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*DAMAC*  
**Lagoon**  
VIEWS



# THE 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
- 8 Hamdan Sports Complex – 15 minutes

### MALLS

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

### HOSPITALS

- 1 Aster Medical Centre – 9 minutes
- 2 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

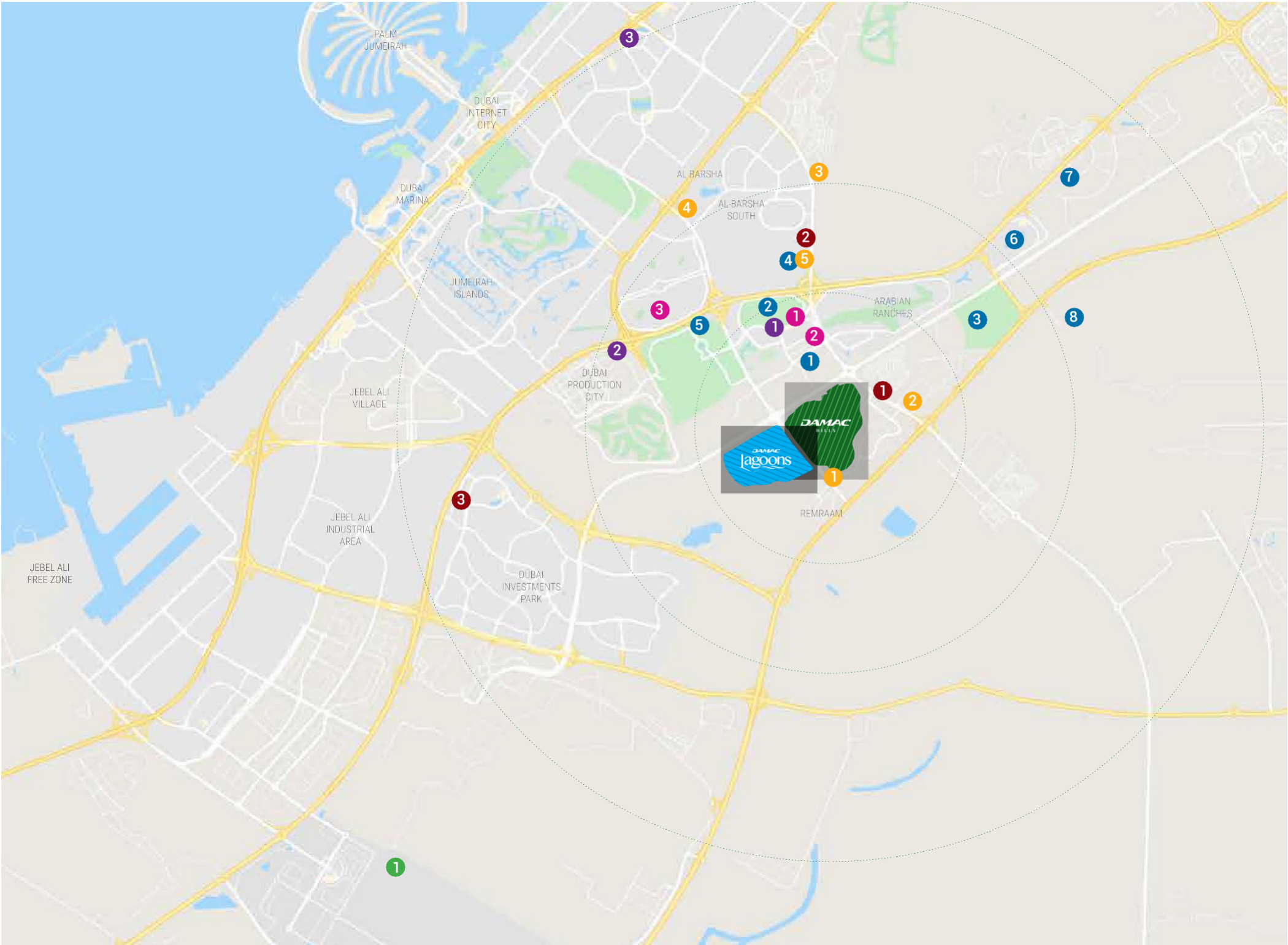
### AIRPORT

- 1 Al Maktoum International Airport – 28 minutes

### SCHOOLS

- 1 Jebel Ali School – 5 minutes
- 2 Fairgreen International School – 11 minutes
- 3 Global Indian International School – 16 minutes
- 4 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.





# THE LOCATION

DAMAC LAGOONS (ANDALUCIA) APARTMENTS



MARBELLA



MYKONOS



MONTE CARLO



IBIZA



SANTORINI



MOROCCO



VENICE



PORTOFINO



COSTA BRAVA



NICE

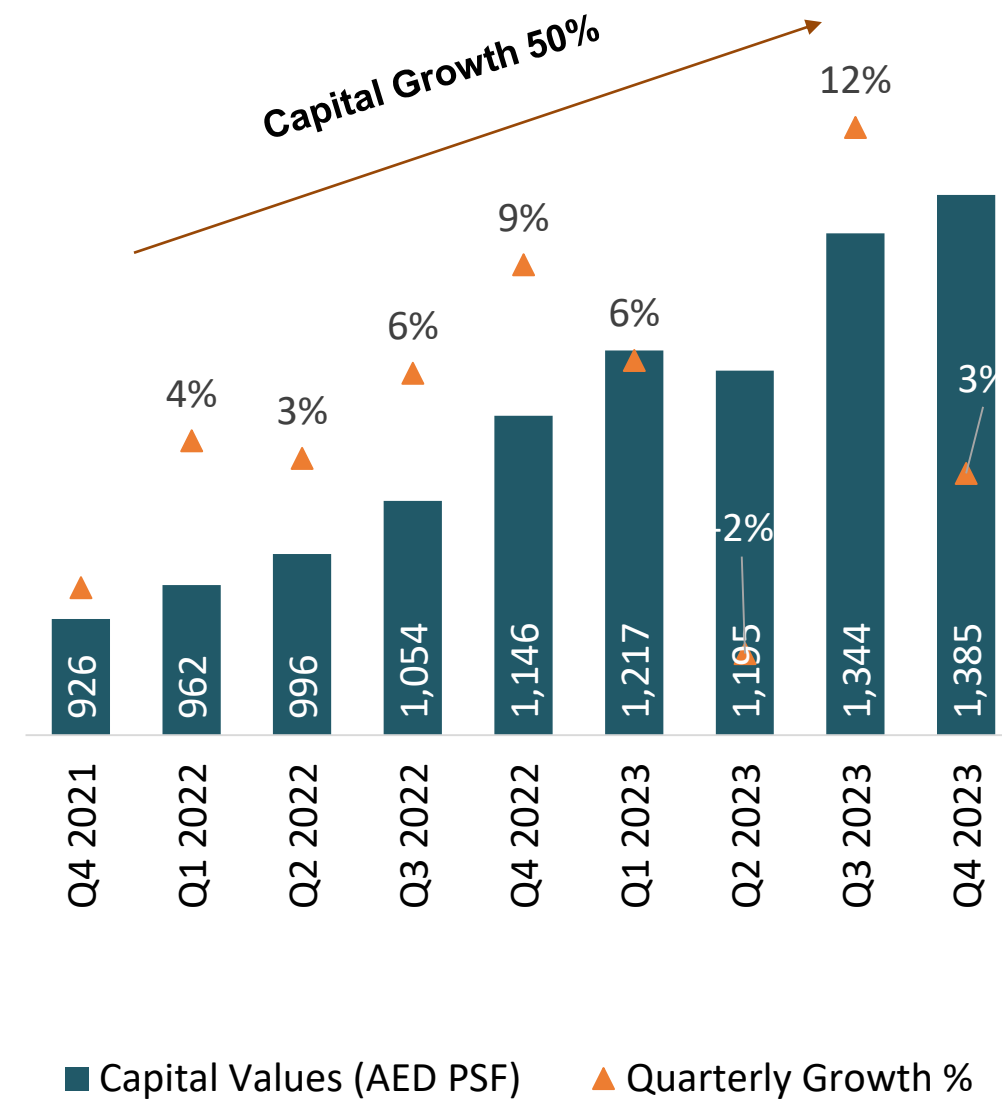


MALTA

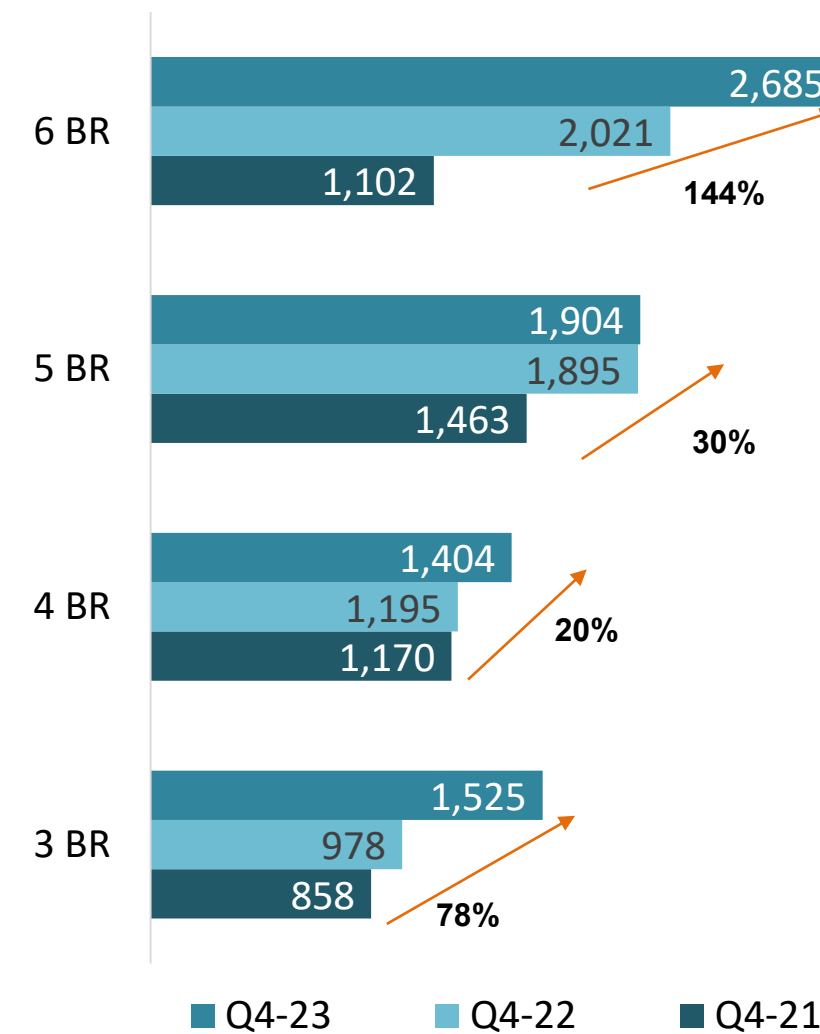
# DAMAC LAGOONS – ACCESS POINTS



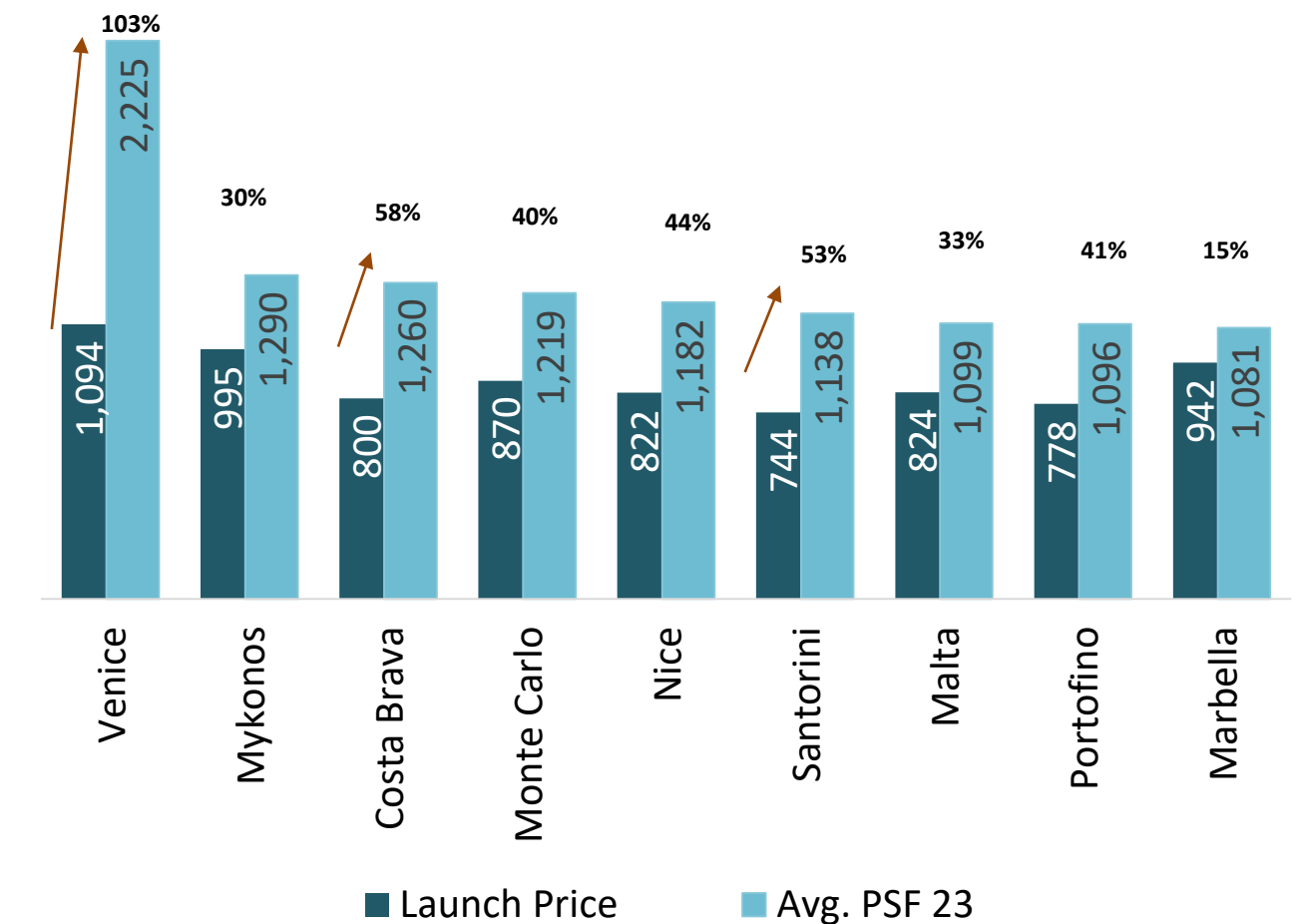
**Capital Values Growth  
(Primary)**



**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.
- Nine out of 11 clusters have recorded double digit growth in capital values in secondary market indicating robust investor confidence in DAMAC Lagoons

# Fast Four Facts – DAMAC Lagoons



## 01

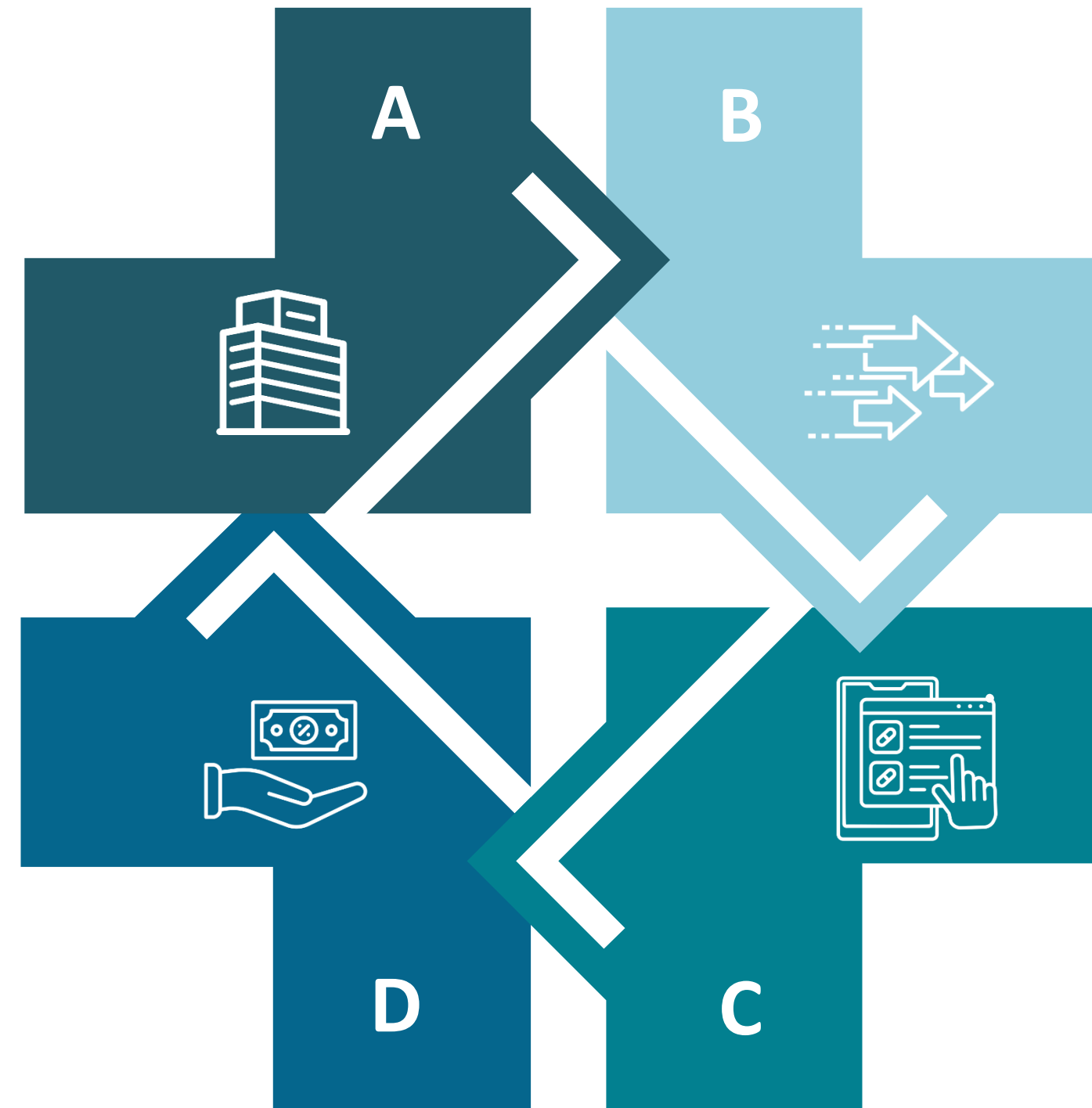
### Advantage Low Rise

- Lower service charge.
- Feels closer to amenities – Higher end user demand.
- Higher undivided share of land – Higher opportunities for capital gains.
- Enjoys quick ease in access, saving time

## 04

### Competitive Lagoon Themed Apartments

- Competitive Price
- DAMAC Lagoon Views is the most competitively priced lagoon themed apartments in Dubai



## 02

### Fast Moving Units

- Close to 1,000 units sold in last 24 months.
- Sales off take rate of 35 to 40 units a month.

## 03

### Robust Track Record

- DAMAC Lagoons recorded robust capital appreciation of 50% in 24 months
- Nine out of 11 clusters recorded double digit growth in last two years.

# COMPETITION BENCHMARKING - PRICING



## 1 BR Configuration (AED PSF)

| Project Name                      | Min Size Sq. ft | Max Size Sq. ft | Min SA PSF   | Avg. SA PSF  | Max SA PSF   |
|-----------------------------------|-----------------|-----------------|--------------|--------------|--------------|
| Naya at District One              | 784             | 877             | 1,977        | 2,108        | 2,292        |
| The Residences at District One    | 679             | 770             | 2,023        | 2,141        | 2,222        |
| Lagoon Views at MBR               | 853             | 854             | 1,931        | 1,959        | 1,997        |
| Dubai Hills Estates – Hills Park* | 676             | 903             | 1,860        | 1,807        | 1,997        |
| <b>DAMAC Lagoon Views</b>         | <b>674</b>      | <b>808</b>      | <b>1,453</b> | <b>1,542</b> | <b>1,694</b> |

## 2 BR Configuration (AED PSF)

| Project Name                      | Min Size Sq. ft | Max Size Sq. ft | Min SA PSF   | Avg. SA PSF  | Max SA PSF   |
|-----------------------------------|-----------------|-----------------|--------------|--------------|--------------|
| Naya at District One              | 1,204           | 1,263           | 2,074        | 2,217        | 2,352        |
| The Residences at District One    | 1,192           | 1,310           | 1,920        | 2,050        | 2,415        |
| Lagoon Views at MBR               | 1,724           | 1,724           | 1,855        | 1,886        | 1,920        |
| Dubai Hills Estates – Hills Park* | 1,744           | 989             | 1,698        | 1,779        | 1,954        |
| <b>DAMAC Lagoon Views</b>         | <b>1,016</b>    | <b>1,145</b>    | <b>1,539</b> | <b>1,641</b> | <b>1,915</b> |

\*Note: The prices are from primary and secondary sale transactions H2 2023/DLD Transaction

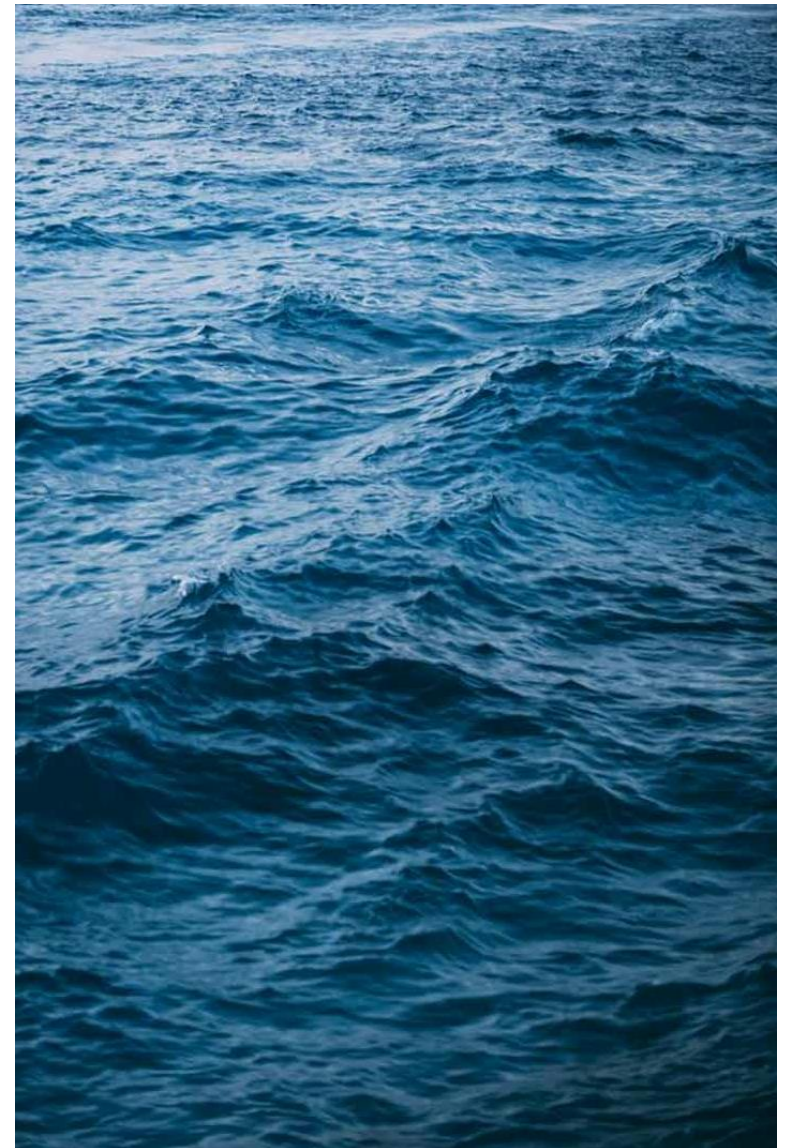
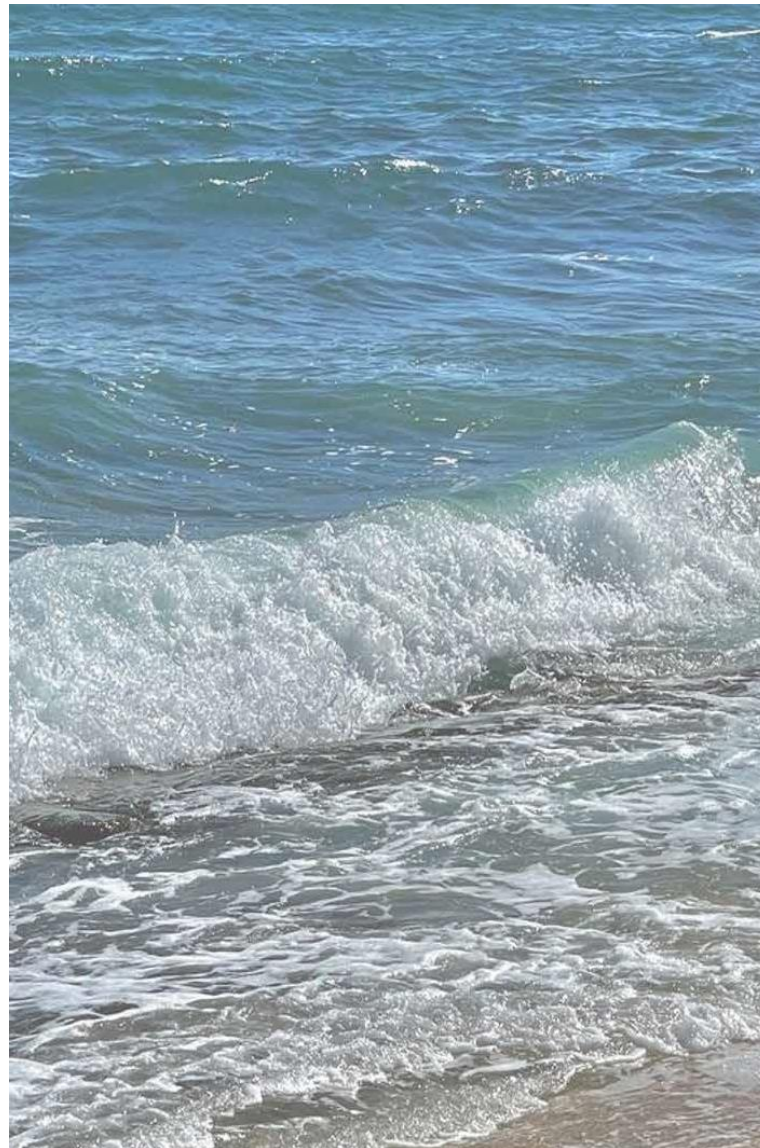
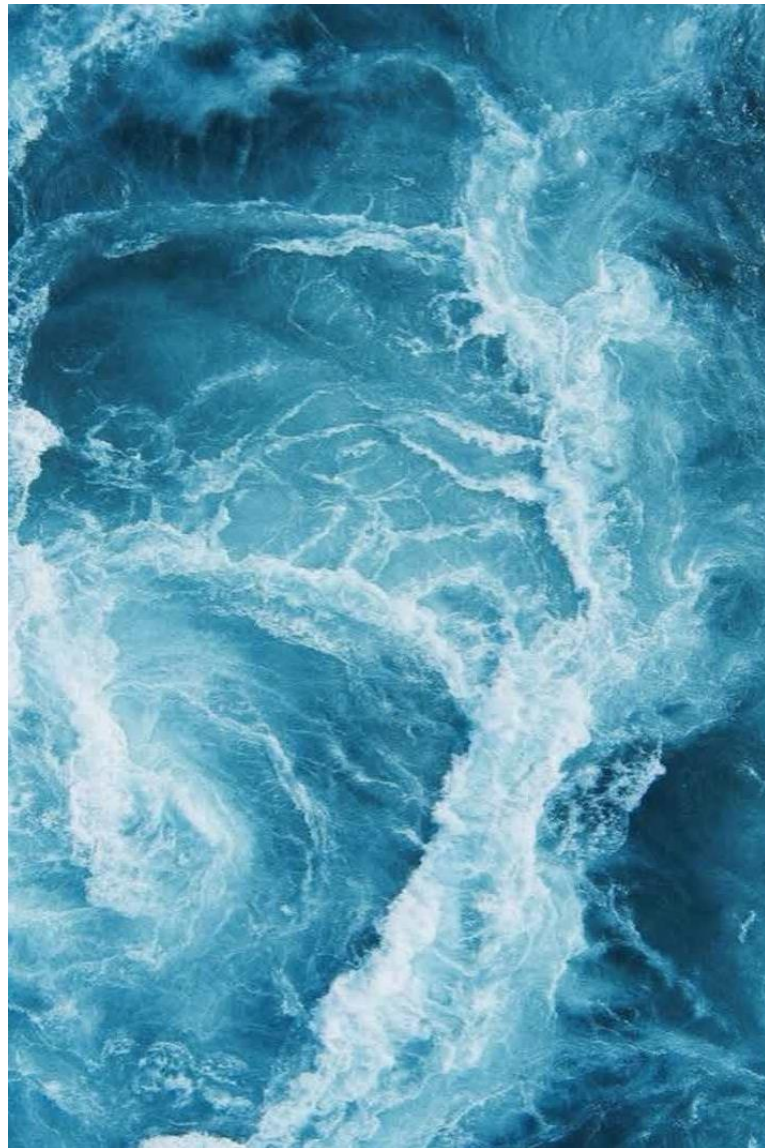
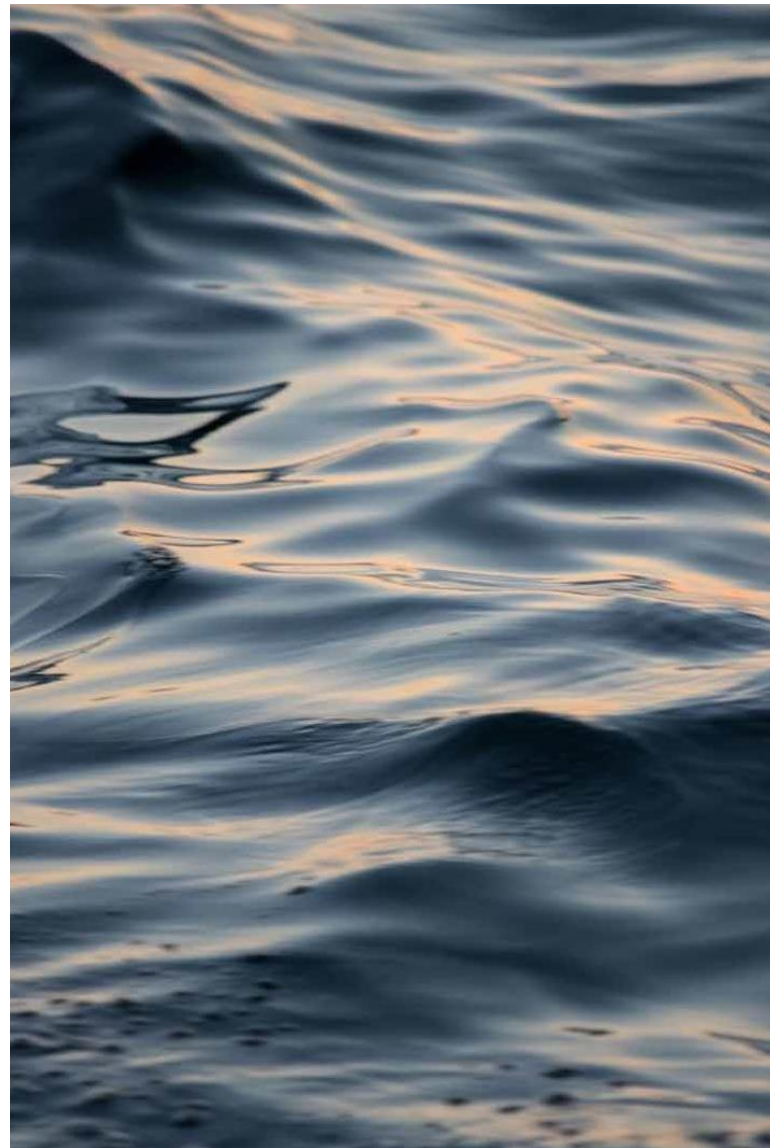


*DAMAC*  
**Lagoon**  
VIEWS



# INSPIRATION

DAMAC LAGOONS (ANDALUCIA) APARTMENTS



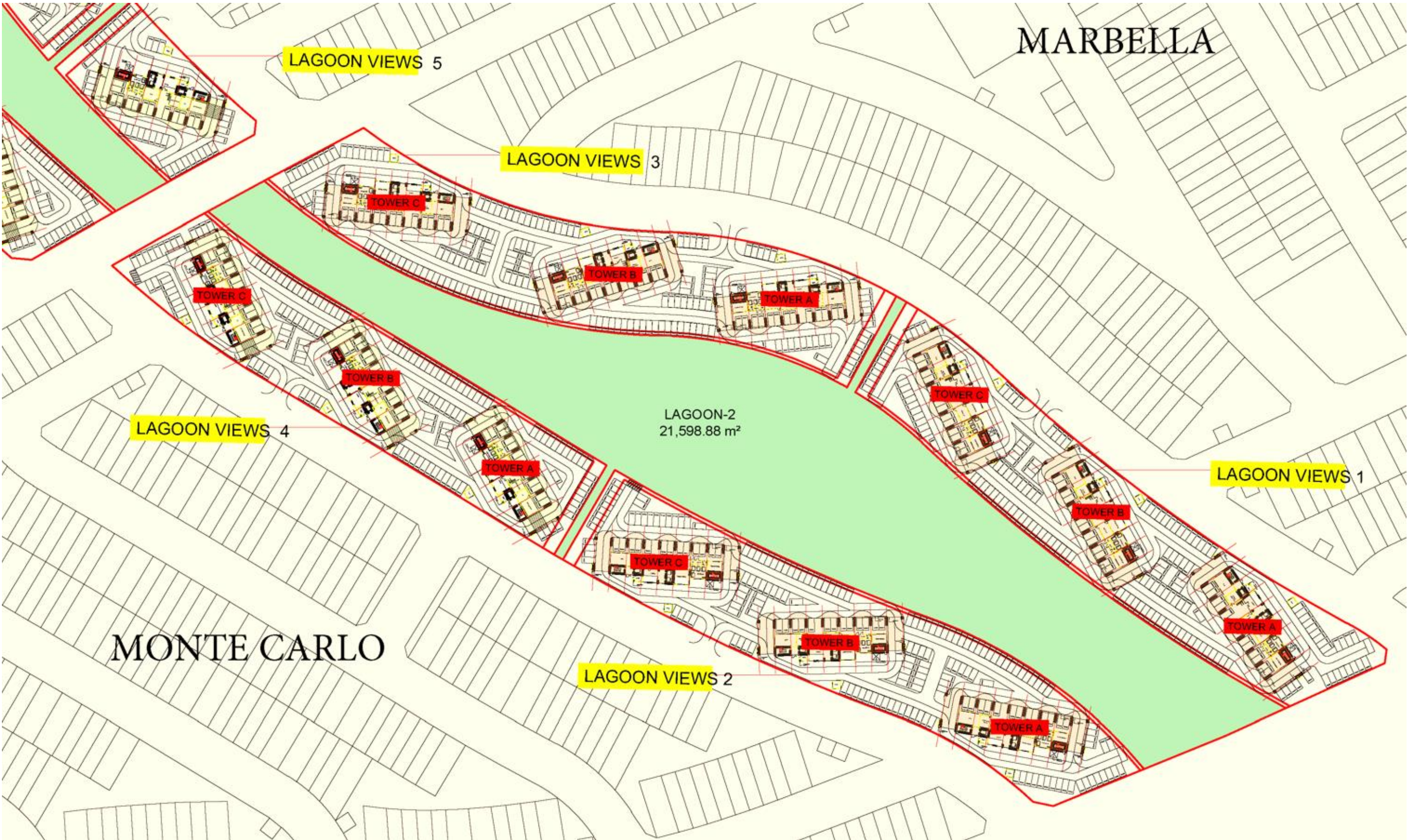
THE RHYTHMIC DANCE OF SUNLIGHT ON THE AZURE WAVES MIRRORS THE TIMELESS POETRY OF THE MEDITERRANEAN SEA

THE WAVES OF THE MEDITERRANEAN: KNOWN TO BE EMBRACING BUT NOT DANGEROUS

# CLUSTER PLAN

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# CLUSTER PLAN



# CLUSTER PLAN





# CLUSTER PLAN





# CLUSTER PLAN



## MONTECARLO

TOWER A,B,C

AQUA OPERA SCHOOL HOUSE PAVILION  
BOARD GAMES CASINO PAVILION  
CARS MEMORABILIA - VINTAGE CARS



## MARBELLA

TOWER A,B,C

FLAMENCO GARDENS  
BEAUTY HILLS - SHOPPING POP UPS  
OLIVE TREES GARDEN - THE MARRIAGE DESTINATION

-  LAGOON VIEWS 1 - 3 Towers
-  LAGOON VIEWS 2 - 3 Towers

# TOWER CONFIGURATION

DAMAC LAGOONS (ANDALUCIA) APARTMENTS



G + 6 F

CAPTURING THE VIEW FROM A HEIGHT

ROOF

LEVEL 1ST – 6TH

1- & 2-BR APARTMENTS

GROUND FLOOR - ARRIVAL

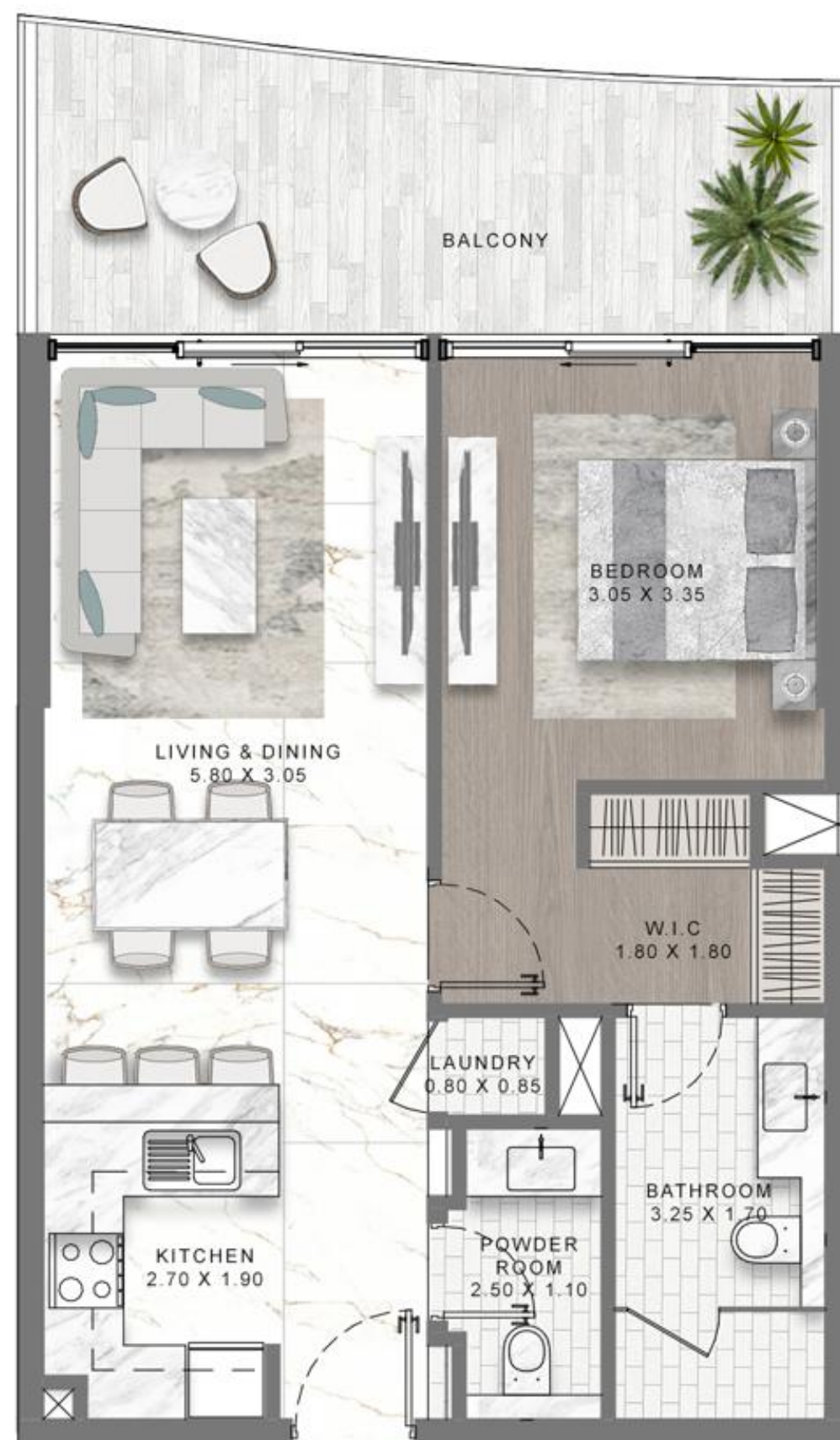


# UNIT TYPES

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**Lagoon**  
VIEWS

# UNIT TYPES

1 BR : 16 Types  
2 BR : 4 Types



**1-BEDROOM TYPE 01**

SALEABLE AREA: 763.7 SQFT



**2-BEDROOM TYPE 01**

SALEABLE AREA: 1153.7 SQFT

# INTERIOR DESIGN

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# INTERIOR DESIGN

LIVING 2.7m – 2.8m Floor to ceiling





# INTERIOR DESIGN

DINING

2.7m – 2.8m Floor to ceiling

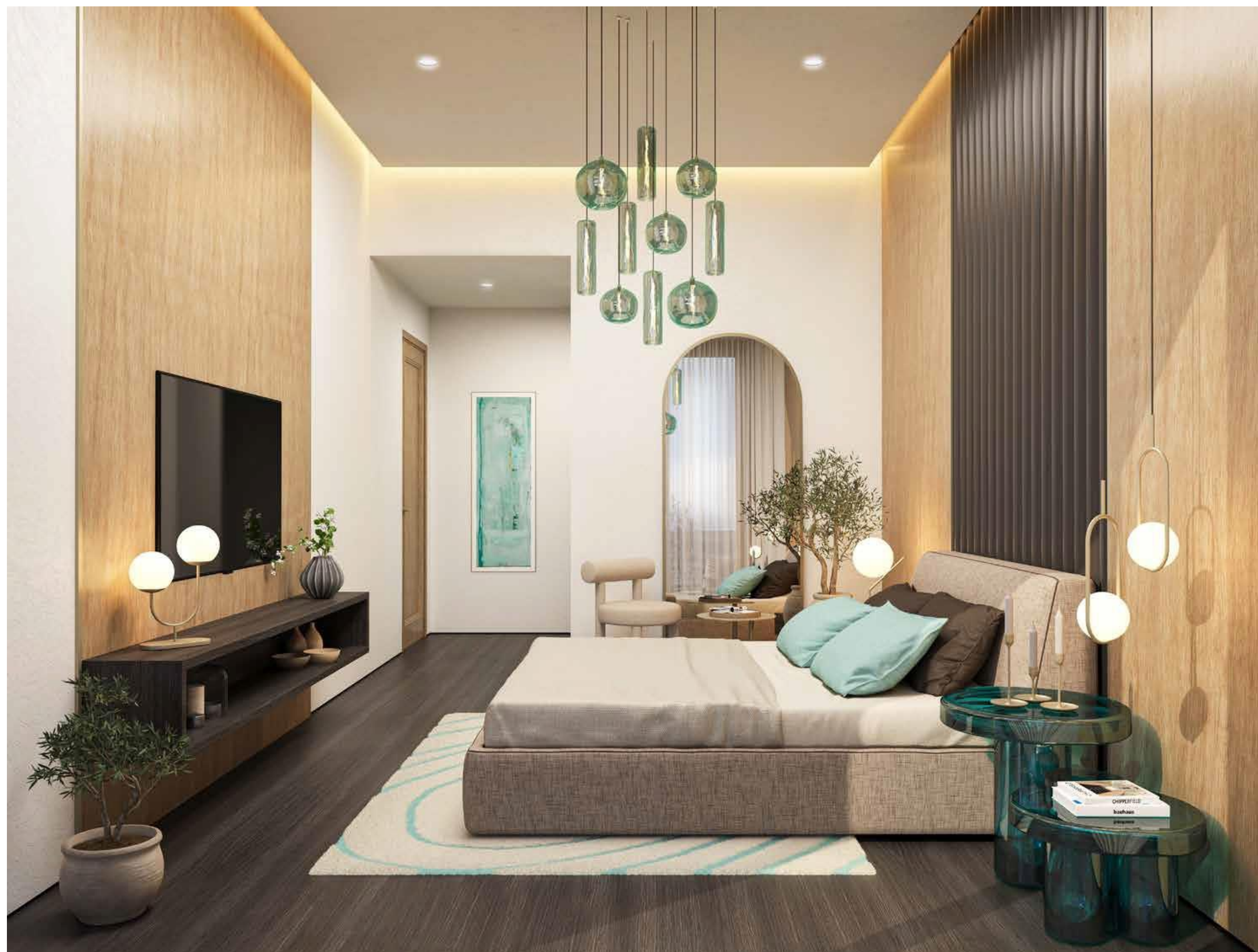




# INTERIOR DESIGN

BEDROOM

2.7m – 2.8m Floor to ceiling





# INTERIOR DESIGN

WALK-IN CLOSET

2.4m Floor to ceiling





# INTERIOR DESIGN

BATHROOM 2.4m Floor to ceiling





# INTERIOR DESIGN

TERRACE



# F&A

## **Apartment features:**

- All rooms feature double glazed windows
- Balconies (As per Plan)
- Centrally Air Conditioned
- TV & Television Connection Points

## **Living and Dining:**

- Porcelain tile flooring
- Painted walls & Soffit

## **Bedrooms:**

- Porcelain tile flooring
- Painted walls & Soffit
- Built in Wardrobe

## **Bathroom Features:**

- Porcelain tile flooring and wall cladding - all bathrooms
- Vanity cabinets with stone countertops - all bathrooms
- Sanitary ware/s with fittings and accessories
- Mirror

## **Kitchen:**

- Kitchens fitted with cabinets, stone countertop, and backsplash
- Kitchen appliances (Cooker, Kitchen hood, Refrigerator & washing machine)
- Sink with fittings
- Porcelain tile flooring
- Porcelain / Painted walls

P R I C E S &  
P A Y M E N T P L A N



| Lagoon Views |             | Sellable Area (Sq. Ft.) |       |       | Price (AED) |           |           | PSF   |
|--------------|-------------|-------------------------|-------|-------|-------------|-----------|-----------|-------|
| Typology     | Total Units | Min                     | Max   | Avg.  | Min         | Max       | Avg.      | (AED) |
| 1 BR         | 126         | 674                     | 808   | 758   | 979,000     | 1,369,000 | 1,169,000 | 1,541 |
| 2 BR         | 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 |



# LAUNCH PAYMENT PLAN



| 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



# REGULAR PAYMENT PLAN



| 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         |

| 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 | 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

## 1-BEDROOM

STARTING PRICE FROM  
AED 979,000

## 2-BEDROOM

STARTING PRICE FROM  
AED 1,564,000

# A M E N I T I E S

*DAMAC*  
**Lagoon**  
VIEWS

  
ANDALUCÍA APARTMENTS  
AMENITIES



BEAUTY



BEAUTY HILLS



OLIVE TREES GARDEN - THE MARRIAGE DESTINATION



HONEY BAR



# ANDALUCÍA APARTMENTS

AMENITIES



## CULTURE



FLAMENCO GARDENS CONCERT STAGE



AQUA OPERA SCHOOL  
HOUSE PAVILION



VOLCANIC STONES PARK



# ANDALUCÍA APARTMENTS

AMENITIES



## FESTIVITIES



FOAM PARTY

MUSIC FESTIVALS

GLOW LOUNGE

BEACH CLUB



# ANDALUCÍA APARTMENTS

AMENITIES



## LAKESIDE SERENITY



CENTRAL HUB



# ANDALUCÍA APARTMENTS

AMENITIES



## REVITALIZE - RECHARGE



LAGOON RAIN PARTY ZONE

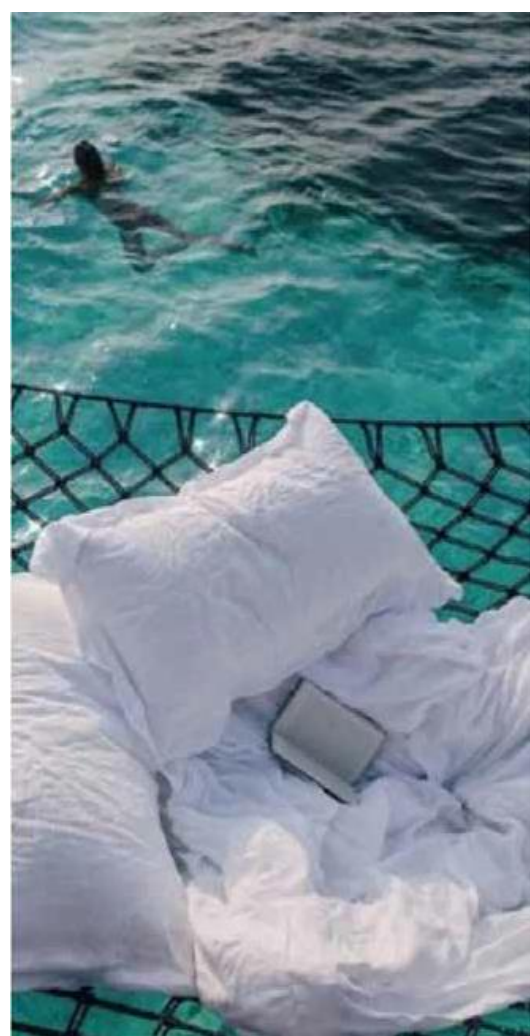


# ANDALUCÍA APARTMENTS

AMENITIES



## WELLNESS - RELAXATION



HAMMOCK HAVEN



OUTDOOR SPA



AQUA BLAZE LOUNGE



# ANDALUCÍA APARTMENTS

AMENITIES



## FLOATING PARADISE



UNIQUE AQUATIC PARTY VENUE



# ANDALUCÍA APARTMENTS

AMENITIES



## ENTERTAINMENT



BOARD GAMES CASINO PAVILION

KIDS PLAY AREA



# ANDALUCÍA APARTMENTS

AMENITIES



## GASTRONOMY – F&B EXPERIENCE



TAPAS LOUNGE

POOL BAR & FLOATING PODS

SUNSET BEACH BAR

  
ANDALUCÍA APARTMENTS

**DAMAC**  
**Lagoon**  
VIEWS





# ANDALUCÍA APARTMENTS

AQUA GYM – RUNNING TRACK



  
ANDALUCÍA APARTMENTS  
AQUA OPERA SCHOOL





# INTERIOR DESIGN

TERRACE



# Summary

- Rare and unique project in Dubailand as low-rise lagoon facing apartments.
- As such, these are highly sought after and fast moving units.
- Part of a community that has commanded over 49% appreciation in the last 2 years.
- Competitive price point – lowest PSF compared to competition.
- Major benefits of a low rise apartment – closer to the community, lower service charges, lower maintenance costs, higher structural lifespan, higher undivided share of land.
- Access – lower waiting time for elevators & faster access to parking and community exit points during peak hour commute and also, ease of access to exit points during an emergency
- Low rise apartments generally command a higher capital appreciation in comparison to high rise projects.
- These apartments will be part of a ready community by handover.



[Scan this QR code for training feedback](#)

T H A N K   Y O U

*DAMAC*  
**Lagoon**  
VIEWS

- **Why does the bathroom render show 2 washbasins? :** The units' rendering shown are to display the maximum potential of this unit and all illustrations do not form a part of the standard unit.
- **Do we have any information on essential amenities (mall, hospital, pharmacy, etc.) contracted to be part of the Lagoons community since Santorini will be handed over soon?:** Yes, these are mandatory Civic amenities which are provided with any/all masterplan; however, none are available on day-one (across all developers). These shall be facilitated eventually based on 80% residential units' handover and only when the operator EOI and on-boarding processes complete.