

*DAMAC*

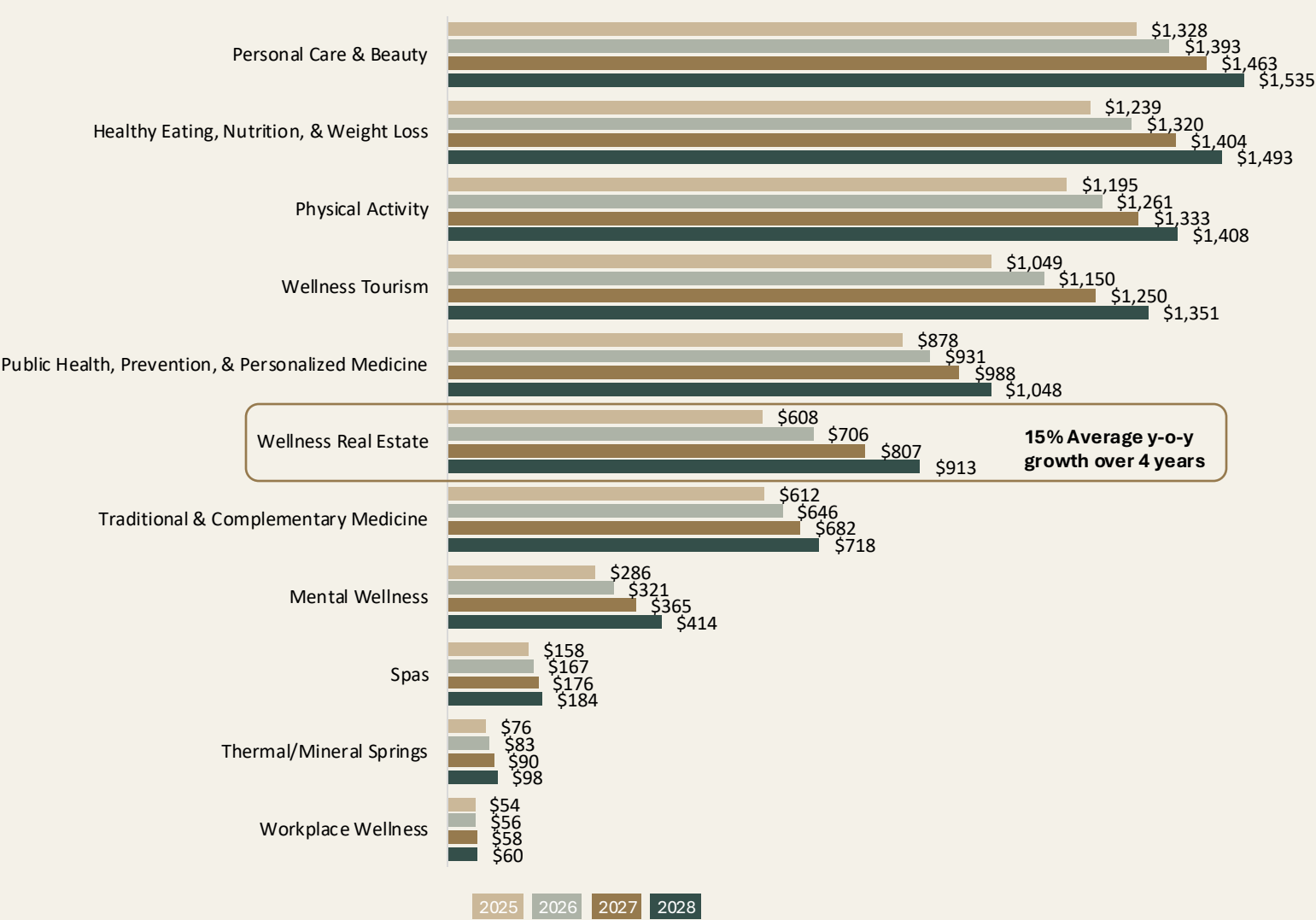
**SAFA GATE**  
SHEIKH ZAYED ROAD



# Wellness is Multidimensional



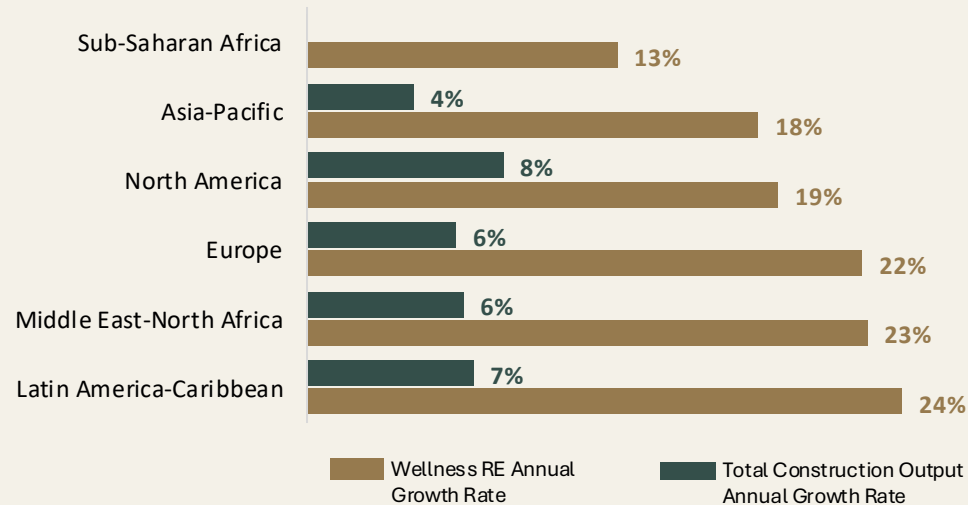
Wellness Economy Market Size (US\$ billions) by Sector 2025 to 2028



Source: [Global Wellness Institute](#)

# Wellness Real Estate

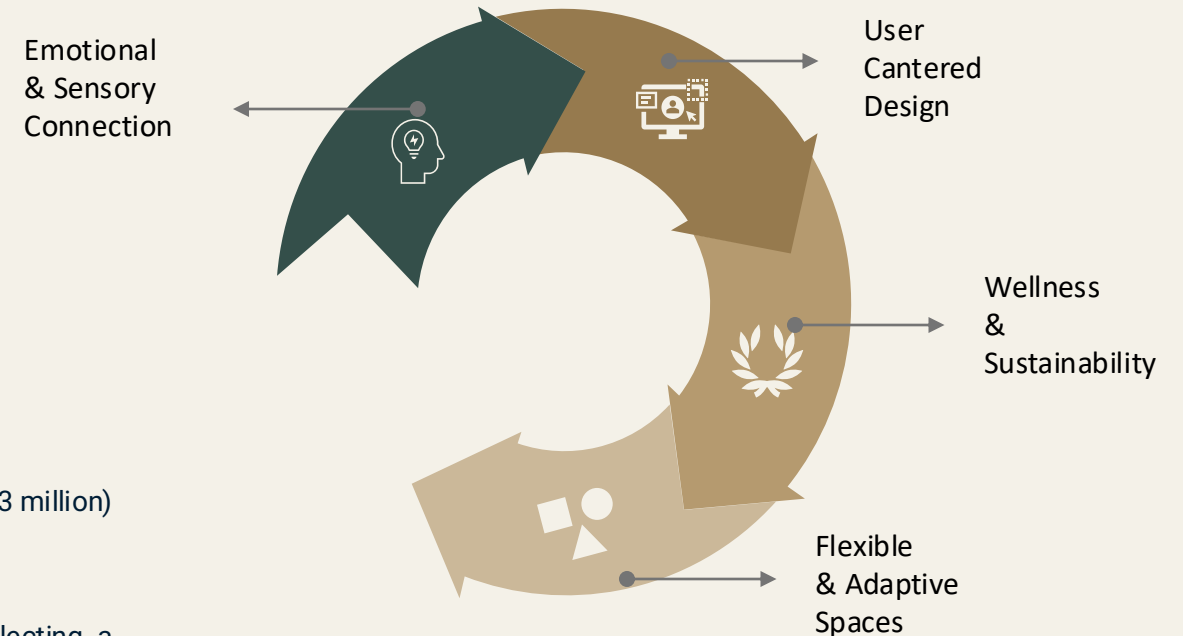
Wellness Real Estate Versus Construction Output, Regional Compound Annual Growth Rate, 2019-2024



- The UAE's wellness property market in 2025 is estimated to grow from \$137 million (AED 503 million) in 2024 to nearly \$8.4 billion (AED 31 billion) by 2027.
- Focusing residential wellness-focused homes for middle-income and luxury buyers.
- Key features include gyms, yoga studios, improved air quality, and outdoor spaces, reflecting a broader global trend in real estate influenced by increased demand for health-conscious living and post-pandemic lifestyle shifts.

Source: [Apex Capital](#)

## Human-Centric Spatial Experience



# Luxury Buyer Preferences



## Most important factors to HNWI when selecting a home in Dubai

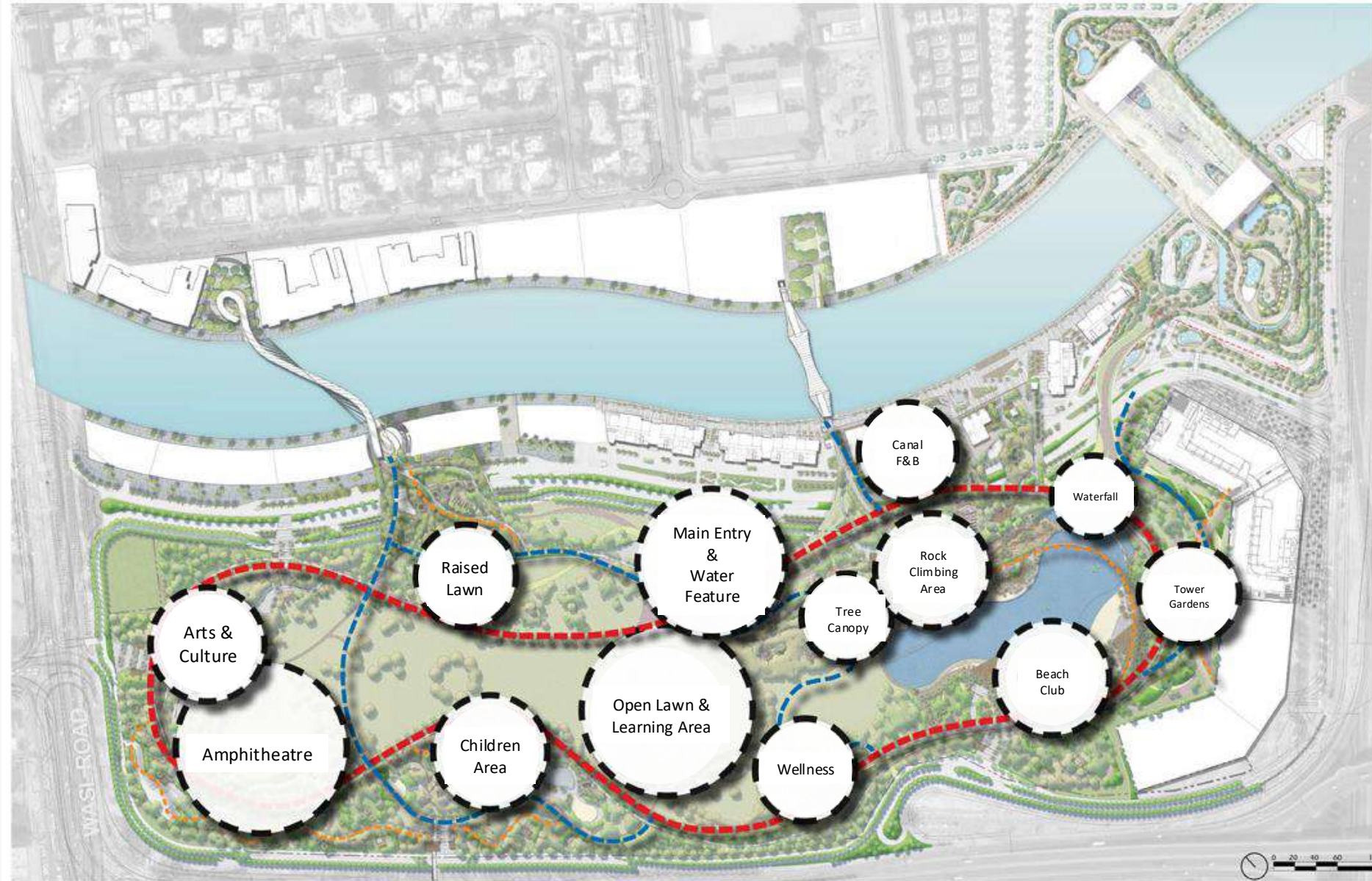
|    |                                                                                     |                                             |     |
|----|-------------------------------------------------------------------------------------|---------------------------------------------|-----|
| 1  |    | Proximity to parks and green spaces         | 88% |
| 2  |    | Proximity to a hospital / healthcare centre | 86% |
| 3  |    | Beach access                                | 84% |
| 4  |    | Sea views                                   | 82% |
| 5  |    | Proximity to a regional mall                | 81% |
| 6  |    | Skyline views                               | 75% |
| 7  |   | Proximity to high-quality schools           | 73% |
| 8  |  | Proximity to Dubai Metro stations           | 68% |
| 9  |  | Pet friendly                                | 62% |
| 10 |  | Golf course views                           | 58% |

No 1. Factor for High-Net-Worth Individuals when selecting a home in Dubai : **PROXIMITY TO PARKS & GREEN SPACES**

Safa Gate ticks off 80% of the top factors mentioned in the study.

As per Knight Frank report 2024 **Al Wasl ranks in Top 5 areas of investment for high-net-worth individuals** investing in Dubai\* along with Palm Jumeirah, Palm Jebel Ali & Business Bay.

# Safa Park



## Established in 1975

- One of the oldest & Dubai's five major parks
- Area – 6,889,952 sq ft (158 acres)  
2024 Visitors of Parks and recreational facilities in Dubai:

7% increase from 2023 - over 31 million visitors throughout the year

Over 30,000 visitors to Safa Park in 2024

# Higher Quality of Life

## Benefits of Parkside & Water Living

### Improved Mental Health

People living within 300 meters of a green space have **lower stress levels** and **reduced anxiety and depression**

### Increased Physical Activity & Longevity

Access to green spaces is linked to a longer **life expectancy**

### Higher Property Values

Homes near parks can see an **8%–20% increase in value**



### Cleaner Air & Better Respiratory Health

Green spaces act as **natural air filters**, reducing pollutants and improving air quality

### Heat Reduction & Climate Benefits

Parks help **reduce the urban heat island effect**, lowering temperatures by **up to 2-4°C**

### Social Connections & Community Engagements

Parks **build social interaction**, **stronger communities**, and reduce loneliness.

# Central Park & Turin Park Case Study



Central Park, New York City

**Size** — 36,800,000 sq. ft. (843 acres)

**Historic Landmark** — Approximately 42 million Visitors

**Citywide Price Avg.** — \$2,127 per square feet increased YOY from \$1,697

**Property adjacent to Park** — \$4,000 - \$10,000 per square foot (YOY 2-5% growth)

**Premium** of 25-50% for prime park-side apartments

**Record Breaking Sale** — \$238M sale at 220 Central Park South

Source: [elliman.com](http://elliman.com), [knightfrank.com](http://knightfrank.com), [streeteasy.com](http://streeteasy.com), [therealdeal.com](http://therealdeal.com), [cityrealty.com](http://cityrealty.com), [zillow.com](http://zillow.com), [corcoran.com](http://corcoran.com), [savills.com](http://savills.com), [bloomberg.com](http://bloomberg.com), [rebny.com](http://rebny.com), [realassetinsight.com](http://realassetinsight.com)



Turin Park - Italy

**Size** - 5,381,950 sq ft (123.8 acres)

**Parco Del Valentino** - Turin's most famous large park

**Citywide Price Avg.** - Euro 1500 per square meter - 6.3% higher year-on-year

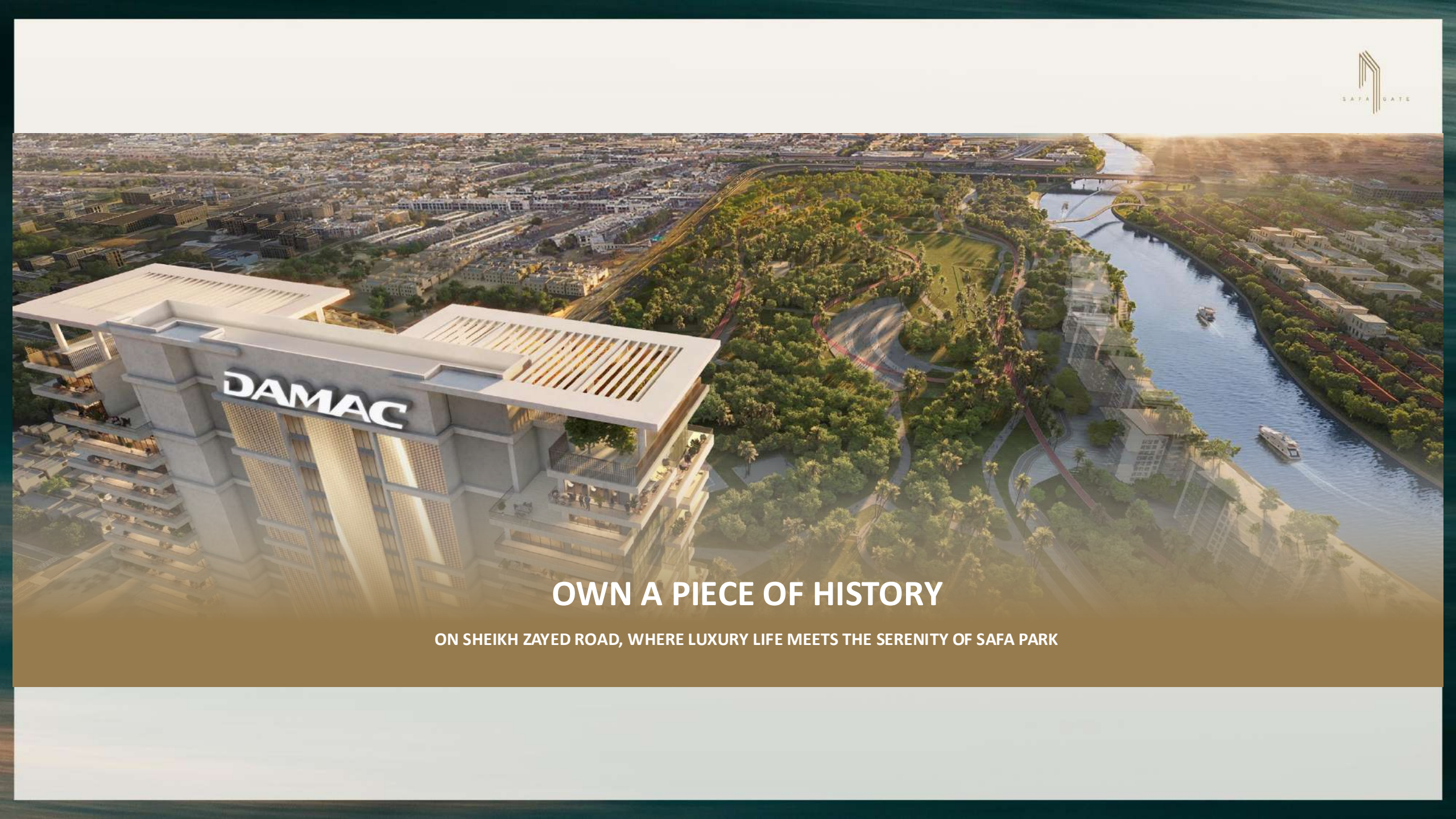
**Property adjacent to Park** - Euro 2500 - Euro 3000 per square meter

**Premium** - Approximately 70-100% for prime park-side apartments

**Priciest District** - Historical Centro at Euro 3849 per square meter

Source: [realadvisor.it](http://realadvisor.it), [news.tecnocasagroup.it](http://news.tecnocasagroup.it), [torinotoday.it](http://torinotoday.it), [immobiliare.it](http://immobiliare.it)

## LOCATION



DAMAC

OWN A PIECE OF HISTORY

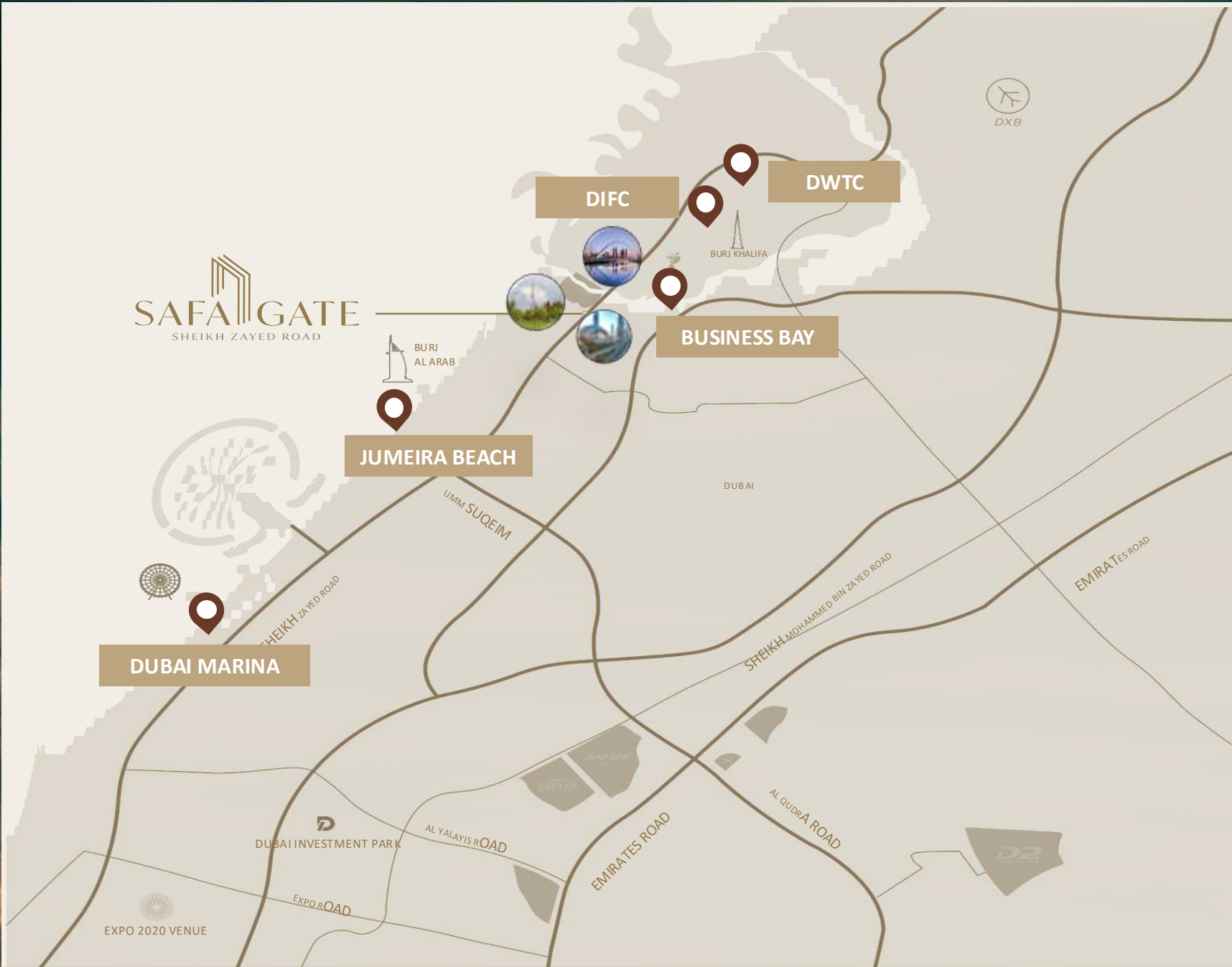
ON SHEIKH ZAYED ROAD, WHERE LUXURY LIFE MEETS THE SERENITY OF SAFA PARK

RESIDE IN THE  
HEART OF THE CITY

## The Golden Triangle

**SAFA GATE**  
SHEIKH ZAYED ROAD





Commercial &  
Business Hubs



Beach, Retail &  
Entertainment



Top Rated Schools



Finest Healthcare  
facilities

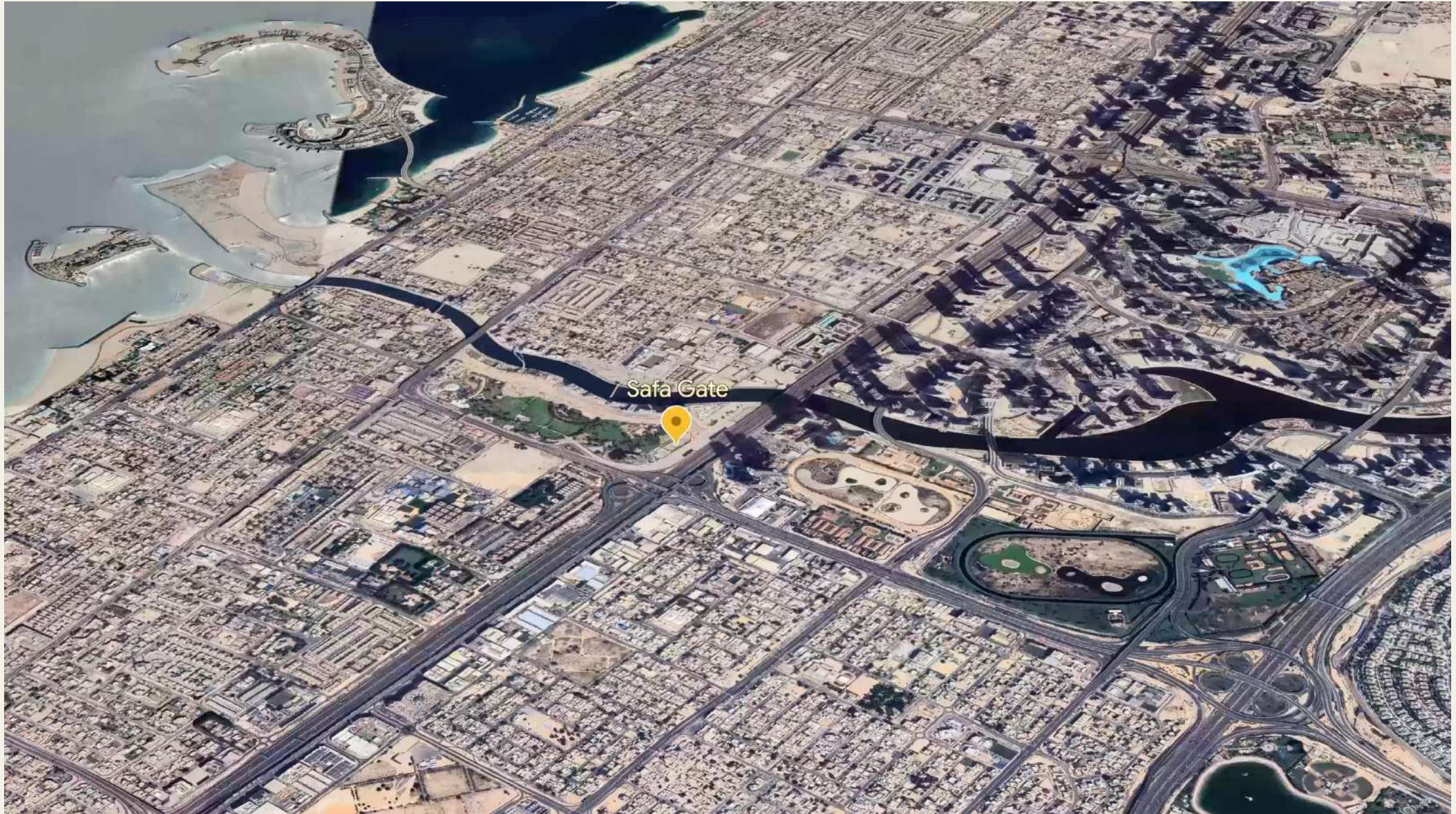


Luxury Hotels &  
Restaurants



Conferences &  
Exhibition Centres

# Social Infrastructure



# Social Infrastructure Proximity

## Education (Max 10 mins away)

- Horizon English School Dubai
- Jumeirah English Speaking School
- Jumeirah College
- Safa British School
- Canadian University Dubai
- Jumeirah University
- American University

## Healthcare (Max 10 mins away)

- Medcare Hospital Al Safa
- Mediclinic Dubai Mall
- Aster Clinic Business Bay
- Prime Medical Centre Jumeirah
- Emirates Hospital

## Hospitality (Max 10 mins away)

- Bulgari Hotel and Resort
- Four Seasons Jumeirah
- Armani Hotel Dubai
- Burj Al Arab
- Ritz Carlton (DIFC)
- Four Seasons (DIFC)

## Malls (Max 13 mins away)

- Dubai Mall
- City Walk
- Beach Park Plaza
- Box Park
- Mercato Mall

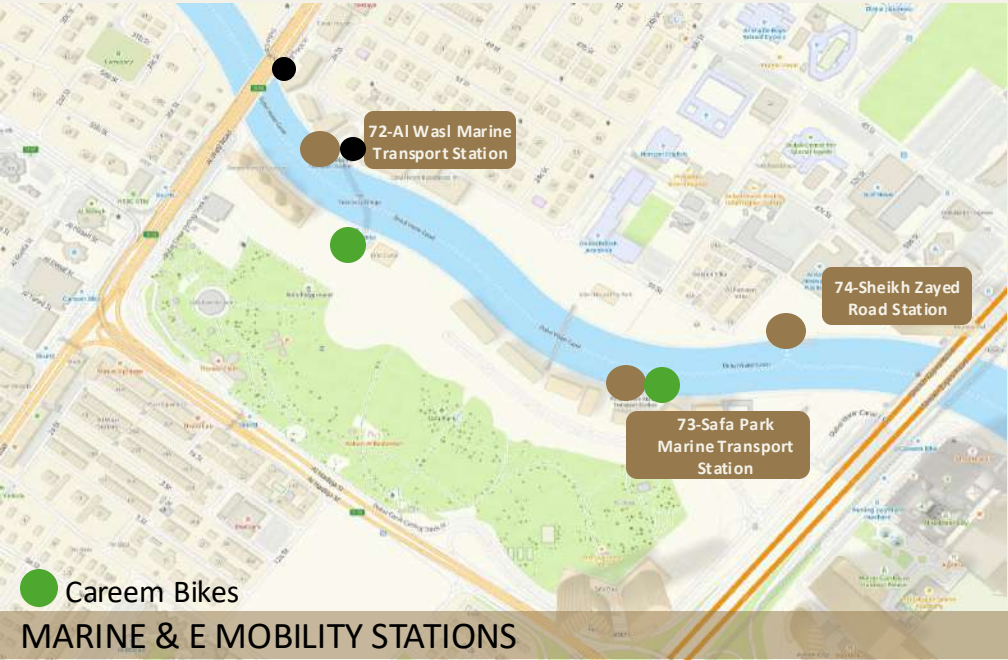
## Business

- Business Bay
- Dubai World Trade Centre
- DIFC
- Sheikh Zayed Road
- Downtown

## Leisure

- Dubai Water Canal
- Jumeirah Beach
- Meydan Grand Stand
- Safa Park
- Zabeel Park
- Burj Park

# Connectivity



# MARKET INTELLIGENCE

# Market Competitors



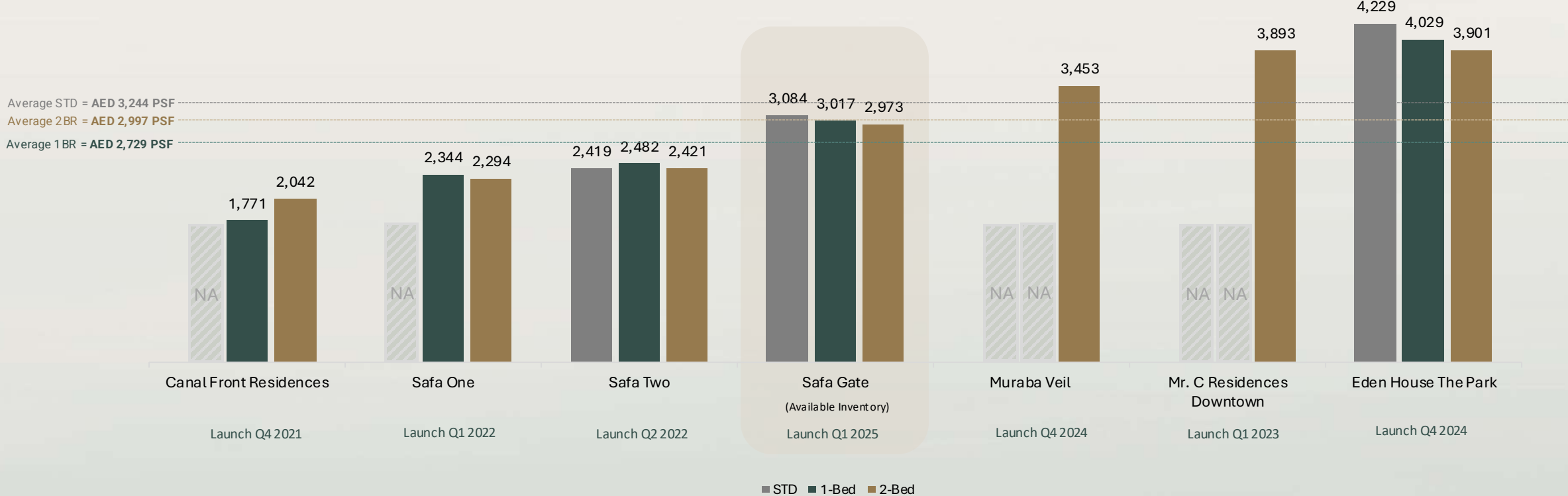
| Project                                  | Safa Gate | Safa One | Safa Two | Muraba Veil       | Eden House The Park | Canal Front Residences | Casa Canal     |
|------------------------------------------|-----------|----------|----------|-------------------|---------------------|------------------------|----------------|
| Image                                    |           |          |          |                   |                     |                        |                |
| Launch                                   | Q1 2025   | Q1 2022  | Q2 2022  | Q4 2024           | Q4 2024             | Q4 2021                | Q2 2023        |
| Completion                               | Q4 2029   | Q4 2026  | Q2 2027  | Q4 2028           | Q1 2027             | Q1 2025                | Q4 2025        |
| AED PSF                                  | 3,001     | 2,353    | 2,448    | 4,517             | 4,082               | 1,923                  | 5,092          |
| Average Sales Price (AED)                | 2.1 Mn    | 3.3 Mn   | 2.4 Mn   | 21.1 Mn           | 7.7 Mn              | 3.0 Mn                 | 43.6 Mn        |
| Total Resi Units                         | 723       | 488      | 1,291    | 131               | 373                 | 759                    | 67             |
| Units Sold                               | 296       | 484      | 1217     | 20                | 202                 | 757                    | 35             |
| Absorption Rate (units sold/total units) | 41%       | 99%      | 94%      | 15%               | 49%                 | 99.7%                  | 52%            |
| Developer                                | DAMAC     | DAMAC    | DAMAC    | Muraba Properties | H & H               | Meydan Group           | AHS Properties |

Note: All the above data is extracted from verified DLD transactions

# Market Competitors



Market Competitors  
STD ,1BR & 2BR AED PSF – Primary Transactions



Note: The above prices are average AED PSF of primary transactions starting from launch date to 20 October 2025.

Source: DLD Transactions from PropertyMonitor

# Rental Growth

## Renewal % vs New Rentals

2024

Al Wasl (including Canal Front)

Rental Contracts Renewed : 74%

New Rental Contracts : 24%

## Rental Increase

2024 to 2025 Rental Increase for

Long Term Rental Contracts :

1 Bed – 9.92%

2 Bed – 5.09%

3 Bed – 3.31%

## Average Rentals

Q1 2025 (AED)

1 BR – 171,000

2 BR – 249,875

3 BR – 408,667

5 BR – 693,000

## Typology wise ROI Long & Short term

Q1 2025

Long Term Gross ROI

Up to 7.6%

Short Term Gross ROI

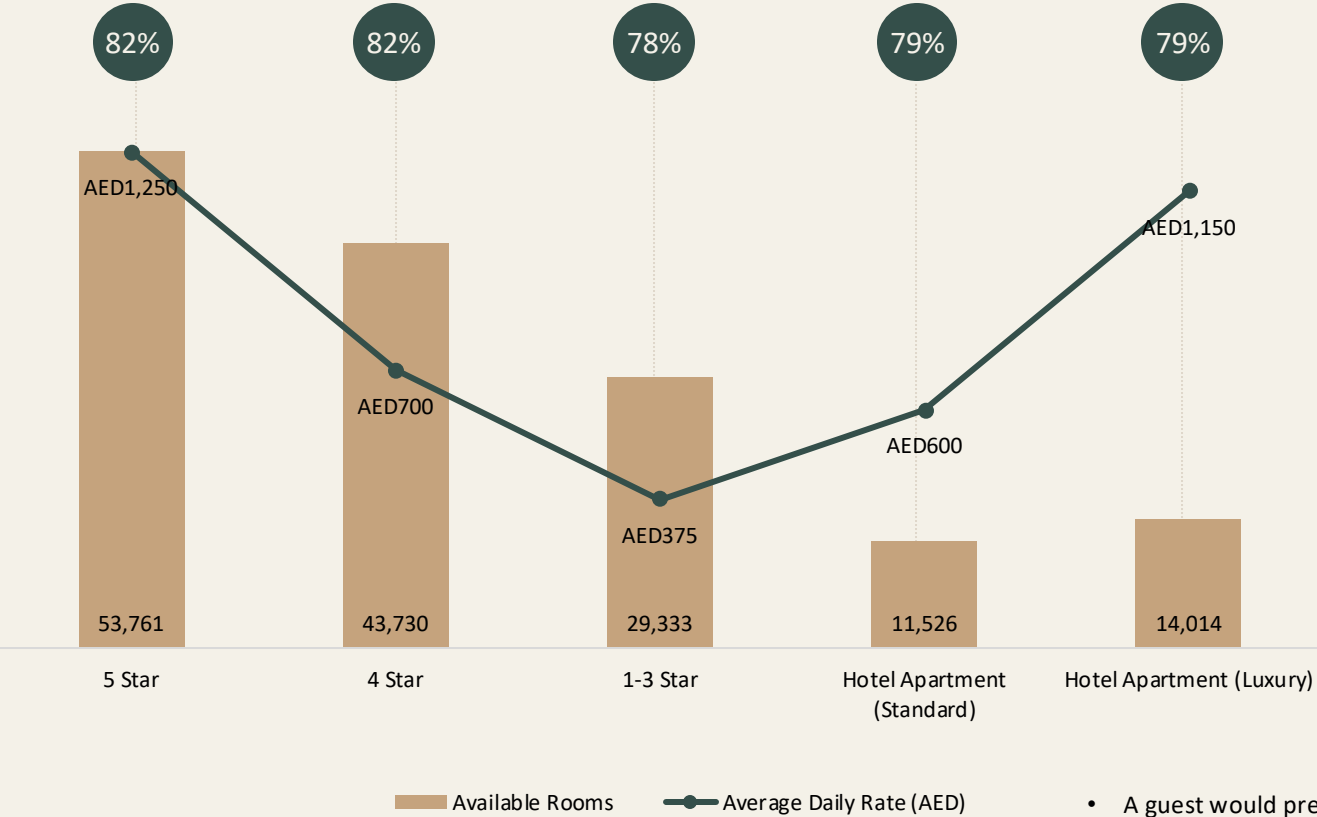
up to 9.43%

- Source: Property Monitor, airdxb, booking.com
- Data is for transactions in AL Wasl & Dubai Canal area



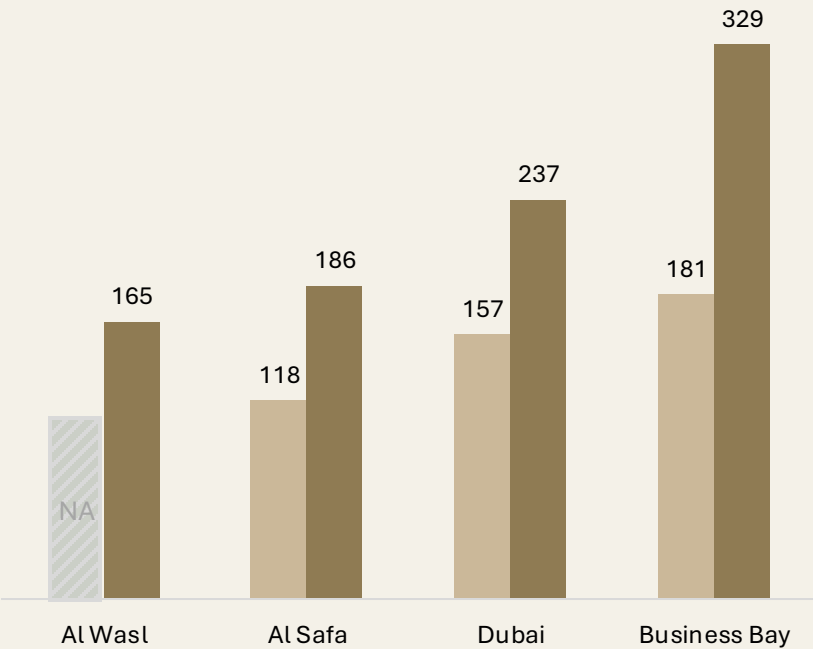
# Dubai Hotel Performance vs. Apartment Short-Term Rental

Dubai Average Daily Rates (ADR) vs. Number Available Rooms Jan-July 2025



## Short Rent Apartments

Studio & 1 Bedroom Short-Term Rent Average Daily Rate (ADR) 2025 YTD



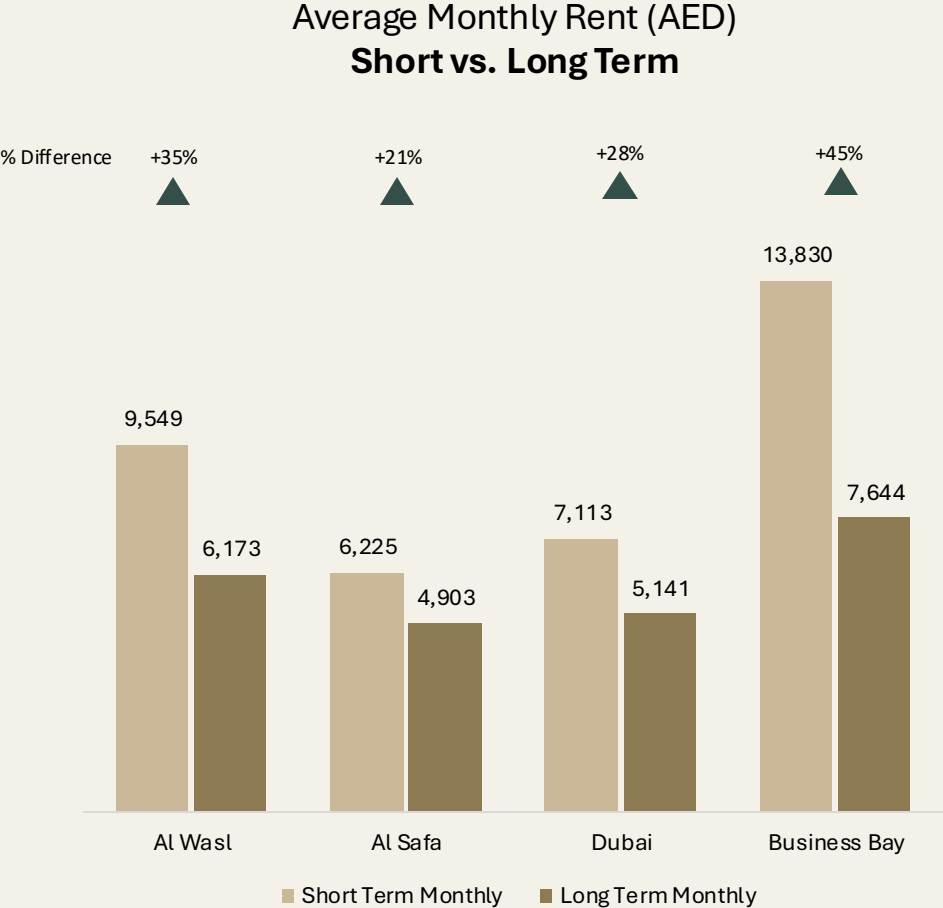
- A guest would prefer paying AED 329/day for a 1-bedroom apartments in Business Bay with limited services compared to a fully serviced hotel room at a price of AED 375/day.
- The lower ADR for apartments indicates that consumers see value in gaining more space and autonomy, even at the expense of traditional hotel perks.

Source: [Dubai Department of Economy & Tourism – July 2025 Report](#), Engel & Volkers, AirDxb Report Q2 2025

# Short-Term Rental Opportunity



- **Hotel apartments** show the highest occupancy with minimal vacancies.
- **1–3 star hotels** dominate in supply and enjoy strong visitor demand.
- **Dubai short-term ADR of AED 237** is about 80% lower than hotels ADR of AED 551, July 2025, making it attractive to tourists.
- **Short-term rentals** function like mini-hotels; property managers charge ~20% for operations.
- Short Rent can earn **20–30% higher annual revenue** in prime areas vs. long-term leases.
- **70–80% occupancy** in peak months; lower in off-peak seasons.
- Owners can register **up to 8 units per license**; more requires a commercial trade license.



Note: The average long and sort term monthly rents include all unit typologies for apartments.

# Short Let Benefits

|                                                                                     | Benefits For Landlords                                                                                                                              | Benefits For Tenants                                                                                           |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|    | Landlords can choose when to rent out the property, giving the option to sometimes use it themselves or for friends and family.                     | Tenants have flexibility to choose the rental term, without being locked into a long-term contract.            |
|    | Dubai's booming tourism industry means short-term rentals can make high returns, with the option to adjust rents for peak and off-peak seasons.     | Short-term rental properties are turn-key, meaning tenants can move straight in and have everything they need. |
|    | As your short-term property rental in Dubai will be cleaned and inspected regularly, it can be a great way to keep your property in good condition. | Short-term property rentals in Dubai include all costs like utility bills, making them extremely convenient.   |
|  | Owners can set house rules, screen guests, and adjust rental availability based on their personal needs.                                            | Since properties are professionally managed, tenants don't have to worry about repairs or maintenance issues.  |

# Why Safa Gate?



## Wellness Real Estate

Fastest-growing sector: +18.1% annually (2019-2023)

UAE's residential wellness market to grow nearly 7x by 2027



## Strategic Location - Golden Triangle

Golden Triangle: Sheikh Zayed Road, Dubai Canal, Safa Park.

Serene living near key business and leisure hubs;

Excellent connectivity: iconic highway, metro, water transport, e-mobility



## Evolving Luxury Buyer Preferences

Al Wasl: Top 5 choice.

Key features: proximity to parks, sea views, skyline vistas.

Highly efficient layouts



## Upcoming Freehold Market

Al Wasl: 35.53% price growth (Q1 2024 to date).

Rental yields up to 10%; steady rental price increases.

Most competitive PSF in the area; AED 2900+

# PROJECT THEME

# URBAN VERVE MEETS NATURAL SERENITY

SAFA GATE  
SHEIKH ZAYED ROAD



Plot size: 7,130.33 sqm  
Lifts: 10 residential + 1 service



## G+5P+50F+R

### 49<sup>th</sup> - 50<sup>th</sup> LEVEL

3 & 5 Bedroom Duplex

### CROWN LEVEL AMENITIES

Retreat Pool      Sunset Bar  
Zen Plunge Pool    Observation Deck  
Roof Garden

### 27<sup>th</sup> - 48<sup>th</sup> LEVEL

Luxury STD, 1 & 2 Bedroom

### 26<sup>th</sup> LEVEL

MEP

### 1<sup>st</sup> - 25<sup>th</sup> LEVEL

STD (2-25<sup>th</sup>) Luxury 1 & 2 Bedroom

### 1<sup>st</sup> LEVEL

1 Bedroom  
Co-working Pods  
Eclipse Cinema  
Gravity Gym  
Lumiere Spa-light Therapy Experience  
Aurora Pool  
Cigar Lounge  
Running Track  
Outdoor Gym + Yoga

Special Lighting Chamber

### Podium

1 Bedroom

2 Bedroom



# FLOOR PLAN

LUXURY STUDIO



| Typology | Total Units | AVG AREA | PRICE (AED) Min |
|----------|-------------|----------|-----------------|
| Studio   | 111         | 396      | 1.2M            |



## LUXURY 1BEDROOM



| Typology | Total Units | AVG AREA | PRICE (AED) Min | PRICE (AED) Max | PRICE (AED) Avg |
|----------|-------------|----------|-----------------|-----------------|-----------------|
| 1-BR     | 341         | 828      | 2.02 M          | 3.8 M           | 2.46 M          |

## LUXURY 2 BEDROOM



| Typology | Total Units | AVG AREA | PRICE (AED) Min | PRICE (AED) Max | PRICE (AED) Avg |
|----------|-------------|----------|-----------------|-----------------|-----------------|
| 2-BR     | 10          | 1166     | 3.05 M          | 3.92 M          | 3.43M           |

# SUPER LUXURY - 3 BEDROOM

LOWER FLOOR



UPPER FLOOR



| TYPOLOGY          | TOTAL UNITS | AVG AREA | PRICE (AED) Min | PRICE (AED) Max | PRICE (AED) AVG |
|-------------------|-------------|----------|-----------------|-----------------|-----------------|
| 3-BR Super Luxury | 2           | 3124     | 15.894M         | 15.894M         | 15.894M         |

# SUPER LUXURY - 5 BEDROOM

LOWER FLOOR



UPPER FLOOR



| Typology             | Total Units | AVG AREA | PRICE (AED)<br>Min | PRICE (AED)<br>Max | PRICE (AED)<br>Avg |
|----------------------|-------------|----------|--------------------|--------------------|--------------------|
| 5-BR Super<br>Luxury | 3           | 5196     | 25.205M            | 25.860M            | 25.641M            |

# AMENITIES

## EXCLUSIVE AMENITIES



AURORA  
POOL



CO-WORKING  
PODS



SUNKEN POOL  
SEATING



LUXURY POOL  
CABANA



RUNNING  
TRACK



OUTDOOR  
YOGA



GRAVITY  
GYM



FUSION  
SPA



SPECIAL  
LIGHTING  
CHAMBER



ECLIPSE  
CINEMA



CIGAR  
LOUNGE



OUTDOOR  
GYM



## ROOFTOP CROWN AMENITIES



OBSERVATION  
DECK



ROOFTOP  
SUNSET BAR



ROOF  
GARDEN



ZEN PLUNGE  
POOL



RETREAT  
POOL









# EXTERIOR

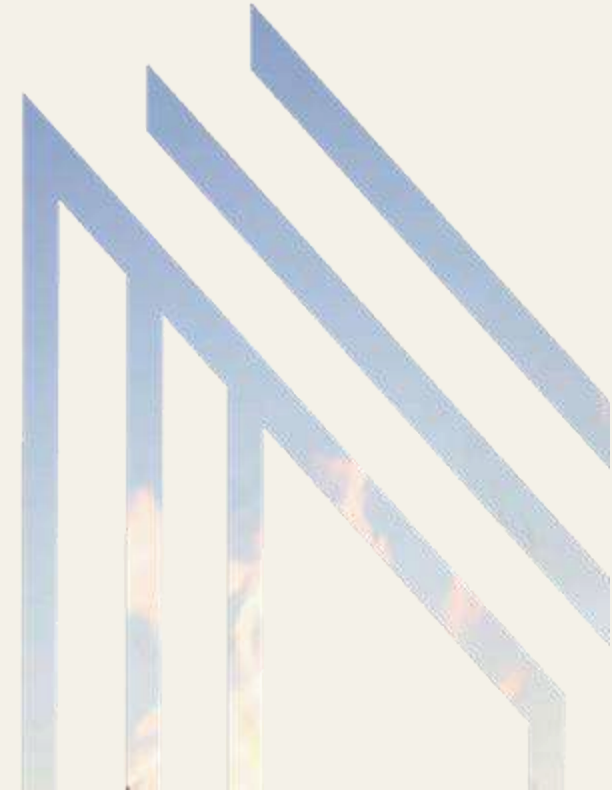


# INTERIOR

# LOBBY



Floor to Ceiling Height : 8 m





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**SAFA GATE**

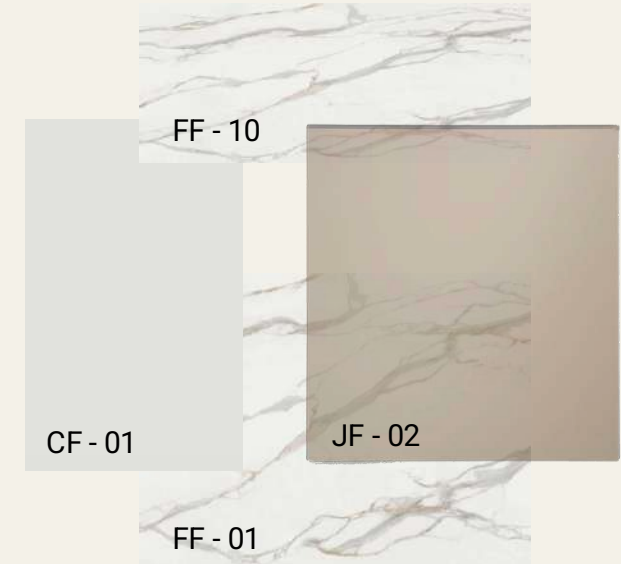
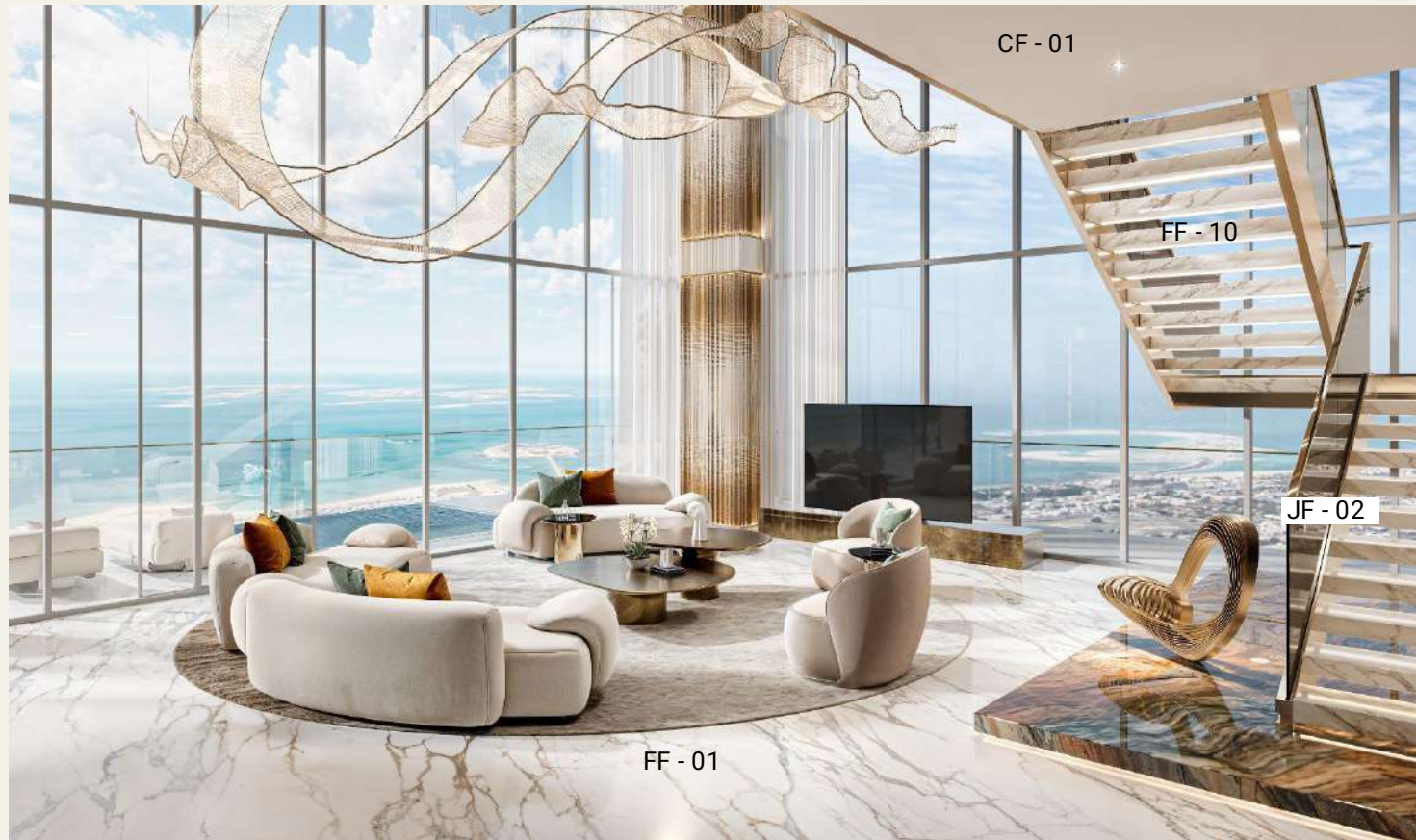
Super Luxury

16 OCT 2025

# SUPER LUXURY



## SUPER LUXURY LIVING



- CF - 01 – MATT PAINT
- FF - 01 – POLISHED VOLAKAS MARBLE
- FF - 10 – POLISHED VOLAKAS MARBLE
- JF - 02 – BRONZE GLASS

# SUPER LUXURY



Floor to Ceiling Height : 4 m

DINING ROOM

# SUPER LUXURY

## DINING / KITCHEN



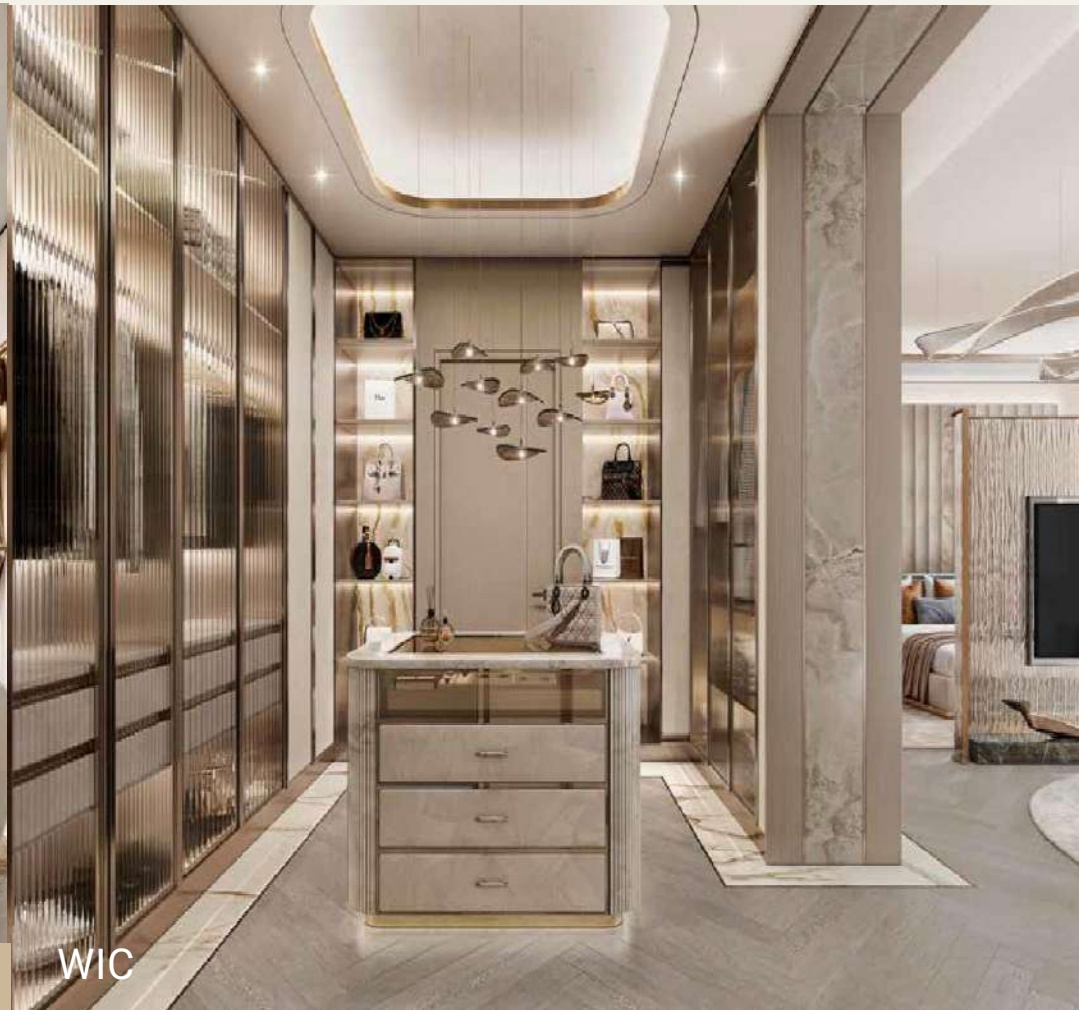
- CF - 01 – MATT PAINT
- CF - 04 – WALLCOVERING
- CF - 02 – BRONZE HAIRLINE METAL
- FF - 01 – POLISHED VOLAKAS MARBLE
- FF - 07 – BRONZE HAIRLINE METAL TRIM
- JF - 04 – FUSION QUARTZITE COUNTER TOP
- JF - 07 – XTONE - ASTANA GREY COUNTER TOP
- WF - 03 – STONE GREY OAK VENEER
- WF - 14 – BACKSPLASH LAMINATE GREENLAM

## SUPER LUXURY



MASTER BEDROOM

Floor to Ceiling Height : 4 m



WIC

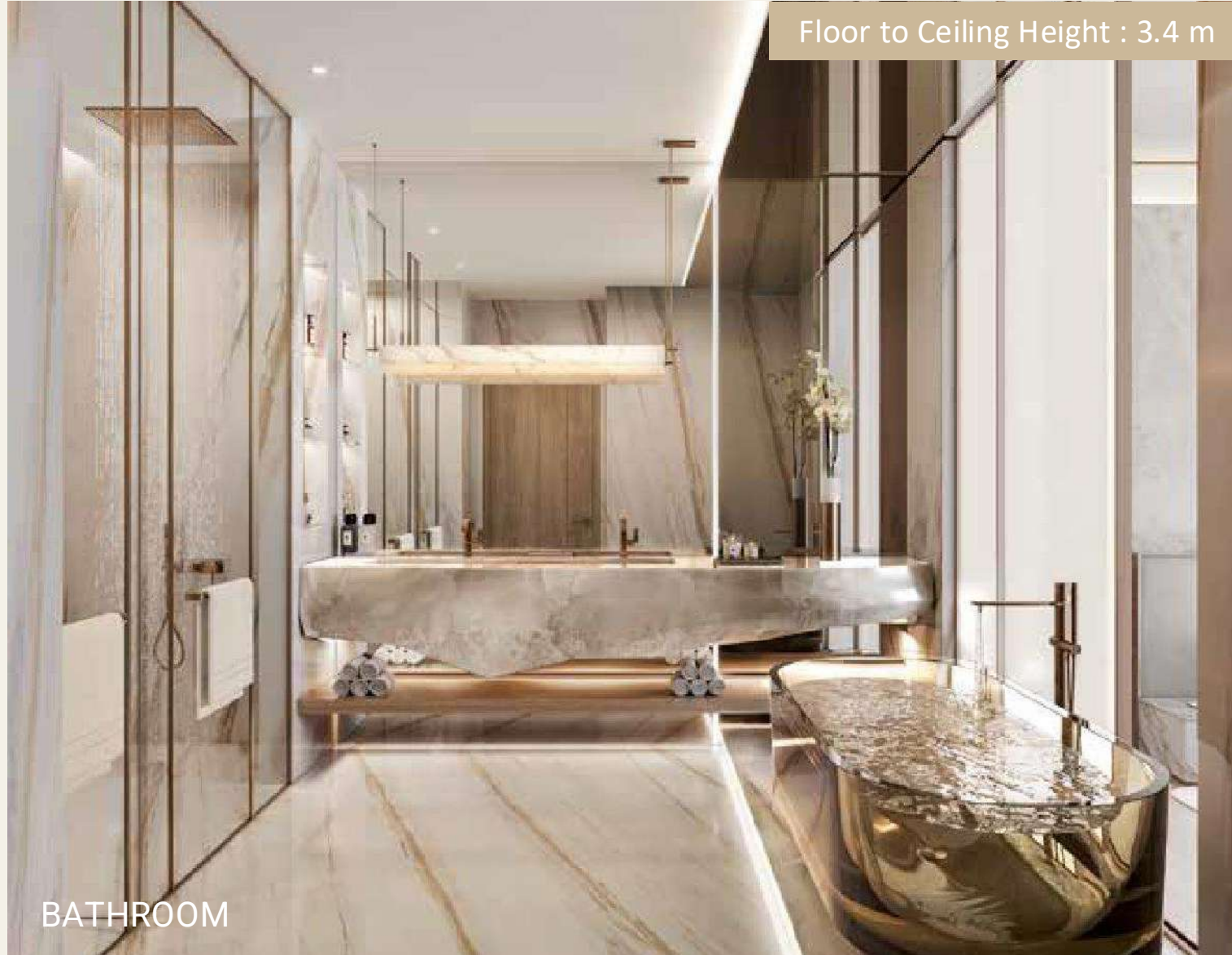
# SUPER LUXURY MASTER BEDROOM



- CF - 01 – MATT PAINT
- CF - 04 – WALLCOVERING
- CF - 02 – HAIRLINE BRONZE METAL
- FF - 01 – POLISHED VOLAKAS MARBLE
- FF - 03 – CHEVRON PARQUET FLOORING
- FF - 07 – BRONZE HAIRLINE METAL TRIM
- WF - 05 – WALLCOVERING SEAGRASS EMBOSSED
- WF - 06 – MARVEL MERAVIGLIA CALACATTA QUARTZ

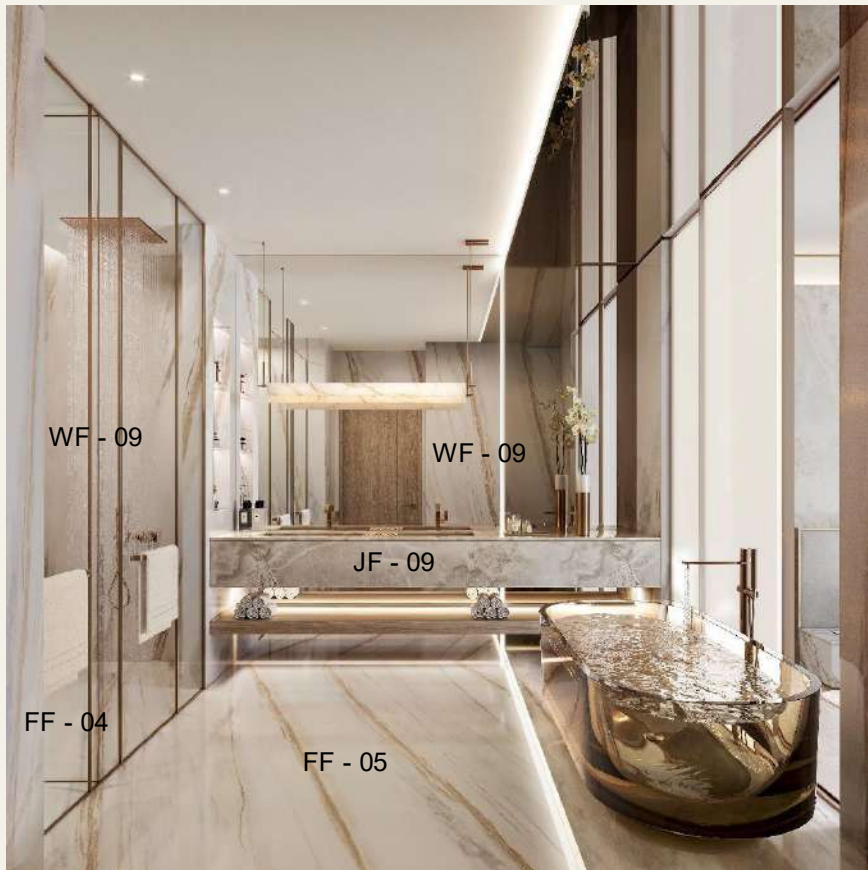
## SUPER LUXURY

Floor to Ceiling Height : 3.4 m



BATHROOM

# SUPER LUXURY BATHROOM



- WF - 09 – KERLITE STARLIGHT VERSILIA GRANITI
- FF - 05 – KERLITE STARLIGHT VERSILIA GRANITI
- FF - 04 – BIANCO LASA ITALGRANIT TILE
- JF - 09 – MARMI ONYX VEIN AVORIO GRANITI

## WALK-IN CLOSET



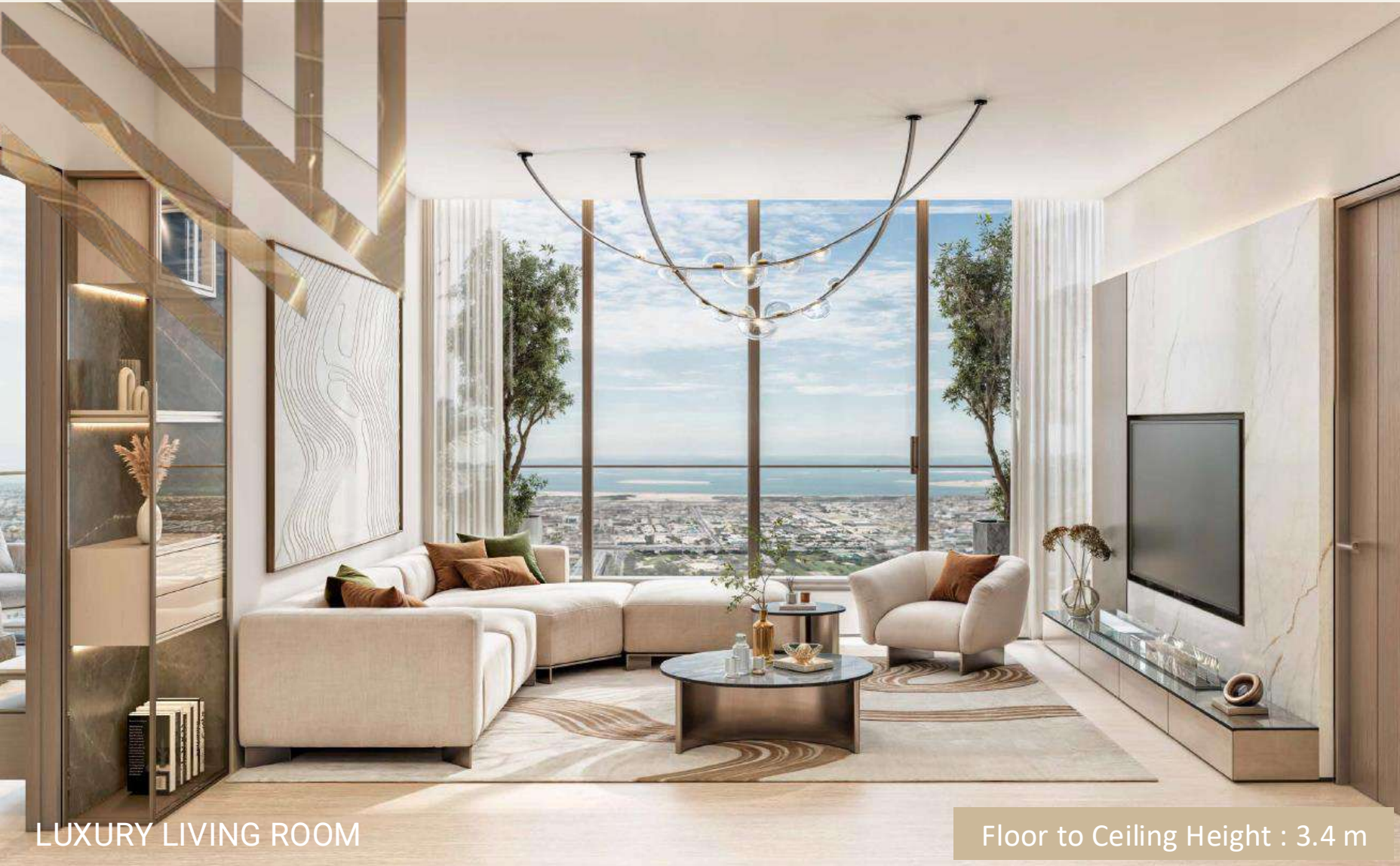
- CF - 01 – MATT PAINT
- CF - 04 – WALLCOVERING
- CF - 02 – HAIRLINE BRONZE METAL
- FF - 01 – POLISHED VOLAKAS MARBLE
- FF - 03 – CHEVRON PARQUET FLOORING
- FF - 07 – BRONZE HAIRLINE METAL
- WF - 03 – STONE GREY OAK VENEER
- WF - 13 – CLOUDY ONYX WHITE GRANIT



***DAMAC***  
**SAFA GATE**

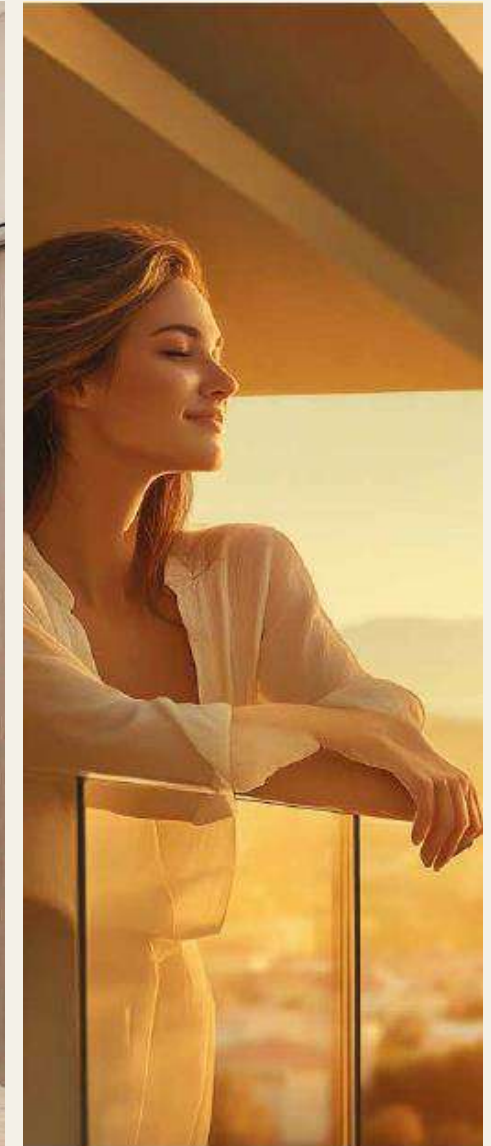
Luxury  
16 OCT 2025

# LUXURY



LUXURY LIVING ROOM

Floor to Ceiling Height : 3.4 m



## LIVING ROOM



CF - 03

WF - 06

FF - 03

JF - 05

- CF - 03 – MATT ACRYLIC PAINT
- FF - 03 – PORCELAIN TILE TRAVERTINE LOOKING
- JF- 05 – OPEN GRAIN TIMBER VENEER - OAK
- WF - 06 – LUXURY ACRYLIC PAINT



LUXURY DINING & KITCHEN

Floor to Ceiling Height : 3.4 m

## KITCHEN



- CF - 03 – MATT ACRYLIC PAINT
- FF - 03 – TRAVERTINE LOOKING PORCELAIN TILE
- JF- 05 – OPEN GRAIN TIMBER VENEER - OAK
- JF- 03 – PU PAINT IN BRONZE METAL FINISH
- JF- 04 – VENEER PU PAINT ON VENEER
- JF - 06 – QUARTZ BACKSPLASH GRANITI STONE MATT
- WF - 09 – QUARTZ BACKSPLASH GRANITI STONE MATT
- WF - 06 – LUXURY ACRYLIC PAINT

Floor to Ceiling Height : 3.4 m

LUXURY MASTER BEDROOM



## BEDROOM



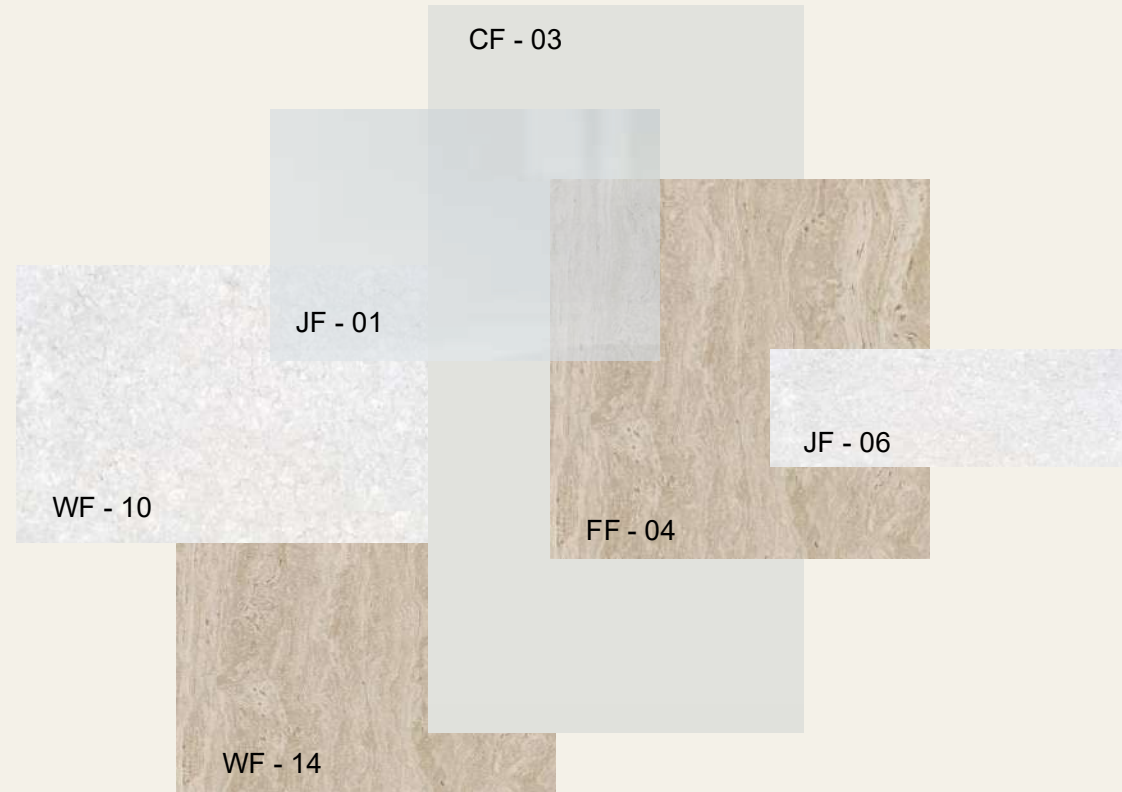
- CF - 03 – MATT ACRYLIC PAINT
- FF - 03 – TRAVERTINE LOOKING PORCELAIN TILE
- JF - 05 – OPEN GRAIN TIMBER VENEER - OAK
- WF - 06 – LUXURY ACRYLIC PAINT

Floor to Ceiling Height : 2.6 m

LUXURY BATHROOM



## BATHROOM



- CF - 03 – MATT ACRYLIC PAINT
- JF - 06 – QUARTZ COUNTER TOP GRANITI STONE – MATT
- JF - 01 – CLEAR GLASS PARTITION
- FF - 04 – TRAVERTINE LOOKING PORCELAIN TILE
- WF - 14 – TRAVERTINE LOOKING PORCELAIN TILE
- WF - 10 – WALL BECKINGHAM STONE GRANITI
- WF - 03 – CLEAR MIRROR

# F&A – Luxury



## **Apartment features:**

- Balconies as per layout
- Central air conditioning
- Adequate TV/phone infrastructure
- Built-In Wardrobes, wherever applicable

## **Convenience:**

- Elevators
- Security access control

## **Living and Dining:**

- All rooms feature double glazed windows
- Porcelain tiled floors
- Painted plastered walls
- Painted ceilings

## **Bedrooms:**

- All rooms feature double glazed windows
- Painted plastered walls
- Built-in wardrobes

## **Kitchen:**

- Fitted kitchens with refrigerator, oven, hob, hood, washing machine and dishwasher.
- Porcelain tiled floors
- Painted walls
- Kitchen cabinets
- Porcelain kitchen backsplash and countertop

## **Bathroom**

- Sanitary ware
- Sanitary fittings and accessories
- Porcelain tiled floors
- Porcelain vanity
- Mirror

## **Balcony:**

- Porcelain flooring

## **Common building services & amenities:**

- Drop-off and entrance
- Concierge desk
- Pool and landscape plaza
- Gymnasium
- Children's play area
- Cinema & lounge
- Podium and rooftop entertainment areas

# F&A – Super Luxury



## Apartment features:

- All rooms feature double glazed windows
- Centrally air conditioned
- Wardrobes in all bedrooms
- Swimming Pool on terrace (as per unit plan)

## Living and Dining:

- Stone flooring
- Painted walls
- Feature wall cladding on selected walls
- Painted gypsum ceiling

## Bedrooms:

- Parquet flooring - all bedrooms
- Painted walls
- Feature wallpaper on selected walls
- Painted gypsum ceiling

## Show Kitchen:

- Kitchens fitted with cabinets and stone countertop
- Kitchen appliances (Cooker, Kitchen hood, Refrigerator, Dish washer & Washing machine)
- Stone flooring and backsplash
- Painted gypsum ceiling

## Bathrooms:

- Porcelain tile flooring & wall cladding
- Vanity with stone countertop in all bathrooms
- Sanitary ware with fittings and accessories
- Mirror in all bathrooms
- Painted gypsum ceiling

## Building Services & Amenities:

- Drop-off and entrance
- Concierge desk
- Pool and landscape plaza
- Gymnasium
- Children's play area
- Cinema & lounge
- Podium and rooftop entertainment areas

# COMMERCIAL TERMS

# Floor Configuration



| Floor | STD | 1 BR | 2 BR | 3 BR | 5 BR | Grand Total |
|-------|-----|------|------|------|------|-------------|
| P1    |     | 10   | 1    |      |      | 11          |
| P2    |     | 10   | 1    |      |      | 11          |
| P3    |     | 10   | 1    |      |      | 11          |
| P4    |     | 10   | 1    |      |      | 11          |
| P5    |     | 10   | 1    |      |      | 11          |
| 1     |     | 3    | 2    |      |      | 5           |
| 2     | 3   | 6    | 5    |      |      | 14          |
| 3     | 2   | 8    | 4    |      |      | 14          |
| 4     | 3   | 6    | 5    |      |      | 14          |
| 5     | 3   | 9    | 3    |      |      | 15          |
| 6     | 3   | 6    | 5    |      |      | 14          |
| 7     | 3   | 6    | 5    |      |      | 14          |
| 8     | 3   | 9    | 3    |      |      | 15          |
| 9     | 3   | 9    | 3    |      |      | 15          |
| 10    | 3   | 6    | 5    |      |      | 14          |
| 11    | 3   | 9    | 3    |      |      | 15          |
| 12    | 3   | 6    | 5    |      |      | 14          |
| 13    | 2   | 11   | 2    |      |      | 15          |
| 14    | 3   | 9    | 3    |      |      | 15          |
| 15    | 3   | 9    | 3    |      |      | 15          |
| 16    | 3   | 9    | 3    |      |      | 15          |
| 17    | 3   | 6    | 5    |      |      | 14          |
| 18    | 3   | 9    | 3    |      |      | 15          |
| 19    | 3   | 9    | 3    |      |      | 15          |
| 20    | 3   | 9    | 3    |      |      | 15          |
| 21    | 2   | 8    | 4    |      |      | 14          |
| 22    | 2   | 8    | 4    |      |      | 14          |

| Floor       | STD | 1 BR | 2 BR | 3 BR | 5 BR | Grand Total |
|-------------|-----|------|------|------|------|-------------|
| 23          | 2   | 8    | 4    |      |      | 14          |
| 24          | 2   | 11   | 2    |      |      | 15          |
| 25          | 3   | 6    | 5    |      |      | 14          |
| 27          | 2   | 11   | 2    |      |      | 15          |
| 28          | 2   | 11   | 2    |      |      | 15          |
| 29          | 2   | 11   | 2    |      |      | 15          |
| 30          | 2   | 11   | 2    |      |      | 15          |
| 31          | 2   | 11   | 2    |      |      | 15          |
| 32          | 2   | 11   | 2    |      |      | 15          |
| 33          | 2   | 11   | 2    |      |      | 15          |
| 34          | 2   | 8    | 4    |      |      | 14          |
| 35          | 2   | 8    | 4    |      |      | 14          |
| 36          | 2   | 11   | 2    |      |      | 15          |
| 37          | 2   | 8    | 4    |      |      | 14          |
| 38          | 2   | 8    | 4    |      |      | 14          |
| 39          | 2   | 8    | 4    |      |      | 14          |
| 40          | 2   | 8    | 4    |      |      | 14          |
| 41          | 2   | 11   | 2    |      |      | 15          |
| 42          | 2   | 11   | 2    |      |      | 15          |
| 43          | 2   | 11   | 2    |      |      | 15          |
| 44          | 3   |      | 9    |      |      | 12          |
| 45          | 3   |      | 9    |      |      | 12          |
| 46          | 3   | 2    | 7    |      |      | 12          |
| 47          | 1   | 2    | 7    |      |      | 10          |
| 48          | 1   | 2    | 7    |      |      | 10          |
| 49          |     |      |      | 2    | 3    | 5           |
| Grand Total | 111 | 420  | 182  | 2    | 3    | 718         |

| Levels     | Total Number of Units |
|------------|-----------------------|
| Podium 1-5 | 55                    |
| 1          | 5                     |
| 2-45       | 621                   |
| 46         | 12                    |
| 47-48      | 20                    |
| 49         | 5                     |
| Total      | 718                   |

## AVAILABLE INVENTORY

| Typology       | Available Units | Minimum Sellable Area | Maximum Sellable Area | Minimum Price | Maximum Price | Average PSF |
|----------------|-----------------|-----------------------|-----------------------|---------------|---------------|-------------|
|                |                 | SQFT                  | SQFT                  | AED           | AED           | AED         |
| <b>STD</b>     | 16              | 392                   | 407                   | 1,204,000     | 1,495,000     | 3,330       |
| <b>1 BR</b>    | 191             | 691                   | 1,687                 | 2,020,000     | 3,833,000     | 2,931       |
| <b>2 BR</b>    | 20              | 1,016                 | 1,502                 | 3,3045,000    | 4,621,000     | 2,860       |
| <b>3 BR SL</b> | 2               | 3,142                 | 3,144                 | 15,993,000    | 15,999,000    | 5,080       |
| <b>5 BR SL</b> | 3               | 4,971                 | 5,381                 | 25,341,000    | 26,209,000    | 4,942       |
| <b>Total</b>   | <b>232</b>      |                       |                       |               |               |             |

*\*As of 15-10-2025*

*Subject to change as per the release of units.*

# Regular Payment Plan

| Description      | Percent | Milestone Event                 |
|------------------|---------|---------------------------------|
| DEPOSIT          | 24      | Immediate                       |
| 1st INSTALLMENT  | 1       | Within 3 month(s) of Sale Date  |
| 2nd INSTALLMENT  | 1       | Within 4 month(s) of Sale Date  |
| 3rd INSTALLMENT  | 1       | Within 5 month(s) of Sale Date  |
| 4th INSTALLMENT  | 1       | Within 6 month(s) of Sale Date  |
| 5th INSTALLMENT  | 1       | Within 7 month(s) of Sale Date  |
| 6th INSTALLMENT  | 1       | Within 8 month(s) of Sale Date  |
| 7th INSTALLMENT  | 1       | Within 9 month(s) of Sale Date  |
| 8th INSTALLMENT  | 1       | Within 10 month(s) of Sale Date |
| 9th INSTALLMENT  | 1       | Within 11 month(s) of Sale Date |
| 10th INSTALLMENT | 1       | Within 12 month(s) of Sale Date |
| 11th INSTALLMENT | 1       | Within 13 month(s) of Sale Date |
| 12th INSTALLMENT | 1       | Within 14 month(s) of Sale Date |
| 13th INSTALLMENT | 1       | Within 15 month(s) of Sale Date |
| 14th INSTALLMENT | 1       | Within 16 month(s) of Sale Date |
| 15th INSTALLMENT | 1       | Within 17 month(s) of Sale Date |
| 16th INSTALLMENT | 1       | Within 18 month(s) of Sale Date |
| 17th INSTALLMENT | 1       | Within 19 month(s) of Sale Date |
| 18th INSTALLMENT | 1       | Within 20 month(s) of Sale Date |
| 19th INSTALLMENT | 1       | Within 21 month(s) of Sale Date |

|                  |    |                                 |
|------------------|----|---------------------------------|
| 20th INSTALLMENT | 1  | Within 22 month(s) of Sale Date |
| 21st INSTALLMENT | 1  | Within 23 month(s) of Sale Date |
| 22nd INSTALLMENT | 1  | Within 24 month(s) of Sale Date |
| 23rd INSTALLMENT | 1  | Within 25 month(s) of Sale Date |
| 24th INSTALLMENT | 1  | Within 26 month(s) of Sale Date |
| 25th INSTALLMENT | 1  | Within 27 month(s) of Sale Date |
| 26th INSTALLMENT | 1  | Within 28 month(s) of Sale Date |
| 27th INSTALLMENT | 1  | Within 29 month(s) of Sale Date |
| 28th INSTALLMENT | 1  | Within 30 month(s) of Sale Date |
| 29th INSTALLMENT | 1  | Within 31 month(s) of Sale Date |
| 30th INSTALLMENT | 1  | Within 32 month(s) of Sale Date |
| 31st INSTALLMENT | 1  | Within 33 month(s) of Sale Date |
| 32nd INSTALLMENT | 1  | Within 34 month(s) of Sale Date |
| 33rd INSTALLMENT | 1  | Within 35 month(s) of Sale Date |
| 34th INSTALLMENT | 1  | Within 36 month(s) of Sale Date |
| 35th INSTALLMENT | 1  | Within 37 month(s) of Sale Date |
| 36th INSTALLMENT | 1  | Within 38 month(s) of Sale Date |
| 37th INSTALLMENT | 1  | Within 39 month(s) of Sale Date |
| 38th INSTALLMENT | 1  | Within 40 month(s) of Sale Date |
| 39th INSTALLMENT | 1  | Within 41 month(s) of Sale Date |
| 40th INSTALLMENT | 1  | Within 42 month(s) of Sale Date |
| 41st INSTALLMENT | 2  | Within 43 month(s) of Sale Date |
| 42nd INSTALLMENT | 2  | Within 44 month(s) of Sale Date |
| 43rd INSTALLMENT | 2  | Within 45 month(s) of Sale Date |
| 44th INSTALLMENT | 2  | Within 46 month(s) of Sale Date |
| 45th INSTALLMENT | 2  | Within 47 month(s) of Sale Date |
| 46th INSTALLMENT | 30 | On Completion                   |

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| STUDIO<br>STARTING FROM<br>1,204,000    |                                         |
| 1-BR<br>STARTING FROM AED<br>1,997,000  | 2-BR<br>STARTING FROM AED<br>2,772,000  |
| 3-BR<br>STARTING FROM AED<br>15,894,000 | 5-BR<br>STARTING FROM AED<br>25,205,000 |

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

**ACD: 31 OCT 2029**

# Diwali Promotion

Enjoy an Extra Rewarding Diwali!

---

## Diwali Special – Broker Offer

### 7% COMMISSION

With every unit you sell this festive season.

*Applies on confirmed booking on 18 – 22 October 2025*

#### Terms & Conditions:

- Excludes DAMAC District, Damac Islands, Azure 2, Damac Hills Ivory, Riverside Olive, and all non-UAE projects.
  - Offer cannot be combined with any other promotion.
  - Flat brokerage applies.
- 

## Diwali Special – Customer Offer

### Gold worth AED 10,000

With every purchase worth AED 500K

*Applies on confirmed booking on 18 – 22 October 2025*

#### Terms & Conditions:

- Excludes DAMAC District, Damac Islands, Azure 2, Damac Hills Ivory, Riverside Olive, and all non-UAE projects.
  - Offer cannot be combined with any other promotion.
-

# Q4 Broker Promotion

Apartment Sales Initiatives

## Broker Scheme

Sell More, Win More.

| Unit Slab         | Minimum Sales Value (AED MN) | Prize                            |
|-------------------|------------------------------|----------------------------------|
| 10 to 15 Units    | 25                           | 100g Gold Voucher                |
| 16 to 24 Units    | 40                           | 250g Gold Voucher                |
| 25 to 35 Units    | 62.5                         | Car worth 300K                   |
| 36 to 49 Units    | 90                           | Car worth 600K                   |
| 50+ or more Units | 125                          | 1-Bedroom Apartment in Riverside |

## Bonus Benefit

**2% DLD Waiver to Customers** (except new launches)

Validity: 1 Oct – 31 Dec 2025

### Terms & Conditions:

- Only apartment sales (excluding new launches).
- Both Unit & Sales targets to be met for qualification.
- SPA executed deals as of 31 Jan 2026 will be considered.

# October Month Promotion

**DAMAC**

**DAMAC**

**DAMAC**

**DAMAC**



INVEST IN YOUR SLICE OF  
THE URBAN DREAM

STARTING FROM  
**₹ 1.20M\***

VALID UNTIL END OF OCTOBER 2025\*

**60/40**  
PAYMENT PLAN

**4%**  
OLD FEE WAIVER

All payment plans offer monthly or quarterly payment options.  
In Golf Greens, the above offer is only applicable on the following units:  
1-BR units > AED 1.7M | 2-BR units > AED 2M | All 3-BR units  
In Lagoon Views, the above offer is applicable on Lagoon Views 13

HAUTE PROPERTY IS AT  
YOUR FINGERTIPS

STARTING FROM  
**₹ 21.78M\***

VALID UNTIL END OF OCTOBER 2025\*

**40/60**  
PAYMENT PLAN

**10%**  
DOWN PAYMENT

\*Terms & conditions apply | Ref No: XXXXXXXX  
DAMACPROPERTIES.COM | 800 DAMAC

STAR IN YOUR OWN  
BLOCKBUSTER STORY

STARTING FROM  
**₹ 871K\***

VALID UNTIL END OF OCTOBER 2025\*

**8%**  
RENTAL GUARANTEE FOR 4 YEARS

\*Terms & conditions apply | Ref No: XXXXXXXX  
DAMACPROPERTIES.COM | 800 DAMAC

HOSPITALITY REDEFINED,  
LIVING REIMAGINED

STARTING FROM  
**₹ 506K\***

VALID UNTIL END OF OCTOBER 2025\*

**8%**  
RENTAL GUARANTEE FOR 3 YEARS

\*Terms & conditions apply | Ref No: XXXXXXXX  
DAMACPROPERTIES.COM | 800 DAMAC