



F I O R A

***D2***  
***DAMAC HILLS 2***



# A BREATH OF FRESH AIR

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Welcome to a scenic community  
with stunning landscapes and every  
desire just moments away.





# WELCOME TO FIORA

Fiora at DAMAC Hills 2 comprises two residential towers linked by a podium, upon which sits the beautiful swimming pool and running track. Outside the towers are modern, set with clean lines and large glass-fronted balconies to allow for maximum light to be enjoyed throughout the day.







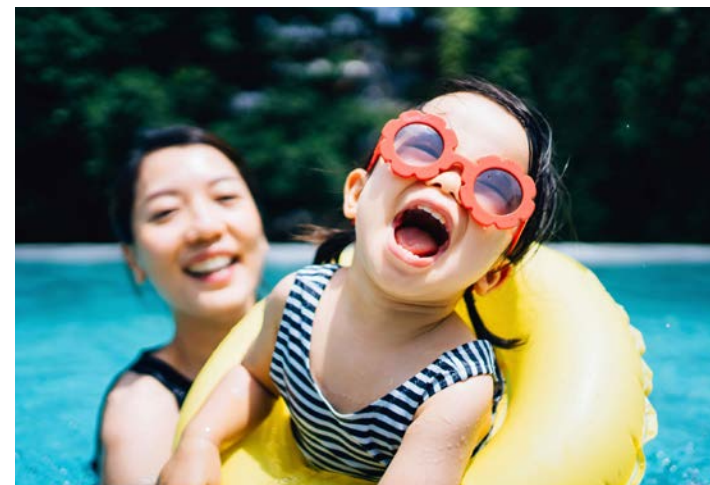
# SPACIOUS INTERIORS

Light and airy, the interiors are ready to be customised to reflect your unique sense of style. Choose from space-efficient and family-friendly studio, one and two-bedroom apartments.



# PAMPER YOURSELF

The resort-style swimming pool is set on the podium level and presents amazing views out across the greenery. Here you can enjoy an early morning swim to start the day or spend a sun-kissed afternoon by the pool while the little ones grab their share of fun.





# THE PERFECT SETTING

DAMAC Hills 2 is just a short drive from Dubai's city centre. The strategic location allows easy access to four major highways and other networks that put the city within easy reach. Follow Al Qudra Road and find yourself at DAMAC Hills 2 within 25 minutes.







# WATER TOWN

Set afloat on the Lazy River for a fun perspective of the neighbourhood, chill by Malibu Beach for that perfect summer tan or enjoy a slice of serenity at the Boating Lake and Cafe.



LAZY RIVER



FLOATING CINEMA

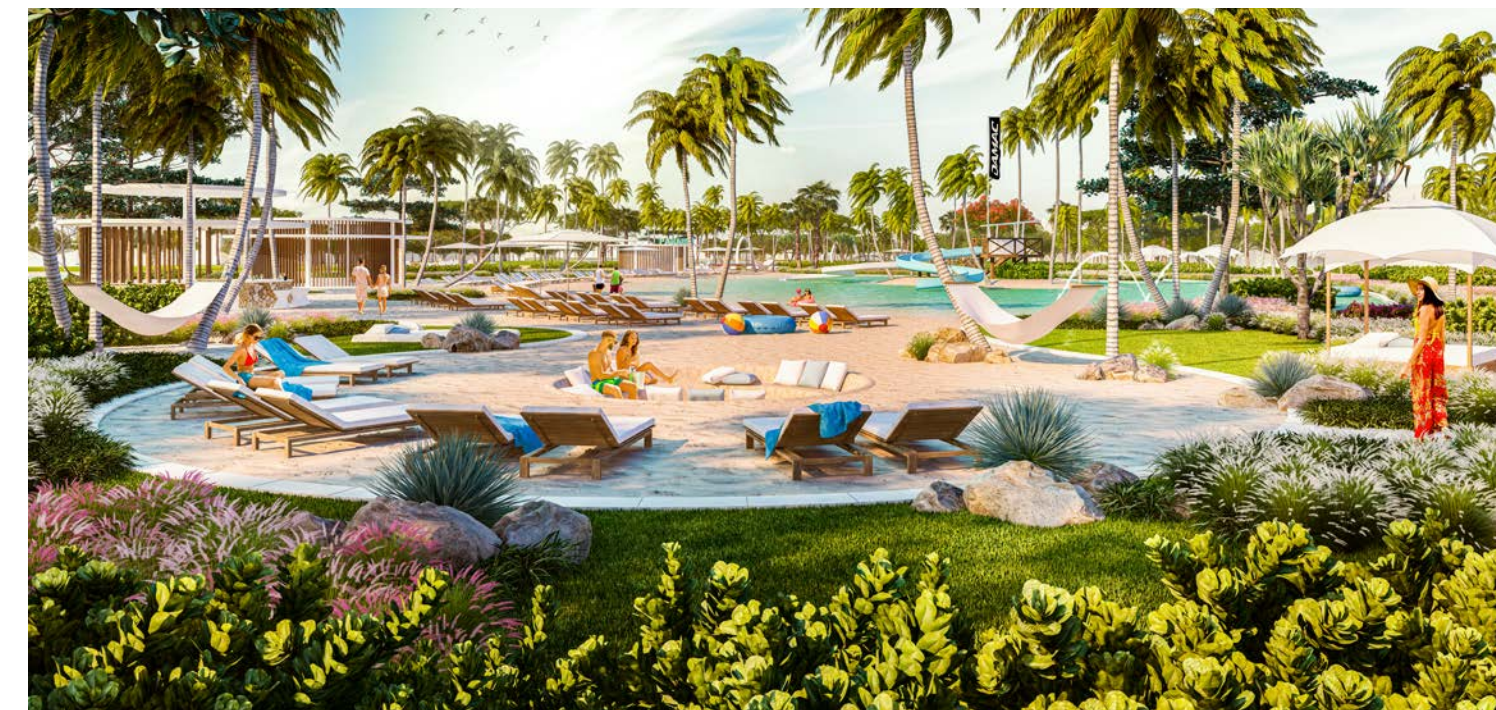


WATER PLAYGROUND



WATER SLIDE

The kids will love the Splash Pad and Slides while the Floating Cinema is the perfect way to end the day. All you need is a comfortable spot, few friends and plenty of popcorn.



MALIBU BEACH



WAVE SURFING



PADDLE BOARDING







# SPORTSTOWN

Step into character on the courts and fields at DAMAC Hills 2 and lose yourself in the sports you love.



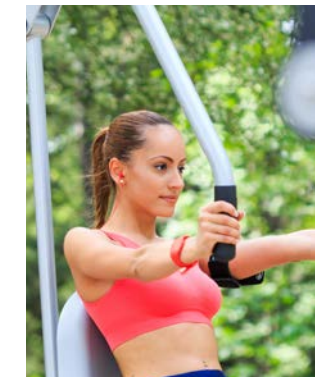
BASKETBALL COURT



CRICKET PITCH



PADDLE TENNIS



OUTDOOR GYM

Equipped for hours of endless exhilaration, Sports Town has it all – an outdoor gym, cricket pitch and nets, tennis and paddle tennis courts, volleyball, basketball and football facilities and much more.



FOOTBALL FIELD



VOLLEYBALL





CHESS SLATE



WATERSIDE CAFE



ZEN GARDEN

Start your day with yoga at the Zen Garden, followed by a relaxed stroll through lush greenery and a family BBQ to look forward to.

## DOWN TOWN

Step away from the everyday and celebrate the outdoors Down Town, a space dedicated to good energy and great times.



HEDGE MAZE



AMPHITHEATRE







STABLES

## EQUESTRIAN TOWN

For a perfect day outdoors from start to finish, this is the place to be.

Start off with a basketful of the freshest produce from the Farmer's Market, followed by restful moments of calm in the tranquil settings and then finally, end the day on an exhilarating note with a twilight ride at the Stables.

## MOTOR TOWN

Experience the electrifying twists and turns of Go-Karting without having to drive out of the community, because Motor Town will feature an adrenalin-inducing circuit of its own.



GO-KARTING CIRCUIT





PAINTBALL

# COME TOGETHER

Make way for more at DAMAC Hills 2, where every experience is designed to bring people together in play, nature or an appreciation of the good life.



FISHING LAKE



PETTING FARM



GREEN ZONE



OUTDOOR CINEMA

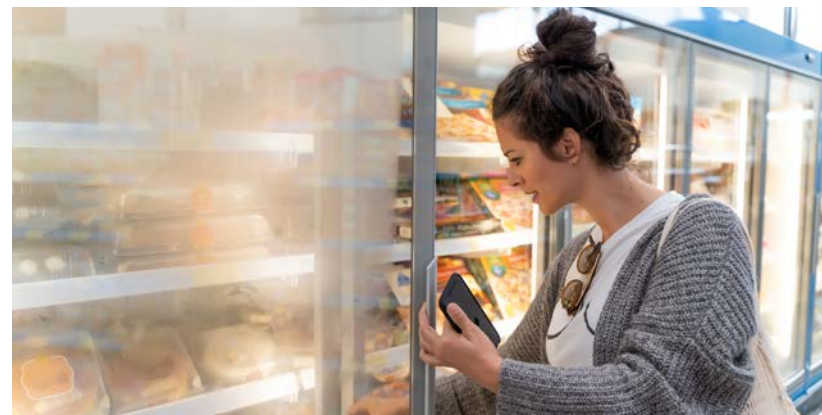




COMMUNITY MALL

## LIVE WELL

Find your weekly groceries at Carrefour within the Community Mall. And with an international school, world-class healthcare centre and mosque ready soon, you'll never have to leave the community to meet your needs.



SUPERMARKET



HEALTHCARE CLINIC



INTERNATIONAL SCHOOL



MOSQUE





# FLOOR PLANS

## LEVEL 1

**Studio**

Unit 21

**1BR**

Units 1-7, 10-20

**2BR**

Units 8,9



Disclaimer: Unless stated otherwise, all accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, swimming pool(s) and other elements displayed in the brochure, or within the show apartment or between the plot boundary and the unit, are not part of the standard unit and are shown for illustrative purposes only.



LEVEL 2



Studio

Unit 21

1BR

Units 1-7, 10-20

2BR

Units 8,9

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LEVEL 3 - 12



Studio

Unit 21

1BR

Units 1-7, 10-20

2BR

Units 8,9

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LEVEL 13



Studio  
Unit 21

1BR  
Units 1-7, 10-20

2BR  
Units 8,9

Disclaimer: Unless stated otherwise, all accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, swimming pool(s) and other elements displayed in the brochure, or within the show apartment or between the plot boundary and the unit, are not part of the standard unit and are shown for illustrative purposes only.

UNIT TYPES



Studio



1BR



2BR



# DAMAC Properties

## LIVE THE LUXURY

DAMAC Properties has been at the forefront of the Middle East's luxury real estate market since 2002, delivering award-winning residential, commercial and leisure properties across the region, including the UAE, Saudi Arabia, Qatar, Jordan and Lebanon, as well as the United Kingdom.

Since then, the Company has delivered close to 33,000 homes, with a development portfolio of more than 33,000 at various stages of planning and progress.\* Joining forces with some of the world's most eminent fashion and lifestyle brands, DAMAC has brought new and exciting living concepts to the market in collaborations that include a golf course managed by The Trump Organization, and luxury homes in association with Versace, Fendi Casa, Just Cavalli, Paramount Hotels & Resorts, Rotana and Radisson Hotel Group. With a consistent vision, and strong momentum, DAMAC Properties is building the next generation of Middle Eastern luxury living.

DAMAC places a great emphasis on philanthropy and corporate social responsibility. As such, the Hussain Sajwani – DAMAC Foundation, a joint initiative between DAMAC Group and its Chairman, Hussain Sajwani, is supporting the One Million Arab Coders Initiative. The programme was launched by Vice President and Prime Minister of the UAE, and Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum, and is focused on creating an empowered society through learning and skills development.

\*Figures as of 31<sup>st</sup> March 2021.

# LUXURY BY APPOINTMENT

Contact us at any of our offices or visit [damacproperties.com](https://damacproperties.com)

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***DAMAC***