



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY

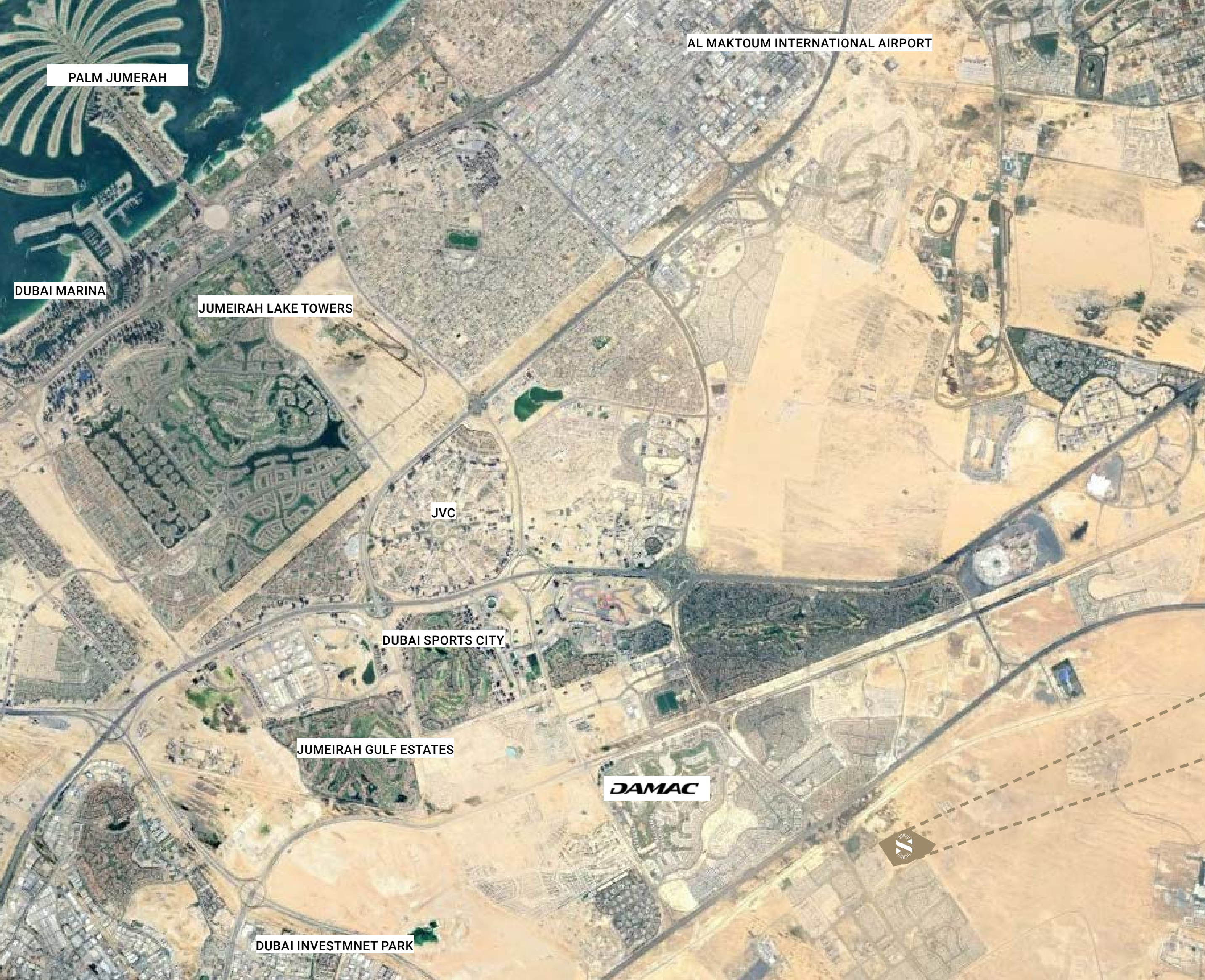




LIVE ON THE BRIGHT SIDE OF LIFE

CONNECTING  
TO WILDLIFE &  
NATURE





AL MAKTOUM INTERNATIONAL AIRPORT

PALM JUMERAH

DUBAI MARINA

JUMEIRAH LAKE TOWERS

JVC

DUBAI SPORTS CITY

JUMEIRAH GULF ESTATES

**DAMAC**

DUBAI INVESTMENT PARK





Image © 2024 Airbus

**DAMAC**

SUN  CITY

MINUTES  
FROM ALL

  
METRO  
20 MIN

  
AIRPORT  
29 MIN

  
EXPO 202  
23 MIN

  
DAMAC MALL  
20 MIN

DAMAC

SUN CITY







# 01

BODY

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FOREST HIKING  
MONKEY BAR ARENA  
CAMPING IN THE JUNGLE  
SUSPENSION BRIDGE



# 02

SKIN

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ORGANIC WORLD  
OUTDOOR SAUNA  
ICE BATH THERAPY



# 03

MIND

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CRYSTAL HEALING  
YOGA IN THE PARK  
BAREFOOT-RELAXOLOGY



# 04

SOUL

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LIBRARY  
AMPHITHEATRE  
GRAND FOUNTAIN





ICE BATH THERAPY  
OUTDOOR SAUNA  
CRYSTAL HEALING  
BAREFOOT-RELAXOLOGY



SUNRISE OUTDOOR GYM  
MONKEY BAR



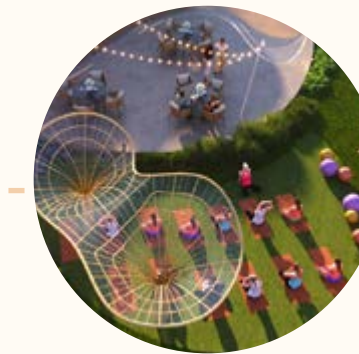
AMPHITHEATRE



FOREST HIKING  
SUSPENSION BRIDGE



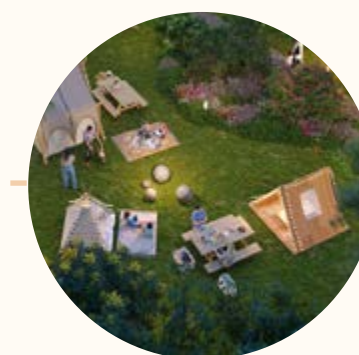
LIBRARY



YOGA



ORGANIC WORLD



CAMPING



FOUNTAIN



# THE GRAND WATER FOUNTAIN

The main eye-catching feature in the heart of the community.





# FOREST HIKING TRAIL

A convenient access to the trail and natural landscape, encouraging physical activity & exploration without having to travel far.

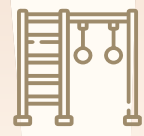




# GO BAREFOOT - REFLEXOLOGY

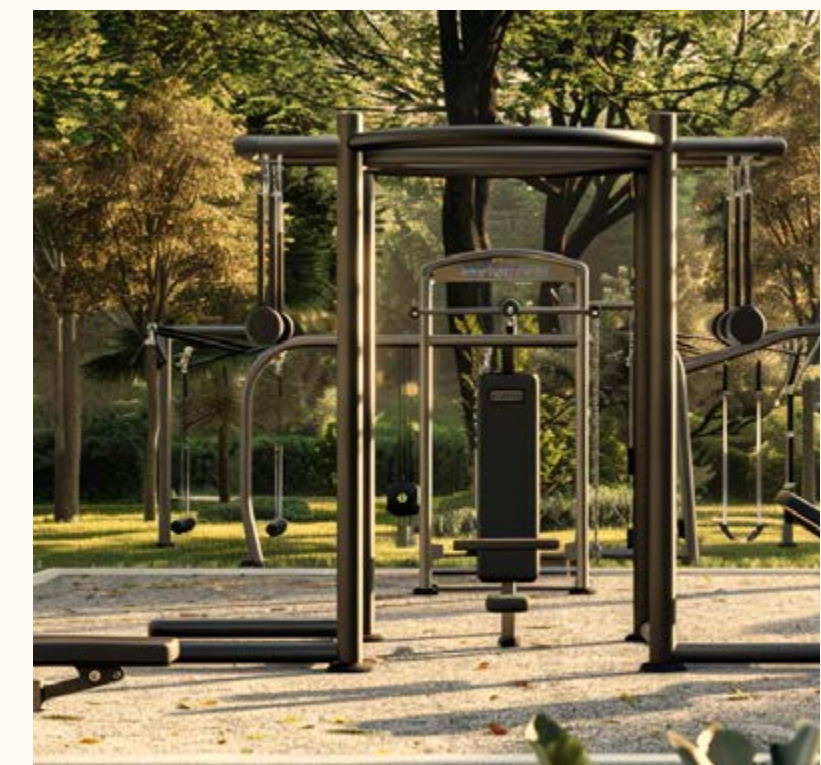
Walk barefoot on the ground, including stepping on stones, for better health & to reconnect with nature.





# SUNRISE GYM & MONKEY BAR ARENA

Synchronise your body with nature. When your biological clock is coordinated with the nature's clock, you get a better sleep. You can also explore an exciting jungle gym with bars for hanging, climbing challenges and swinging activities.





# CAMPING IN THE JUNGLE

Enjoy the tranquillity of camping in the park, surrounded by nature's beauty, offering a chance to unwind and connect with the outdoors





# ORGANIC WORLD

A place where you can shop organic facial products amidst a serene, all-natural environment. Elevate your skincare routine with pure, botanical treasures.





# OUTDOOR SAUNA CABINS

A rejuvenating sanctuary amidst nature's beauty,  
offering relaxation and wellness through the  
ancient art of heat therapy

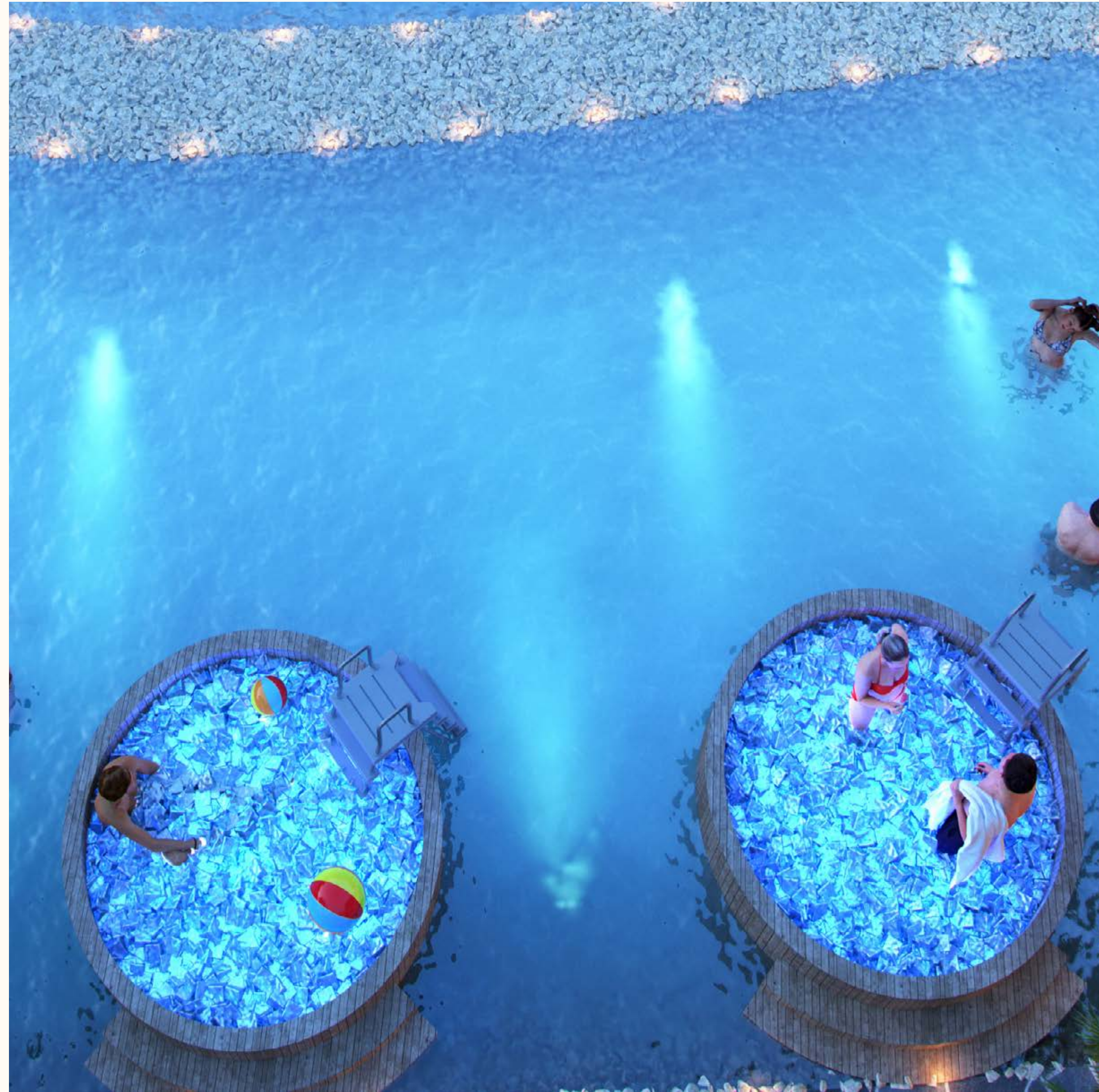






ICE  
BATH THERAPY

Experience therapeutic rejuvenation and recovery in a controlled environment, harnessing the power of cold for wellness and revitalisation.





# CRYSTAL HEALING

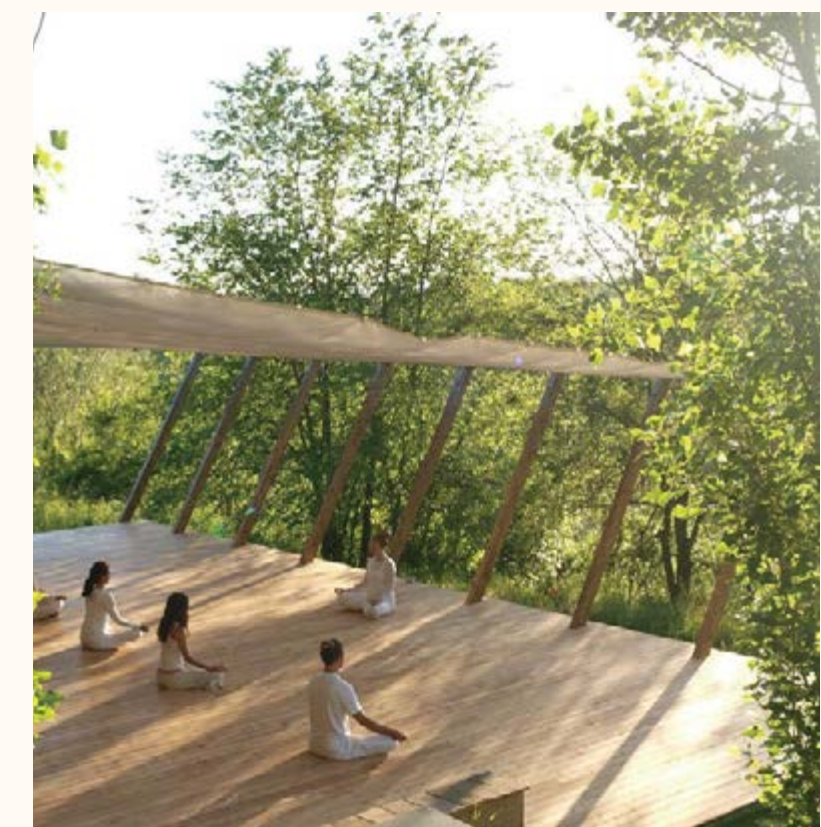
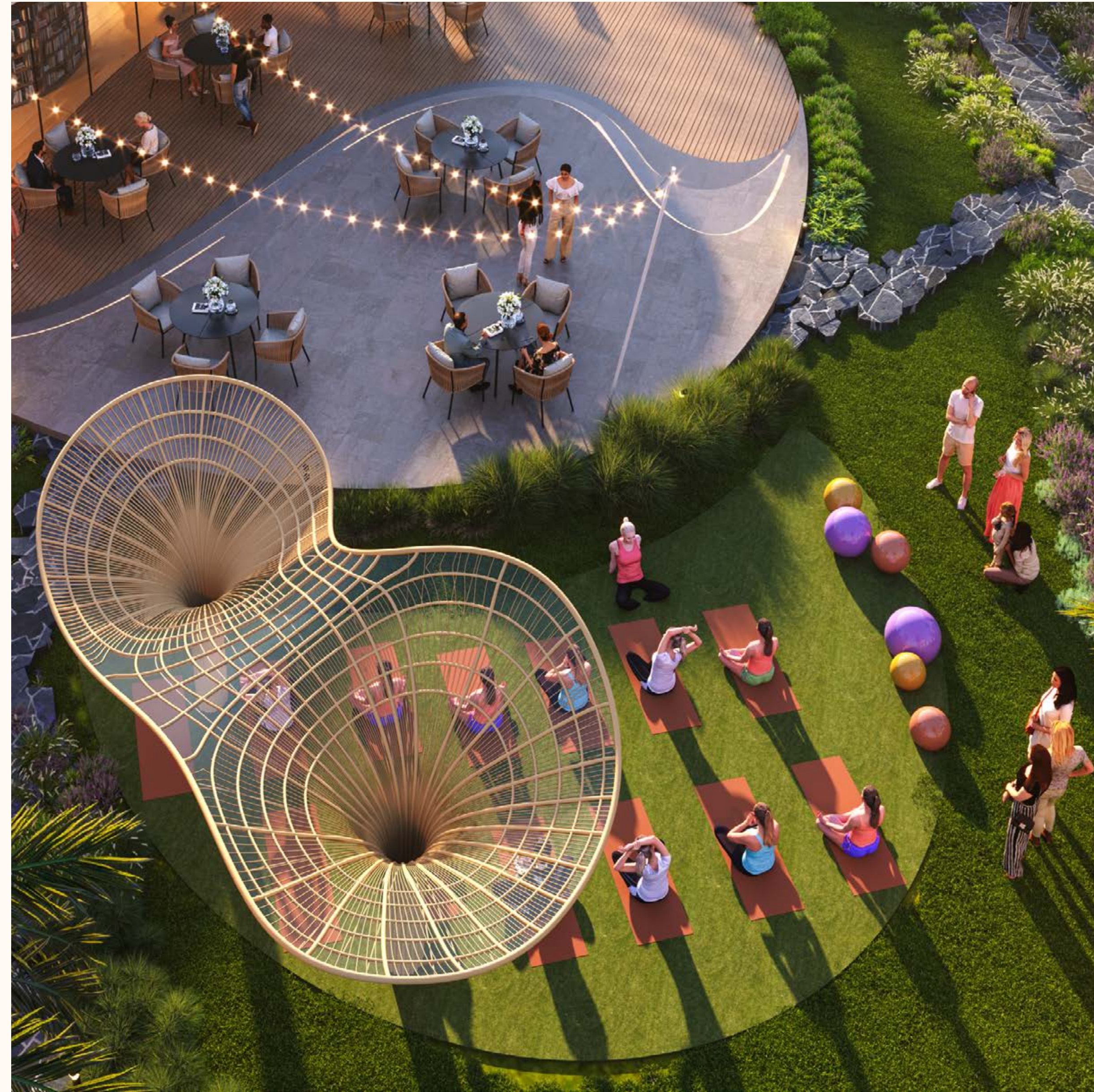
A shop/crystal room where you can select crystals and craft personalised, or permanent bracelets aligned with your energies, fostering holistic well-being and spiritual connection.





# YOGA IN THE PARK

Engage in rejuvenating yoga sessions in the park amidst nature's serenity, harmonising body and mind for holistic wellness and inner peace.





# LIBRARY CO-WORKING SPACE

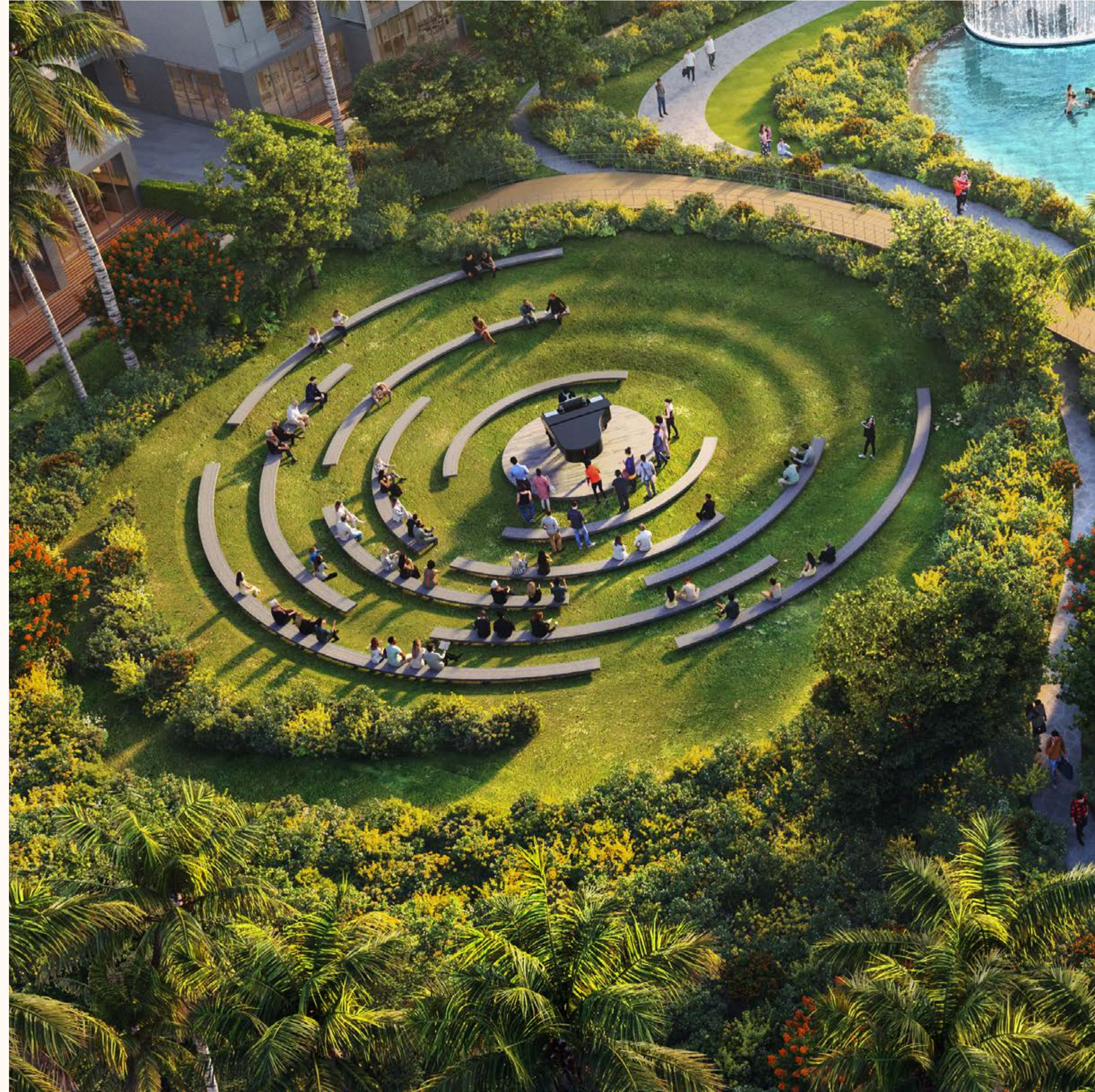
An inspiring al fresco environment designed for collaborative work and creative synergy. Where knowledge meets fresh air for productive working sessions.





# AMPHITHEATRE

A picturesque venue tailored for public speaking practice and training. It is nestled in nature's embrace, fostering growth and confidence.



# TOWNHOUSE FRONT VIEW

DAMAC

SUN CITY



# TOWNHOUSE REAR VIEW

DAMAC

SUN CITY







# LIVING ROOM



# DINING ROOM



# KITCHEN



# BEDROOM

DAMAC

SUN CITY



# ENSUITE BATHROOM





# 4-BR TOWNHOUSES

MIDDLE UNIT (THSC-M)



## GROUND FLOOR

### FEATURES

- \_\_\_\_\_ Living Area
- \_\_\_\_\_ Dining Area
- \_\_\_\_\_ Kitchen
- \_\_\_\_\_ Storage
- \_\_\_\_\_ Main Entrance
- \_\_\_\_\_ Foyer
- \_\_\_\_\_ Powder Room
- \_\_\_\_\_ Bedroom
- \_\_\_\_\_ Parking (2)



## FIRST FLOOR

### FEATURES

- \_\_\_\_\_ Balcony (2)
- \_\_\_\_\_ Bedroom (2)
- \_\_\_\_\_ Bathroom
- \_\_\_\_\_ Walk-in Closet
- \_\_\_\_\_ Master Bedroom + Ensuite Bathroom

FLOOR TYPE	SQ. M.	SQ. FT.
TOTAL AREA	215.46	2,319.19

# 5-BR TOWNHOUSES

END UNIT (THSC-E)



## GROUND FLOOR

### FEATURES

- Living Area
- Dining Area
- Kitchen
- Storage
- Main Entrance
- Foyer
- Powder Room
- Master Bedroom + Ensuite Bathroom
- Parking (2)



## FIRST FLOOR

### FEATURES

- Balcony (2)
- Master Bedroom + Ensuite Bathroom (3)
- Walk-in Closet (2)



## SECOND FLOOR

### FEATURES

- Terrace
- Extra Bedroom
- Bathroom
- Maid's Room + Bathroom

FLOOR TYPE	SQ. M.	SQ. FT.
TOTAL AREA	308.80	3,323.90





# PAYMENT PLAN

MILESTONE EVENT	VALUE (%)
IMMEDIATE	20
WITHIN 3 MONTHS FROM SALE	1
WITHIN 4 MONTHS FROM SALE	1
WITHIN 5 MONTHS FROM SALE	1
WITHIN 6 MONTHS FROM SALE	1
WITHIN 7 MONTHS FROM SALE	1
WITHIN 8 MONTHS FROM SALE	5
WITHIN 9 MONTHS FROM SALE	1
WITHIN 10 MONTHS FROM SALE	1
WITHIN 11 MONTHS FROM SALE	1
WITHIN 12 MONTHS FROM SALE	1
WITHIN 13 MONTHS FROM SALE	1
WITHIN 14 MONTHS FROM SALE	5
WITHIN 15 MONTHS FROM SALE	1
WITHIN 16 MONTHS FROM SALE	1
WITHIN 17 MONTHS FROM SALE	1
WITHIN 18 MONTHS FROM SALE	1
WITHIN 19 MONTHS FROM SALE	1
WITHIN 20 MONTHS FROM SALE	5
WITHIN 21 MONTHS FROM SALE	1
WITHIN 22 MONTHS FROM SALE	1
WITHIN 23 MONTHS FROM SALE	1
WITHIN 24 MONTHS FROM SALE	1
WITHIN 25 MONTHS FROM SALE	1
WITHIN 26 MONTHS FROM SALE	5

MILESTONE EVENT	VALUE (%)
WITHIN 27 MONTHS FROM SALE	1
WITHIN 28 MONTHS FROM SALE	1
WITHIN 29 MONTHS FROM SALE	1
WITHIN 30 MONTHS FROM SALE	1
WITHIN 31 MONTHS FROM SALE	1
WITHIN 32 MONTHS FROM SALE	5
WITHIN 33 MONTHS FROM SALE	1
WITHIN 34 MONTHS FROM SALE	1
WITHIN 35 MONTHS FROM SALE	1
WITHIN 36 MONTHS FROM SALE	1
WITHIN 37 MONTHS FROM SALE	1
ON COMPLETION	25

4-BEDROOM  
TOWNHOUSE  
FROM  
**2.25M**

5-BEDROOM  
TOWNHOUSE  
FROM  
**3.01M**

LAUNCH OFFER: 4% DLD FEE WAIVER

ACD : Mar 2028



# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION