





EXCLUSIVE AMENITIES

 Zen Garden Nature- Based	 Verdant Waters Nature- Based	 Horizon Trail Nature- Based	 Hidden Restaurant Nature- Based	 Mystic Falls Nature- Based	 Opal Yoga Nature- Based	 Butterflies Nest Nature- Based	 Bird Watching Nature- Based	 Orchard Field Nature- Based	 Solar Charging Station Nature- Based
 Solar Park Nature- Based	 E-scooter Bikes & Lanes Nature- Based	 Healing Spa Wellness	 Healing Herb Garden Wellness	 Healing Crystals Wellness	 Salt-water Pools Wellness	 Herbal Tea Bar Wellness	 Aroma Therapy Wellness	 Eco-friendly Gym Wellness	 Biodynamic Training Wellness
 Treehouse Park Adventure	 Canopy Walk Adventure	 Zipline Park Adventure	 Eco-Education Adventure	 Wild Park Adventure	 Observation Decks Adventure	 BBQ in the Cave Adventure Social	 Dining in Nature Adventure Social	 Breakfast in the Tent Adventure Social	 Trading Garden Social
 Eco Business Pods Social	 AI Integrated Social	 Organic Pool Social	 Farm to Table Social	 Eco Friendly Design Social	 Outdoor Recreation Social	 Outdoor Leisure Social	 Natural Swimming Lagoon Social	 Museum Library Culture	 Art & Sculptures Culture
 Study Garden Culture	 Controlled Climate Dome Culture	 Performance Stage Culture	 Food Market Culture	 Indoor Leisure Social	 Relaxation Social	 Fitness & Wellness Center Social			

DS – V45 6BEDROOM + MAID



MATERIALS USED

FAMILY LIVING	
General Flooring	Calacatta Gold – Porcelain Slab
Accent Wall	Marvel W Orobico – Porcelain Slab
General Metal	Brushed Brass
General Wood	Walnut Wooden Veneer

MASTER BEDROOM	
General Flooring	Entice Elegant Palissandro – Wooden Porcelain Tile
General Metal	DP-103 – Brushed Brass
General Wood	WD-101 – Walnut Wooden Veneer
General Wall Covering	WC-102 – Wall Covering
Accent Wall Covering	WC-103 – Accent Wall Covering

MASTER BATHROOM	
Accent Wall	Marvel Gala Desert Soul – Porcelain Slab
Walls	Marvel W Taj Mahal – Polished Porcelain Tile
General Wood	Walnut Wooden Veneer
General Metal	Brushed Brass

Please note that the finishes showcased in this brochure are subject to change and illustrative 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.

DAMAC

DAMAC

ACADEMY

ISLANDS2

DSTW – 5BEDROOM + MAID



DSTH M1 – 4 BEDROOM



DSTH M2 – 5 BEDROOM+ MAID



MATERIALS USED

DARK THEME	
1. General Floor	Light Beige Porcelain Tile
2. Bathroom Accent Tiles	Warm Grey Porcelain Tile
3. Bedroom Tile	Natural Oak Finish – Wooden Porcelain Tile
4. Countertop	Soft Beige Stone Finish
5. General Wood	Dark Walnut Veneer
6. Bathroom Wall Tiles	Cream Porcelain Tile

LIGHT THEME	
1. General Floor	Sand Beige Porcelain Tile
2. Bathroom Accent Tiles	Light Grey Porcelain Tile
3. Bedroom Tile	Neutral Oak Finish – Wooden Porcelain Tile
4. Countertop	White Marble Effect with Soft Veining
5. General Wood	Light Oak Veneer
6. Bathroom Wall Tiles	Light Cream Porcelain Tile

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UNIT PRICE & SIZES

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
TOTAL	3,013			

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	
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	
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

4- BR
Starting from AED
2.75M

5- BR
Starting from AED
3.67M

6- BR
Starting from AED
9.51M

PAYMENT PLAN

75/25

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

