



DAMAC
Lagoon
VIEWS

DAMAC LAGOONS (ANDALUCIA) APARTMENTS

1 BR & 2 BR - G+6F+ROOF

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THE LUXURY OF LOCATION



DAMAC LAGOONS (ANDALUCIA) APARTMENTS

SPORTS AND LEISURE

- 1 Dubai Polo & Equestrian Club – 10 minutes
- 2 Dubai Autodrome – 12 minutes
- 3 The Plantation Equestrian and Polo Club – 11 minutes
- 4 Miracle Garden – 13 minutes
- 5 Dubai International Stadium – 14 minutes
- 6 Global Village – 14 minutes
- 7 IMG World – 14 minutes
- 8 Hamdan Sports Complex – 15 minutes

MALLS

- 1 First Avenue Mall – 11 minutes
- 2 City Centre Me'aisem – 14 minutes
- 3 Mall of the Emirates – 24 minutes

HOSPITALS

- 1 Aster Medical Centre – 9 minutes
- 2 Mediclinic Parkview Hospital – 12 minutes
- 3 NMC Royal Hospital – 19 minutes

HOTELS

- 1 Park Inn by Radisson – 10 minutes
- 2 Studio One Hotel – 9 minutes
- 3 Five Hotel Jumeirah Village Circle – 19 minutes

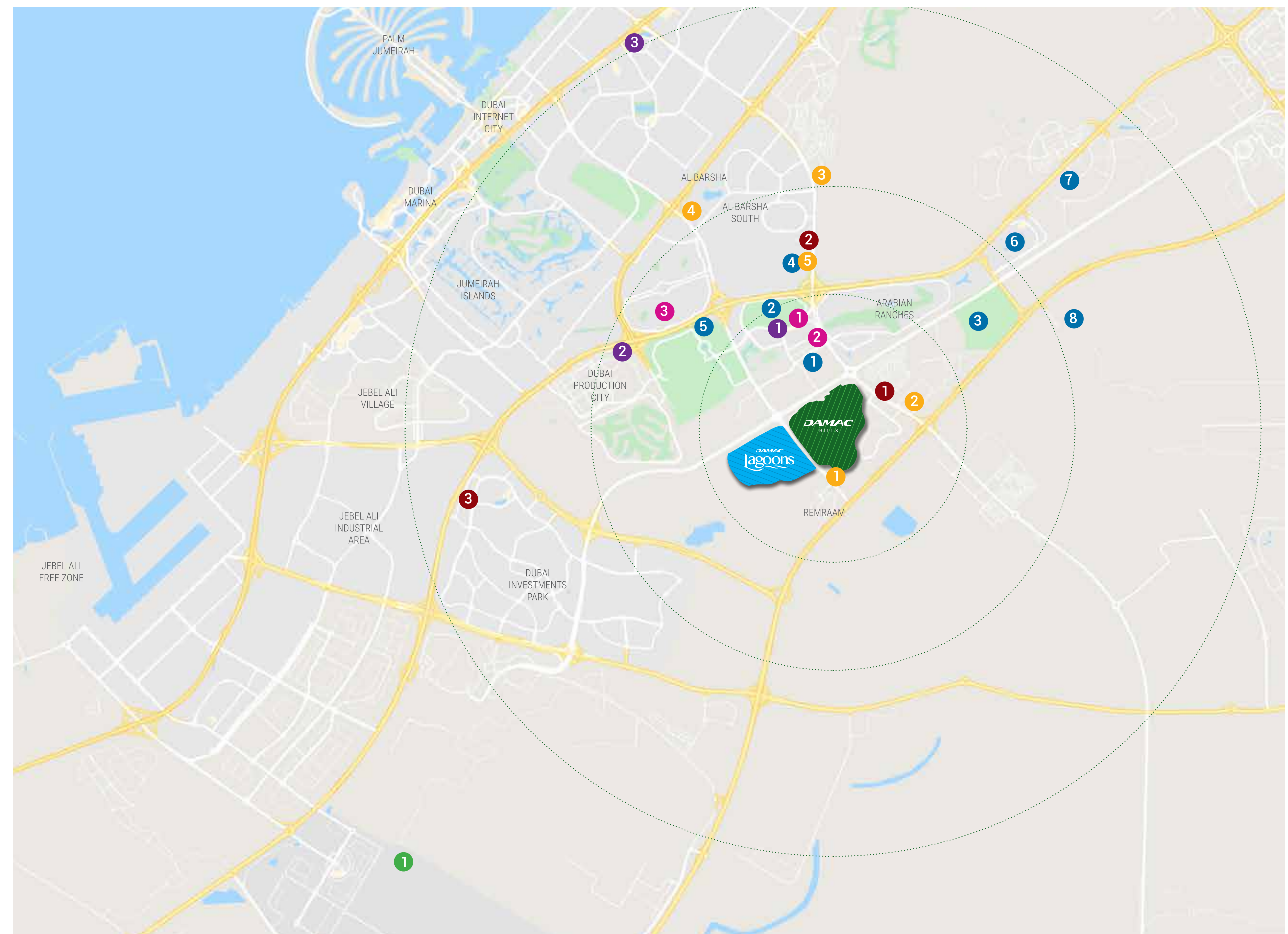
AIRPORT

- 1 Al Maktoum International Airport – 28 minutes

SCHOOLS

- 1 Jebel Ali School – 5 minutes
- 2 Fairgreen International School – 11 minutes
- 3 Global Indian International School – 16 minutes
- 4 Safa Community School – 18 minutes
- 5 Kings' School – 21 minutes

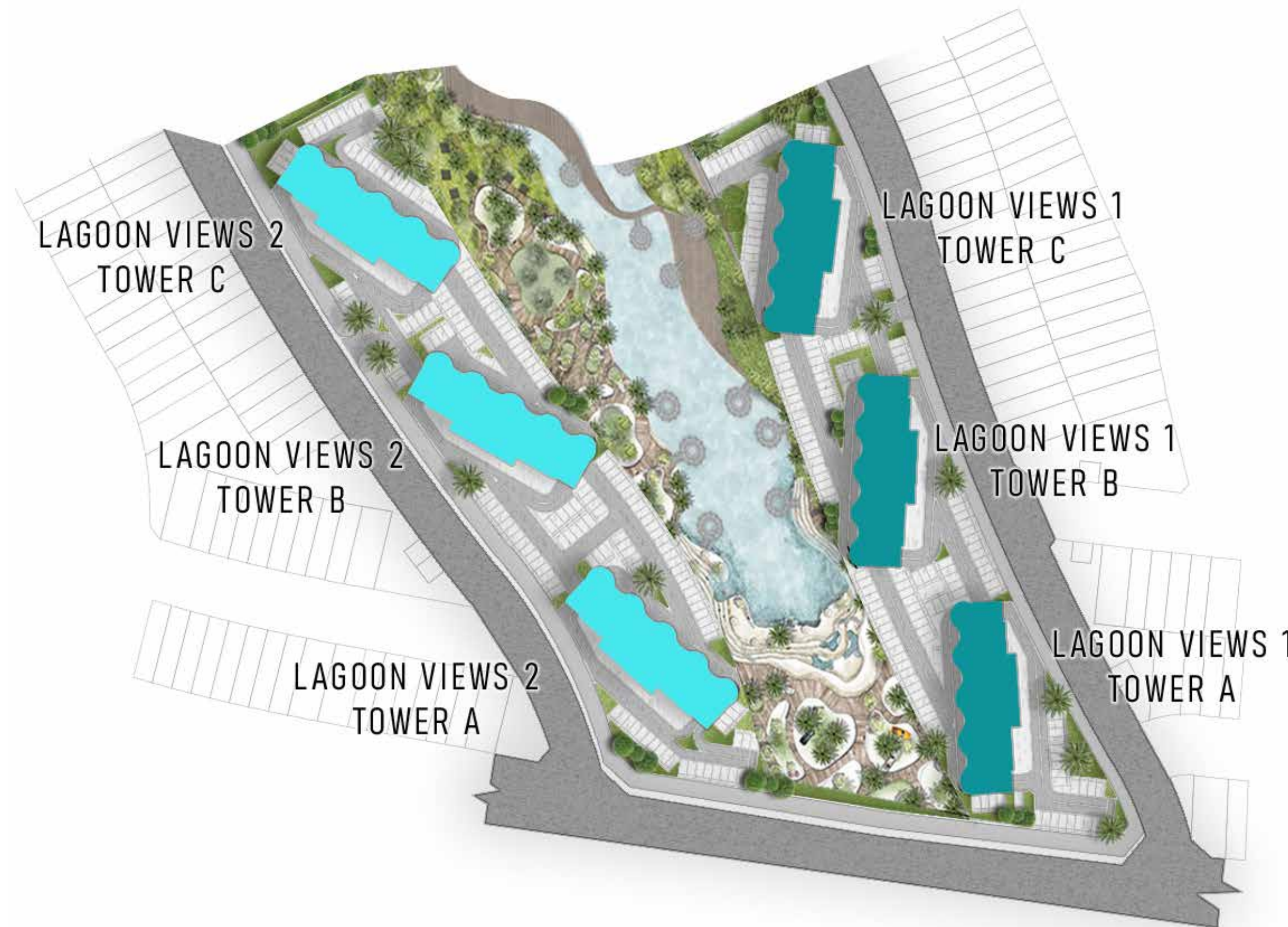
DAMAC Lagoons is hidden away along Hessa Street right opposite DAMAC Hills community. The convenient location puts residents within minutes of the city's key arterial freeways such as Mohammed Bin Zayed Road, Emirates Road and Al Khail Road.



CLUSTER
PLAN



MONTECARLO
TOWER A,B,C



■ LAGOON VIEWS 1
■ LAGOON VIEWS 2



MARBELLA
TOWER A,B,C

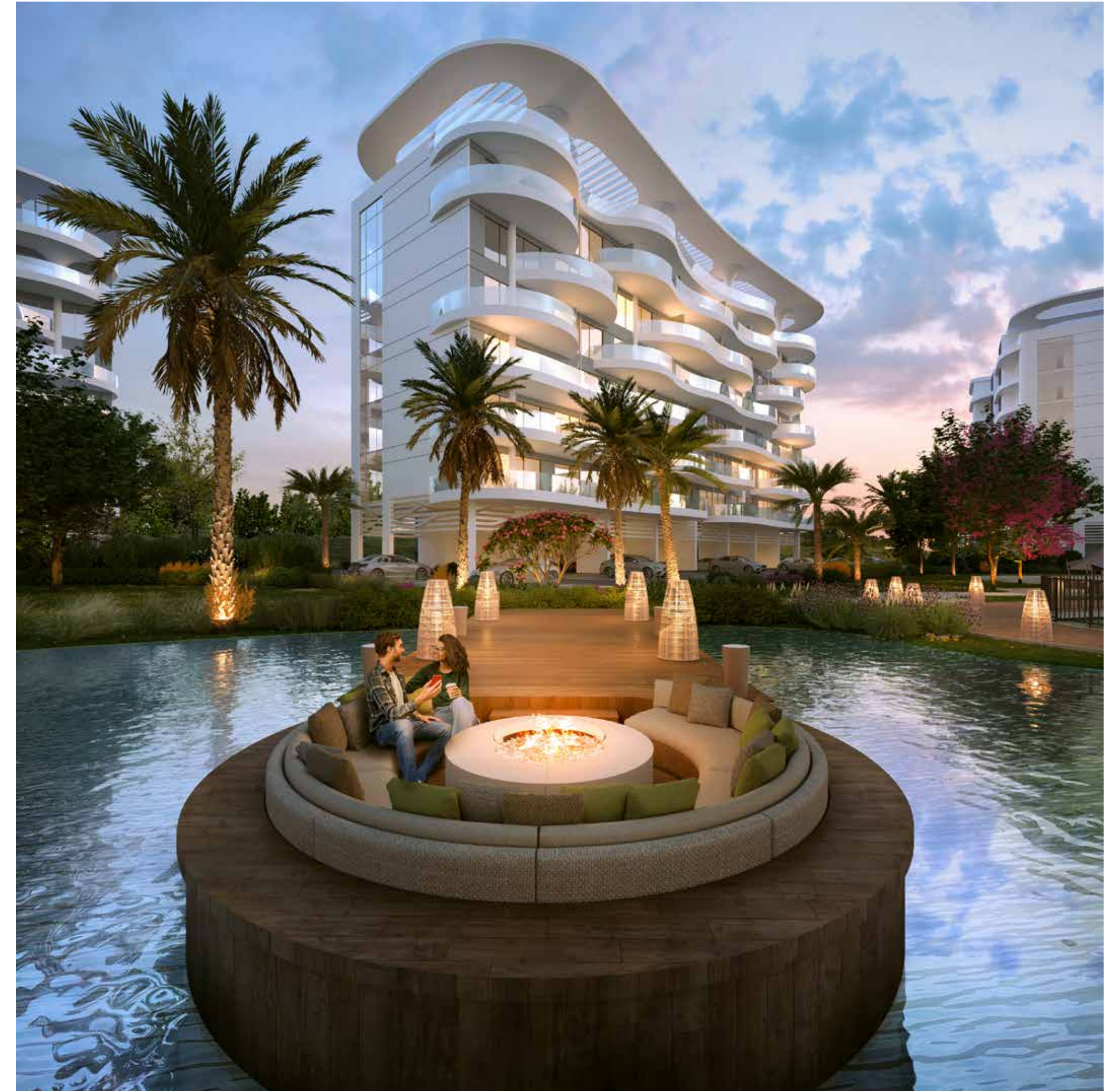


KEY AMENITIES

DAMAC LAGOONS (ANDALUCIA) APARTMENTS



- Beauty hills
- Olive trees garden - the marriage destination
- Honey bar
- Flamenco gardens
- Aqua opera school - house pavilion
- Volcanic stones park
- Windmill park
- Cars memorabilia - vintage cars
- Foam party
- Music festivals
- Glow lounge
- Beach club
- Hammock chill
- Boho lounge
- Paradise beach
- Luxury pool floats
- Board games casino pavilion
- Tapas lounge
- Pool bar & floating pods
- Sunset beach bar





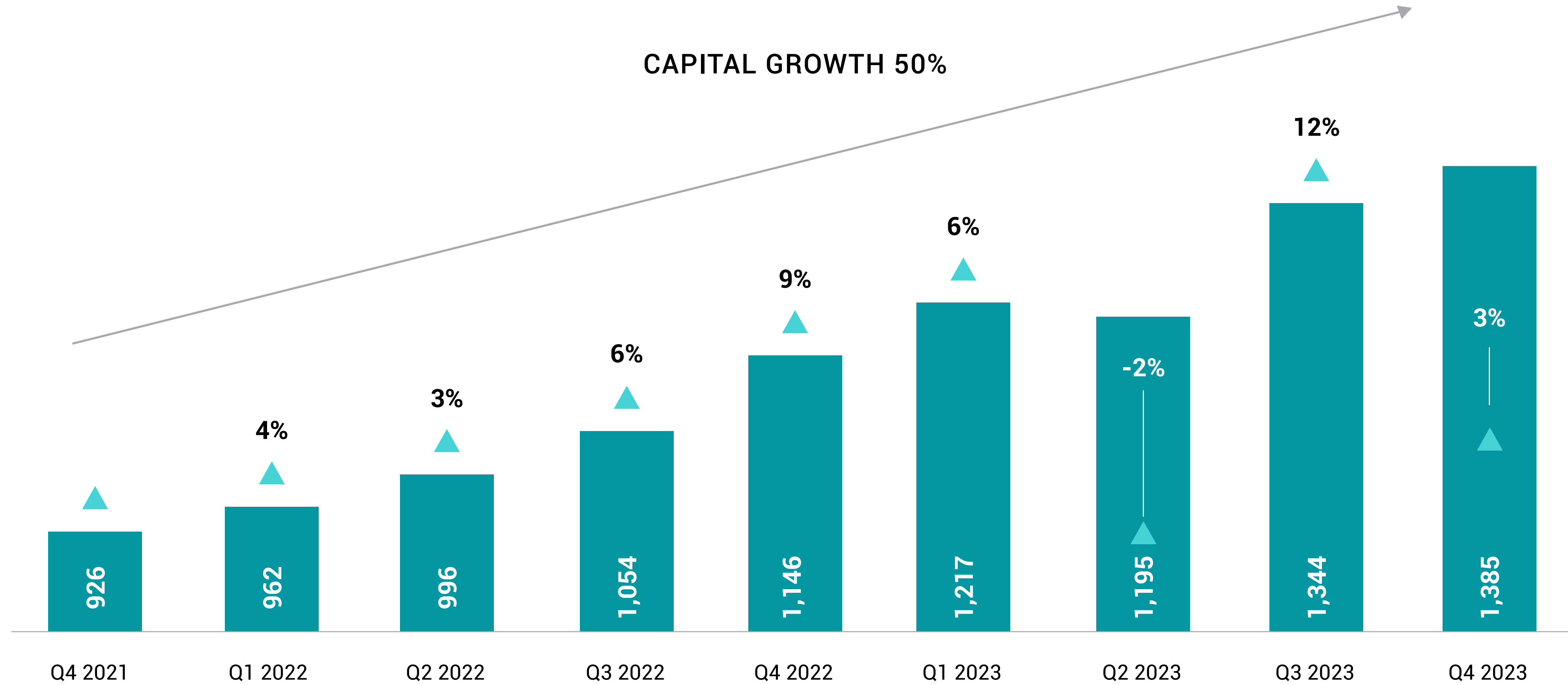
SUCCESS OF DAMAC LAGOONS AS A COMMUNITY

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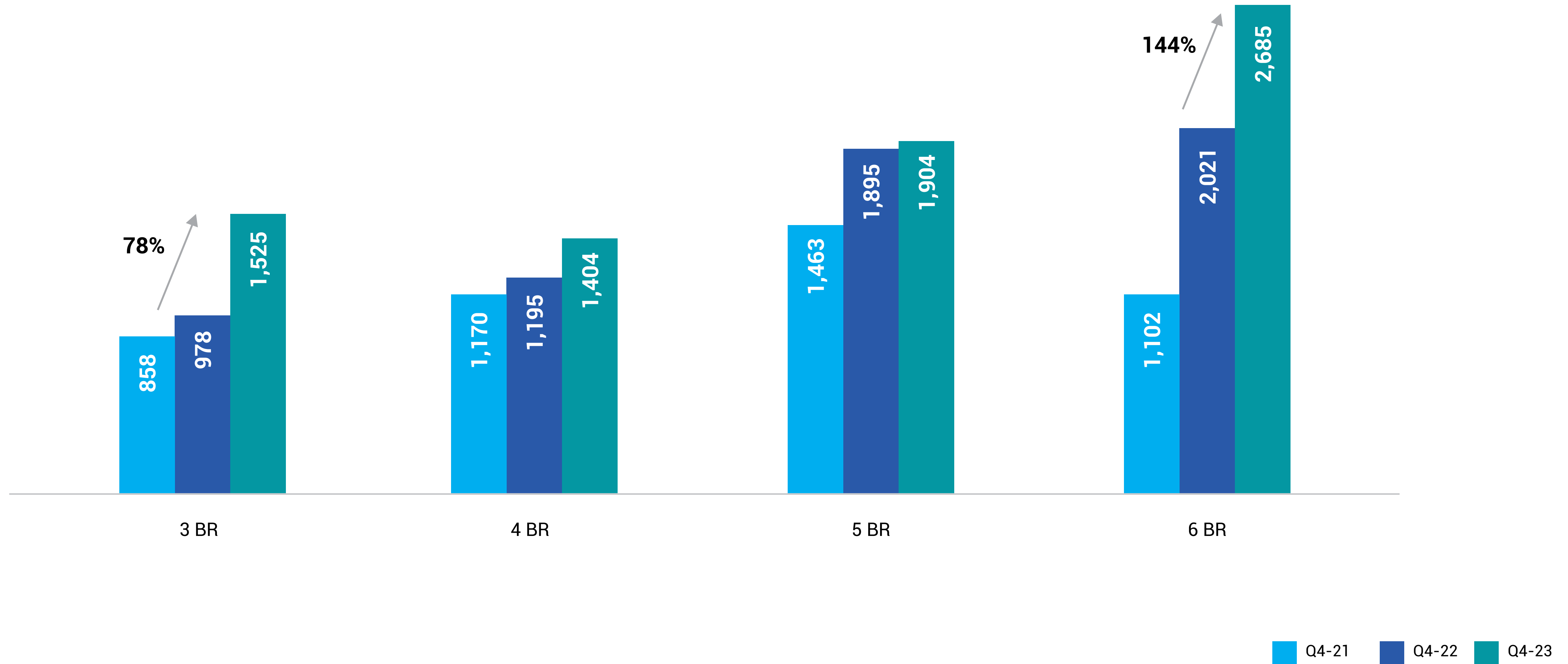


CAPITAL VALUES GROWTH (PRIMARY)



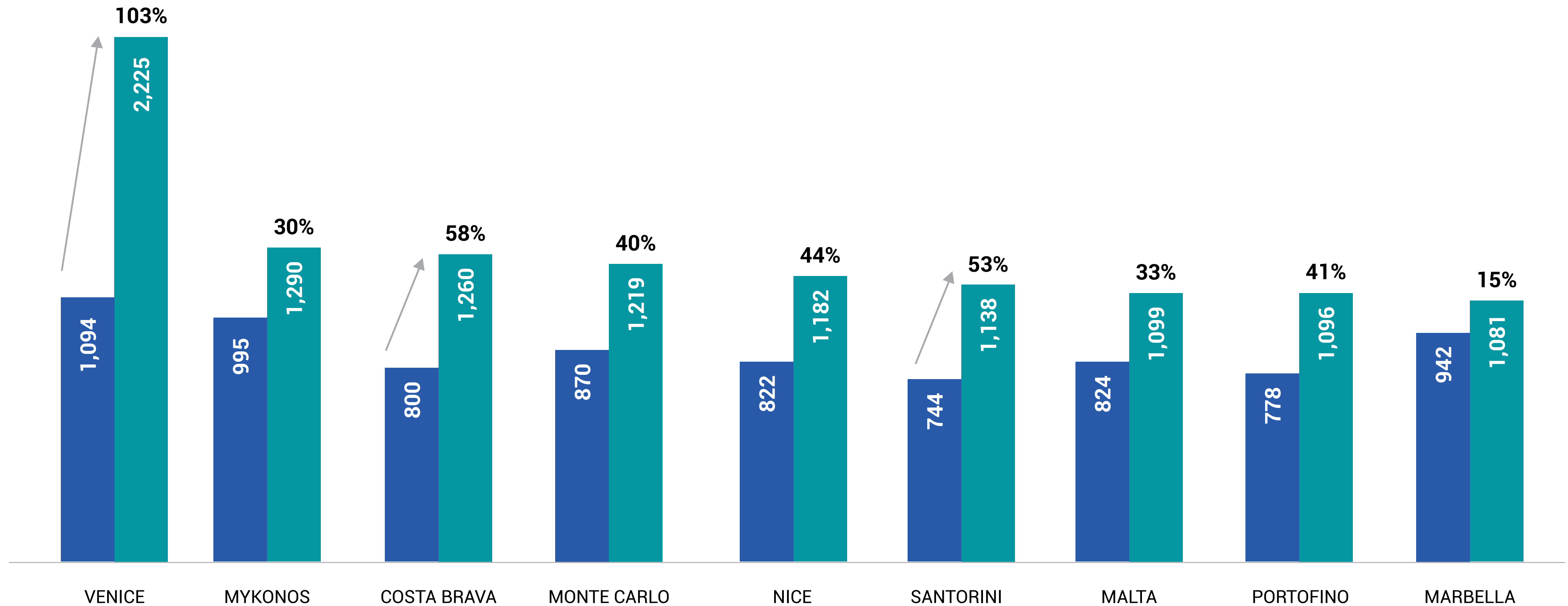


TOP CONFIGURATIONS AVG. PSF (AED)





SECONDARY MARKET PERFORMANCE (AED PSF)



- The average capital values in DAMAC Lagoons registered 50% capital appreciation in last two years.
- 6 BR recorded more than 100% jump in capital values followed by 2 & 3 BR configurations.
- 9 out of 11 clusters have recorded double digit growth in capital values in secondary market indicating robust investor confidence in DAMAC Lagoons.

■ Launch Price ■ Avg. PSF 23

AREA & PRICE



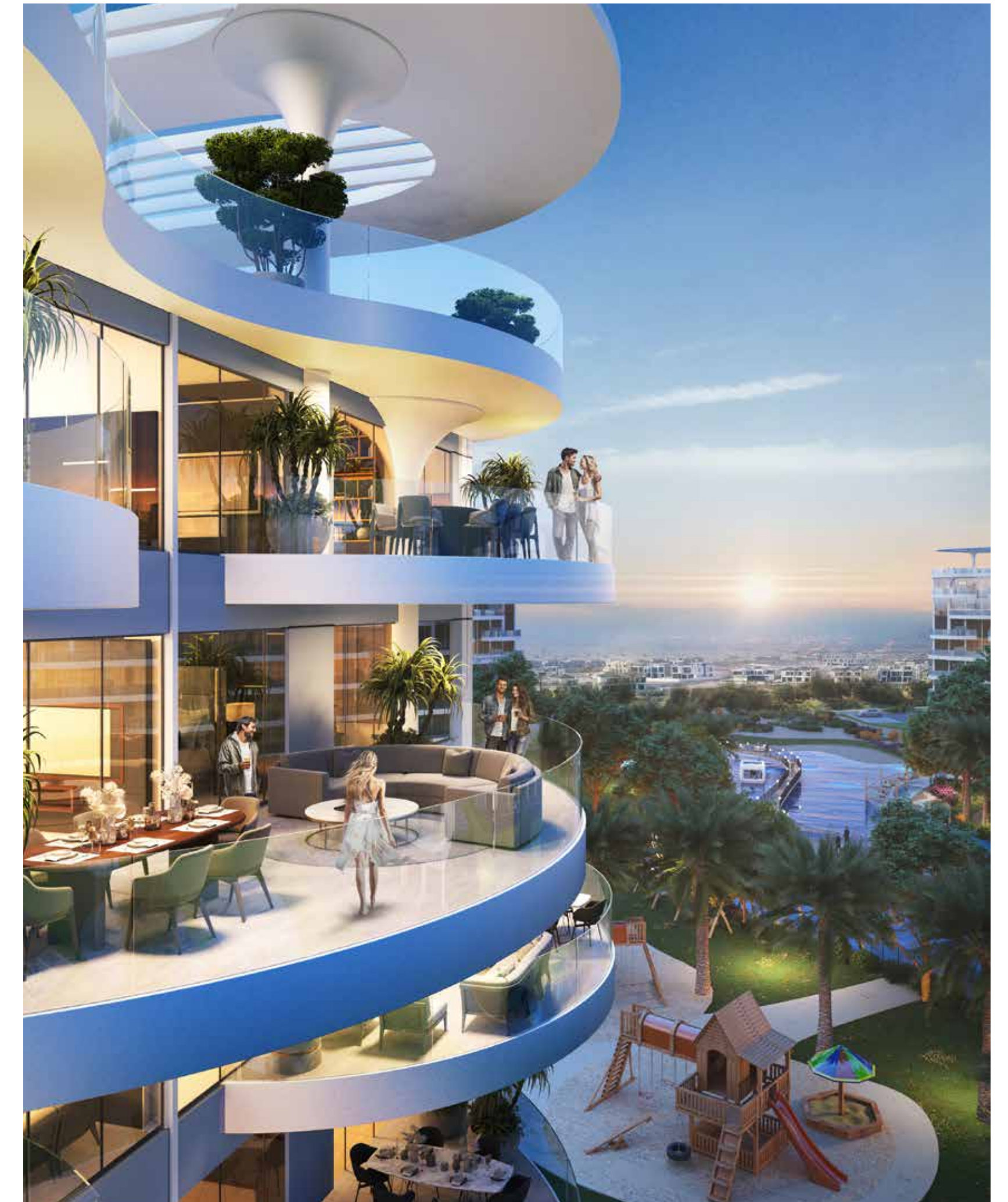
Lagoon Views		Selable Area (Sq. Ft.)			Price (AED)			PSF
Type	Units	Min	Max	Avg	Min	Max	Avg	(AED)
1 Bedroom	126	674	808	758	979,000	1,369,000	1,169,000	1,541
2 Bedroom	36	1,016	1,145	1,115	1,564,000	2,193,000	1,830,000	1,641
Grand Total	162	674	1,145	838	979,000	2,193,000	1,316,000	1,570

Rebate Structure

Full Floor: 2% Discount

EOI

Type	Value (AED)
1 Bedroom	50K
2 Bedroom	80K
Full Floor	500K





LAUNCH PAYMENT PLAN



Description	Milestone Event	(%) Value
DEPOSIT	Immediate	20
1st INSTALLMENT	Within 3 Months of Sale Date	1
2nd INSTALLMENT	Within 4 Months of Sale Date	1
3rd INSTALLMENT	Within 5 Months of Sale Date	1
4th INSTALLMENT	Within 6 Months of Sale Date	1
5th INSTALLMENT	Within 7 Months of Sale Date	1
6th INSTALLMENT	Within 8 Months of Sale Date	5
7th INSTALLMENT	Within 9 Months of Sale Date	1
8th INSTALLMENT	Within 10 Months of Sale Date	1
9th INSTALLMENT	Within 11 Months of Sale Date	1
10th INSTALLMENT	Within 12 Months of Sale Date	1
11th INSTALLMENT	Within 13 Months of Sale Date	1
12th INSTALLMENT	Within 14 Months of Sale Date	5
13th INSTALLMENT	Within 15 Months of Sale Date	1
14th INSTALLMENT	Within 16 Months of Sale Date	1
15th INSTALLMENT	Within 17 Months of Sale Date	1
16th INSTALLMENT	Within 18 Months of Sale Date	1
17th INSTALLMENT	Within 19 Months of Sale Date	1
18th INSTALLMENT	Within 20 Months of Sale Date	5
19th INSTALLMENT	Within 21 Months of Sale Date	1
20th INSTALLMENT	Within 22 Months of Sale Date	1
21st INSTALLMENT	Within 23 Months of Sale Date	1

Description	Milestone Event	(%) Value
22nd INSTALLMENT	Within 24 Months of Sale Date	1
23rd INSTALLMENT	Within 25 Months of Sale Date	1
24th INSTALLMENT	Within 26 Months of Sale Date	1
25th INSTALLMENT	Within 27 Months of Sale Date	1
26th INSTALLMENT	Within 28 Months of Sale Date	1
27th INSTALLMENT	Within 29 Months of Sale Date	5
28th INSTALLMENT	Within 30 Months of Sale Date	1
29th INSTALLMENT	Within 31 Months of Sale Date	1
30th INSTALLMENT	Within 32 Months of Sale Date	1
31st INSTALLMENT	On 80% Completion Milestone	2
32nd INSTALLMENT	On 90% Completion Milestone	2
33rd INSTALLMENT	On Completion	30
Total		100

4% DLD TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT

ACD: JAN-2027

1 BEDROOM

STARTING PRICE FROM
AED 979,000

2 BEDROOM

STARTING PRICE FROM
AED 1,564,000



REGULAR PAYMENT PLAN



Description	Milestone Event	(%) Value
DEPOSIT	Immediate	20
1st INSTALLMENT	Within 3 Months of Sale Date	1
2nd INSTALLMENT	Within 4 Months of Sale Date	1
3rd INSTALLMENT	Within 5 Months of Sale Date	1
4th INSTALLMENT	Within 6 Months of Sale Date	1
5th INSTALLMENT	Within 7 Months of Sale Date	1
6th INSTALLMENT	Within 8 Months of Sale Date	8
7th INSTALLMENT	Within 9 Months of Sale Date	1
8th INSTALLMENT	Within 10 Months of Sale Date	1
9th INSTALLMENT	Within 11 Months of Sale Date	1
10th INSTALLMENT	Within 12 Months of Sale Date	1
11th INSTALLMENT	Within 13 Months of Sale Date	1
12th INSTALLMENT	Within 14 Months of Sale Date	8
13th INSTALLMENT	Within 15 Months of Sale Date	1
14th INSTALLMENT	Within 16 Months of Sale Date	1
15th INSTALLMENT	Within 17 Months of Sale Date	1
16th INSTALLMENT	Within 18 Months of Sale Date	1
17th INSTALLMENT	Within 19 Months of Sale Date	1
18th INSTALLMENT	Within 20 Months of Sale Date	8
19th INSTALLMENT	Within 21 Months of Sale Date	1
20th INSTALLMENT	Within 22 Months of Sale Date	1
21st INSTALLMENT	Within 23 Months of Sale Date	1

Description	Milestone Event	(%) Value
22nd INSTALLMENT	Within 24 Months of Sale Date	1
23rd INSTALLMENT	Within 25 Months of Sale Date	1
24th INSTALLMENT	Within 26 Months of Sale Date	1
25th INSTALLMENT	Within 27 Months of Sale Date	1
26th INSTALLMENT	Within 28 Months of Sale Date	1
27th INSTALLMENT	Within 29 Months of Sale Date	8
28th INSTALLMENT	Within 30 Months of Sale Date	1
29th INSTALLMENT	Within 31 Months of Sale Date	1
30th INSTALLMENT	Within 32 Months of Sale Date	1
31st INSTALLMENT	On 80% Completion Milestone	1
32nd INSTALLMENT	On 90% Completion Milestone	1
33rd INSTALLMENT	On Completion	20
Total		100

4% DLD TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT
ACD: JAN-2027

1 BEDROOM

STARTING PRICE FROM
AED 979,000

2 BEDROOM

STARTING PRICE FROM
AED 1,564,000

T H A N K Y O U

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