

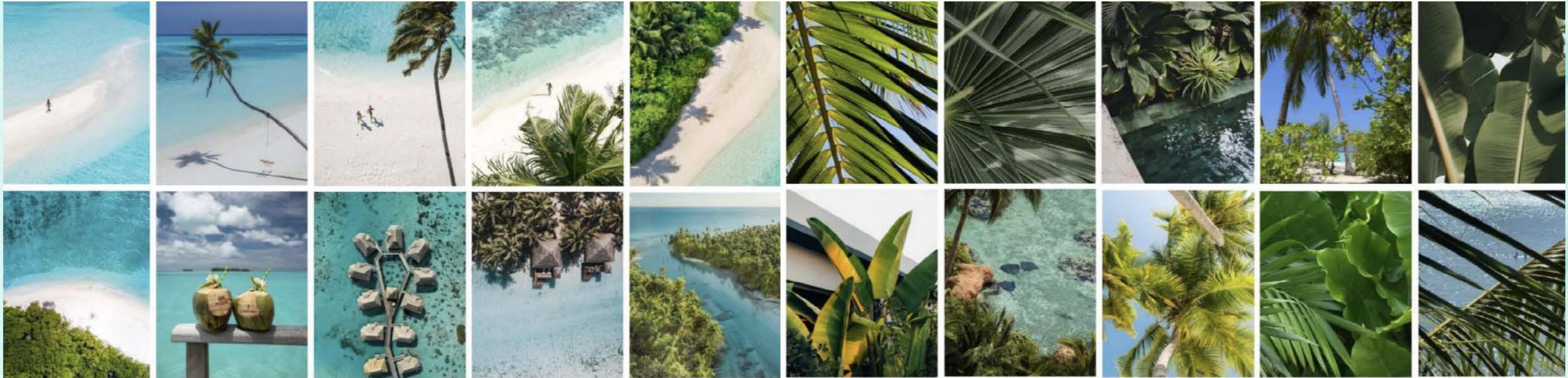
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LIVE THE ISLAND STATE OF MIND

# INSPIRATION



## “LIVING IN PARADISE”

Tropical island-themed neighbourhoods centered around water.  
Should tap into the quality of life afforded by the island paradise.

“YOUR OWN ISLAND GETAWAY”

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## LOCATION



SPORTS CITY, MOTOR CITY,  
DAMAC HILLS  
**15 MIN**



DUBAI  
INVESTMENT PARK  
**18 MIN**



EXPO 2020  
VENUE  
**20 MIN**



AL MAKTOUM  
INTERNATIONAL AIRPORT  
**23 MIN**



DUBAI INTERNATIONAL  
AIRPORT  
**28 MIN**



BURJ  
AL ARAB  
**30 MIN**

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**MASTERPLAN**

INSPIRED BY SIX OF THE  
*World's best tropical island destinations*



CLUSTERS



MALDIVES



BORA BORA



SEYCHELLES



HAWAII



BALI



FIJI

# AMENITIES



- 1 CENTRAL HUB FOUNTAIN
- 2 WEDDING VENUE
- 3 AQUA DOME
- 4 IGUANAS PARK AND FRUIT MARKET
- 5 PADDLING (GONDOLA STYLE)
- 6 WATER PLATFORMS
- 7 LAGOON TOUR IN HAMMOCK
- 8 LAGOON WATERFALLS
- 9 MINIGOLF ISLAND
- 10 TORTOISE GARDEN
- 11 PARROT PARK
- 12 AQUA PARK
- 13 JUNGLE RIVER
- 14 RAPIDS
- 15 ZIPLINE
- 16 JUNGLE SWINGS
- 17 YOGA AND CALISTHENICS PARK
- 18 YOGA FLOATING DECKS
- 19 WILDLIFE PARK
- 20 FITNESS PARK
- 21 HOT SPRINGS SPA
- 22 PRIVATE BOATS RIDING

# CENTRAL HUB FOUNTAIN

A striking feature of the site, this fountain faces the Central Dome and integrates water, fire, and laser effects, enhanced by LED and lighting elements



# AQUA PARK

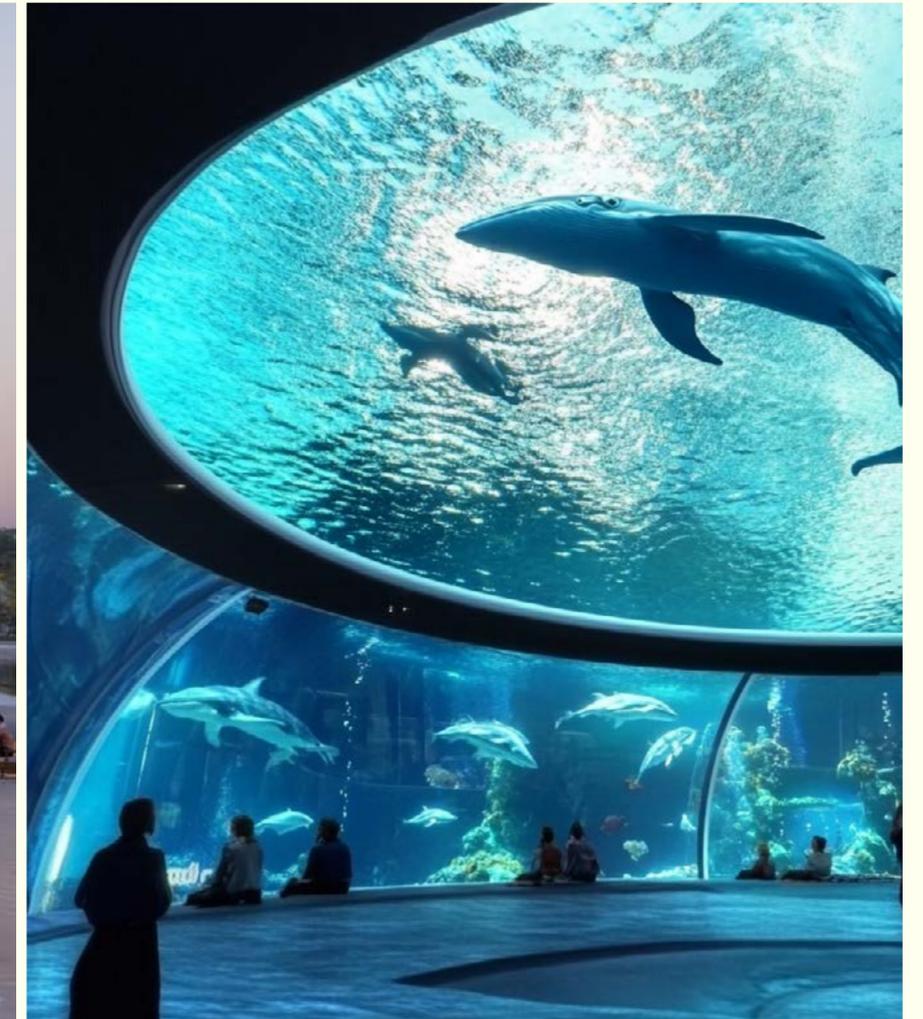
A compact amusement park featuring slides and activity areas, designed to complement and connect with the Central Hub.



## AQUA DOME

The site's central feature includes an interior view with immersive underwater life projections.

It will offer a range of activities, including dining at restaurants, enjoying a spa, and relaxin in designated areas.



# MINI GOLF ISLAND

A small island set within the lagoon for practicing golf, accessible via various floating devices.



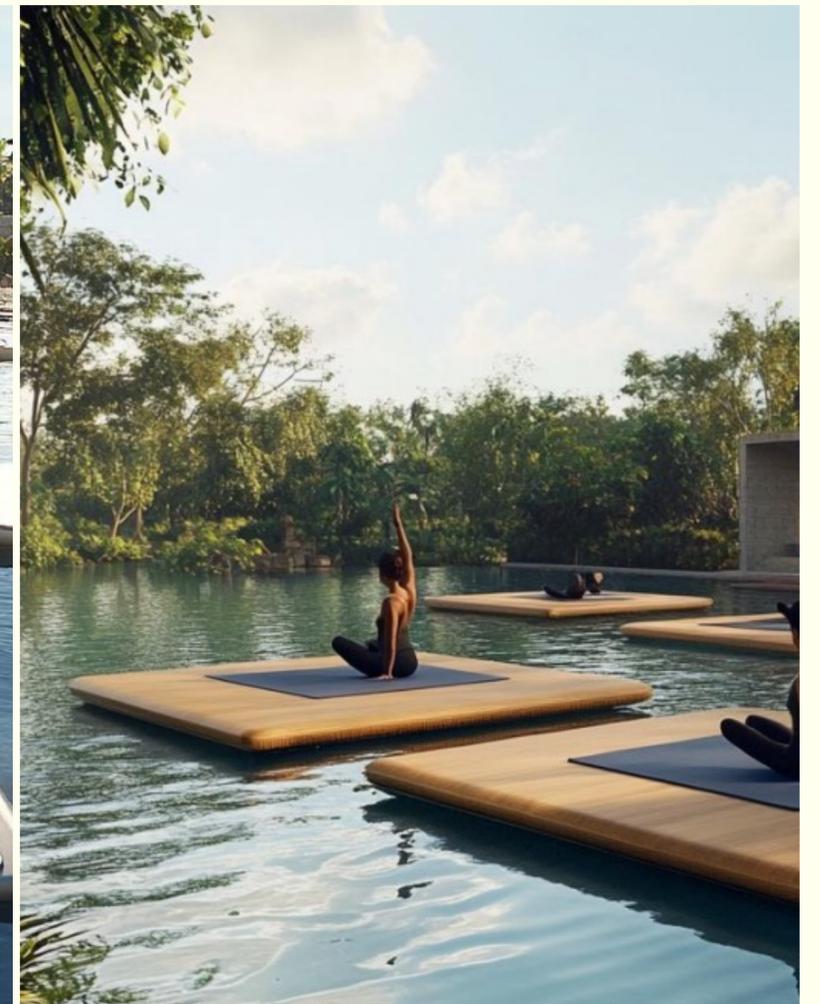
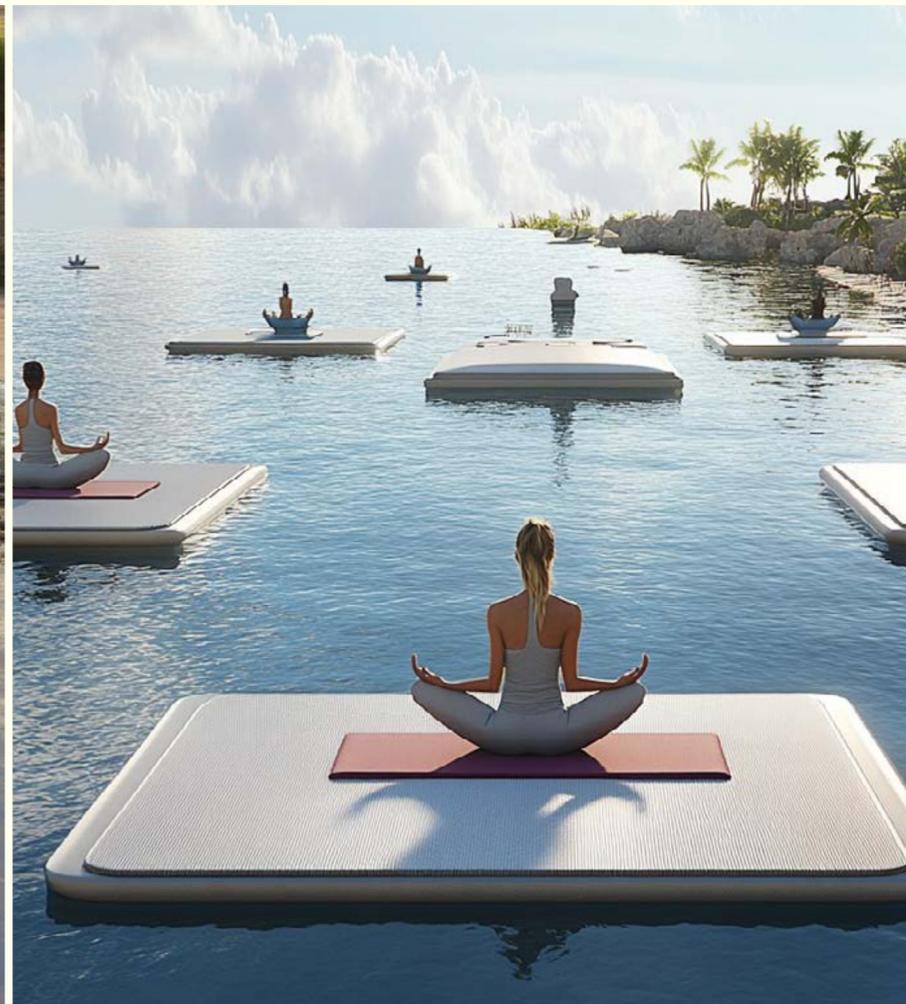
# CALISTHENICS PARK

A luxurious space equipped with highend calisthenics equipment, designed for an elevated workout experience.



# YOGA FLOATING DECKS

Floating platforms along the main water body or lagoon for yoga activities, seamlessly integrated with adjacent open spaces.



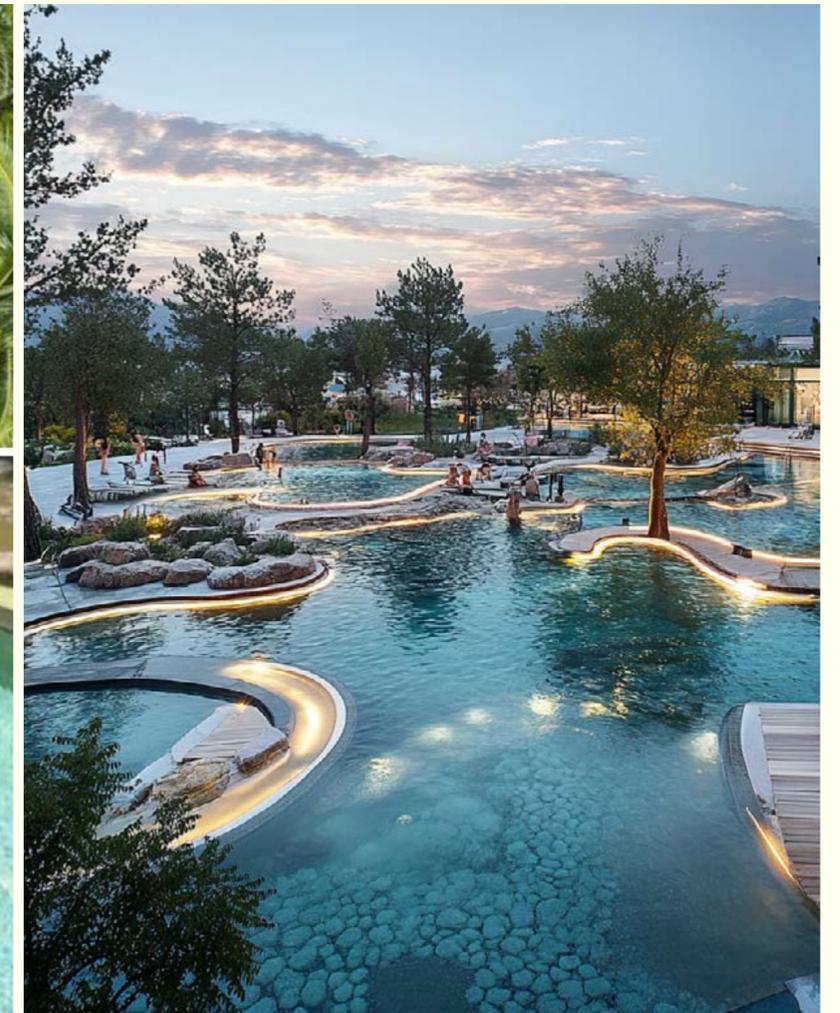
# FITNESS PARK

Parks featuring a variety of sports equipment, offering diverse athletic opportunities and activities.



## HOT SPRINGS SPA

Situated near the cascading waterfalls. These outdoor relaxation areas feature hot spas and infinity pools, seamlessly connected to the Waterfall Lagoon area.



## WATERFALL LAGOON

Enhances the area with artificial waterfalls flowing into infinity-edge pools, creating a vibrant and dynamic atmosphere.



# WATER PLATFORMS

Open spaces (sikkas) illuminated with LEDs with platforms that lead to the main water body.  
Featuring areas for lounging, listening to music, and social gatherings



## PADDLING (GONDOLA STYLE)

Enjoy the Jungle River, riding illuminated paddling devices equipped with LED lights that glow beautifully at sunset.



# JUNGLE RIVER

A lush corridor featuring activities like paddling and boating with LED-illuminated devices to enhance the experience.



## LAGOON TOUR IN HAMMOCK

Experience the lagoon from a whole new perspective with the Lagoon Tour in Hammock.

Gently drift across the main water body.



# IGUANAS PARK AND FRUITS MARKET

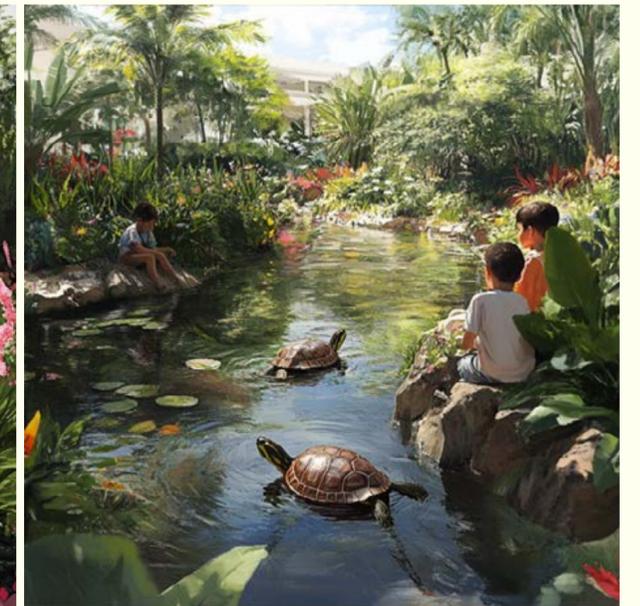
Located near the Jungle River, this area will feature spaces for a fruit market and accommodate wildlife, including iguanas and other animals.



# TORTOISE GARDEN

Diverse gardens and parks, each featuring unique animal themes.

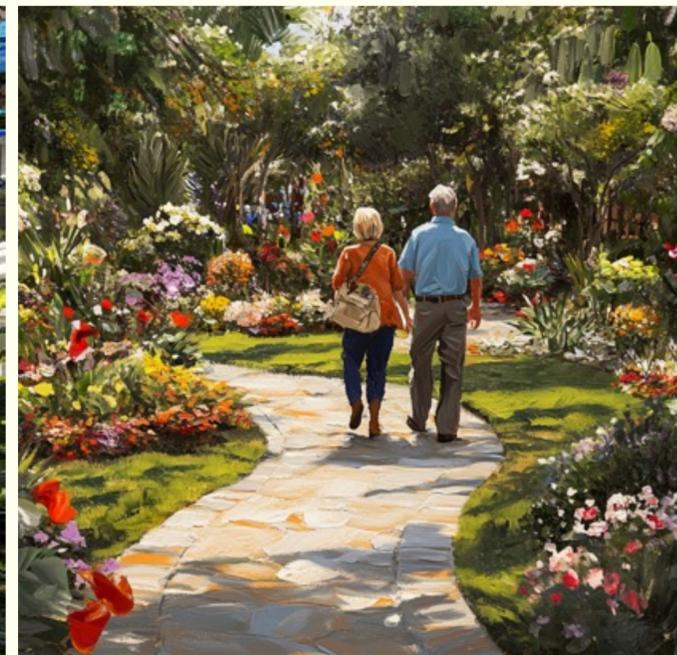
Each area will adapt its colours, vegetation, and activities to reflect its specific theme.



# PARROT PARK

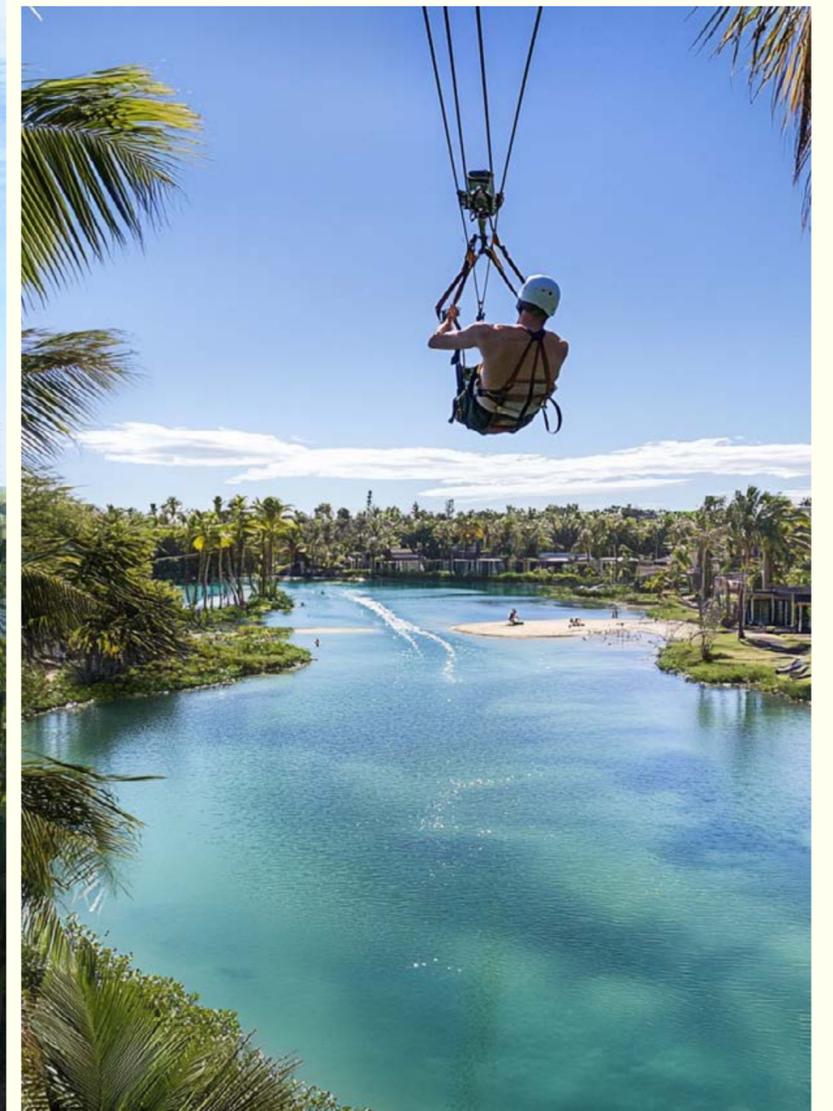
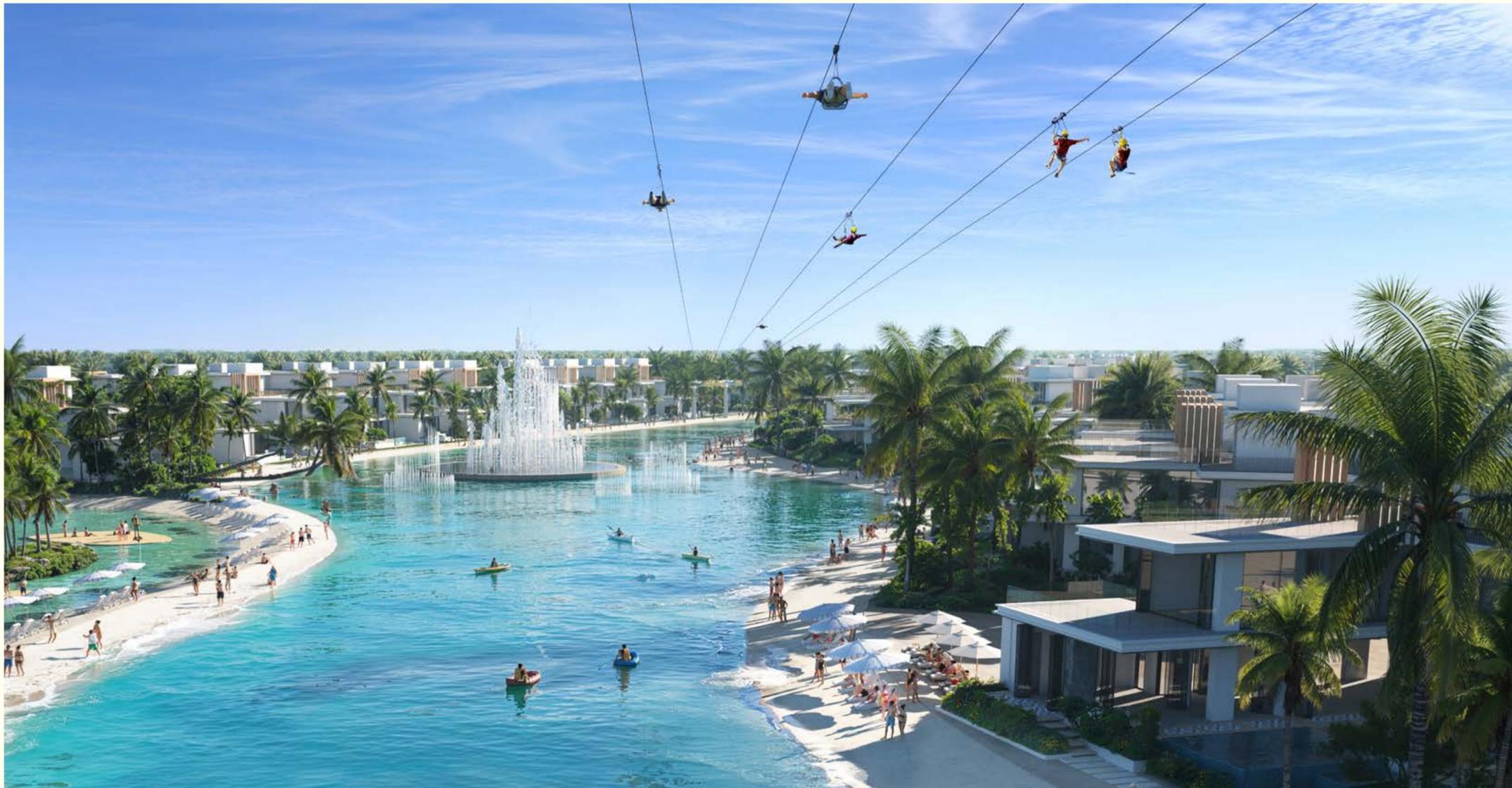
Diverse gardens and parks, each featuring unique animal themes.

Each area will adapt its colours, vegetation, and activities to reflect its specific theme.



# ZIPLINE

An extension of the central waterpark, seamlessly integrating with and extending across the waterfront areas of the Central Hub.



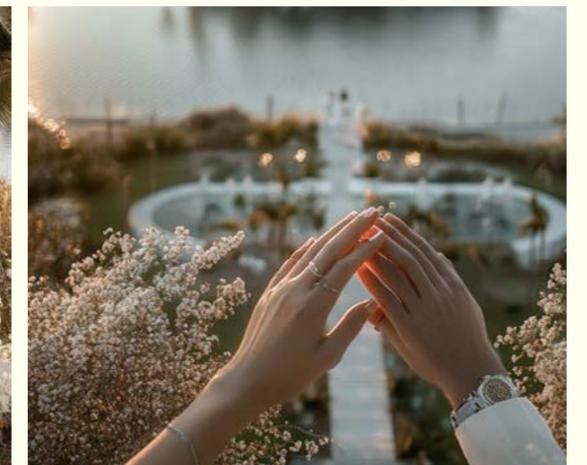
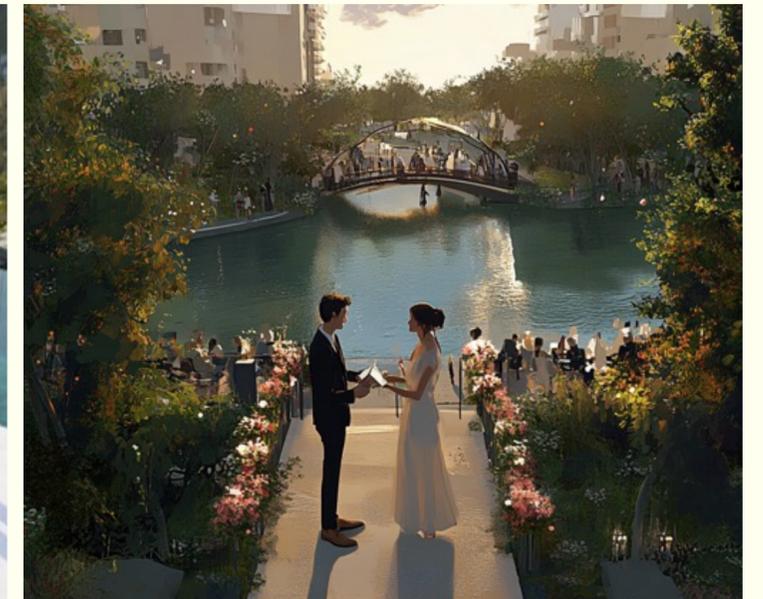
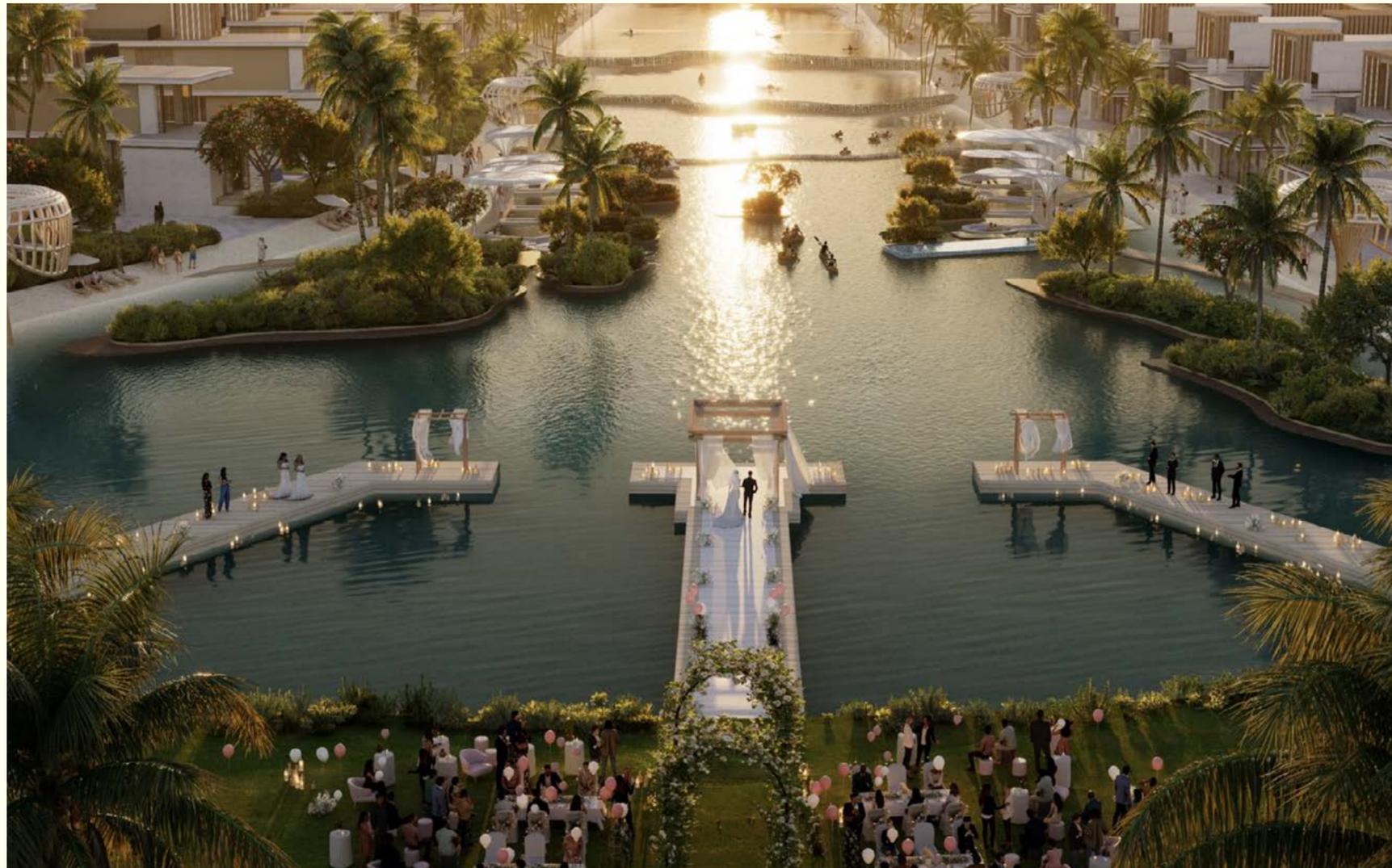
# PRIVATE BOAT PARTIES

Villa residents can enjoy boat rides and host exclusive boat parties in their backyard.



# WEDDING VENUE

Positioned at the edge of the swimmable lagoon, this area should be prominently visible from the gates. It will feature a white color scheme and be beautifully illuminated by daylight and sunset.



## JUNGLE SWING

Featured across the main lagoon or waterbody, creating a seamless connection with the site's central water features.





ARCHITECTURE

LV75E - FRONT



LV75E - REAR



ISLANDS

FLOOR PLANS

LV75E - 7BR + GYM + MAID

Total Sellable Area:

1587 SQ.M / 17,078 SQ.FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BASEMENT

LV55 - FRONT



LV55 - REAR



ISLANDS

FLOOR PLANS

LV55E - 6BR + GYM + MAID

Total Sellable Area:

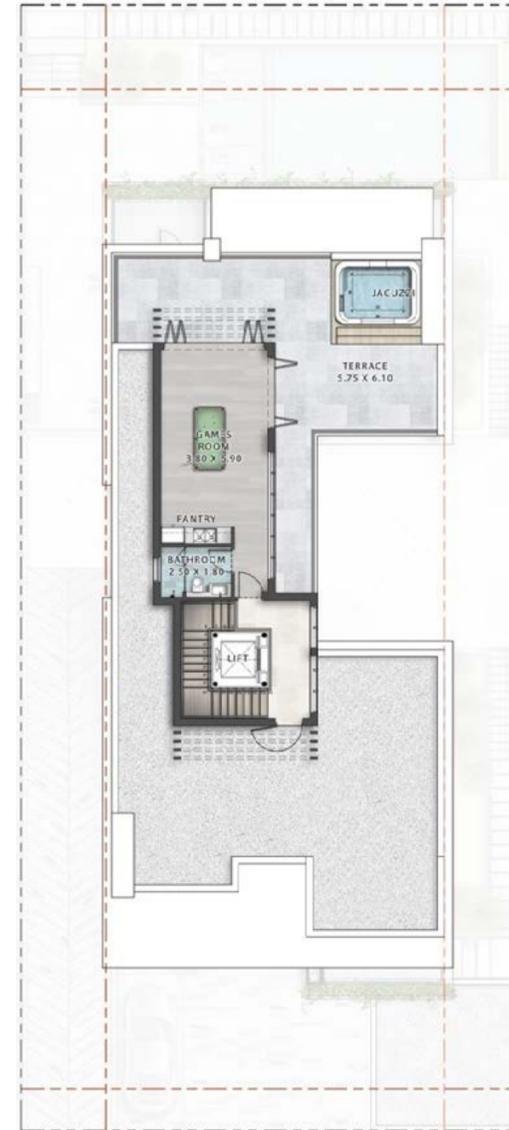
991 SQ.M / 10,671 SQ.FT



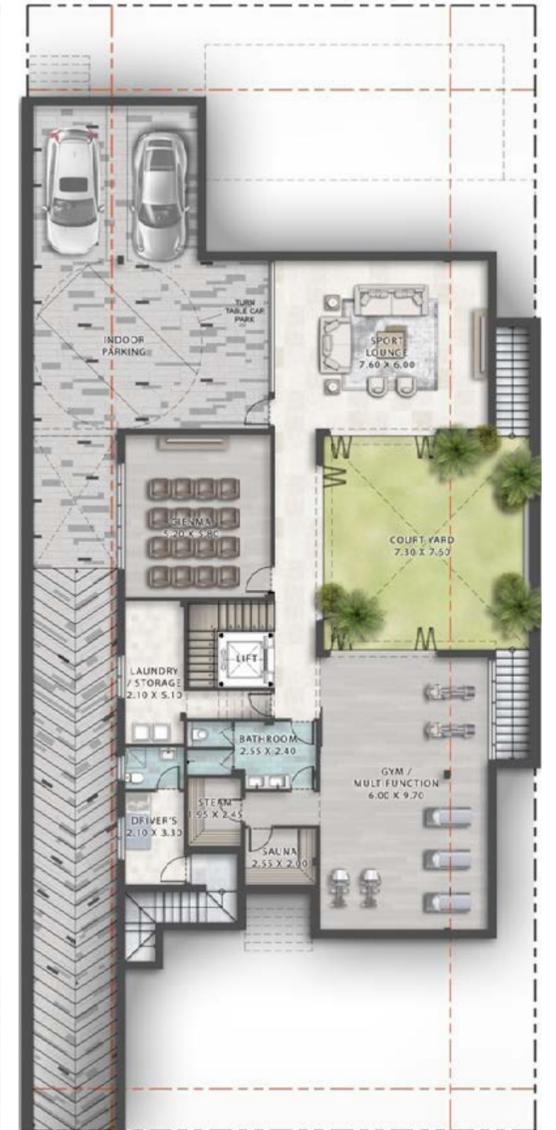
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BASEMENT

DIV3 - FRONT



DIV3 - REAR



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**FLOOR PLANS**  
**DIV3 - 6BR + MAID**  
Total Sellable Area:  
412 SQ.M / 4,440 SQ.FT



GROUND FLOOR



FIRST FLOOR

# TOWNHOUSES



# TOWNHOUSES



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**FLOOR PLANS**  
**DITH-E - 5BR + MAID**

Total Sellable Area:  
295 SQ.M / 3,178 SQ.FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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FLOOR PLANS

DITH-M - 4BR

Total Sellable Area:

205 SQ.M / 2,208 SQ.FT



GROUND FLOOR



FIRST FLOOR



# INTERIORS

INTERIOR  
VILLA ENTRANCE



INTERIOR  
VILLA ENTRANCE



INTERIOR  
FORMAL LIVING



INTERIOR  
FORMAL LIVING



**INTERIOR**  
**FAMILY LIVING**



**INTERIOR**  
**FAMILY LIVING**



INTERIOR  
MASTER BEDROOM



INTERIOR  
MASTER BATHROOM



INTERIOR  
MASTER BATHROOM



TOWNHOUSE  
LIVING



TOWNHOUSE  
KITCHEN



TOWNHOUSE  
BEDROOM



TOWNHOUSE  
BATHROOM



## DETAILS OF TOWNHOUSES & VILLAS

### TRENDY TOWNHOUSES

DITH-M (4-BD)  
**2.25 MILLION**

DITH-E (5-BD)  
**3.07 MILLION**

### LUXURY VILLAS

DIV-3 (6-BD)  
**6.31 MILLION**

DIV-55 (6-BD)  
**13.57 MILLION**

DIV-75 (7-BD)  
**18.61 MILLION**

# PAYMENT PLAN

DESCRIPTION	MILESTONE EVENT	VALUE (%)
DEPOSIT	IMMEDIATE	20
1ST INSTALLMENT	WITHIN 3 MONTHS FROM SALE	1
2ND INSTALLMENT	WITHIN 4 MONTHS FROM SALE	1
3RD INSTALLMENT	WITHIN 5 MONTHS FROM SALE	1
4TH INSTALLMENT	WITHIN 6 MONTHS FROM SALE	1
5TH INSTALLMENT	WITHIN 7 MONTHS FROM SALE	1
6TH INSTALLMENT	WITHIN 8 MONTHS FROM SALE	5
7TH INSTALLMENT	WITHIN 9 MONTHS FROM SALE	1
8TH INSTALLMENT	WITHIN 10 MONTHS FROM SALE	1
9TH INSTALLMENT	WITHIN 11 MONTHS FROM SALE	1
10TH INSTALLMENT	WITHIN 12 MONTHS FROM SALE	1
11TH INSTALLMENT	WITHIN 13 MONTHS FROM SALE	1
12TH INSTALLMENT	WITHIN 14 MONTHS FROM SALE	5
13TH INSTALLMENT	WITHIN 15 MONTHS FROM SALE	1
14TH INSTALLMENT	WITHIN 16 MONTHS FROM SALE	1
15TH INSTALLMENT	WITHIN 17 MONTHS FROM SALE	1
16TH INSTALLMENT	WITHIN 18 MONTHS FROM SALE	1
17TH INSTALLMENT	WITHIN 19 MONTHS FROM SALE	1
18TH INSTALLMENT	WITHIN 20 MONTHS FROM SALE	5
19TH INSTALLMENT	WITHIN 21 MONTHS FROM SALE	1

DESCRIPTION	MILESTONE EVENT	VALUE (%)
20TH INSTALLMENT	WITHIN 22 MONTHS FROM SALE	1
21ST INSTALLMENT	WITHIN 23 MONTHS FROM SALE	1
22ND INSTALLMENT	WITHIN 24 MONTHS FROM SALE	1
23RD INSTALLMENT	WITHIN 25 MONTHS FROM SALE	1
24TH INSTALLMENT	WITHIN 26 MONTHS FROM SALE	5
25TH INSTALLMENT	WITHIN 27 MONTHS FROM SALE	1
26TH INSTALLMENT	WITHIN 28 MONTHS FROM SALE	1
27TH INSTALLMENT	WITHIN 29 MONTHS FROM SALE	1
28TH INSTALLMENT	WITHIN 30 MONTHS FROM SALE	1
29TH INSTALLMENT	WITHIN 31 MONTHS FROM SALE	1
30TH INSTALLMENT	WITHIN 32 MONTHS FROM SALE	1
31ST INSTALLMENT	WITHIN 33 MONTHS FROM SALE	1
32ND INSTALLMENT	WITHIN 34 MONTHS FROM SALE	1
33RD INSTALLMENT	WITHIN 35 MONTHS FROM SALE	1
34TH INSTALLMENT	WITHIN 36 MONTHS FROM SALE	1
35TH INSTALLMENT	WITHIN 37 MONTHS FROM SALE	1
36TH INSTALLMENT	WITHIN 38 MONTHS FROM SALE	1
37TH INSTALLMENT	WITHIN 39 MONTHS FROM SALE	1
38TH INSTALLMENT	WITHIN 40 MONTHS FROM SALE	1
39TH INSTALLMENT	WITHIN 41 MONTHS FROM SALE	1
40TH INSTALLMENT	ON COMPLETION	25

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



***DAMAC***