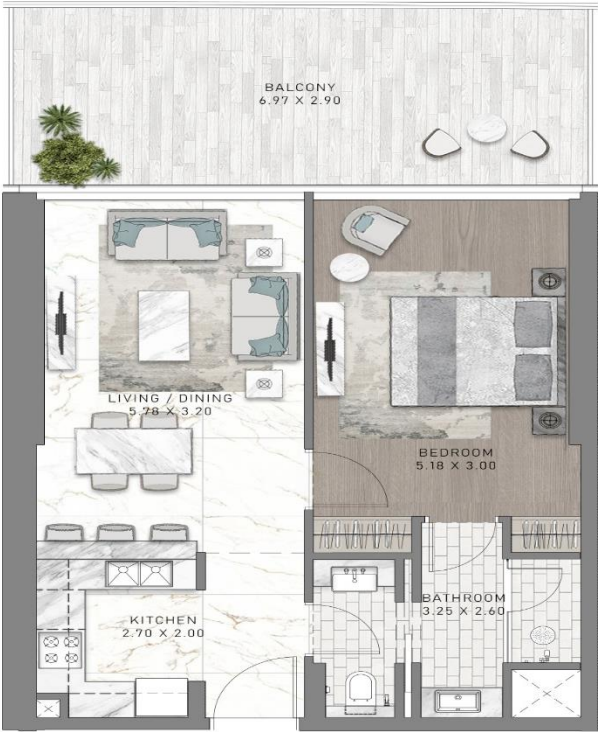
1BR TYPE 20



1BR TYPE 21



TYPICAL FLOOR PLAN



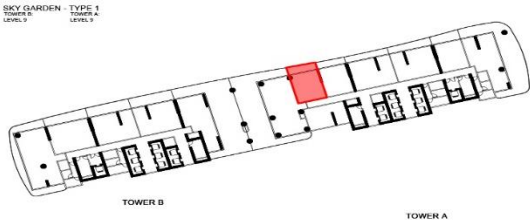
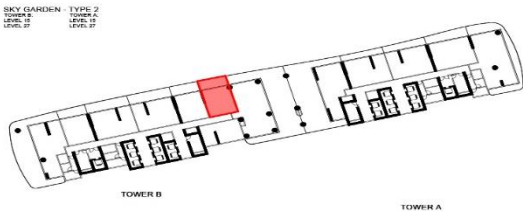
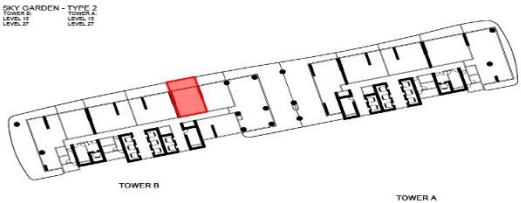
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1BR TYPE 23



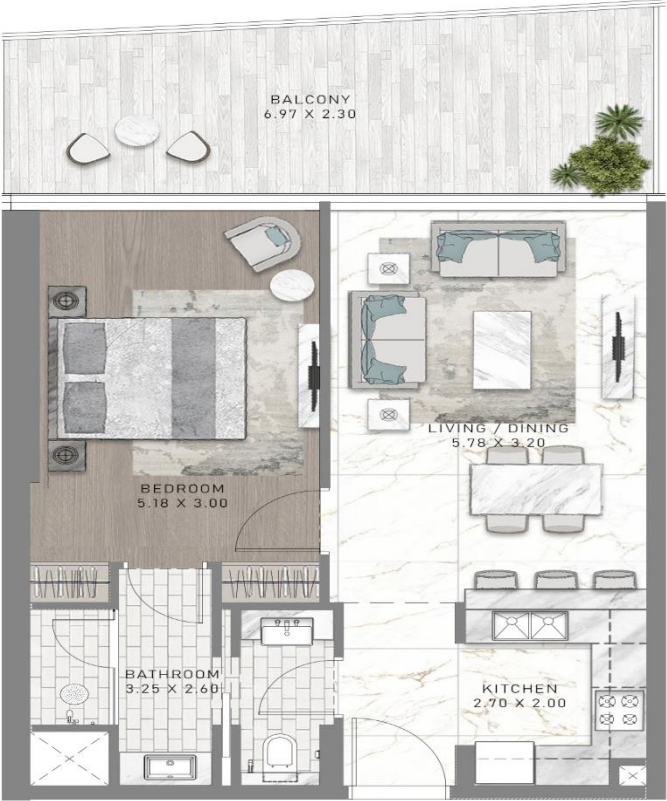
1BR TYPE 24



TYPICAL FLOOR PLAN



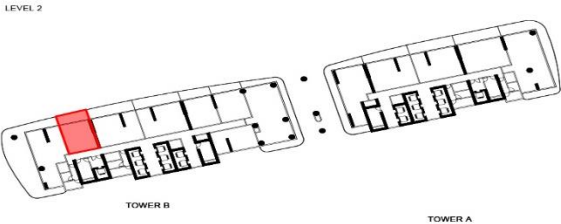
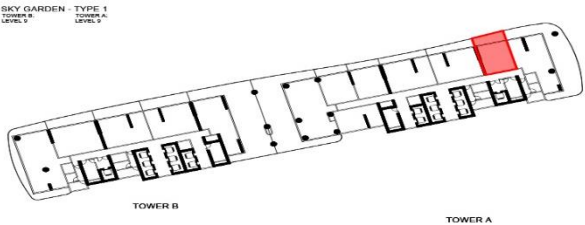
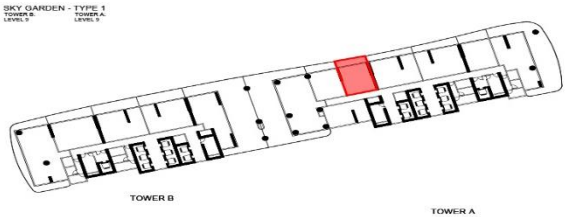
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1BR TYPE 26



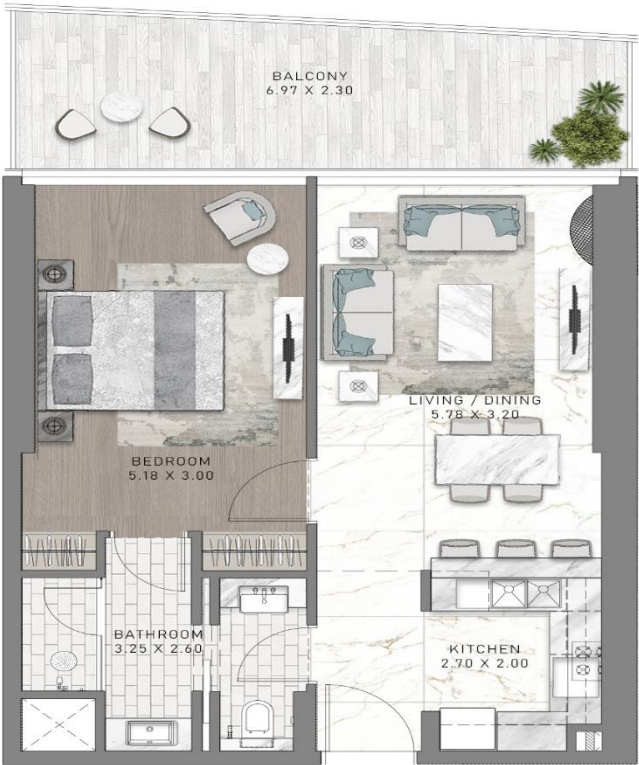
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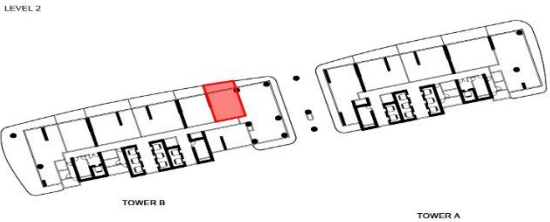
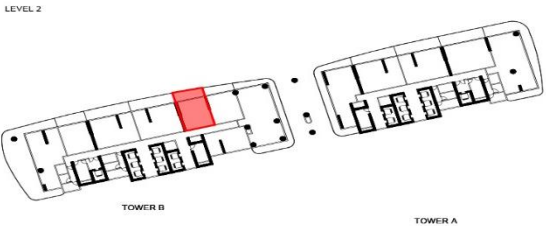
TYPICAL FLOOR PLAN



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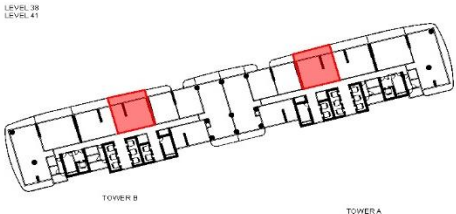
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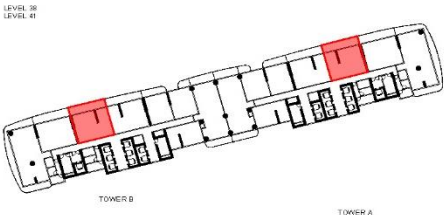
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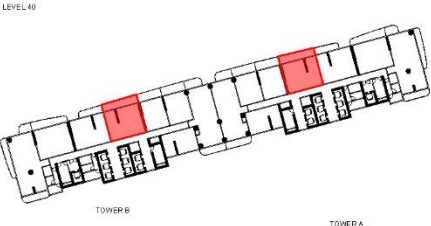
2BR TYPE D01



2BR TYPE D02



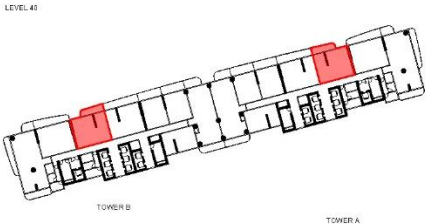
2BR TYPE D03



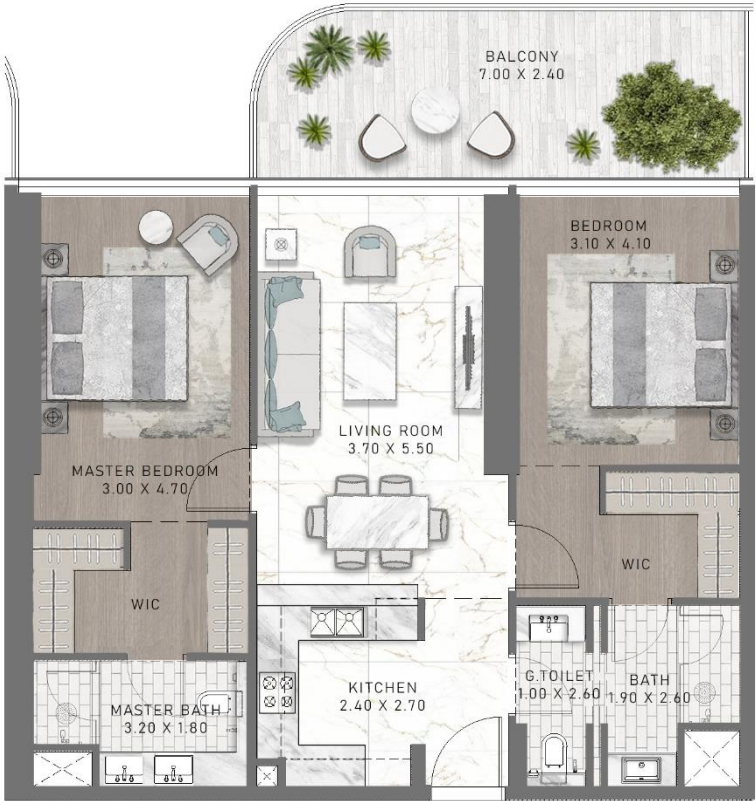
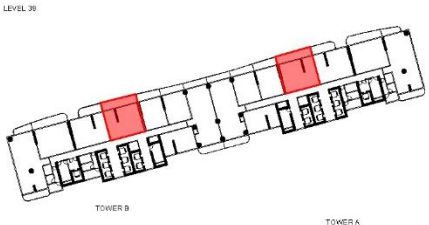
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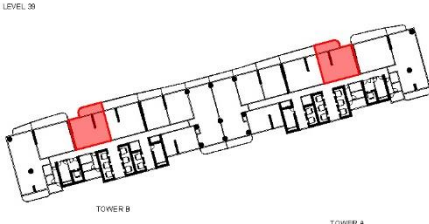
2BR TYPE D04



2BR TYPE D05

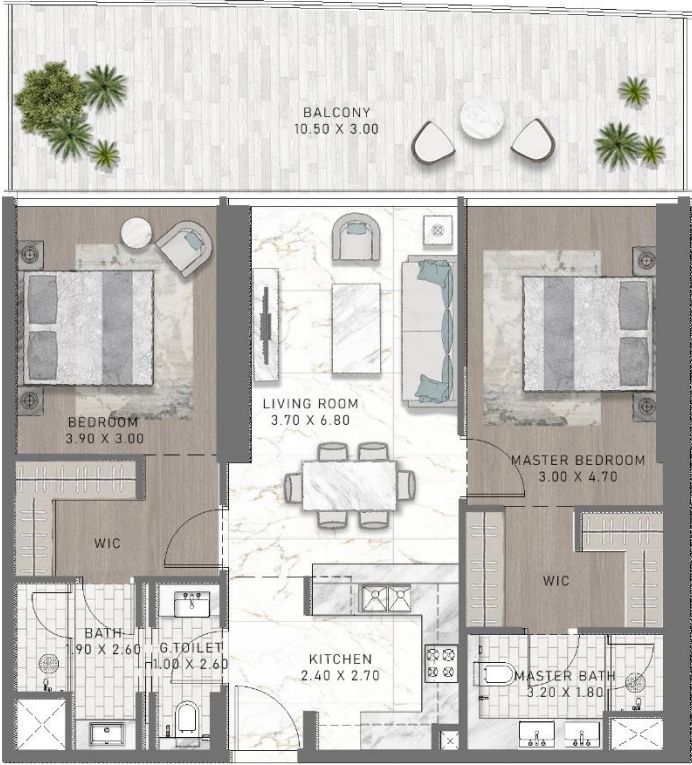


2BR TYPE D06

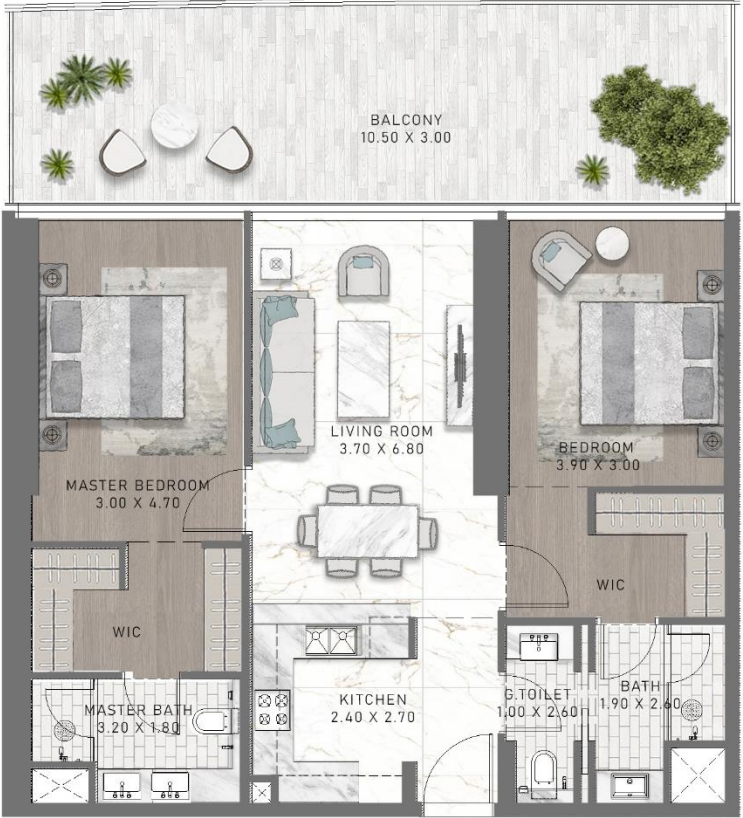
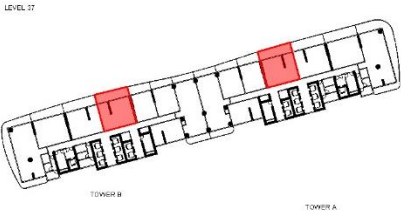


DAMAC BAY II

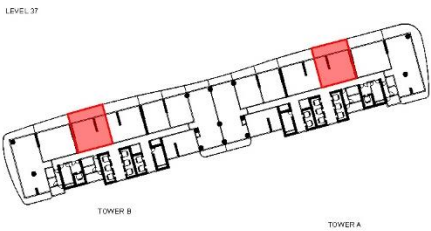
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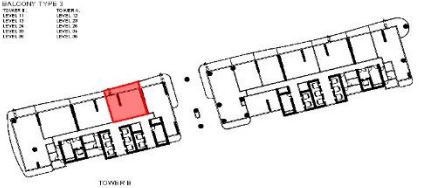
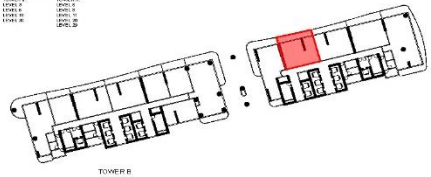
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2BR TYPE D08



2BR TYPE D09

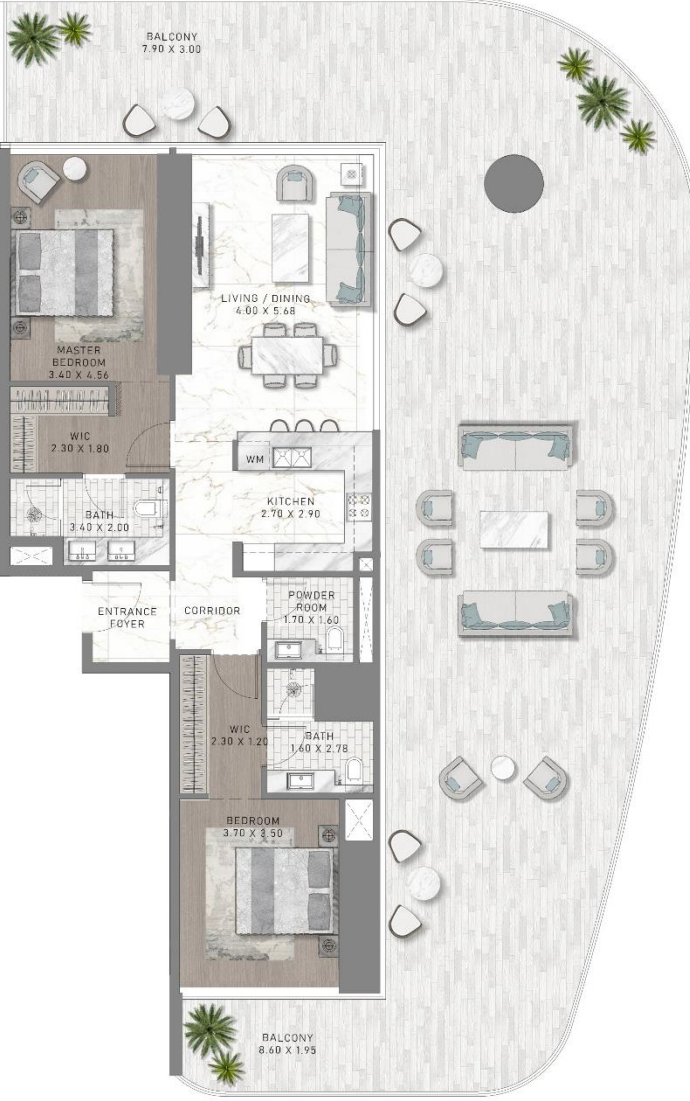
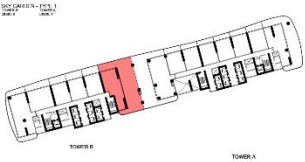


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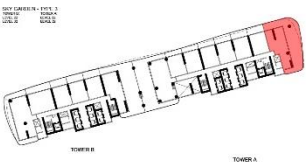
TYPICAL FLOOR PLAN



2BR TYPE B01



2BR TYPE C02

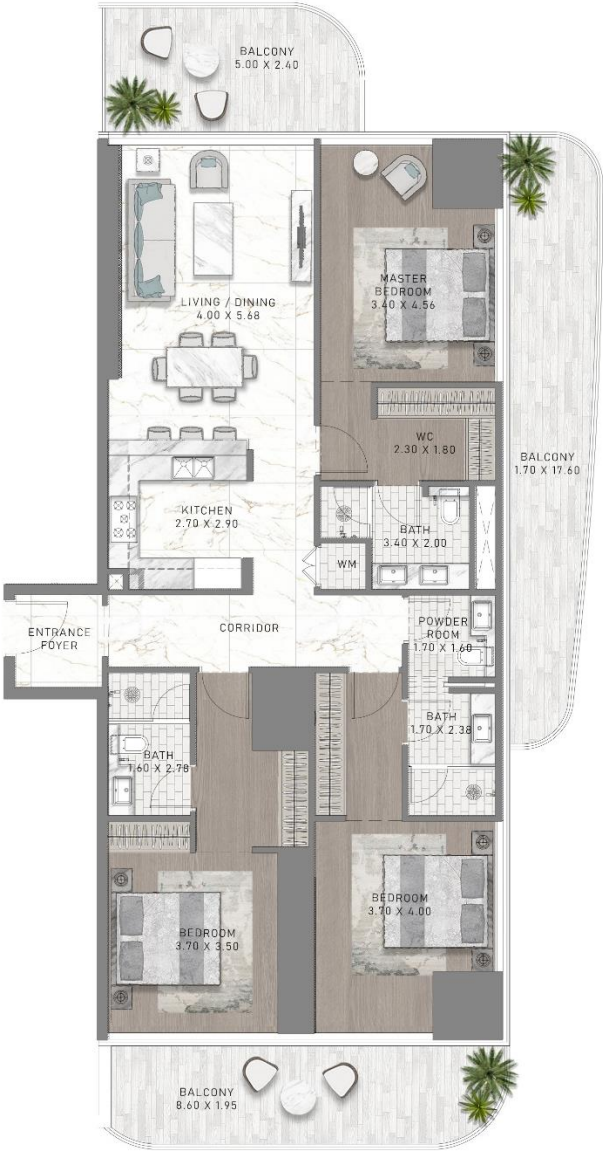
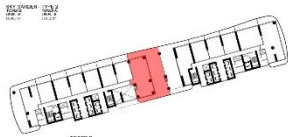


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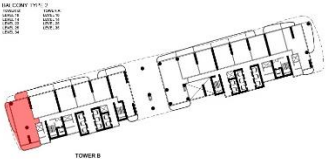
TYPICAL FLOOR PLAN



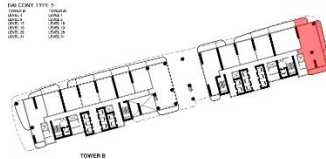
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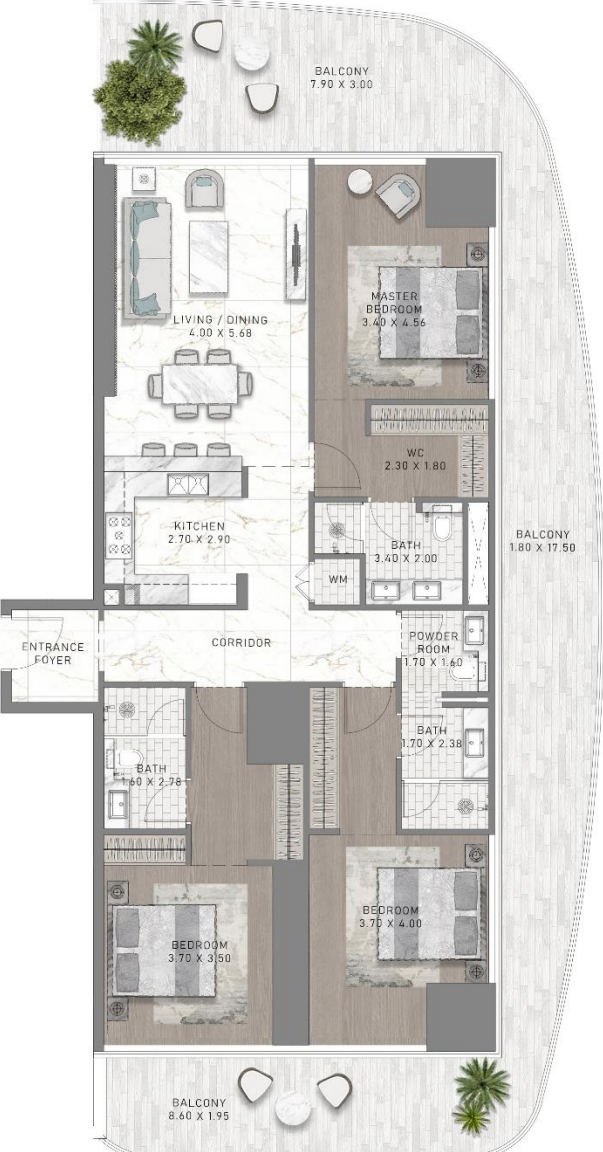
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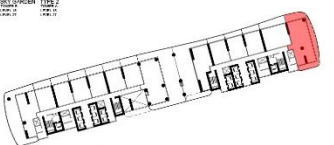
TOWER A



TOWER B



3BR TYPE A01



TOWER B

TOWER A

FLOOR WISE - UNIT BREAKUP (Luxury)

Tower A	1 BR	2 BR	3 BR	Total Units	Tower B	1 BR	2 BR	3 BR	Total Units
Level 2	3	2	1	6	Level 2	6	1	1	8
Level 3	3	2	1	6	Level 3	6	1	1	8
Level 4	3	2	1	6	Level 4	6	1	1	8
Level 5	3	2	1	6	Level 5	6	1	1	8
Level 6	3	2	1	6	Level 6	6	1	1	8
Level 7	3	2	1	6	Level 7	6	1	1	8
Level 8	3	2	1	6	Level 8	6	1	1	8
Level 9	6	1	1	8	Level 9	3	2	1	6
Level 10	6	1	1	8	Level 10	3	2	1	6
Level 11	6	1	1	8	Level 11	3	2	1	6
Level 12	6	1	1	8	Level 12	3	2	1	6
Level 13	6	1	1	8	Level 13	3	2	1	6
Level 14	6	1	1	8	Level 14	3	2	1	6
Level 15	0	4	1	5	Level 15	3	3	1	7
Level 16	0	4	1	5	Level 16	3	3	1	7
Level 17	0	4	1	5	Level 17	3	3	1	7
Level 18	0	4	1	5	Level 18	3	3	1	7
Level 19	0	4	1	5	Level 19	3	3	1	7
Level 20	0	4	1	5	Level 20	3	3	1	7
Level 21	MEP								

**subject to GFA approval*

Tower A	1 BR	2 BR	3 BR	Total Units	Tower B	1 BR	2 BR	3 BR	Total Units
Level 22	3	3	1	7	Level 22	0	4	1	5
Level 23	3	3	1	7	Level 23	0	4	1	5
Level 24	3	3	1	7	Level 24	0	4	1	5
Level 25	3	3	1	7	Level 25	0	4	1	5
Level 26	3	3	1	7	Level 26	0	4	1	5
Level 27	0	4	1	5	Level 27	3	3	1	7
Level 28	0	4	1	5	Level 28	3	3	1	7
Level 29	0	4	1	5	Level 29	3	3	1	7
Level 30	0	4	1	5	Level 30	3	3	1	7
Level 31	0	4	1	5	Level 31	3	3	1	7
Level 32	3	3	1	7	Level 32	0	4	1	5
Level 33	3	3	1	7	Level 33	0	4	1	5
Level 34	3	3	1	7	Level 34	0	4	1	5
Level 35	3	3	1	7	Level 35	0	4	1	5
Level 36	3	3	1	7	Level 36	0	4	1	5
Level 37	2	3	2	7	Level 37	2	3	2	7
Level 38	2	3	2	7	Level 38	2	3	2	7
Level 39	2	3	2	7	Level 39	2	3	2	7
Level 40	2	3	2	7	Level 40	2	3	2	7
Level 41	2	3	2	7	Level 41	2	3	2	7
Level 42	MEP								
Level 43	Amenities								
Total Units - Luxury	97	109	44	250		103	107	44	254

FLOOR WISE - UNIT BREAKUP (Super Luxury)

Tower A	3 BR	4 BR	5 BR	Total Units	Tower B	3 BR	4 BR	5 BR	Total Units
Level 44 & 45 Duplex	1	1	1	3	Level 44 & 45 Duplex	2	1	0	3
Level 46 & 47 Duplex	2	1	0	3	Level 46 & 47 Duplex	2	1	0	3
Level 48 & 49 Duplex	1	0	1	2	NA				
Total Units - Super Luxury	4	2	2	8		4	2	0	6

**subject to GFA approval*

DAMAC BAY II
INTERIOR DESIGN
SPA



DAMAC BAY II
INTERIOR DESIGN
SPA



DAMAC BAY II
INTERIOR DESIGN
LIVING ROOM



DAMAC BAY II

INTERIOR DESIGN

DINING ROOM

Floor to Ceiling Height:
Luxury 3.4m
Super luxury 4.2m



DAMAC BAY II
INTERIOR DESIGN
MASTER BEDROOM



DAMAC BAY II
INTERIOR DESIGN
MASTER BATHROOM



DAMAC BAY II
INTERIOR DESIGN
TERRACE



DAMAC BAY II

PARKING DETAILS

No Of Parking's

Luxury:

1br-1car

2br - 1car

3br- 2cars

Super Luxury:

3br- 2cars

4br - 3cars

5br - 4 cars

Total number of car parks: 781 cars

F&A

Apartment features:

Built-In Wardrobes

Balconies

Centrally air conditioned

Adequate TV / Phone infrastructure

Convenience:

Elevators to all floors

Living and Dining:

All rooms feature double glazed windows

Porcelain tiled floors

Painted plastered walls with accent on selected wall

Partial Painted gypsum ceiling

Kitchen:

Fitted kitchens with refrigerator, cooker, hob and washing machine

Porcelain tiled floors

Emulsion paints for walls

Countertop

Kitchen backsplash

Bathroom Features

Floor / Wall porcelain or ceramic tiles

Sanitary ware

Sanitary fittings and accessories

Mirror

Vanity with under counter storage

Building Services & Amenities

Drop off and entrance

Concierge desk

Beach Pool and landscape plaza

Gym and Pool

COMMERCIAL TERMS & PAYMENT PLAN

<u>Damac Bay 2</u>					Price		
Summary	Units	Saleable Area (Min)	Saleable Area (Max)	Saleable Area (Avg)	Min	Max	Avg
A	180	733	3,375	1,280	2.99M	11.16M	5.22M
1 BR	72	733	871	807	2.99M	3.80M	3.39M
2 BR	79	1,123	2,856	1,402	4.49M	9.44M	5.69M
3 BR	29	1,778	3,375	2,124	7.00M	11.16M	8.50M
B	194	733	3,375	1,247	3.08M	11.75M	5.21M
1 BR	93	733	873	814	3.08M	3.93M	3.50M
2 BR	72	1,123	2,996	1,459	4.74M	9.55M	6.05M
3 BR	29	1,778	3,375	2,109	7.38M	11.75M	8.63M
Grand Total	374	733	3,375	1,263	2.99M	11.75M	5.22M

COMMERCIAL TERMS & PAYMENT PLAN

Rebate Structure (applicable on retail units as well)

Full floor: 2% discount
DP 34%: 1% Rebate – additional DP over 24% must come from last instalments (applicable for retail & full floors)
Full floor + DP 34%: 2% discount & 1% Rebate.

EOI

Type	EOI
1 BR	150 K
2 BR	225 K
3 BR	350 K
Full Floor	1.6 Mn

Payment plan - ACD: Jan-2028. 4-year payment plan (80:20)

Milestone Event	Value (%)
Immediate	24
Within 3 Month(s) Of Sale Date	4
Within 6 Month(s) Of Sale Date	4
Within 9 Month(s) Of Sale Date	4
Within 12 Month(s) Of Sale Date	4
Within 15 Month(s) Of Sale Date	4
Within 18 Month(s) Of Sale Date	4
Within 21 Month(s) Of Sale Date	4
Within 24 Month(s) Of Sale Date	4
Within 27 Month(s) Of Sale Date	4
Within 30 Month(s) Of Sale Date	4
Within 33 Month(s) Of Sale Date	4
Within 36 Month(s) Of Sale Date	4
Within 39 Month(s) Of Sale Date	3
Within 42 Month(s) Of Sale Date	3
Within 45 Month(s) Of Sale Date	3
Within 48 Month(s) Of Sale Date	3
On completion	20

DAMAC BAY II

PRICING - FLOOR WISE

Floor Configuration – Tower A

Floor	1 BR	2 BR	3 BR	Total Units	Total Price
2	3	2	1	6	31.05M
3	3	2	1	6	27.14M
4	3	2	1	6	28.01M
5	3	2	1	6	29.65M
6	3	2	1	6	28.15M
7	3	2	1	6	27.41M
8	3	2	1	6	29.87M
9	6	1	1	8	39.49M
10	6	1	1	8	34.82M
11	6	1	1	8	34.49M
12	6	1	1	8	35.72M
13	6	1	1	8	34.66M
14	6	1	1	8	35.16M
15		4	1	5	32.98M
16		4	1	5	28.83M
17		4	1	5	30.53M
18		4	1	5	28.12M
19		4	1	5	29.04M
20		4	1	5	30.75M
22	3	3	1	7	42.19M
23	3	3	1	7	36.95M
24	3	3	1	7	35.81M
25	3	3	1	7	36.34M
26	3	3	1	7	37.20M
27		4	1	5	34.35M
28		4	1	5	30.03M
29		4	1	5	31.79M
30		4	1	5	29.27M
31		4	1	5	30.24M
Total	72	79	29	180	940M

Floor Configuration – Tower B

Floor	1 BR	2 BR	3 BR	Total Units	Total Price
2	6	1	1	8	38.68M
3	6	1	1	8	35.59M
4	6	1	1	8	34.94M
5	6	1	1	8	34.61M
6	6	1	1	8	35.85M
7	6	1	1	8	34.78M
8	6	1	1	8	35.28M
9	3	2	1	6	34.61M
10	3	2	1	6	29.31M
11	3	2	1	6	31.02M
12	3	2	1	6	28.60M
13	3	2	1	6	31.17M
14	3	2	1	6	29.60M
15	3	3	1	7	42.49M
16	3	3	1	7	35.55M
17	3	3	1	7	36.08M
18	3	3	1	7	36.94M
19	3	3	1	7	36.25M
20	3	3	1	7	35.89M
22		4	1	5	35.93M
23		4	1	5	30.38M
24		4	1	5	32.16M
25		4	1	5	30.52M
26		4	1	5	29.68M
27	3	3	1	7	44.20M
28	3	3	1	7	36.98M
29	3	3	1	7	37.52M
30	3	3	1	7	38.41M
31	3	3	1	7	37.69M
Total	93	72	29	194	1011M

