







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
- B Hamdan Sports Complex 15 minutes

MALLS

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

HOSPITALS

- 1 Aster Medical Centre 9 minutes
- 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

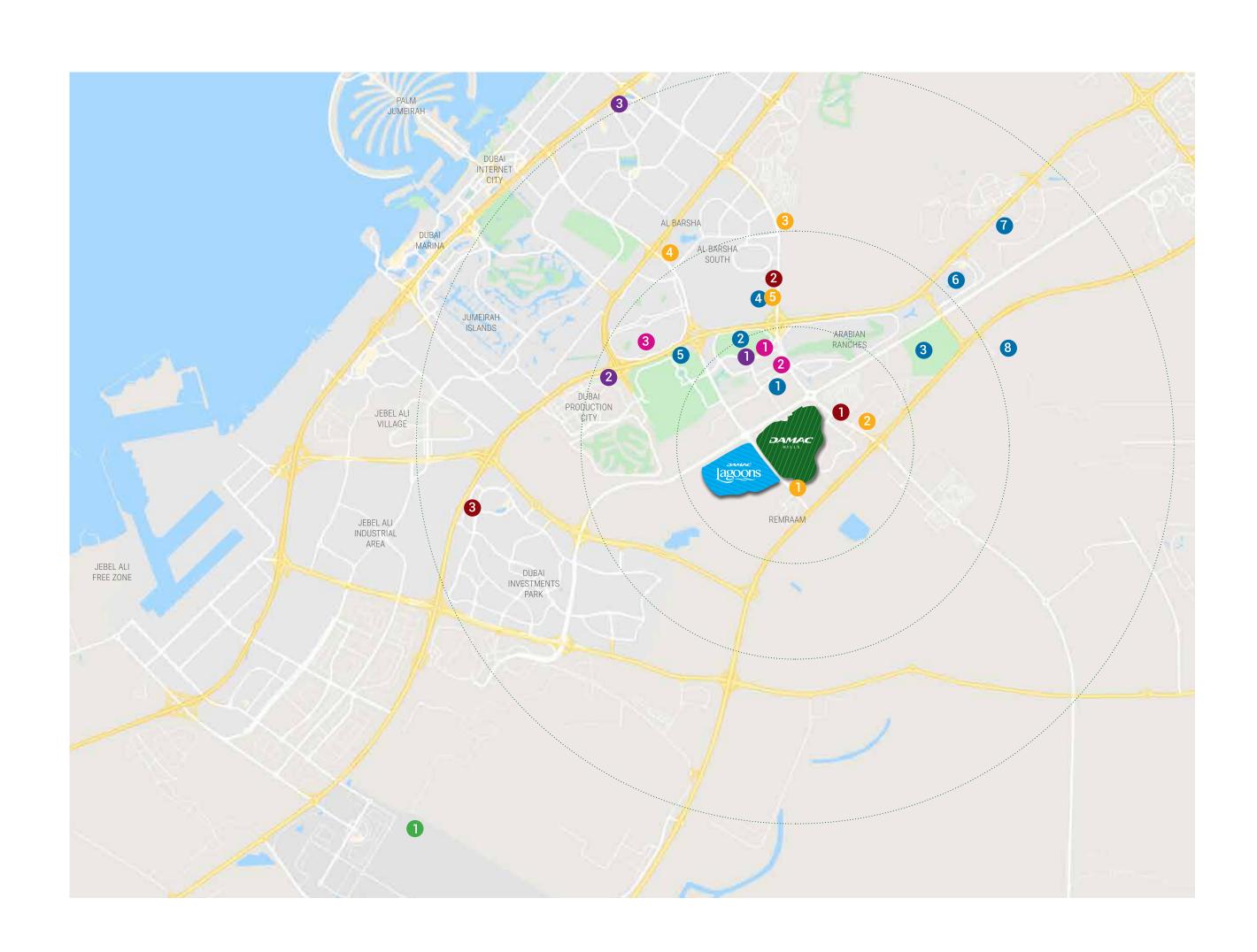
1 Al Maktoum International Airport – 28 minutes

SCHOOLS

- Jebel Ali School 5 minutes
- 2 Fairgreen International School 11 minutes
- Global Indian International School 16 minutes
- 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.







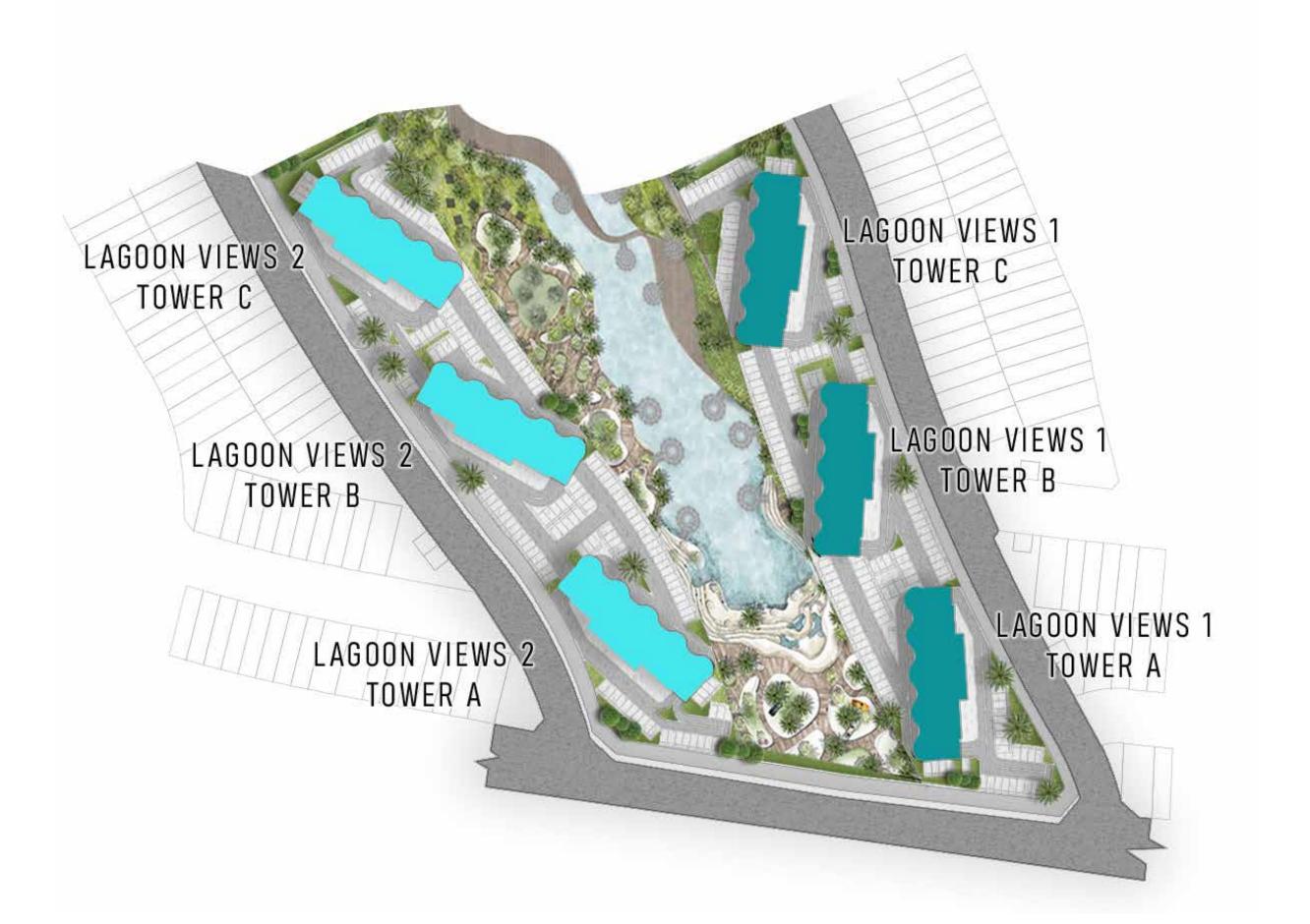






LAGOON VIEWS 1

LAGOON VIEWS 2







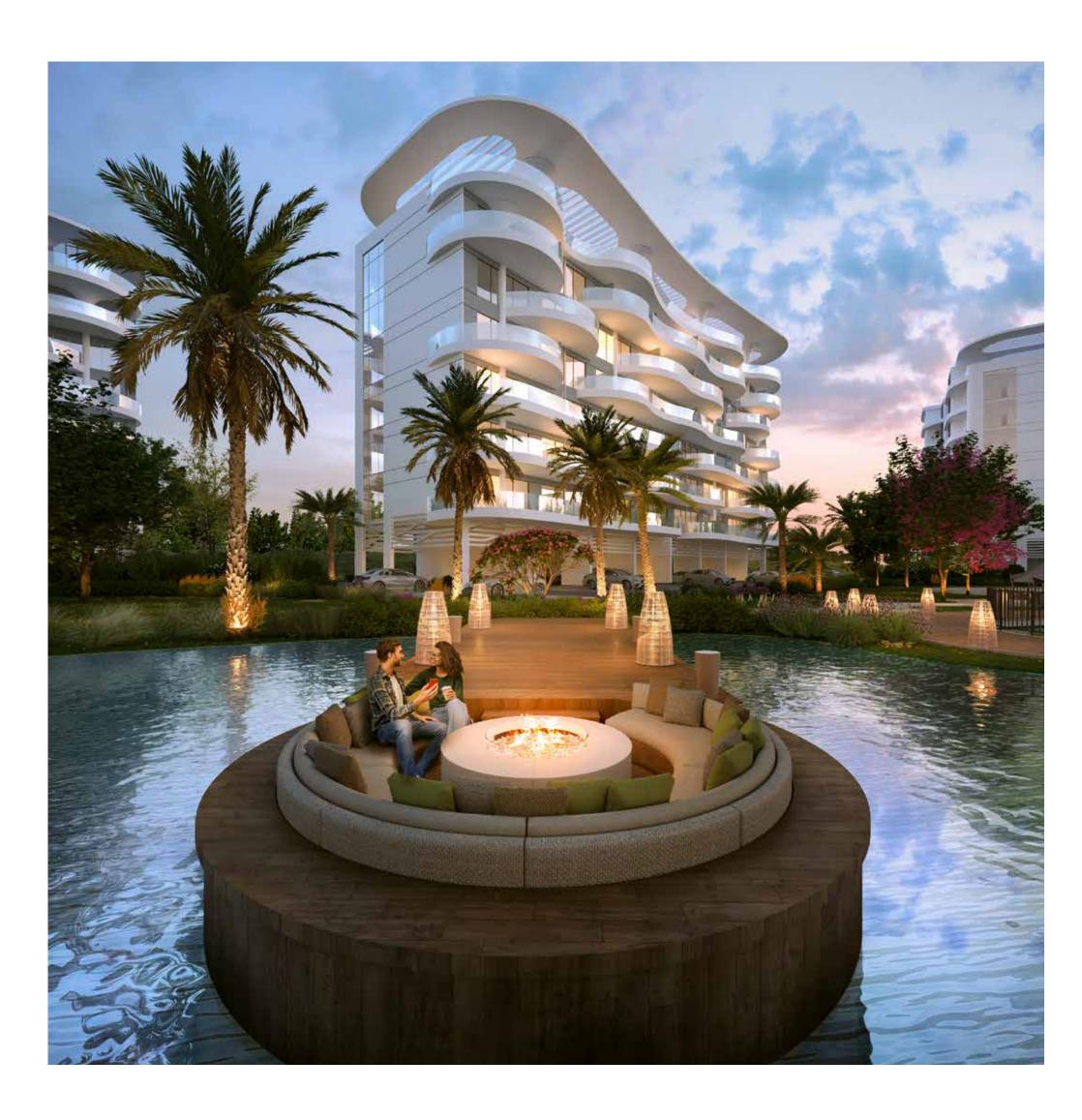
KEY AMENITIES

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

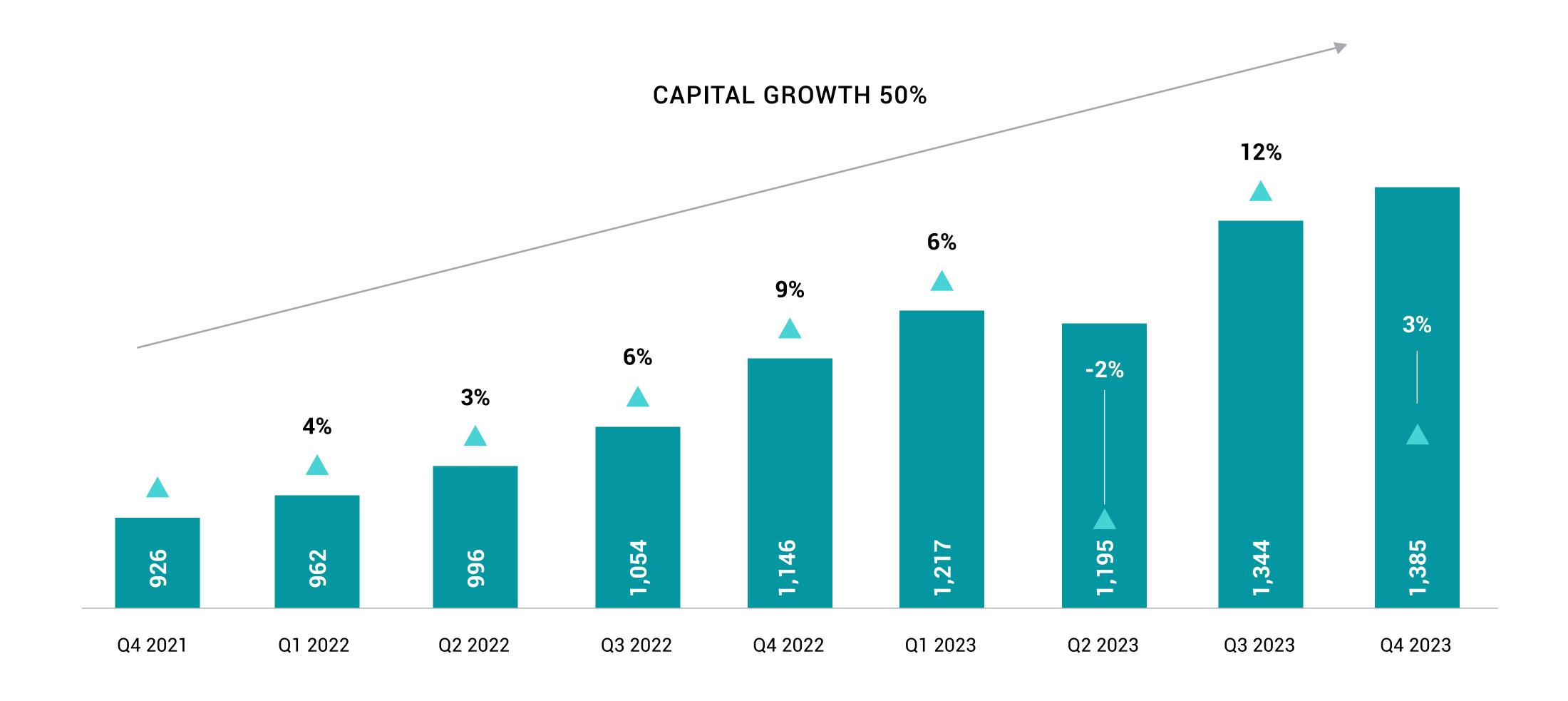








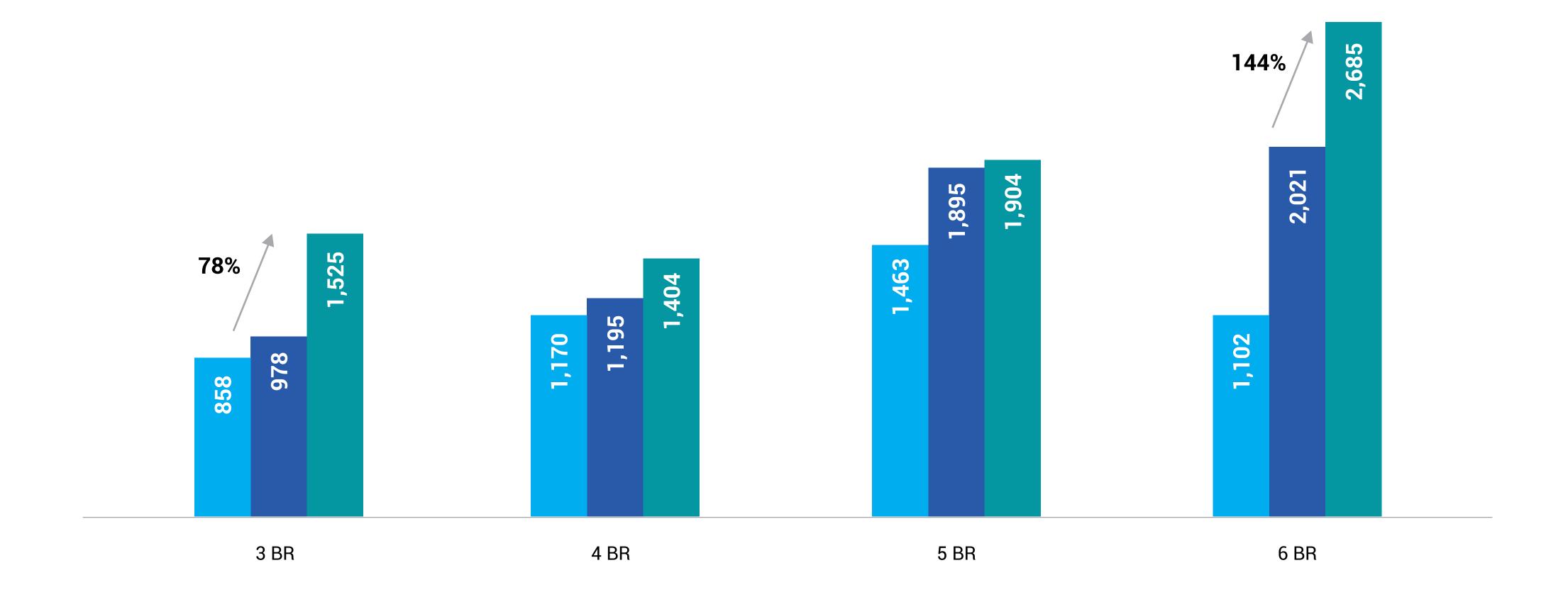






TOP CONFIGURATIONS AVG. PSF (AED)

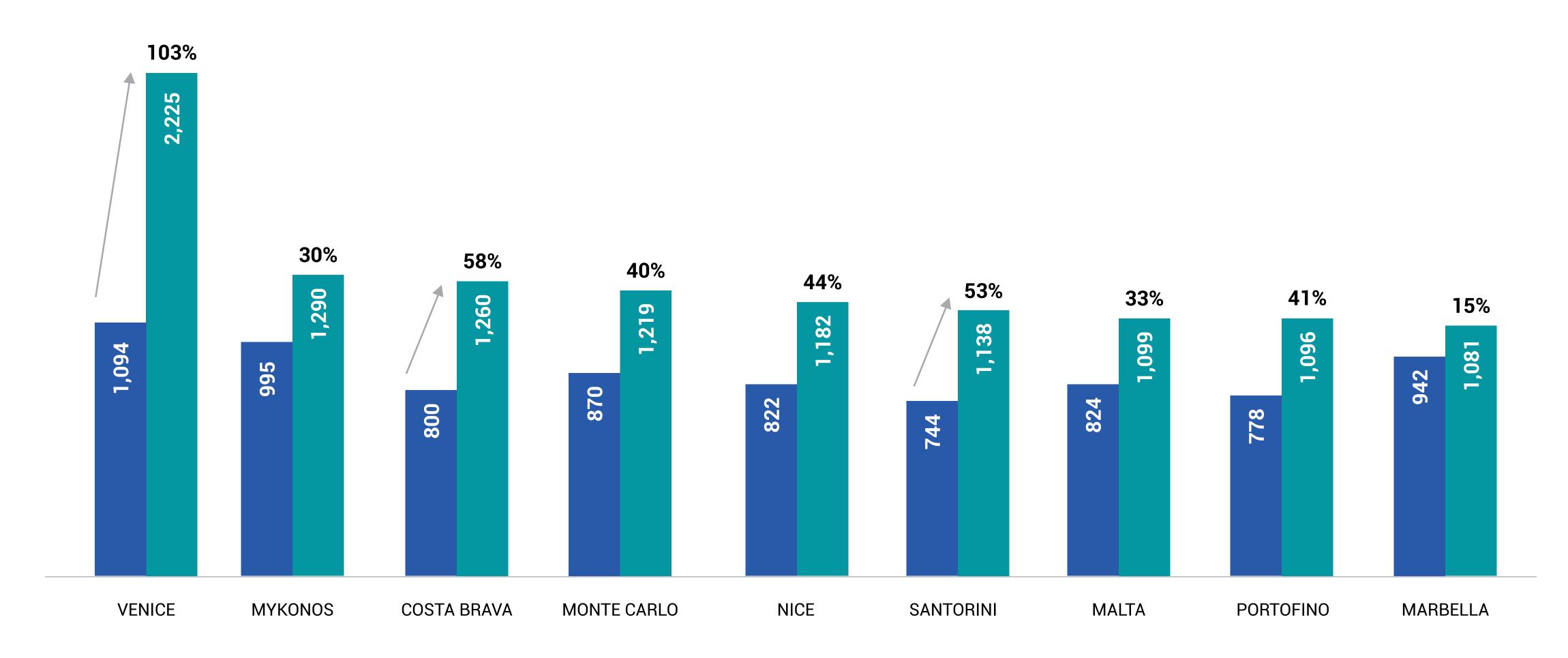






SECONDARY MARKET PERFORMANCE (AED PSF)





- 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.





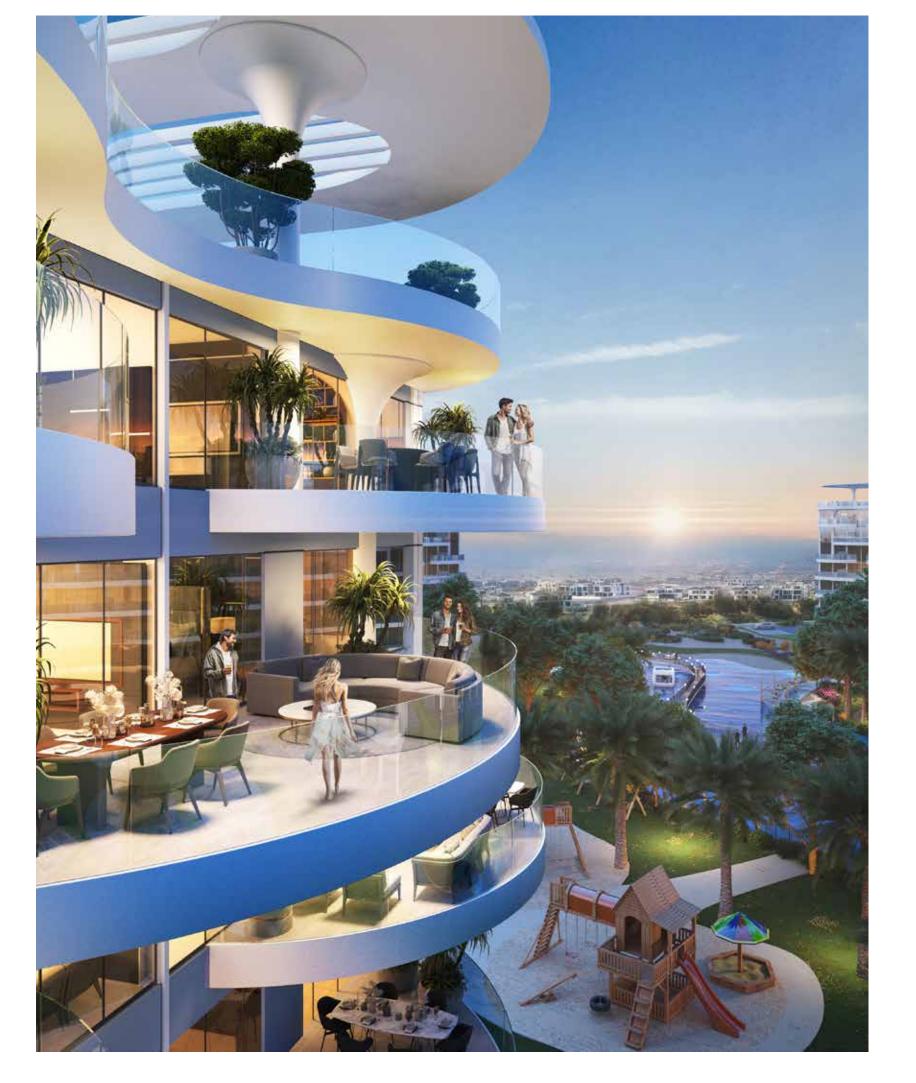
Lagoon Views		Selable Area (Sq. Ft.)		Price (AED)			PSF	
Туре	Units	Min	Max	Avg	Min	Max	Avg	(AED)
1 Bedroom	126	674	808	758	979,000	1,369,000	1,169,000	1,541
2 Bedroom	36	1,016	1,145	1,115	1,564,000	2,193,000	1,830,000	1,641
Grand Total	162	674	1,145	838	979,000	2,193,000	1,316,000	1,570

Rebate Structure

Full Floor: 2% Discount

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









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





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

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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

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STARTING PRICE FROM
AED 979,000

2 BEDROOM

STARTING PRICE FROM

AED 1,564,000



