

# BELLAVISTA

SERENE | SPACIOUS | SCENIC



**DAMAC HILLS**  
LUXURY GOLF COMMUNITY



A vibrant community that goes beyond villas and apartments. An investment that pays back, many times over.

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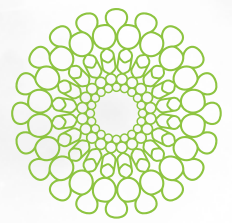


# DAMAC HILLS LOCATION





## PROXIMITY TO LANDMARKS



**12 MINUTES**  
to Expo 2020



**16 MINUTES**  
to Dubai Marina



**25 MINUTES**  
to Dubai International Airport



**12 MINUTES**  
to Mall of the Emirates



**18 MINUTES**  
to Palm Jumeirah



**23 MINUTES**  
to The Dubai Mall



**13 MINUTES**  
to AKOYA



**24 MINUTES**  
to Al Maktoum  
International Airport



# DAMAC HILLS MAP

- TRUMP INTERNATIONAL GOLF CLUB DUBAI
- SCHOOL
- CARREFOUR





**DAMAC HILLS**

A VIBRANT AND BUSTLING COMMUNITY

**2,676**

VILLAS AND  
TOWNHOUSES

**4,664**

LUXURIOUS  
APARTMENTS

**2,900**

UNITS HANDOVER  
TO DATE

**9,000+**

RESIDENTS AT  
DAMAC HILLS

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**2,887**

HOTEL ROOMS, APARTMENTS, SERVICED RESIDENCES AND VILLAS

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# DAMAC HILLS HAS IT ALL!

42 million sqft luxury lifestyle  
community in Dubailand

World-class associations  
(Paramount, Trump, Radisson)

18-hole, par 71 championship  
golf course designed by Gil Hanse

DAMAC Hills living; at the centre of life,  
away from the crowd

Trump International Golf Club Dubai,  
9-hole academy, pro-shop



**OUR PARTNERS**

**T R U M P**  
THE TRUMP ORGANIZATION



**Radisson®**



**COME HOME TO  
BELLAVISTA**



GOOD VIEWS  
GREAT PRICES  
GRAND LIFESTYLES

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**YOUR  
PERFECT HOME**



SLEEK FINISHES  
STYLISH INTERIORS  
SPECTACULAR VIEWS

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## ALL GOOD THINGS IN ONE PLACE



- Access to beautifully themed areas of The Park
- New Community Centre with Pilates, yoga, gym and children's play area
- Event / Party hosting spaces
- Carrefour & Spinneys supermarkets
- Healthcare clinic
- International school



## ENDLESS WAYS TO KEEP FIT



- Tennis and volleyball court
- Fitness centre and jogging tracks
- Football and cricket practice nets
- 5-hole practice golf
- Large lagoon pool
- Skatepark



**UNIT PRICE**

Type	Count	Min Price	Max Price	Avg Price	Min Area	Max Area	Avg Area
<b>STD</b>	<b>16</b>	<b>449,999</b>	<b>546,000</b>	<b>469,375</b>	<b>405</b>	<b>509</b>	<b>414</b>
STD	16	449,999	546,000	469,375	405	509	414
<b>1 BR</b>	<b>16</b>	<b>649,999</b>	<b>773,000</b>	<b>714,562</b>	<b>617</b>	<b>806</b>	<b>728</b>
1 BR-S	5	649,999	667,000	661,800	617	624	622
1 BR-L	11	718,000	773,000	738,545	769	806	776
<b>2 BR</b>	<b>18</b>	<b>999,999</b>	<b>1,206,000</b>	<b>1,146,111</b>	<b>1,159</b>	<b>1,356</b>	<b>1,285</b>
2 BR-S	5	999,999	1,073,000	1,056,400	1,159	1,159	1,159
2 BR-L	13	1,166,000	1,206,000	1,180,615	1,332	1,356	1,334
<b>Grand Total</b>	<b>50</b>	<b>449,999</b>	<b>1,206,000</b>	<b>791,460</b>	<b>405</b>	<b>1,356</b>	<b>828</b>



**PAYMENT PLAN**

**24%**  
IMMEDIATE  
BOOKING

**YEAR 1**  
7.5%  
QUARTERLY

**YEAR 2**  
7.5%  
QUARTERLY

**YEAR 3**  
5%  
QUARTERLY

ANTICIPATED COMPLETION DATE: Q3 2020

SERVICE CHARGES: AED 15 PER SQFT.



## KEY USP<sub>s</sub> / PITCH POINTS

INVESTMENT OPPORTUNITY FROM  
THE PROPERTY DEVELOPER  
OF THE YEAR 2019

OVERLOOKING THE FIRST GOLF COURSE IN  
THE MIDDLE EAST AND ASIA MANAGED BY THE  
TRUMP ORGANIZATION

LEADING GLOBAL BRAND  
PARTNERS (RADISSON, TRUMP,  
PARAMOUNT)

HOME TO THE TRUMP  
INTERNATIONAL GOLF CLUB DUBAI  
(WINNER: LIFESTYLE AWARDS 2019)

LOCATED IN A WORLD-CLASS COMMUNITY (BEST  
GOLF DEVELOPMENT IN THE WORLD, INTERNATIONAL  
PROPERTY AWARDS, LONDON, 2013)

2,900 UNITS HANDED OVER WITH  
MORE THAN 9,000 RESIDENTS IN A  
THRIVING COMMUNITY



## KEY USP<sub>s</sub> / PITCH POINTS

LANDMARK LIFESTYLE  
COMMUNITY WITH THE POPULAR  
DUBAILAND NEIGHBOURHOOD

SPECTACULAR VIEWS AND ELEGANT  
LIFESTYLE OPPORTUNITIES WITH A  
SIGNATURE ADDRESS

IMMINENT HANDOVER  
STATUS OF THE PROJECT

25/75 POST-HANDOVER HOME  
PLAN (EARLY ROI POTENTIAL)

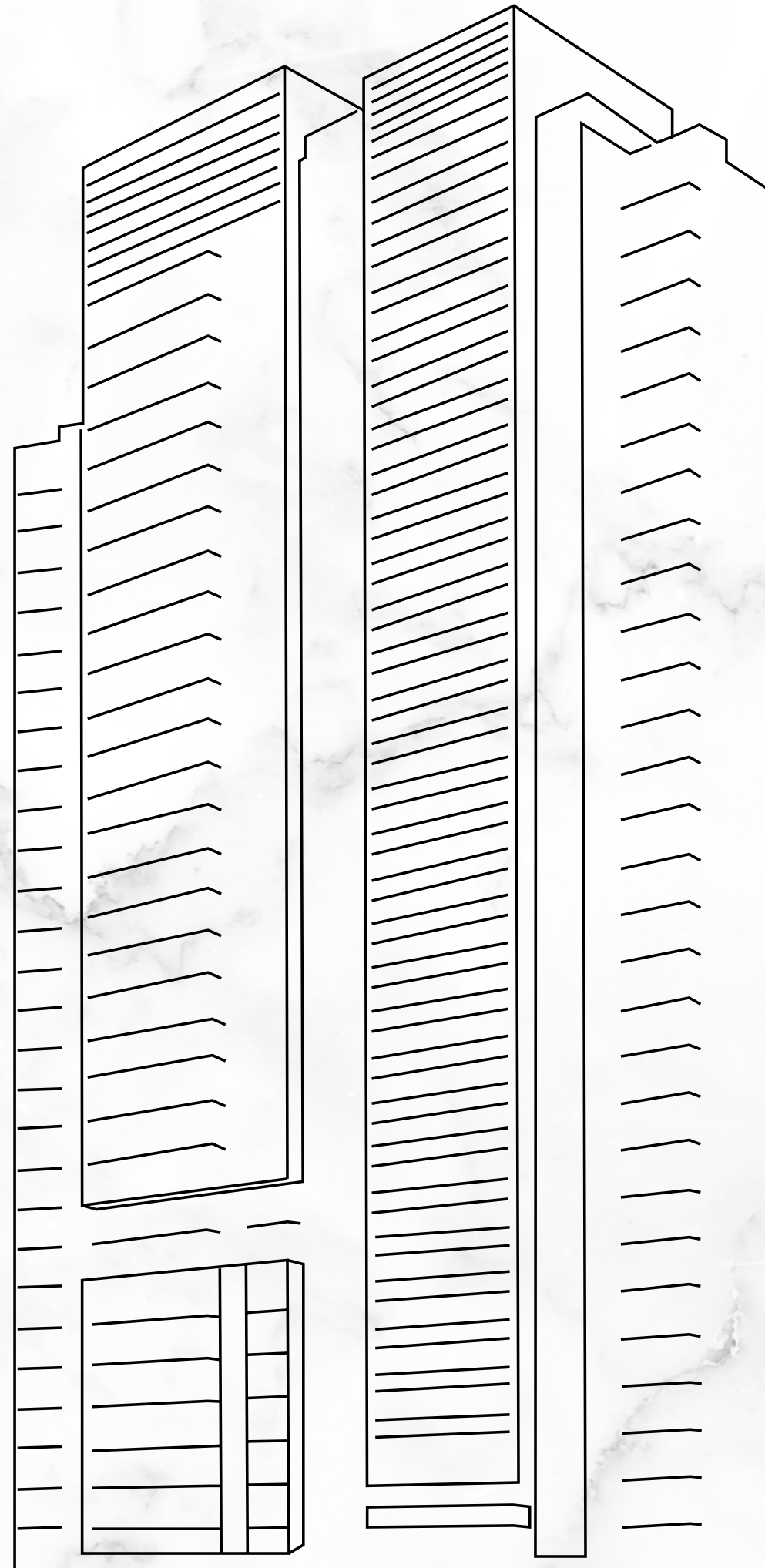
ATTRACTIVE 7-8% GROSS YIELD  
(BASED ON CURRENT LEASING TRENDS)

ATTRACTIVE PRICES COMPARED TO REPUTED  
PROPERTY BRANDS IN THE VICINITY

QUICK ACCESS TO MAJOR  
HIGHWAYS

LIFESTYLE AMENITIES MINUTES AWAY  
WITHIN THE COMMUNITY ITSELF





## TOWER CONFIGURATION

GROUND FLOOR

PODIUMS: 3

FLOORS: 30

ELEVATORS: 4 PASSENGER + 1 SERVICE

UNIT TYPE	SQFT AREA	
	MINIMUM	MAXIMUM
STUDIO	400	509
1 BEDROOM	616	818
2 BEDROOM	1,157	1,462





## **CONTACT US**

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