

*DAMAC*

# ISLANDS2

A TROPICAL ECO STATE OF MIND







# DUBAI STRUCTURE PLAN 2040

## Land Use Map



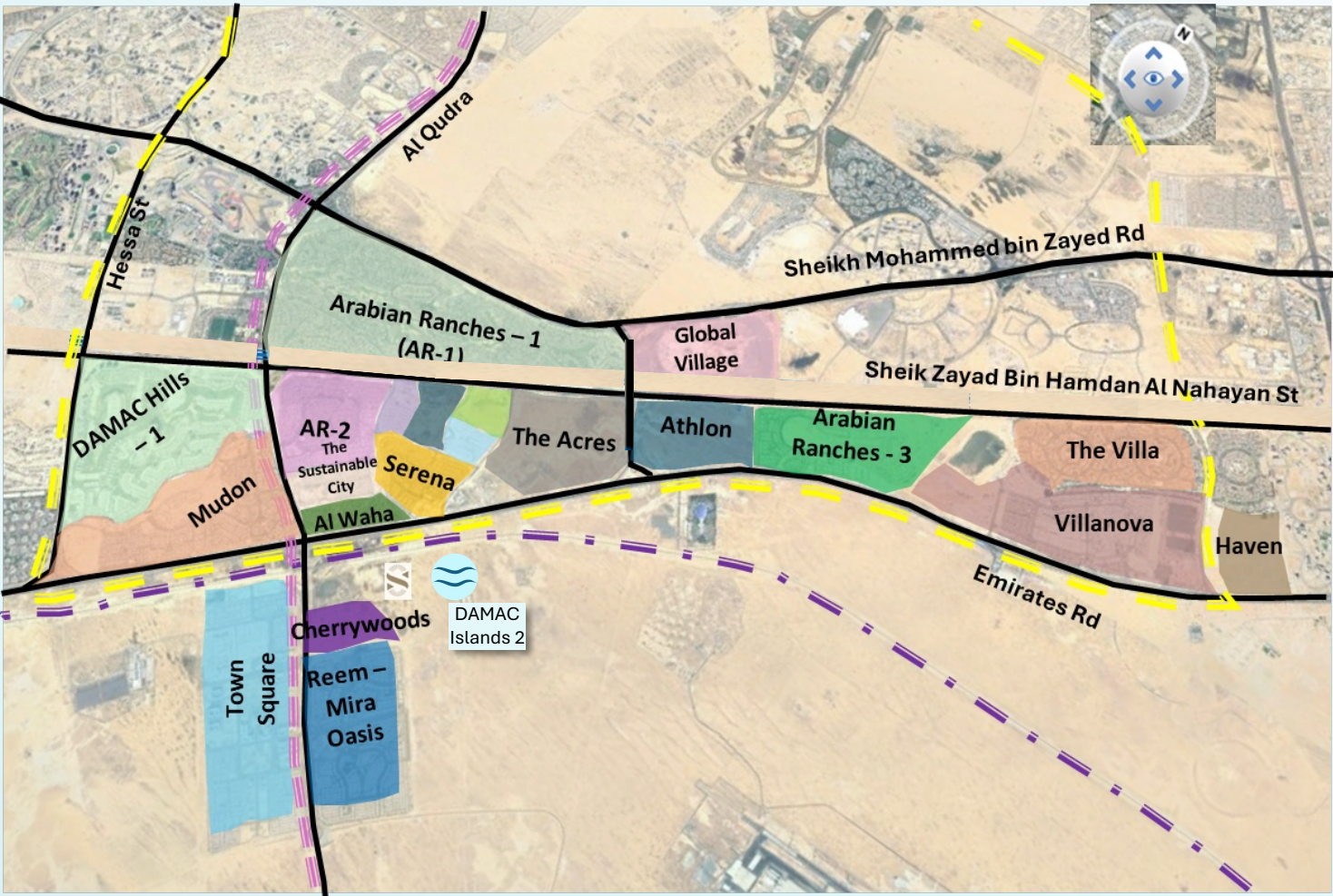
1. Limited land bank
2. Excellent investment opportunity
3. Centrally located between old & new Dubai
4. Seamless connectivity

- |  |   |
|--|---|
| <span style="color: red;">■</span> Commercial            | <span style="color: orange;">■</span> Mixed Use             |
| <span style="color: brown;">■</span> Land Bank           | <span style="color: lightgreen;">■</span> Conservation Area |
| <span style="color: yellow;">■</span> Residential        | <span style="color: purple;">■</span> Industrial            |
| <span style="color: red;">- - -</span> Urban Area Extend |   |







# UPCOMING INFRASTRUCTURE

Dubai Land



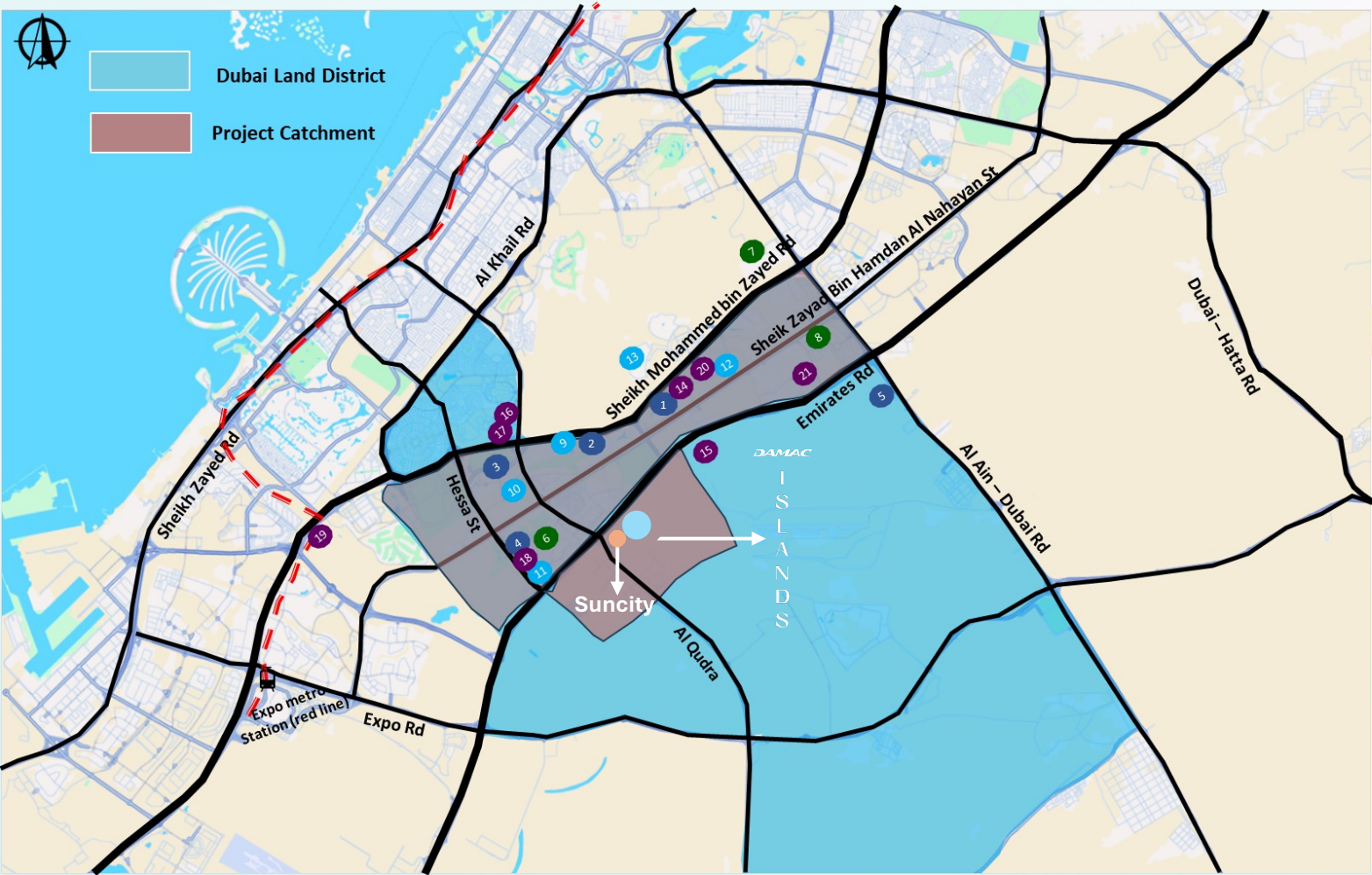
## Infrastructure

-  Etihad Rail
-  Pink Line  
MOE to Townsquare
-  Yellow Line  
Internet City to Maritime City
-  Major Roads
-  Metro Line



# LOCATION CATCH

Dubai Land



Retail	
1	City Land Mall
2	Arabian Ranches Mall
3	First Avenue Mall
4	DAMAC Mall
5	Dubai Outlet Mall

Hospital	
6	Saudi German
7	Emirates Clinic
8	Dubai London Clinic

School	
9	Jumeirah English School
10	GEMS Metropole School
11	Jebel Ali School
12	GEMS Winchester
13	Duncrest American School

Landmarks	
14	Global Village
15	Hamdan Sports Complex
16	Dubai Butterfly Garden
17	Dubai Miracle Garden
18	Trump International Golf Club
19	Jumeirah Golf Estates Metro Station
20	IMG World of Adventures
21	Al Habtoor Polo Resort



# AL QUDRA – INTERSECTION DEVELOPMENT

Dubai Land



- **AED 798 million RTA initiative** upgrading 11.6 km stretch of Al Qudra Road (from Sheikh Mohammed bin Zayed Rd to Emirates Rd)
- Includes **new bridges (2.7 km), four-lane interchanges**, and enhanced access corridors

**Enhanced Connectivity:** Seamless access to key Dubai corridors – Sheikh Mohammed bin Zayed Rd, Emirates Rd, and Al Qudra Rd

**Reduced Travel Time:** Travel duration cut from **9.4 mins** → **2.8 mins**, Efficient road flow benefiting residents, visitors, and service access

**Increased Capacity:**

- Designed to serve **400,000+ residents** and visitors in surrounding communities.
- Increased vehicle capacity **from 6600 to 19200 per hour**.
- Reduced waiting time at **intersections from 113 second to 52 seconds**.

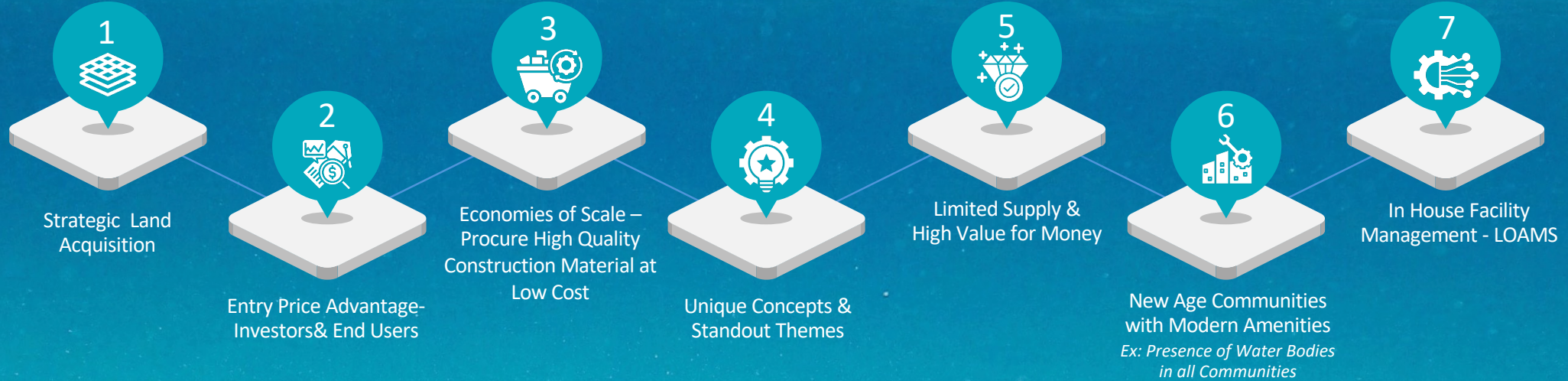
**Lifestyle & Investment Value:** Improved mobility enhances daily convenience and quality of life. And contribute to **long-term property appreciation**.

**Strategic Alignment:** Supports **Dubai 2040 Urban Master Plan** – building sustainable, connected, and livable communities



# DAMAC Communities

## Value Propositions & Advantage for End Users



Self Sufficient



Health & Wellness



Maintained by Master Developer



Limited in Supply, fast selling and only launched by Top Developers



Healthcare Facilities with the community



Retail facilities, restaurants, hotels and mall for shopping



Healthcare facilities such as sports, fitness and golf course



Schools, childcare facilities, pet parks, coworking, and events conducted in community centre and common areas





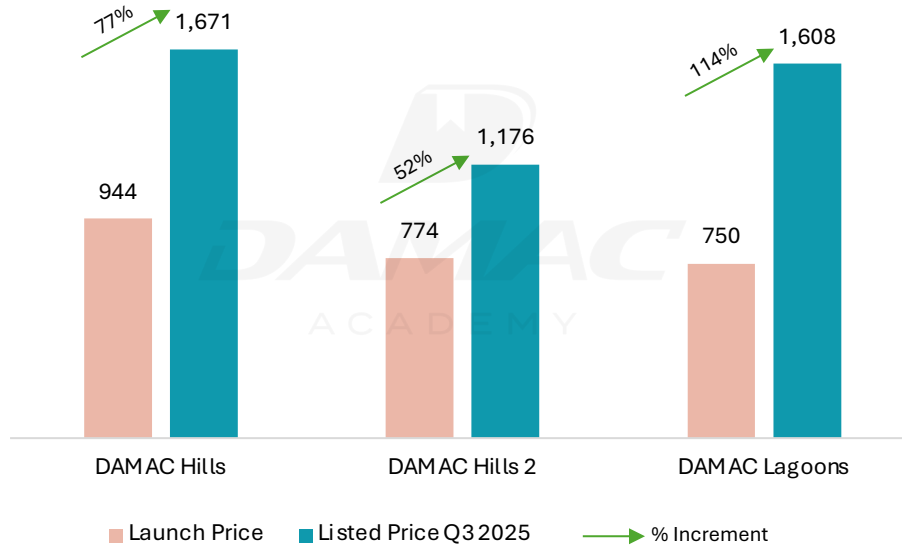
# MARKET INTELLIGENCE



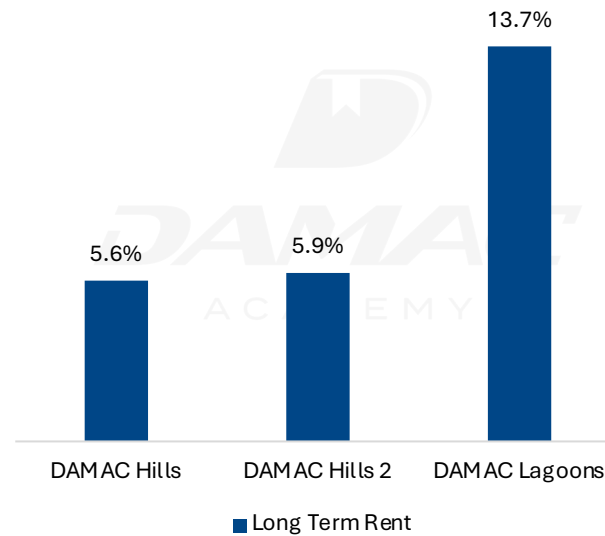
# DAMAC COMMUNITIES PERFORMANCE

## Selling Price (AED PSF) & Rental Yield

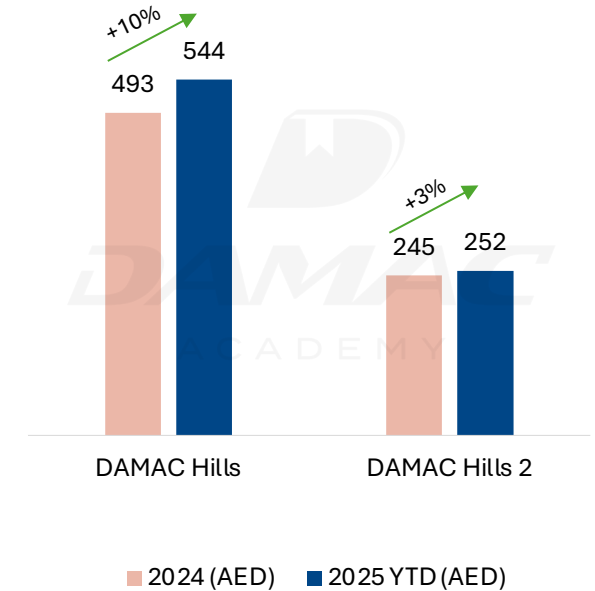
**Average Selling Rate (AED PSF)**



**Long Term Rent  
Annual Rental Yield (%)**



**Short Term Rent  
Average Daily Rate (AED)**



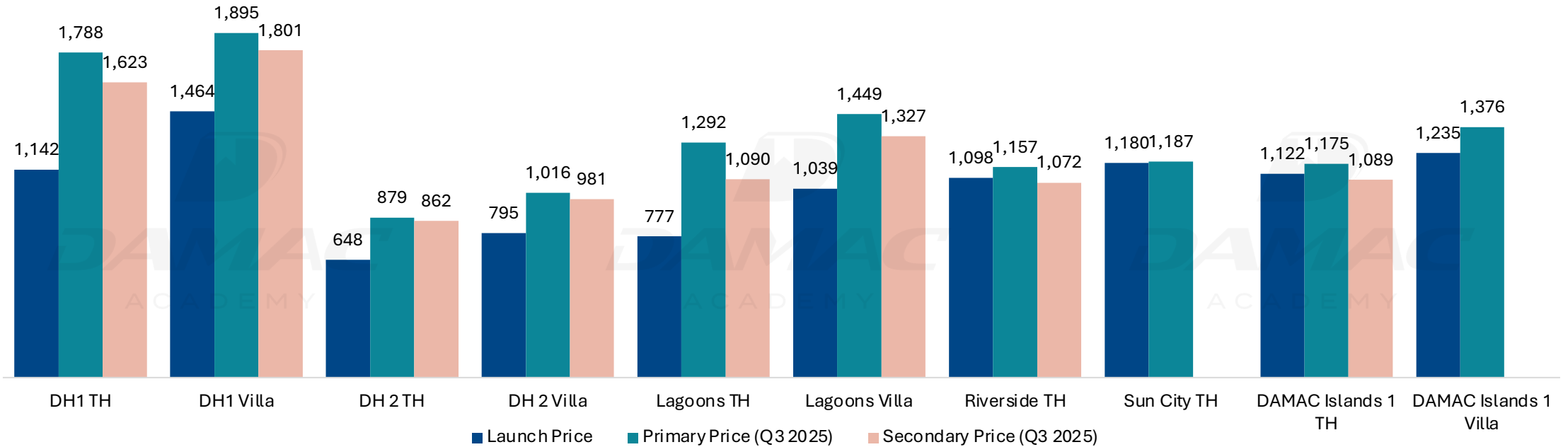
- All graphs are for townhouses/villas only and do not include apartment prices and are DLD extractions from PropertyMonitor.
- All listed prices are as of Q3 2025 and extracted from PropertyFinder and Bayut. Listed prices constantly change hence the values might vary depending on time of data extraction.
- The Launch prices are extracted from marketing/promotional project brochures.
- The annual rental yield is for the duration of August 2024 to August 2025.



## DAMAC COMMUNITIES SELLING PRICES (AED PSF)

Starting Price, Primary Price & Secondary Price

Average Selling Price (AED PSF) Q3 2025

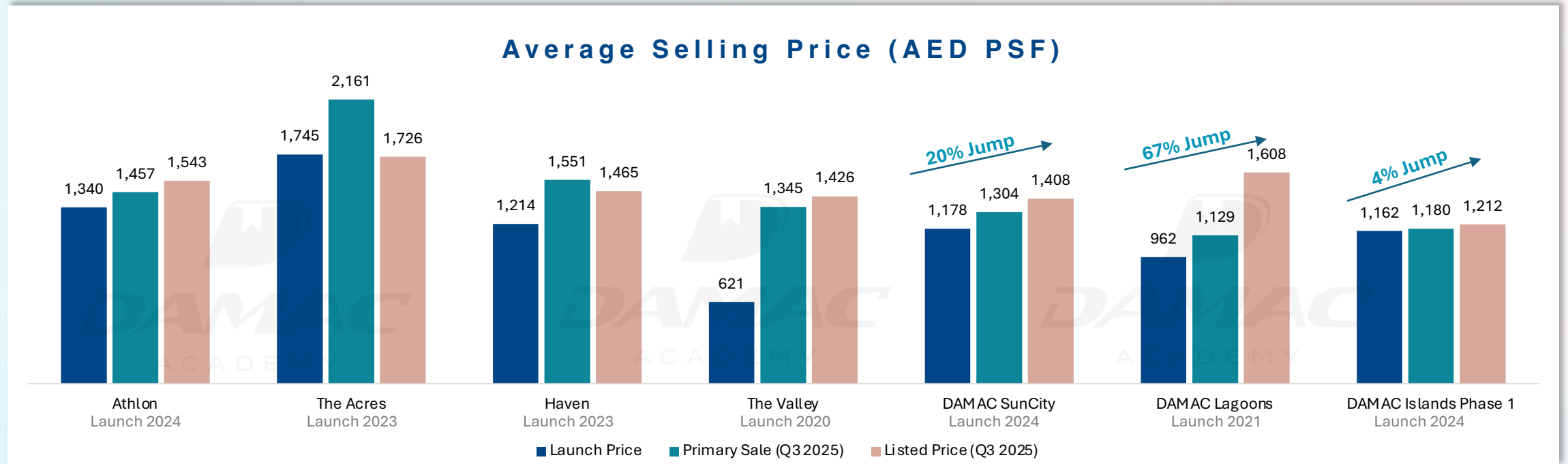


- All graphs are for townhouses/villas only and do not include apartment prices.
- All prices are DLD transactions, extracted from PropertyMonitor for the duration of Q3 2025 only.
- The Launch prices are extracted from marketing/promotional project brochures.



## BENCHMARK AVERAGE SELLING PRICE (AED PSF)

Launch vs. Primary vs. Listed Prices

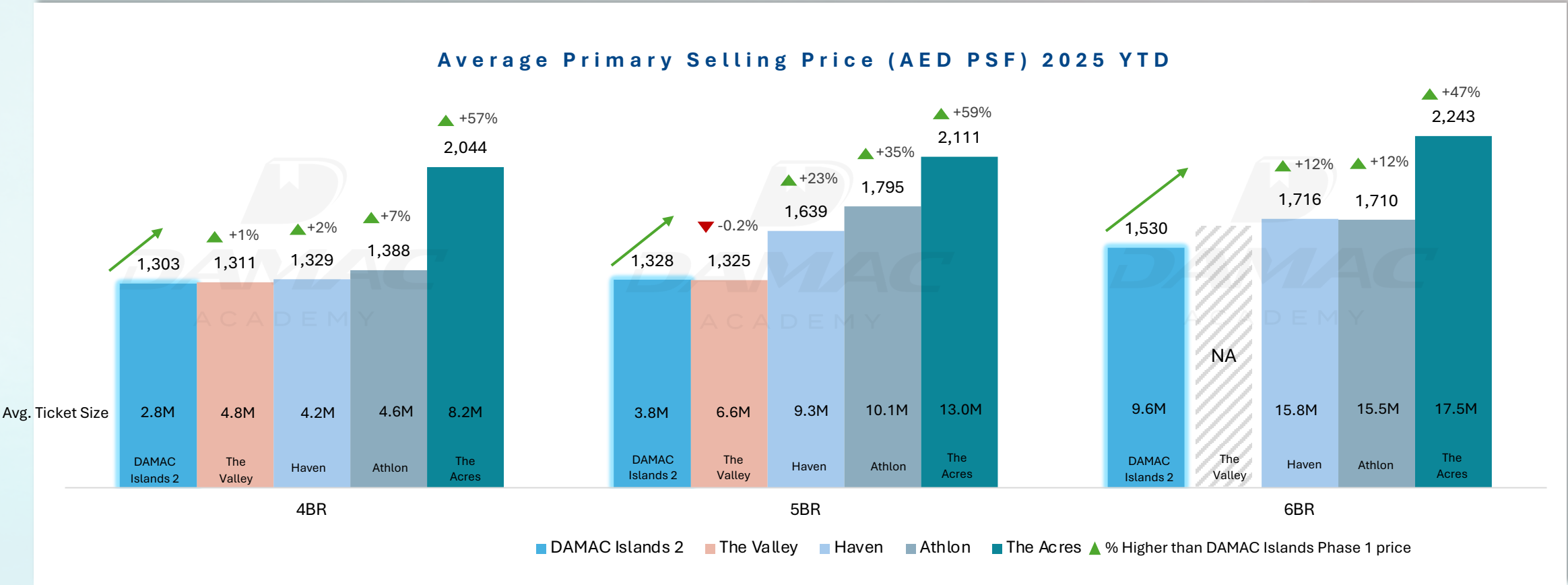


- The primary sale prices are extracted from PropertyMonitor which are registered DLD transactions.
- The Launch prices are extracted from marketing/promotional project brochures.
- The listed prices are extracted from various property listing websites like Bayut and PropertyFinder. The prices are the average of all the listings and may vary according to the unit typology.



# BENCHMARK COMPARISON BY UNIT TYPOLOGY

## Price Comparison with DAMAC Islands 2

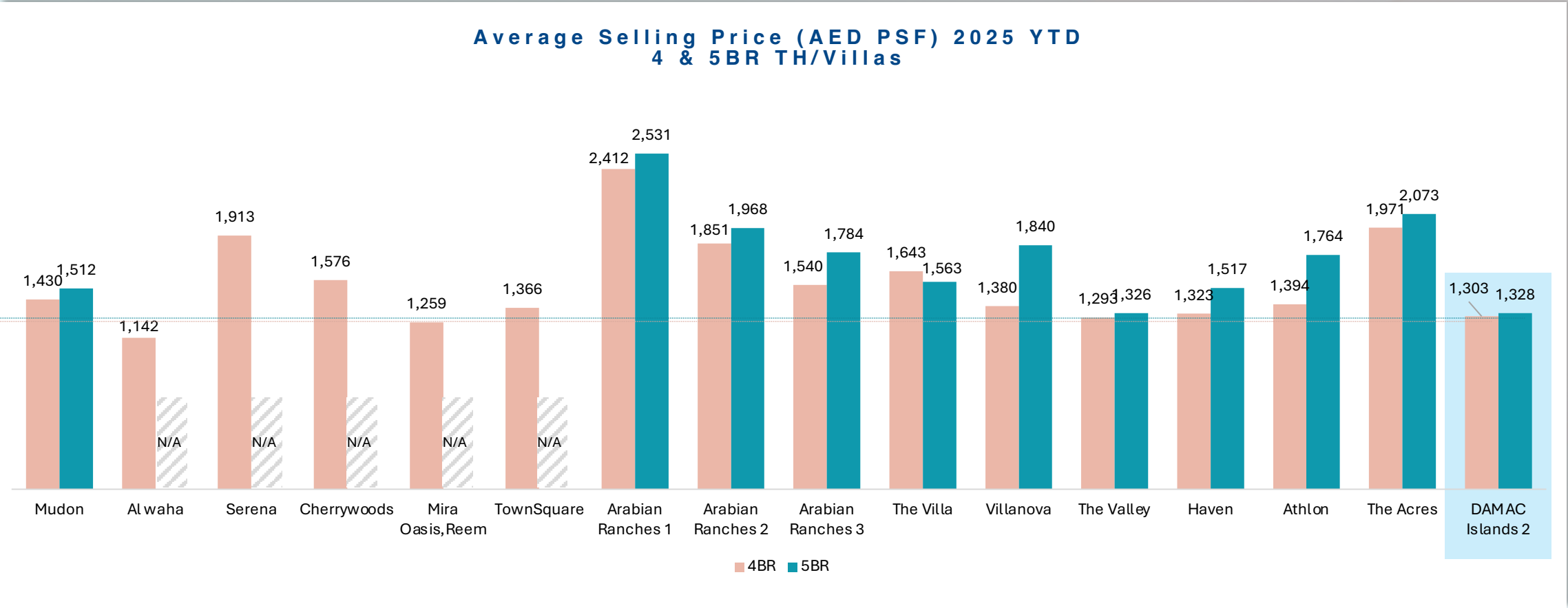


- Above graphs shows the percentage of price increment of competitors in comparison to DAMAC Islands 2.
- All prices are primary transactions as registered in DLD, extracted from PropertyMonitor for the duration of 1st January to 13 November 2025.
- The transaction prices include townhouses/villas only and do not include apartment prices.



# BENCHMARK PRICE COMPARISON BY UNIT TYPOLOGY

4 & 5 BR Average Selling Rate (AED PSF)

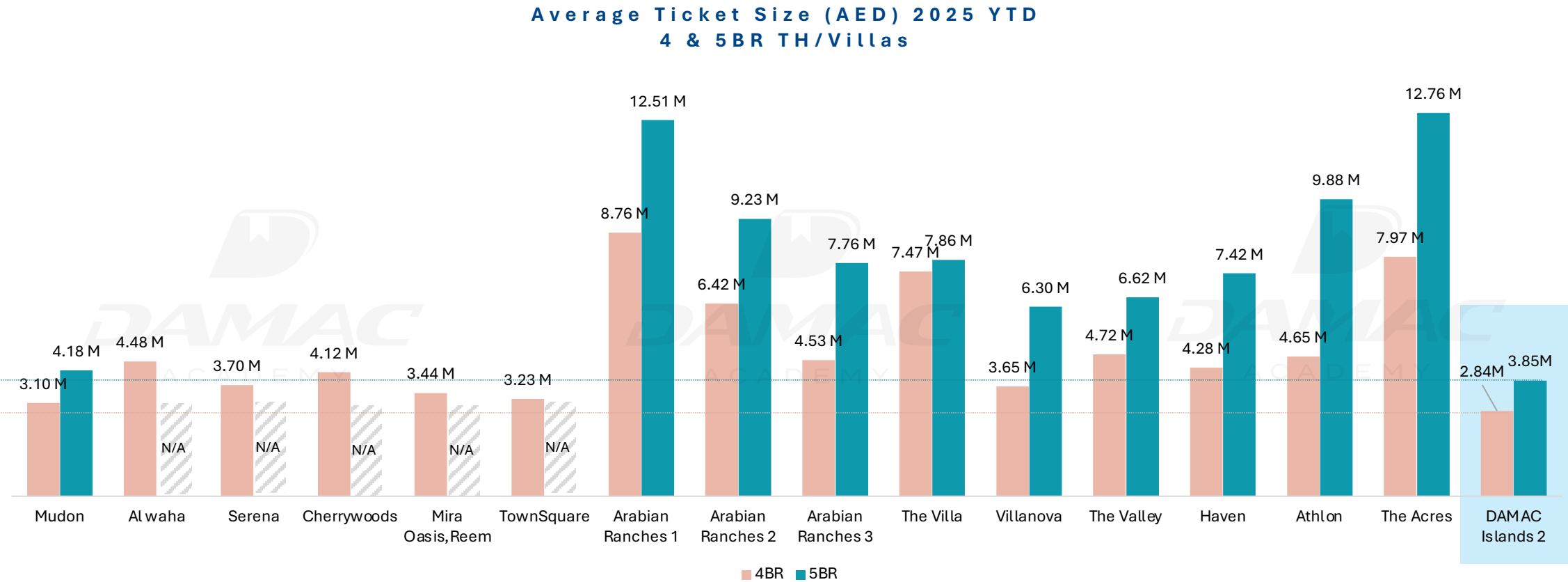


- The above graph compares the average selling prices (AED PSF) of 4 and 5 bed units of DAMAC Islands 2 with market competitors in proximity.
- The competitor prices include *primary and secondary* transactions for the 2025 YTD period, as registered in DLD.



BENCHMARK PRICE COMPARISON BY UNIT TYPOLOGY

4 & 5 BR Average Ticket Size (AED)



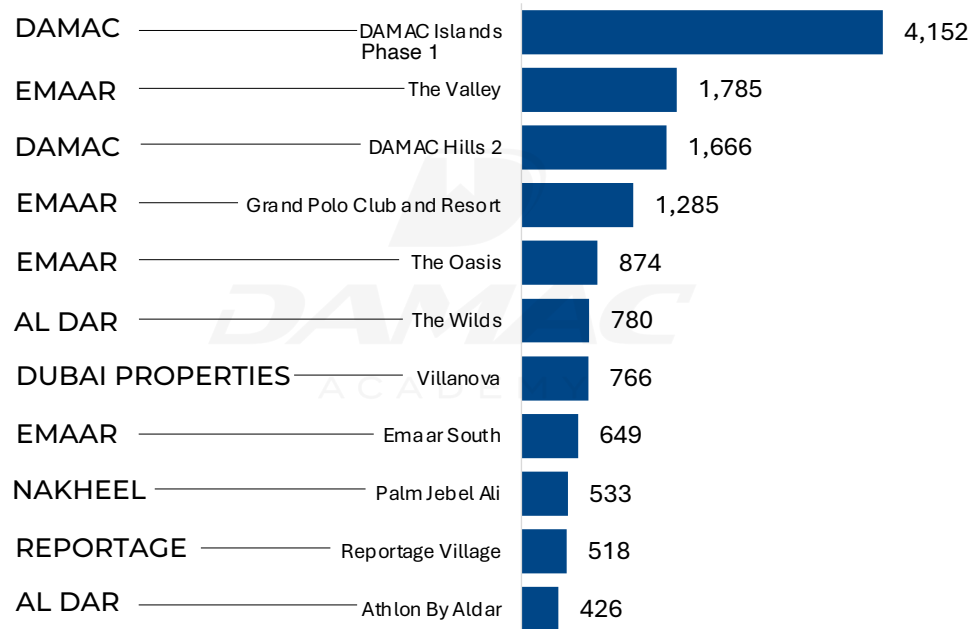
- The above graph compares the average ticket sizes (AED) of 4 and 5 bed units of DAMAC Islands 2 with market competitors in proximity.
- The competitor prices include *primary and secondary* transactions for the 2025 YTD period, as registered in DLD.



# DAMAC MARKET POSITION

## Townhouses & Villas Sale Volume

### Villa/TH Primary Sales Transaction Volume Q1 - Q3 2025



### Top Rank 2024



### Top Rank 2025



- The above Townhouse/Villa transaction volume includes both primary and secondary sale transactions for the duration of 1 January to 31 July 2025.
- DAMAC jumped to top position in 2025 from second position in 2024.
- DAMAC Islands Phase 1 and DAMAC Hills 2 are among Dubai's top communities by units sold, valued for strategic locations and high ROI.
- 2025 Outlook - DAMAC Island 2 launch is aimed at driving market share.

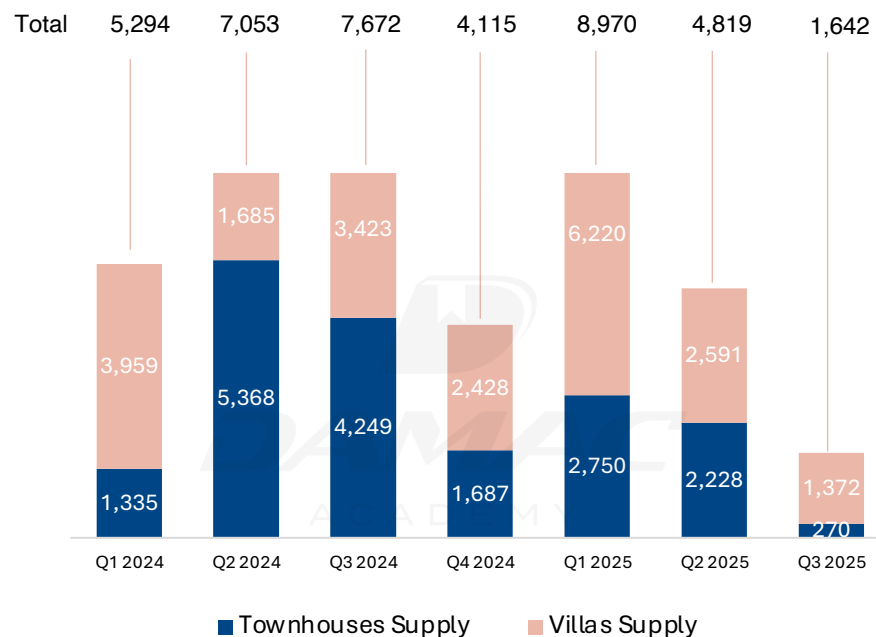


# DUBAI SUPPLY & DEMAND OF TOWNHOUSES & VILLAS

## Units In-Pipeline vs. Units Sold

### SUPPLY

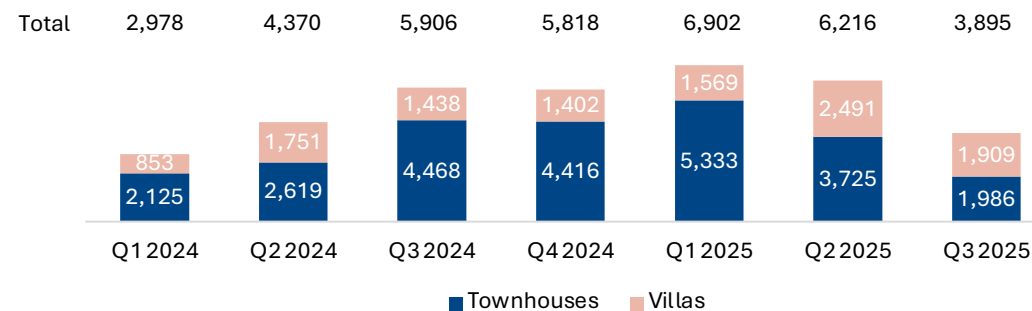
Number of Units Under Construction/Launched



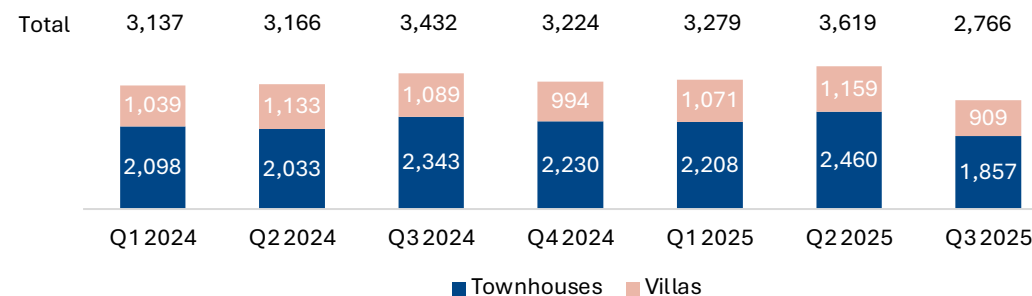
- The above graph shows the total TH/Villa units under construction and launched quarterly.
- The above data does *not include* completed units.

### DEMAND

Total Units Sold - Primary Transactions



Total Units Sold - Secondary Transactions



- The above graph shows total TH/Villas sold in the primary and secondary market.
- Total of 36,085 units sold in primary market while 22,623 units sold in secondary market.







An aerial architectural rendering of the Damac Islands 2 residential development. The image shows a large, planned community with numerous white, modern houses arranged in a grid-like pattern. Several winding, turquoise-colored waterways or canals are integrated into the layout, creating a unique 'island' theme. The development is surrounded by lush greenery and trees. In the background, a road and a body of water are visible. The overall scene is presented in a high-angle, top-down perspective.

DAMAC ISLANDS

*DAMAC*  
ISLANDS2



## INSPIRATION



Tropical island-themed neighbourhoods centered around water.  
Should tap into the quality of life afforded by an island paradise.

**“YOUR OWN ISLAND GETAWAY”**



## CLUSTERS



01 Bahamas



02 Tahiti



03 Barbados



04 Maui



05 Antigua



06 Bermuda



07 Cuba



08 Mauritius







Antigua

Mauritius

Cuba

Bermuda

Bahamas

Maui

Barbados

Tahiti

DAMAC

ISLANDS2

MASTER PLAN





BAHAMAS

BAHAMAS 1	544
4 BR	320
DSTH-M1	320
5 BR	206
DSTH-E	166
DSTH-M2	40
6 BR	18
DS-V45	18

BAHAMAS 2	666
4 BR	400
DSTH-M1	400
5 BR	266
DSTH-E	154
DSTH-M2	80
DSTW	32



- DS-V45
- DSTH-E
- DSTH-M2
- DSTH-M1
- DSTW





# BERMUDA & CUBA

BERMUDA	469
4 BR	266
DSTH-M1	266
5 BR	196
DSTH-E	118
DSTH-M2	36
DSTW	42
6 BR	7
DS-V45	7

CUBA	544
4 BR	318
DSTH-M1	318
5 BR	226
DSTH-E	134
DSTH-M2	44
DSTW	48



- DS-V45
- DSTH-E
- DSTH-M2
- DSTH-M1
- DSTW



# TAHITI

TAHITI 1	306
4 BR	128
DSTH-M1	128
5 BR	178
DSTH-E	80
DSTH-M2	42
DSTW	56

TAHITI 2	484
4 BR	246
DSTH-M1	246
5 BR	238
DSTH-E	108
DSTH-M2	54
DSTW	76



- DS - V45
- DSTH - E
- DSTH - M2
- DSTH - M1
- DSTW



AMENITIES

Nature-based  
Restore the Environment



Wellness  
Connect with your surroundings



Adventure  
Physical Well-being



Social  
Peace of Mind

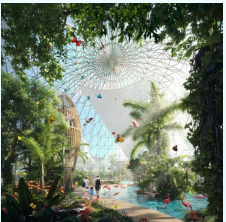
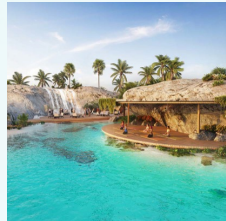


Culture  
Purposeful Living





## Nature-Based



### TRANQUIL LAKE & ECO PARK



Zen Garden



Verdant Waters



Horizon Trail

### WHISPERING WATERFALL



Hidden Restaurant



Mystic Falls



Opal Yoga

### SOLAR LINK PARK



Solar Charging Station



Solar Park



E-scooter Bikes & Lanes

### BOTANIC GARDEN



Butterflies Nest



Bird Watching



Orchard Field





## Wellness



### ISLAND VIDA WELLNESS



Healing  
Spa



Healing Herb  
Garden



Healing  
Crystals

### HYDROTHERAPY



Salt-water  
Pools



Herbal  
Tea Bar



Aroma  
Therapy

### ECO PERFORMANCE GROUNDS



Eco-friendly  
Gym

Biodynamic  
Training





## Adventure



### SKY WOODS ADVENTURE



Treehouse  
Park



Canopy  
Walk



Zipline  
Park

### ECO EXPLORERS LAND



Eco-Education



Wild  
Park



Observation  
Decks

### NATURE'S VENTURE



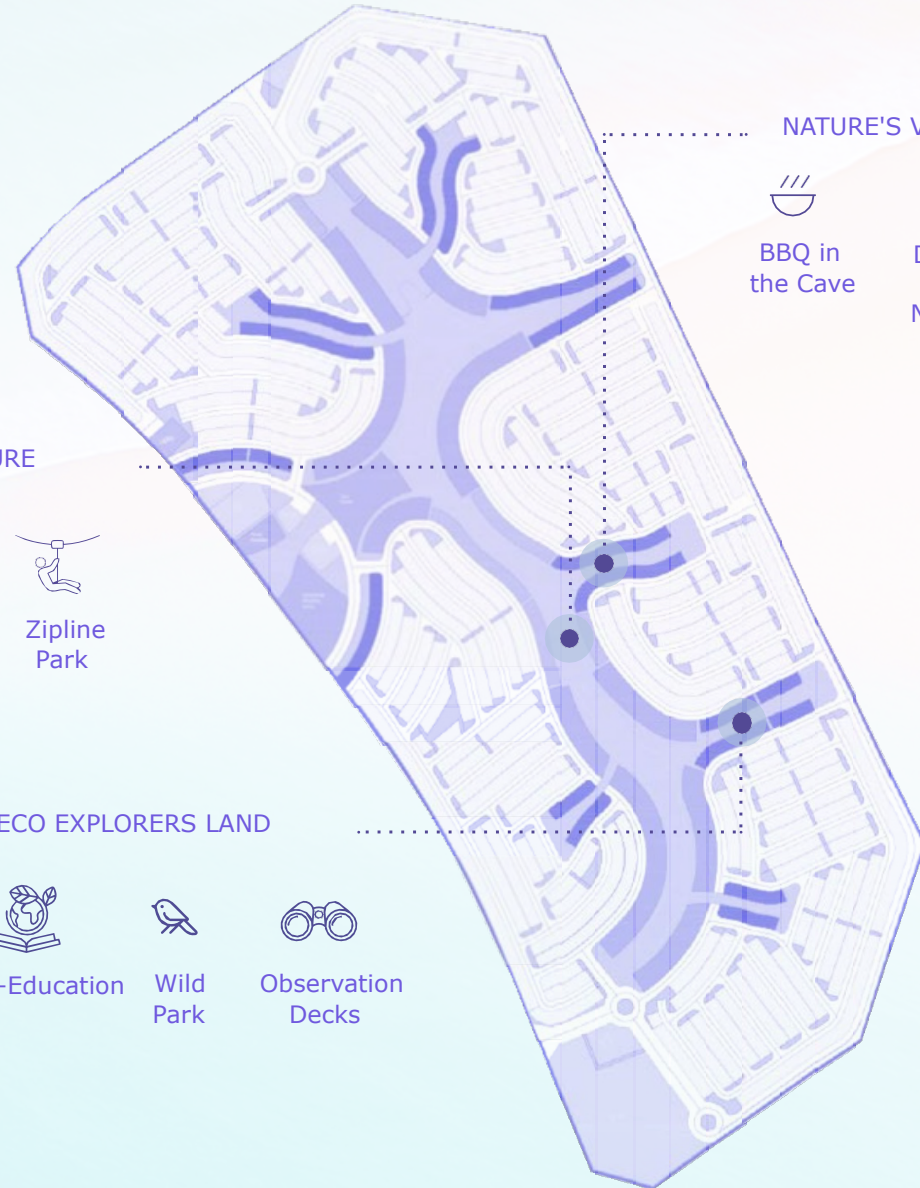
BBQ in  
the Cave



Dining  
in  
Nature

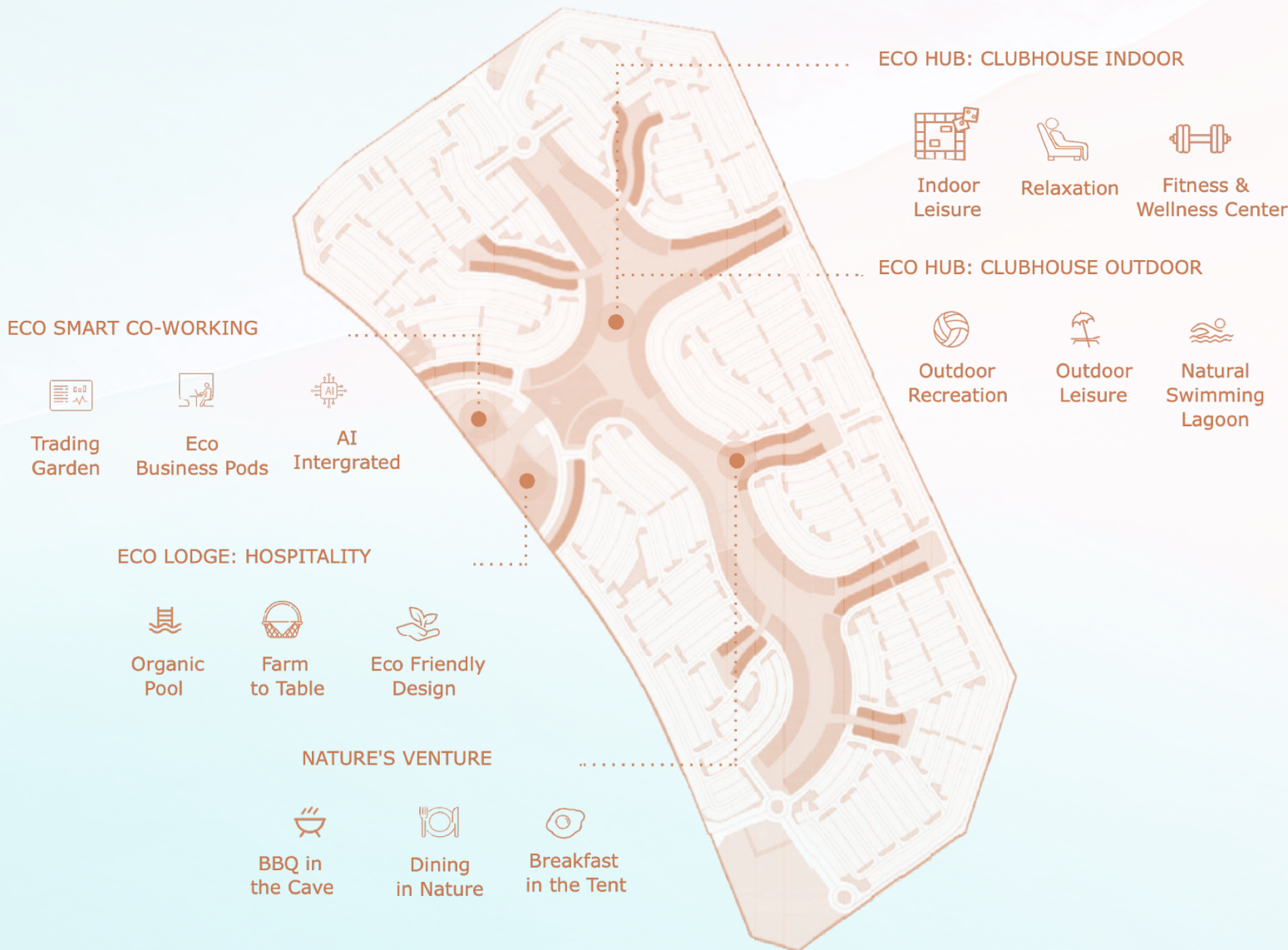


Breakfast  
in the Tent



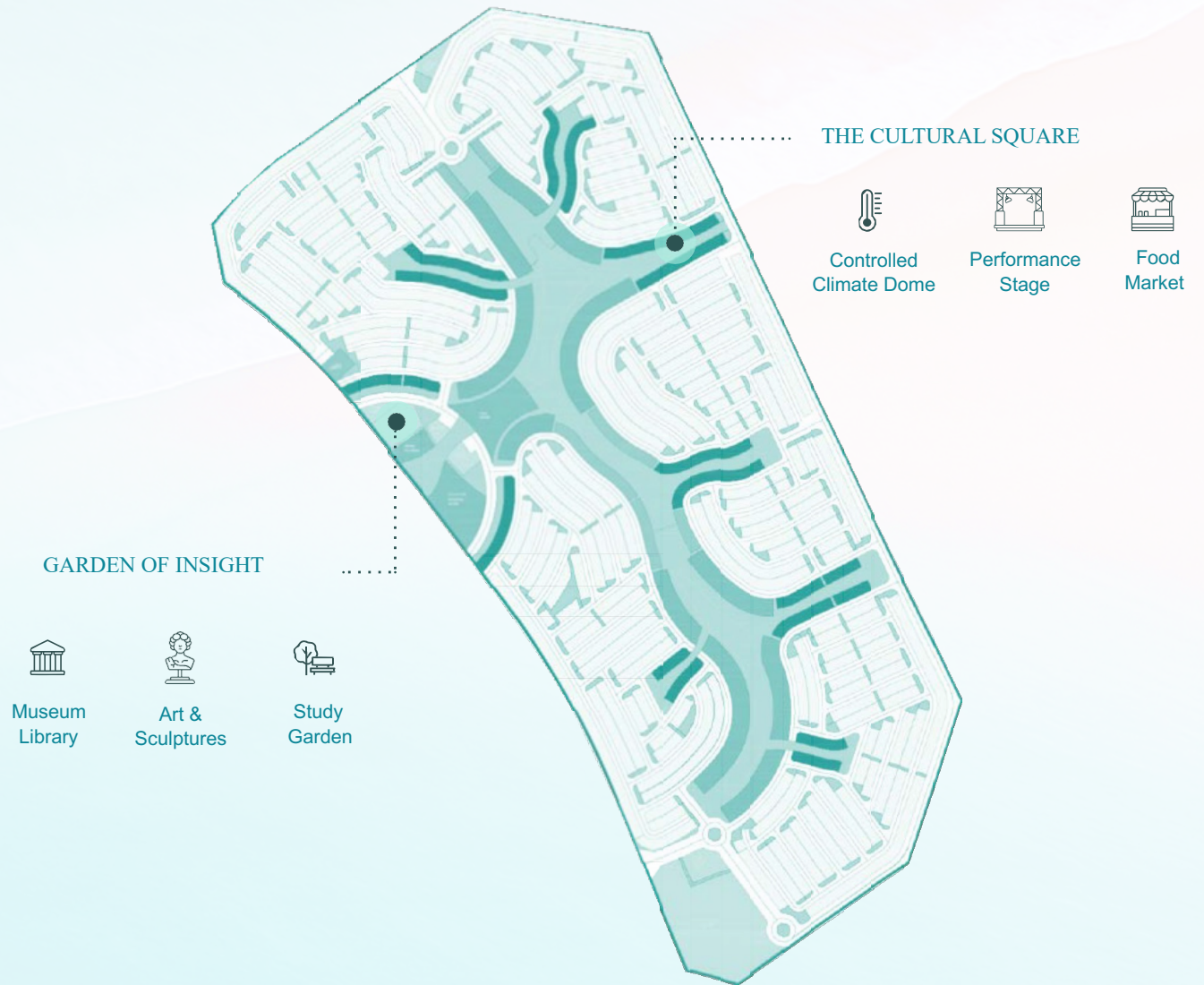


Social





*Culture*









**V45 – 6BEDROOM + MAID VILLA**





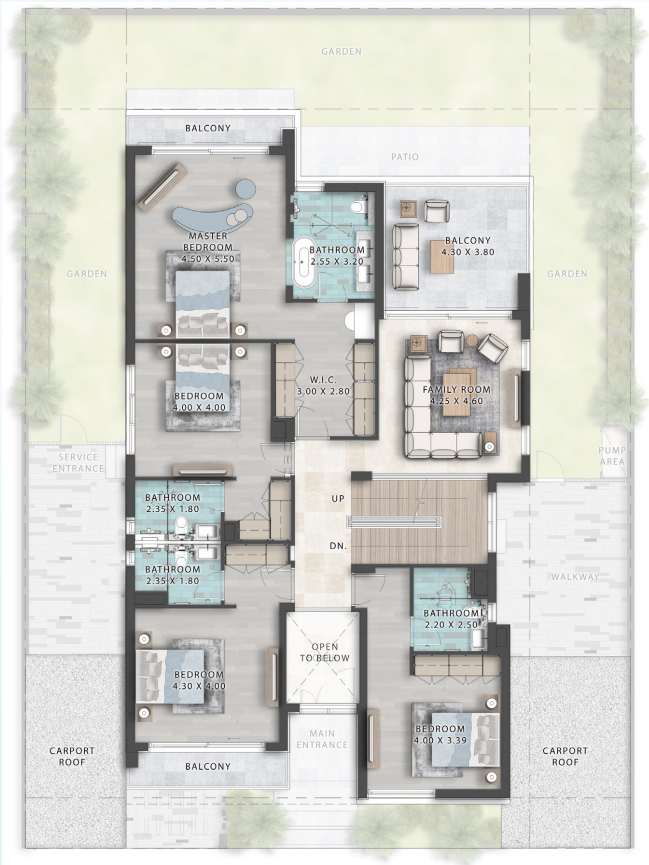
6 BED ROOM + MAID

DS - V45

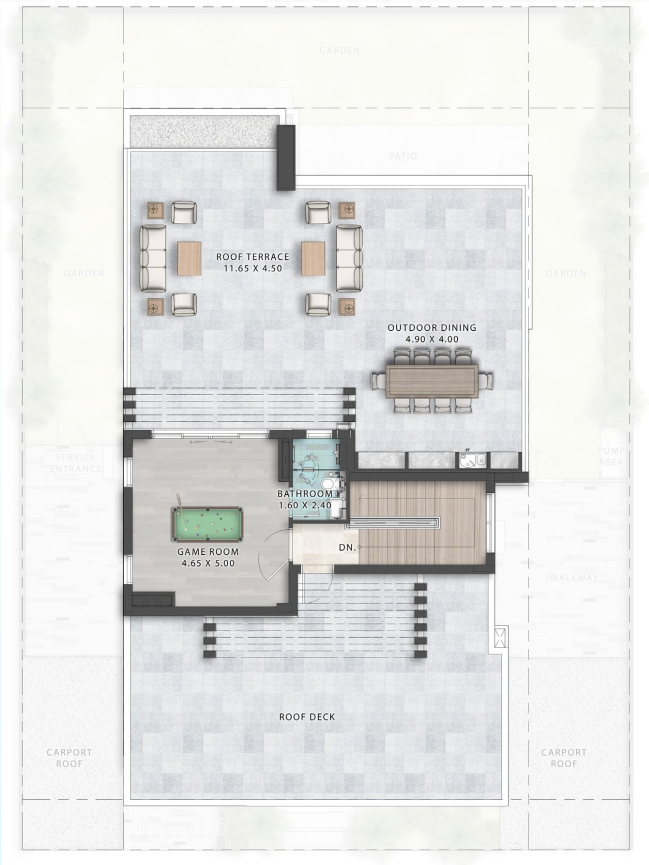
	SQ.M	SQ.FT
SALEABLE AREA	583.09	6276.33



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# FAMILY LIVING





## FAMILY LIVING



### FAMILY LIVING

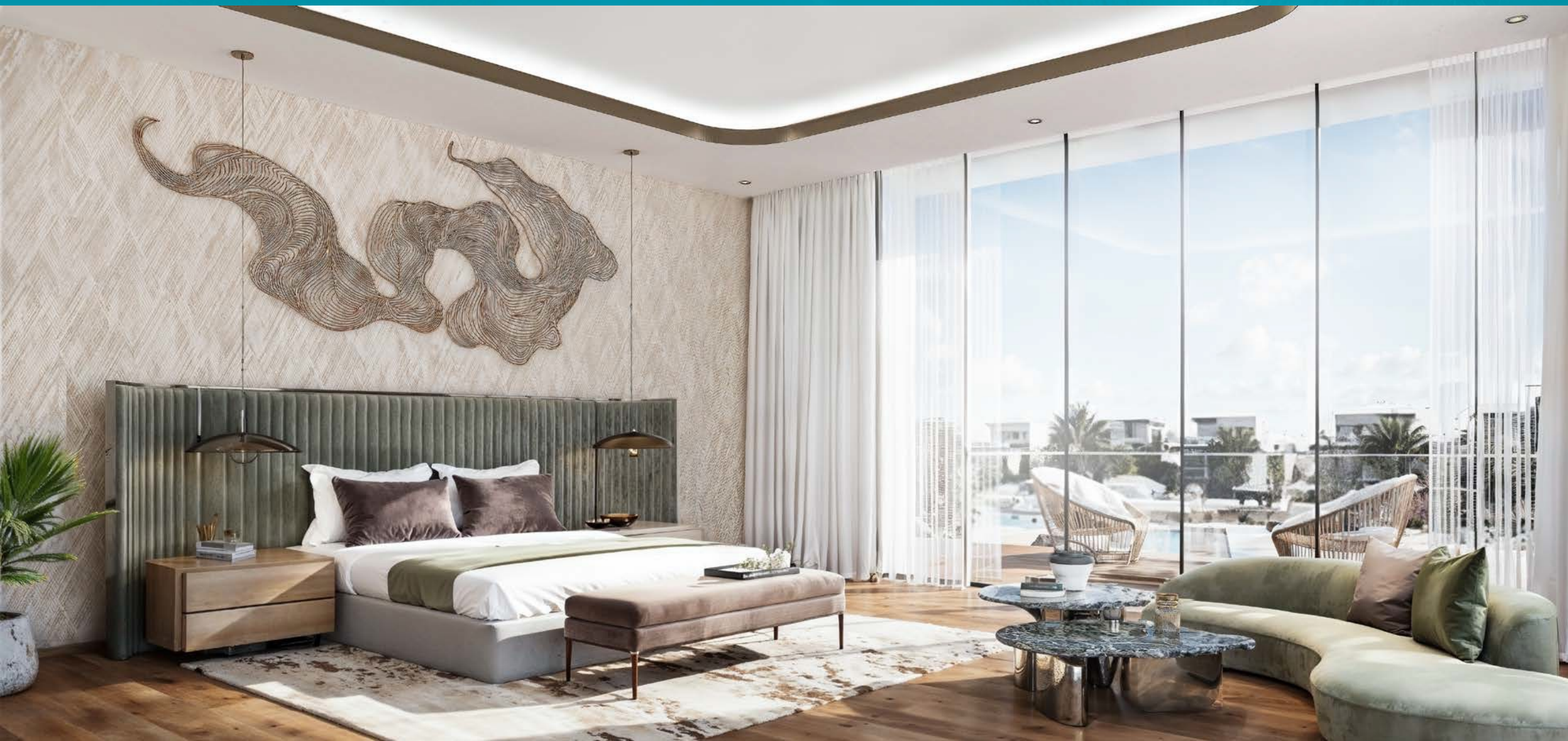
1. GENERAL FLOORING: CALACATTA GOLD – PORCELAIN SLAB
2. ACCCENT WALL: MARVEL W OROBICO – PORCELAIN SLAB
3. GENERAL METAL: BRUSHED BRASS
4. GENERAL WOOD: WALNUT WOODEN VENEER



Please note that the finishes showcased in this brochure are subject to change and alternative or equivalent materials may be used based on the availability of the actual finishes. The furniture shown in the images is for illustrative purposes only and is therefore not included but rather intended to represent the potential of the space.



# MASTER BEDROOM





## MASTER BEDROOM



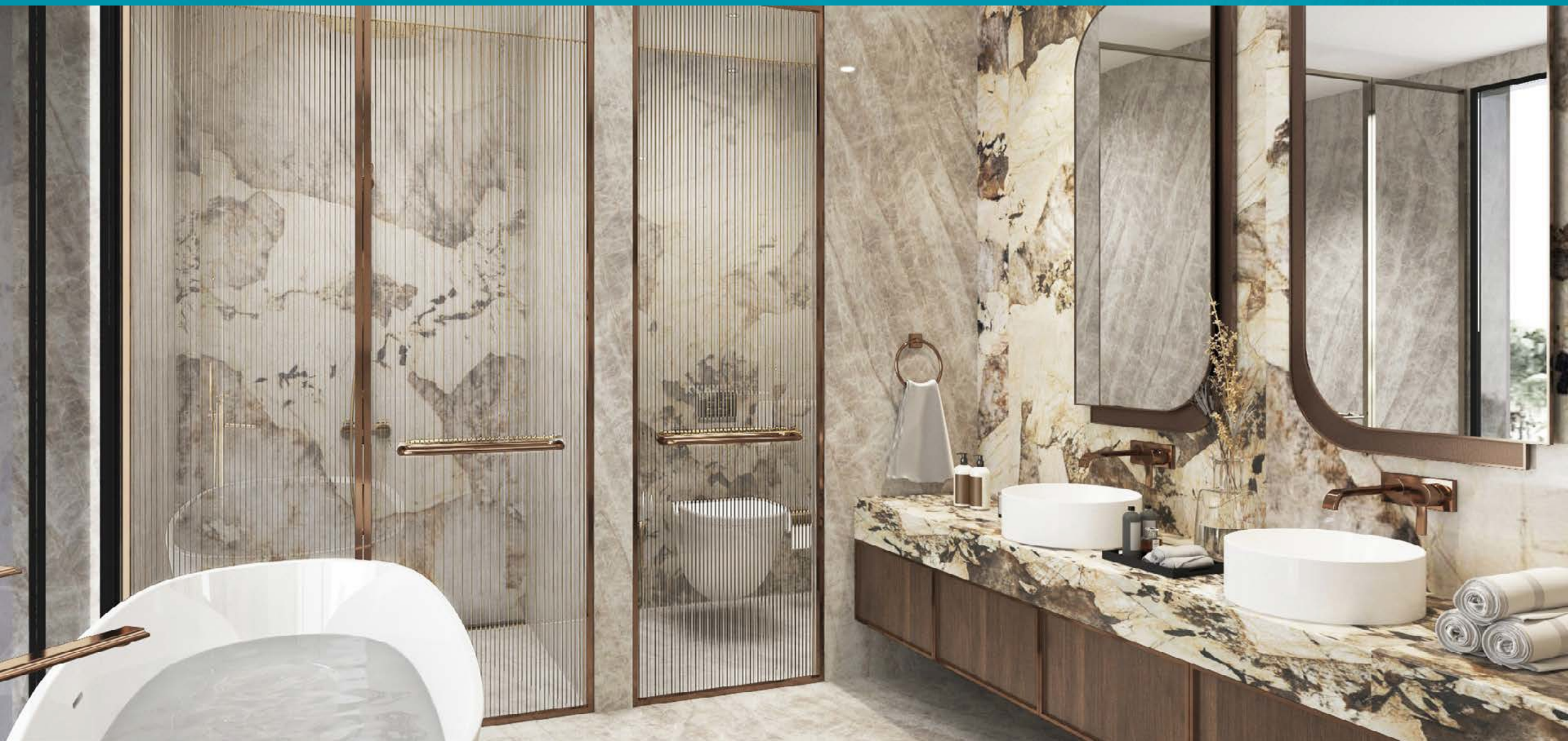
1. GENERAL FLOORING: ENTICE ELEGANT PALISSANDRO – WOODEN PORCELAIN TILE
2. DP-103 - GENERAL METAL: BRUSHED BRASS
3. WD-101 – GENERAL WOOD: WALNUT WOODEN VENEER
4. WC-102 – GENERAL WALL COVERING
5. WC-103 – ACCENT WALL COVERING



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# MASTER BEDROOM

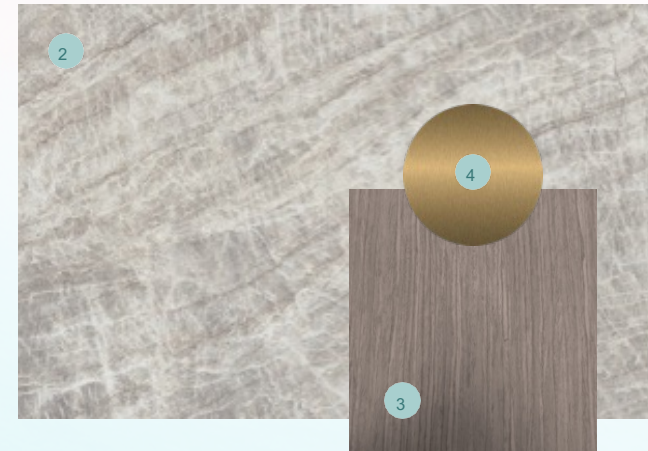




## MASTER BATHROOM



- 1. ACCENT WALL: MARVEL GALA DESERT SOUL – PORCELAIN SLAB
- 2. WALLS: MARVEL W TAJ MAHAL – POLISHED PORCELAIN TILE
- 3. GENERAL WOOD: WALNUT WOODEN VENEER
- 4. GENERAL METAL: BRUSHED BRASS



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## SECONDARY BATHROOM



1. WALLS: MARVEL GALA CRYSTAL WHITE – POLISHED PORCELAIN TILE
2. WD-101 – GENERAL WOOD: WALNUT WOODEN VENEER
3. COUNTERTOP: FIOR DE BOSCO - MARBLE



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**TWIN VILLA - 5 BEDROOM + MAID**



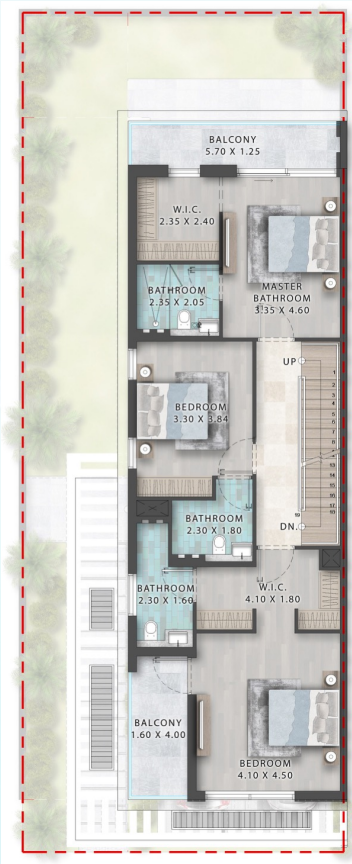


5 BED ROOM- TWIN VILLA

DSTW 5BR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

	SQ.M	SQ.FT
SALEABLE AREA	324.44	3492.24



## TOWNHOUSE

DAMAC  
ISLANDS2





5 BED ROOM + MAID- TH- END UNIT

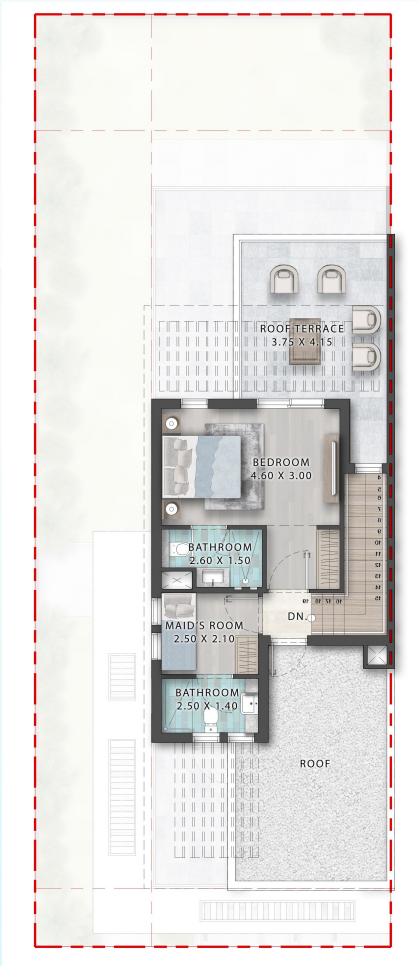
D STH - E



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

	SQ.M	SQ.FT
SALEABLE AREA	293.41	3158.24



4 BED ROOM MID UNIT

D STH - M1



GROUND FLOOR



FIRST FLOOR

	SQ.M	SQ.FT
SALEABLE AREA	203.04	2185.50

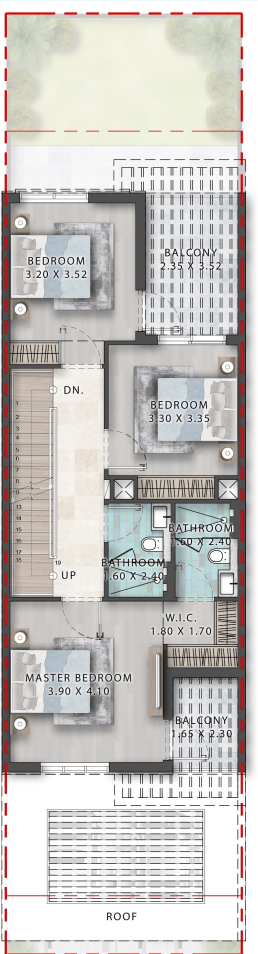


5 BEDR OOM + MAID - MID UNIT

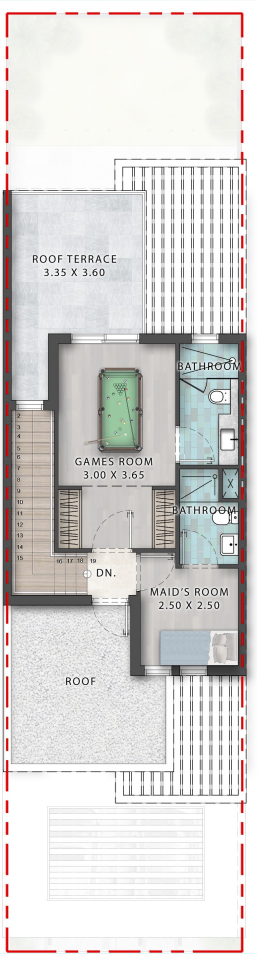
D STH - M2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

	SQ.M	SQ.FT
SALEABLE AREA	262.85	2829.29



5 BEDR OOM END UNIT

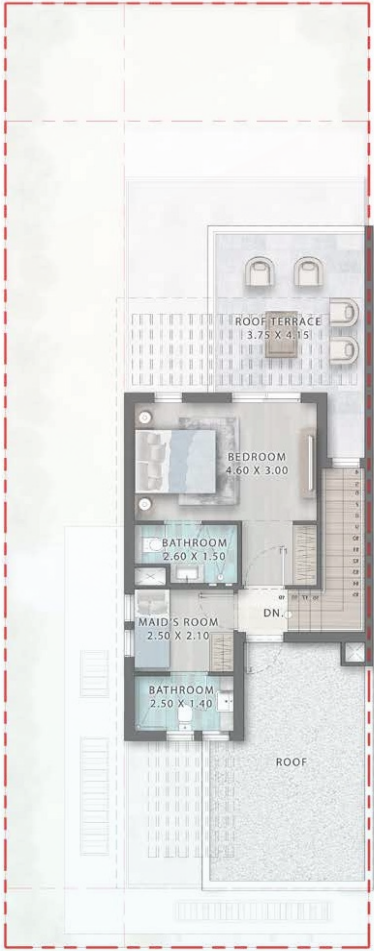
D STH - E



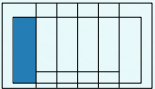
GROUND  
FLOOR



FIRST  
FLOOR



ROOF  
FLOOR





# LIVING & DINING

DAMAC  
ISLANDS2





# MASTER BEDROOM





# MASTER BATHROOM







1. GENERAL FLOOR
2. BATHROOM ACCENT TILES
3. BEDROOM TILE
4. COUNTERTOP
5. GENERAL WOOD
6. BATHROOM WALL TILES

**DARK SCHEME**



**LIGHT SCHEME**



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## F&A – V45

### Living and Dining

- All rooms feature double glazed windows
- Porcelain tiled floors throughout
- Painted plastered walls and soffit
- Handrail on the staircase

### Bedrooms

- All rooms feature double glazed windows
- Porcelain tiled floor
- Wardrobes Fitted Wooden Closets in all bedrooms with shelving and quality fittings
- Modern ceiling design

### Kitchen

- Kitchens fitted with cabinets with stone counter tops and fitted with kitchen appliances including Cooker, Kitchen hood, Refrigerator, washing machine and dishwasher
- Porcelain tiled floors
- Emulsion paints for walls
- Steel sink with quality taps and mixers

### Bathroom Features

- Floor / Wall ceramic tiles
- Vanity Counter in bathrooms
- Sanitary fittings and accessories
- Mirror
- Shaver points in Master Bathroom
- Shower enclosure in Master Bath

### Plot Features

- Boundary wall on three sides of the Plot
- Area between the boundary and the unit will be leveled
- Home automation is limited to lights, AC, Curtain's control, smart switches, and Video intercom interference only

#### Note:

*Unless stated above, all accessories and external/internal finishes like Wardrobes, Wall cladding/paper, Chandeliers, Furniture, Electronics, White Goods, Curtains, hard and soft landscaping, pavements, features, swimming pool(s) etc. displayed in the brochure or within the show apartment/villa or between the plot boundary and the unit, are not part of the Standard Unit and exhibited for illustration purposes only.*



## F&A – TOWNHOUSE & TWIN VILLA

### Living and Dining

- All rooms feature double glazed windows
- Porcelain tiled flooring
- Painted plastered walls and soffit
- Handrail on the staircase

### Bedrooms

- All rooms feature double glazed windows
- Porcelain tiled floor
- Wardrobes in Bedrooms

### Kitchen

- Kitchens fitted with cabinets in some areas and counter tops fitted with washing machine, refrigerator and Cooker with hood.
- Porcelain tiled floors
- Emulsion paint for walls
- Stainless Steel sink with Fixtures

### Bathroom Features

- Porcelain tiles on Floor / Wall
- Vanity Counter in bathrooms
- Standard sanitary fittings and accessories

### Mirror

- Plot Features
- Boundary wall on three sides of the Plot
- Area between the boundary and the unit will be levelled

**Note:**

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# UNIT MIX

<b>BAHAMAS 1</b>	<b>544</b>
<b>4 BR</b>	<b>320</b>
DSTH-M1	320
<b>5 BR</b>	<b>206</b>
DSTH-E	166
DSTH-M2	40
<b>6 BR</b>	<b>18</b>
DS-V45	18

<b>BAHAMAS 2</b>	<b>666</b>
<b>4 BR</b>	<b>400</b>
DSTH-M1	400
<b>5 BR</b>	<b>266</b>
DSTH-E	154
DSTH-M2	80
DSTW	32

<b>BERMUDA</b>	<b>469</b>
<b>4 BR</b>	<b>266</b>
DSTH-M1	266
<b>5 BR</b>	<b>196</b>
DSTH-E	118
DSTH-M2	36
DSTW	42
<b>6 BR</b>	<b>7</b>
DS-V45	7

<b>CUBA</b>	<b>544</b>
<b>4 BR</b>	<b>318</b>
DSTH-M1	318
<b>5 BR</b>	<b>226</b>
DSTH-E	134
DSTH-M2	44
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<b>TAHITI 1</b>	<b>306</b>
<b>4 BR</b>	<b>128</b>
DSTH-M1	128
<b>5 BR</b>	<b>178</b>
DSTH-E	80
DSTH-M2	42
DSTW	56

<b>TAHITI 2</b>	<b>484</b>
<b>4 BR</b>	<b>246</b>
DSTH-M1	246
<b>5 BR</b>	<b>238</b>
DSTH-E	108
DSTH-M2	54
DSTW	76

Type	Total units	Avg Psf	Saleable area	Plot size
4 Bed - TH	1,678	1,303	2,185	1,550
5 Bed + MAID - M	296	1,260	2,829	1,550
5 Bed + MAID - E	760	1,284	3,158	2,400-1,600
5 Bed + MAID TW	254	1,440	3,492	2,460
6 Bed Villa + MAID	25	1,530	6,276	5,000-5,200
<b>TOTAL</b>	<b>3,013</b>			



# PRICE LIST

## BAHAMAS 1

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1895
5 Bed (M)	3.57	3.77	2829	2829	1550	1585
5 Bed (End)	3.9	4.47	3158	3158	2364	4340
5 Bed (Twin)	NA					
6 Bed Villa	9.5	9.58	6276	6276	4960	5230

## BAHAMAS 2

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1743
5 Bed (M)	3.57	3.58	2829	2829	1550	1605
5 Bed (End)	3.84	4.37	3158	3158	2364	3966
5 Bed (Twin)	4.98	5.09	3492	3492	2340	2484
6 Bed Villa	NA					

## BERMUDA

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1553
5 Bed (M)	3.57	3.77	2829	2829	1550	1551
5 Bed (End)	3.84	4.34	3158	3158	2364	3281
5 Bed (Twin)	5	5.21	3492	3492	2400	2871
6 Bed Villa	9.69	9.72	6276	6276	5604	5702

## CUBA

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1679
5 Bed (M)	3.57	3.57	2829	2829	1550	1550
5 Bed (End)	3.84	4.49	3158	3158	2364	4380
5 Bed (Twin)	5	5.13	3492	3492	2405	2617
6 Bed Villa	NA					

## TAHITI 1

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.82	3.06	2186	2186	1550	1705
5 Bed (M)	3.46	3.47	2829	2829	1550	1550
5 Bed (End)	3.9	4.46	3158	3158	2364	4966
5 Bed (Twin)	4.99	5.43	3492	3492	2364	3609
6 Bed Villa	NA					

## TAHITI 2

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1743
5 Bed (M)	3.46	3.46	2829	2829	1550	1550
5 Bed (End)	3.84	4.35	3158	3158	2364	3498
5 Bed (Twin)	4.85	5.42	3492	3492	2364	3578
6 Bed Villa	NA					



# PRICING & PAYMENT PLAN

DESCRIPTION	MILESTONE EVENT	VALUE (%)
Deposit	Immediate	20
1st Instalment	Within 3 months from sale	1
2nd Instalment	Within 4 months from sale	1
3rd Instalment	Within 5 months from sale	1
4th Instalment	Within 6 months from sale	1
5th Instalment	Within 7 months from sale	1
6th Instalment	Within 8 months from sale	3
7th Instalment	Within 9 months from sale	1
8th Instalment	Within 10 months from sale	1
9th Instalment	Within 11 months from sale	1
10th Instalment	Within 12 months from sale	1
11th Instalment	Within 13 months from sale	1
12th Instalment	Within 14 months from sale	3
13th Instalment	Within 15 months from sale	1
14th Instalment	Within 16 months from sale	1
15th Instalment	Within 17 months from sale	1
16th Instalment	Within 18 months from sale	1
17th Instalment	Within 19 months from sale	1
18th Instalment	Within 20 months from sale	3
19th Instalment	Within 21 months from sale	1
20th Instalment	Within 22 months from sale	1
21st Instalment	Within 23 months from sale	1
22nd Instalment	Within 24 months from sale	1
23rd Instalment	Within 25 months from sale	1
24th Instalment	Within 26 months from sale	3

25th Instalment	Within 27 months from sale	1
26th Instalment	Within 28 months from sale	1
27th Instalment	Within 29 months from sale	1
28th Instalment	Within 30 months from sale	1
29th Instalment	Within 31 months from sale	1
30th Instalment	Within 32 months from sale	1
31st Instalment	Within 33 months from sale	1
32nd Instalment	Within 34 months from sale	1
33rd Instalment	Within 35 months from sale	1
34th Instalment	Within 36 months from sale	1
35th Instalment	Within 37 months from sale	1
36th Instalment	Within 38 months from sale	1
37th Instalment	Within 39 months from sale	1
38th Instalment	Within 40 months from sale	1
39th Instalment	Within 41 months from sale	1
40th Instalment	Within 42 months from sale	1
41st Instalment	Within 43 months from sale	1
42nd Instalment	Within 44 months from sale	1
43rd Instalment	Within 45 months from sale	1
44th Instalment	Within 46 months from sale	1
45th Instalment	Within 47 months from sale	1
46th Instalment	Within 48 months from sale	1
47th Instalment	Within 49 months from sale	1
On Completion		25

4% DLD TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT.  
ACD: 30 JUNE 2030

## PRICING

4- BR  
Starting from AED  
**2.75M**

5- BR  
Starting from AED  
**3.67M**

6- BR  
Starting from AED  
**9.51M**