

DAMAC

DAMAC BAY

“FLY LIKE A BUTTERFLY,

FLOW LIKE WATER ”

DAMAC BAY

THE INSPIRATION

MARINE LIFE

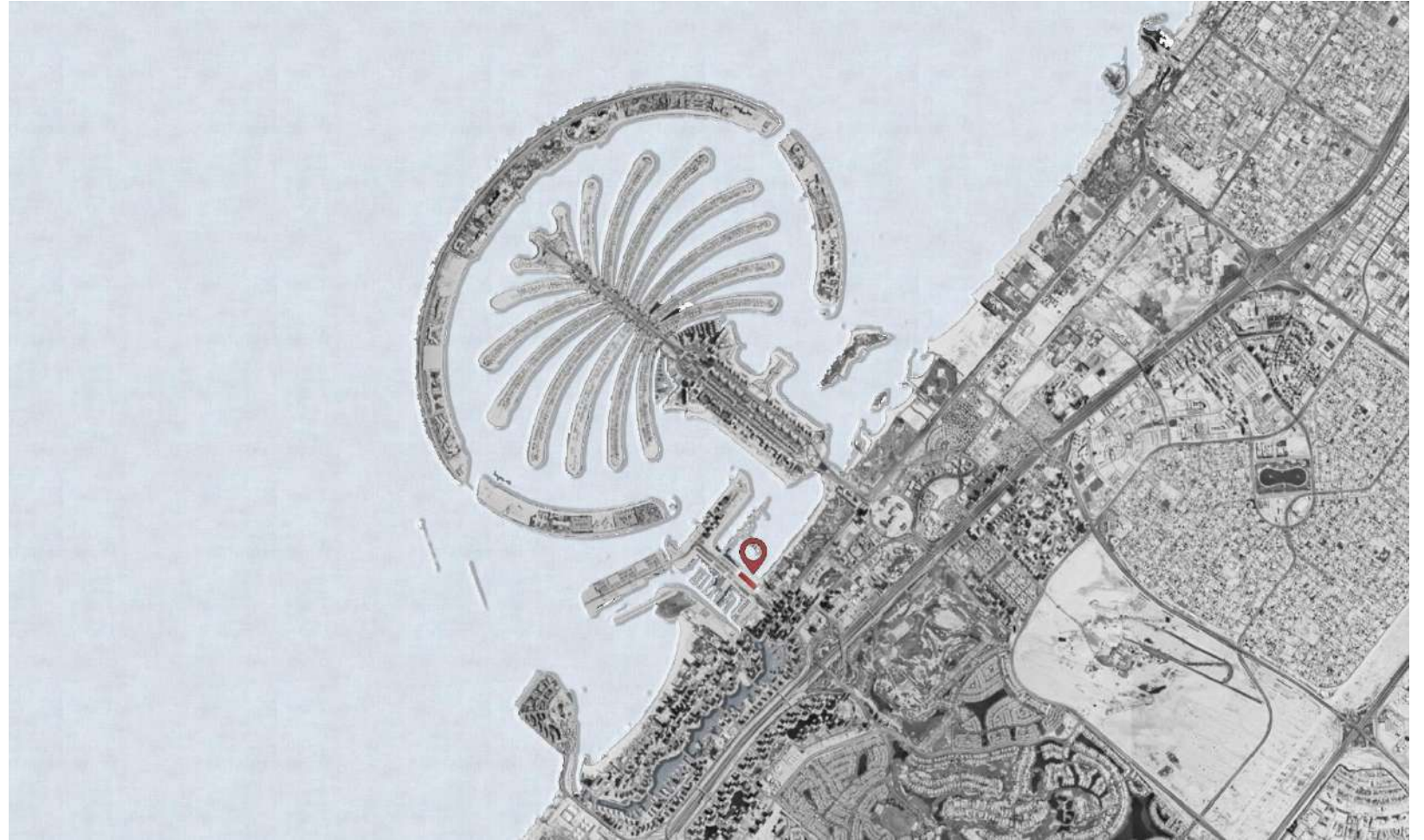
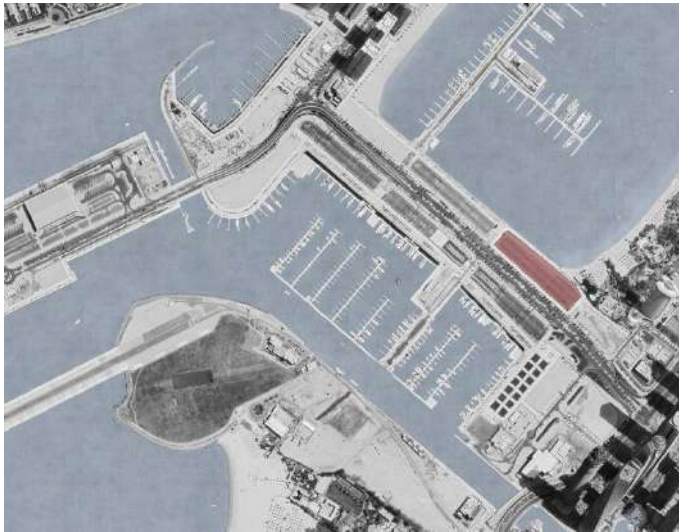


DAMAC BAY

THE LOCATION

Damac BAY is located at the intersection of the iconic Palm Jumeirah and Bluewater's, equidistant from Dubai International Airport and Al Maktoum International Airport.

This unique waterfront neighborhood is a stone's throw away from the city's most-loved landmarks, beautiful beaches and world-famous attractions such as Ain Dubai and Burj Al Arab.

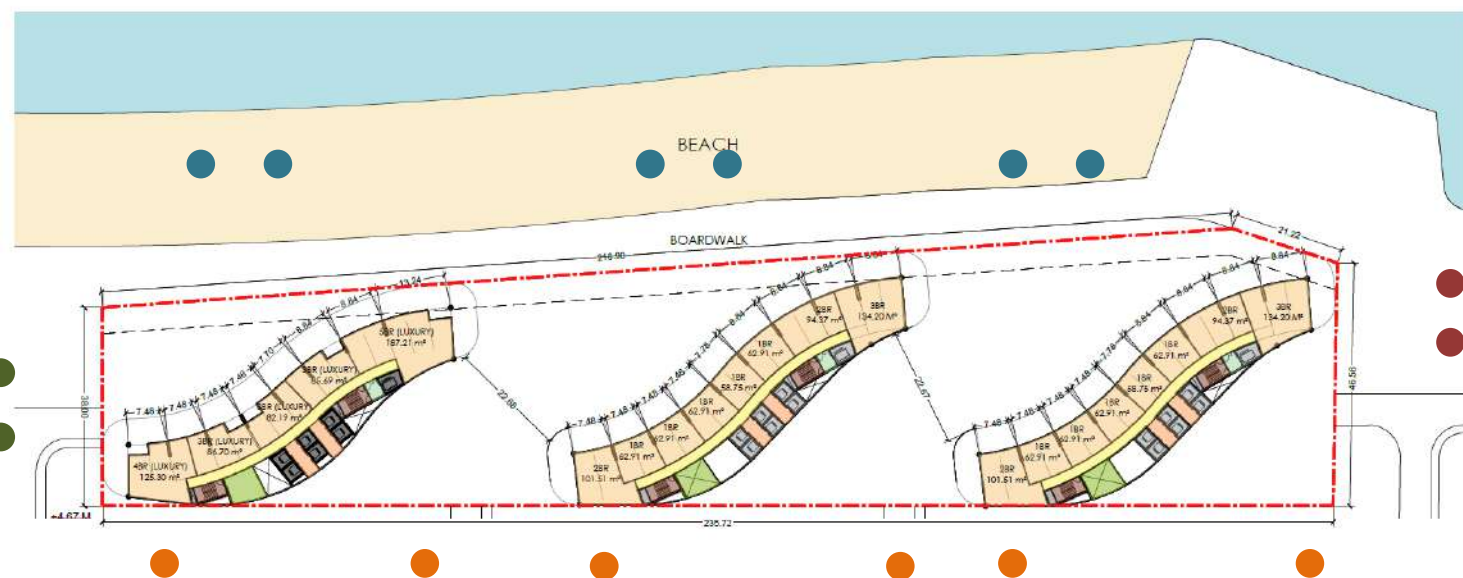


THE LOCATION

- Dubai BAY is one of the most popular destination to stay, play and soak up the sunny Dubai lifestyle.
- It is a luxurious waterfront development by Meraas Holding spanning over 20 million square feet; located near the major landmarks such as Bluewaters Islands and Palm Jumeriah;
- It is a state-of-the-art architectural masterpiece designed to sit at the heart of the neighbourhood and features yacht community centre with yacht brokerage companies, crew placement, ship chandlery and F&B outlets;
- It features the largest marina in the MENA region around 700 berths that can accommodate yachts up to 160 m in length. The other amenities offer at the marina include a sailing club, a helipad, the Grey and Black Water Service, fuelling stations, crew facility and a yachting hub;
- It is also a home to an Italian restaurant L'Amo Bistro Del Mare, which offers signature seafood dishes and incredible views of the Arabian Gulf and Dubai Marina skyline.

TYPICAL FLOOR PLAN

- PALM JUMEIRAH
MARINA AND BOATS
WATERFRONT
- DUBAI MARINA SKYLINE
BEACH PROMENADE
- MARINA SKYLINE
BLUEWATERS AND AIN DUBAI
- OPEN SEA VIEW



DAMAC BAY

General View



DAMAC BAY

Roof View



DAMAC BAY

Look -Up View



DAMAC BAY

TOWER CONFIGURATION



AMENITIES

F&B ON THE BEACH

GROUND LEVEL



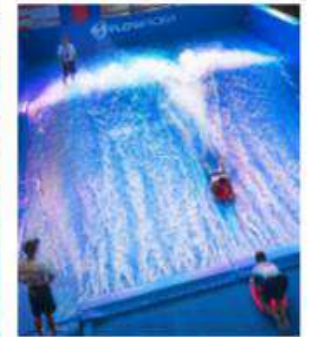
AMENITIES

CAVALLI PRIVATE CLUB

GROUND LEVEL



DAMAC BAY
PODIUM AMENITIES
WAVE POOL - SURFING



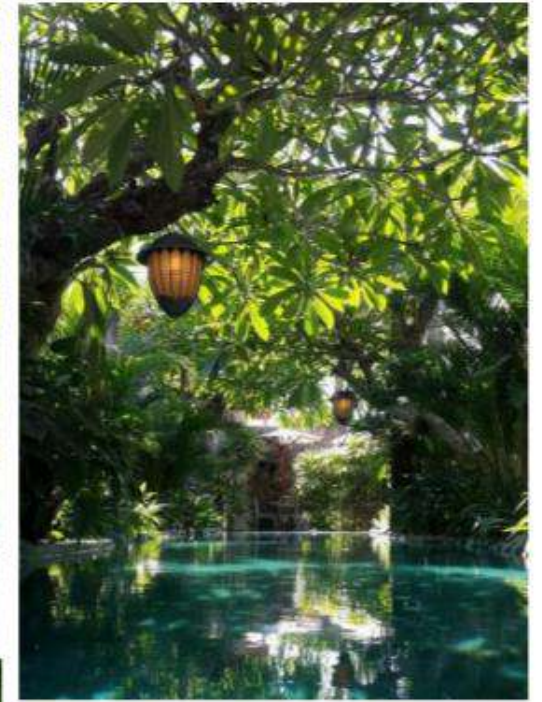
DAMAC BAY
PODIUM AMENITIES
CIGAR LOUNGE



DAMAC BAY
PODIUM AMENITIES
SPA



DAMAC BAY
PODIUM AMENITIES
JUNGLE OASIS



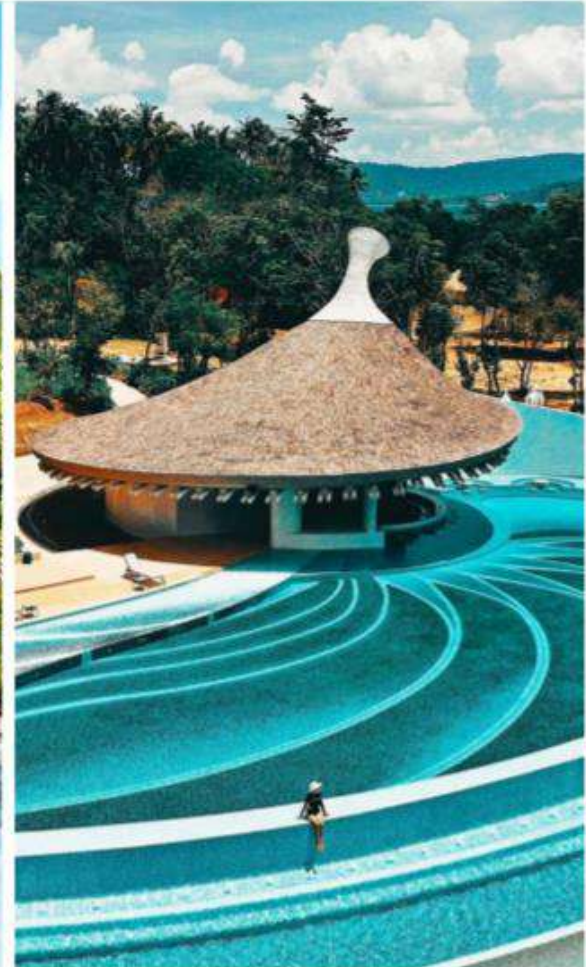
DAMAC BAY
PODIUM AMENITIES
WATER MAZE



DAMAC BAY

PODIUM AMENITIES

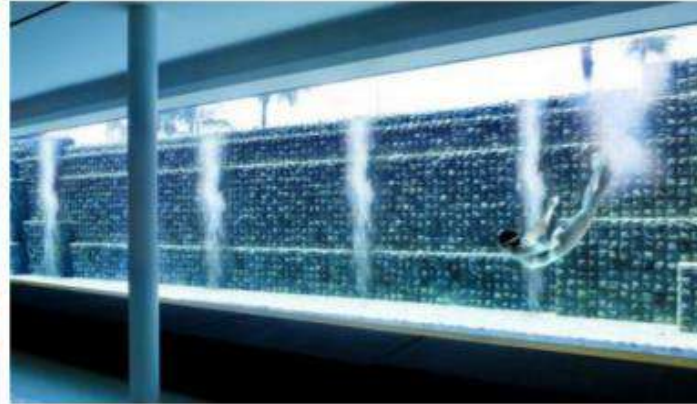
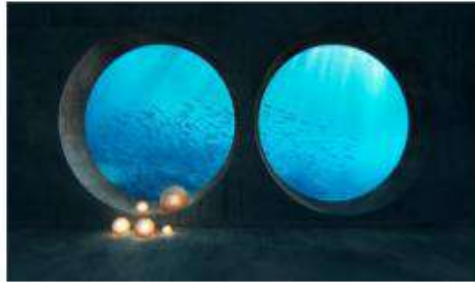
JUICE BAR INTEGRATED IN THE WATER BODY – ISLAND WITH SUNKEN WATER SEATING



DAMAC BAY

PODIUM AMENITIES

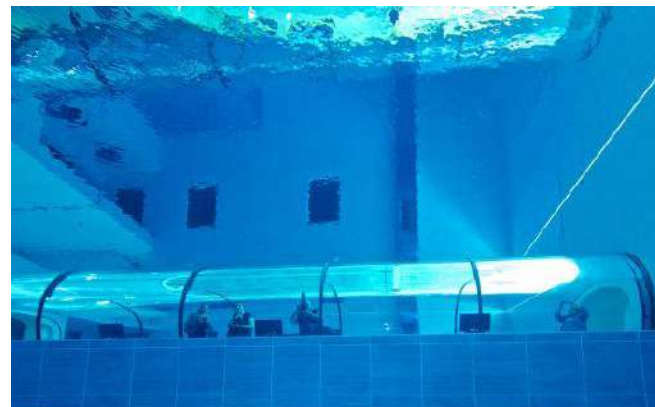
GLASS WATER BRIDGE WITH
CAVALLI DISPLAY



AMENITIES

FASHION SNORKELING POOL

PODIUM LEVEL



DAMAC BAY

PODIUM AMENITIES

HAMMOCKS WITH MECHANICAL/ ROPEWAY TRAYS ON WATER



AMENITIES

HAMMOCK CHILLING SPOT

PODIUM LEVEL



AMENITIES

HAMMOCK CHILLING SPOT

PODIUM LEVEL

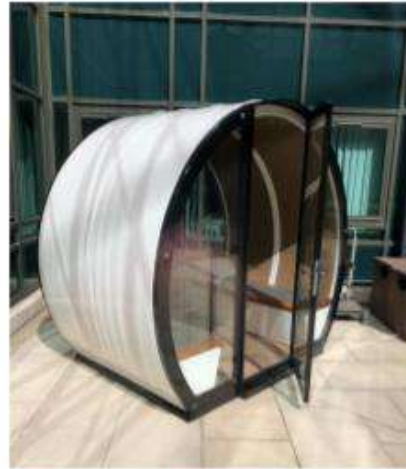


DAMAC BAY

ROOF AMENITIES – TOWER A

INFORMAL WORK SPACE PROVISION

- Floating pods in the pool with seating, power & internet provisions for workspaces & meetings which can be booked for an hour or a day, etc..



DAMAC BAY

ROOF AMENITIES – TOWER A

INFORMAL WORK SPACE PROVISION

- Informal office cubicles and meetings rooms supported by a full fledged F&B and coffee shops
- Work in the sky setup
- F&B and Coffee shop



DAMAC BAY

ROOF AMENITIES – TOWER B OPERA SCHOOL & PERFORMANCE ARE

- Indoor/ Outdoor singing platform where the pitch of the singer can synchronise with the pattern and flow of the water fountain.
- F&B and Coffee shop



DAMAC BAY

ROOF AMENITIES – TOWER C EDUTAINMENT CENTER

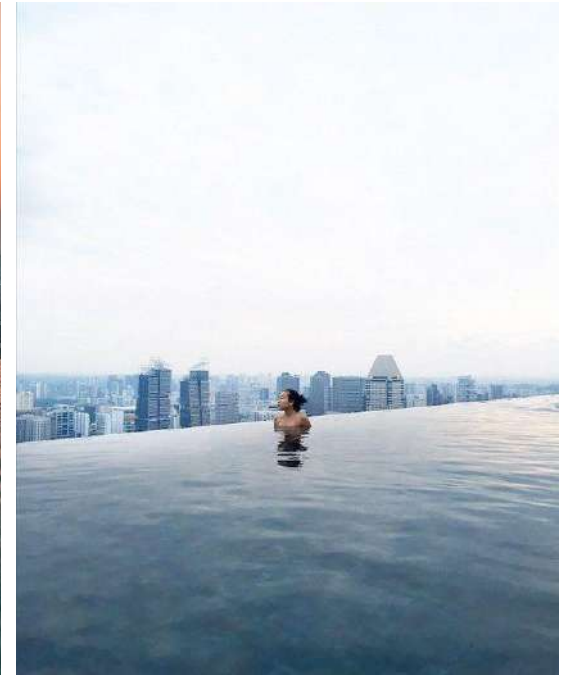
- Virtual reality education indoor/ outdoor.
- Lessons & educational movies laser projection on the pool fountain
- F&B and Coffee shop



AMENITIES

INFINITY POOLS

ROOF



AMENITIES

GARDEN WALK-WAYS IN THE SKY

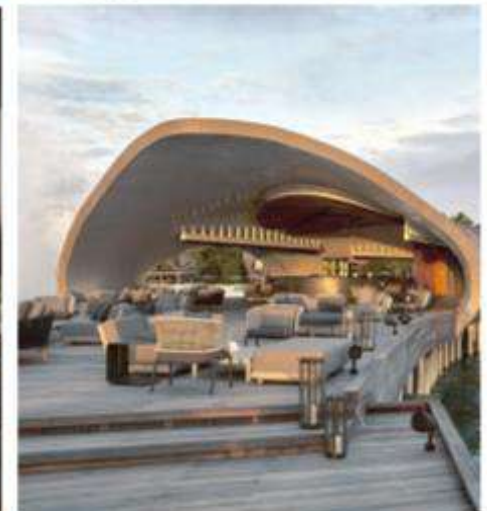
ROOF



DAMAC BAY

ROOF AMENITIES – TOWERS A, B & C

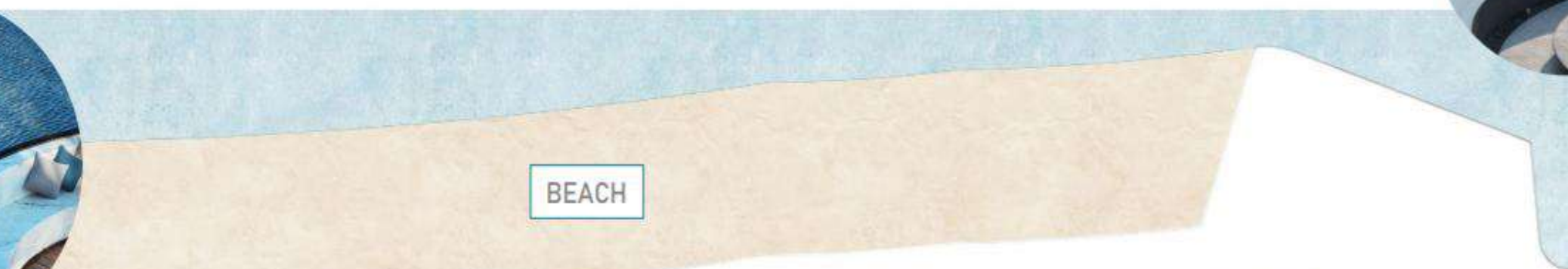
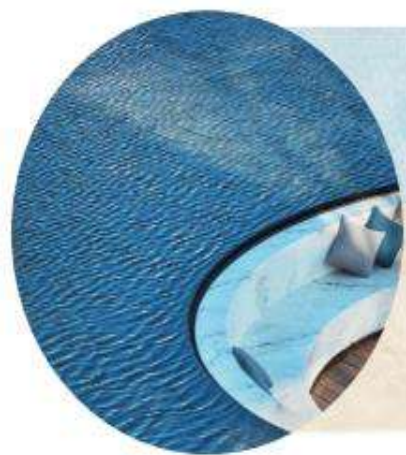
- F&B and Coffee shop



DAMAC BAY

TYPICAL FLOOR PLAN

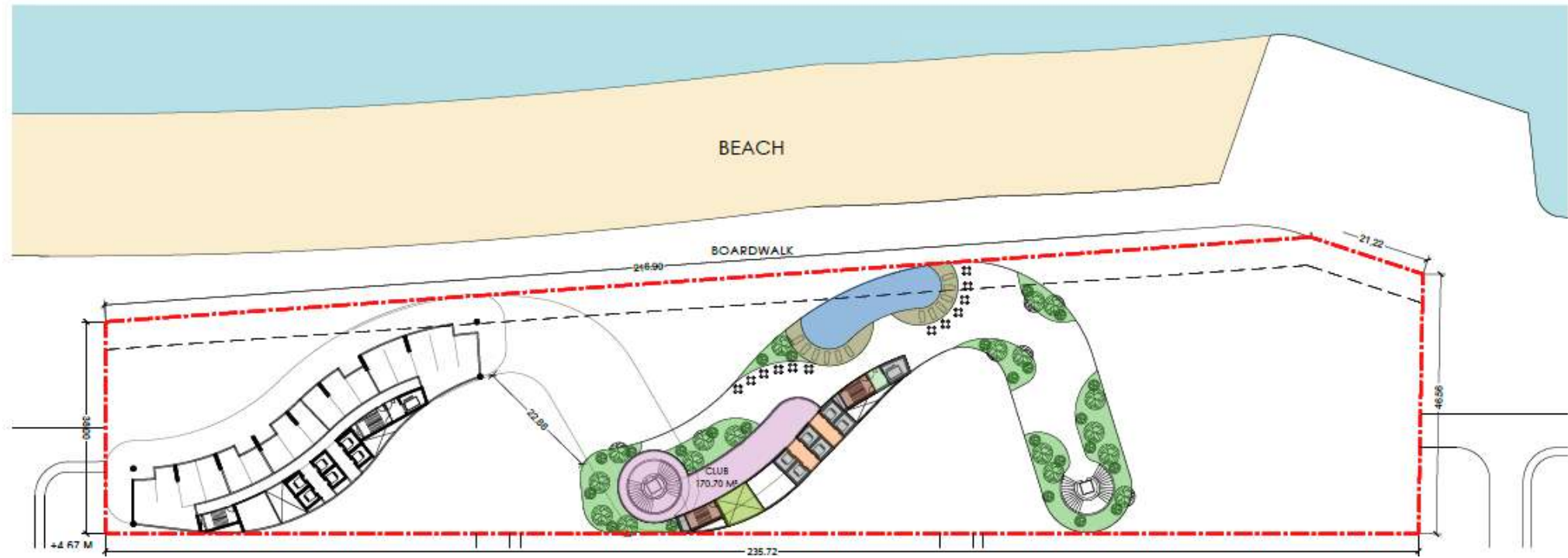
FIRST FLOOR PODIUM



DAMAC BAY

TYPICAL FLOOR PLAN

ROOF



INTERIOR DESIGN

LOBBY



INTERIOR DESIGN

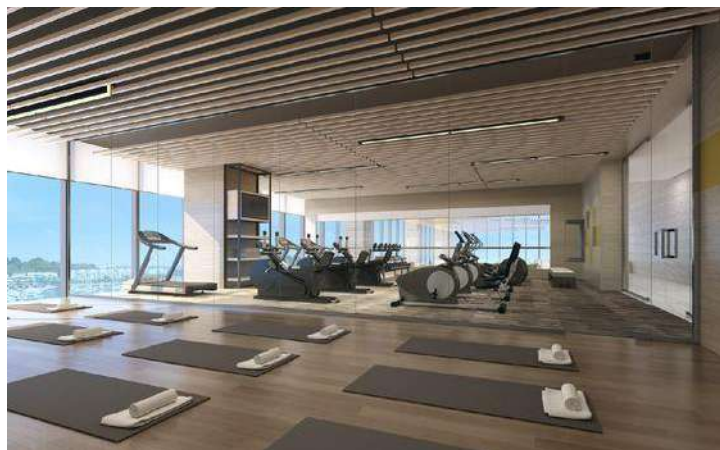
LOBBY

DRAFT



INTERIOR DESIGN

GYM



FLOOR PLANS

TYPES

DAMAC BAY

TYPICAL FLOOR PLAN

TYPES



1 BR BUSINESS TYPE 1

SALEABLE AREA: SQM - SQFT



2 BR BUSINESS TYPE 1

SALEABLE AREA: SQM - SQFT

DAMAC BAY

TYPICAL FLOOR PLAN

TYPES

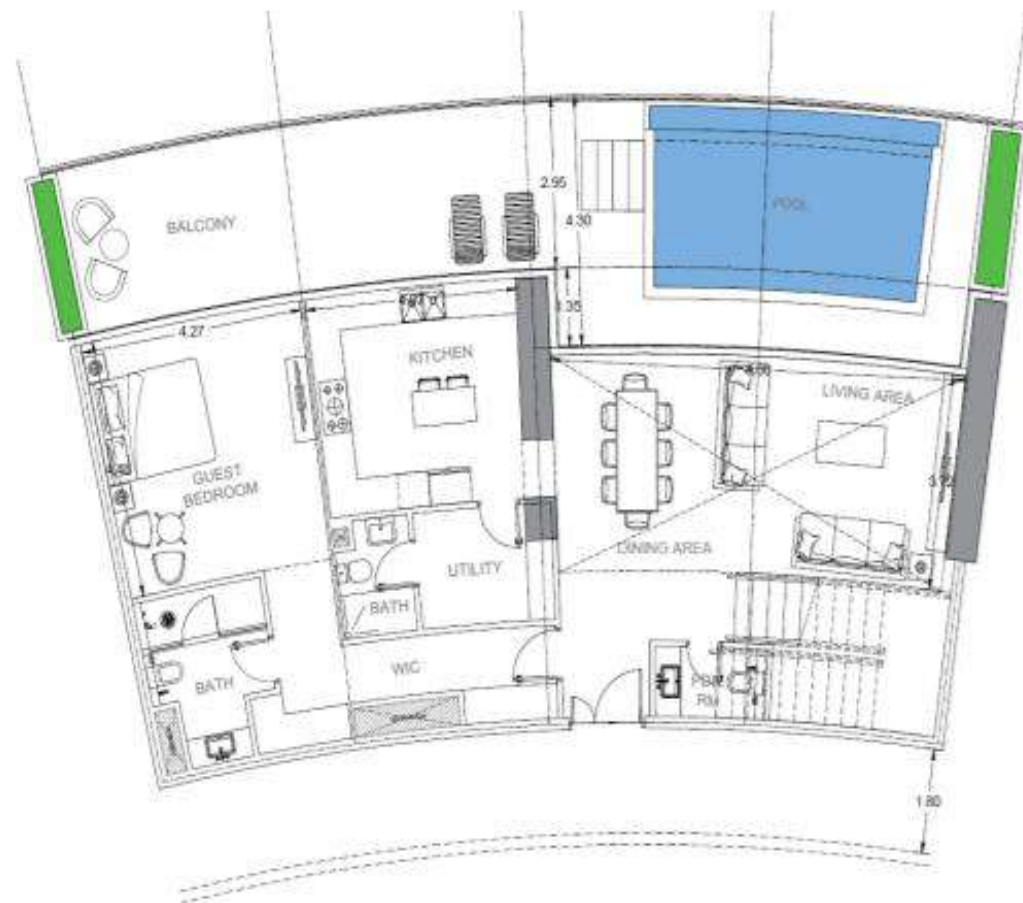


3 BR BUSINESS TYPE 1

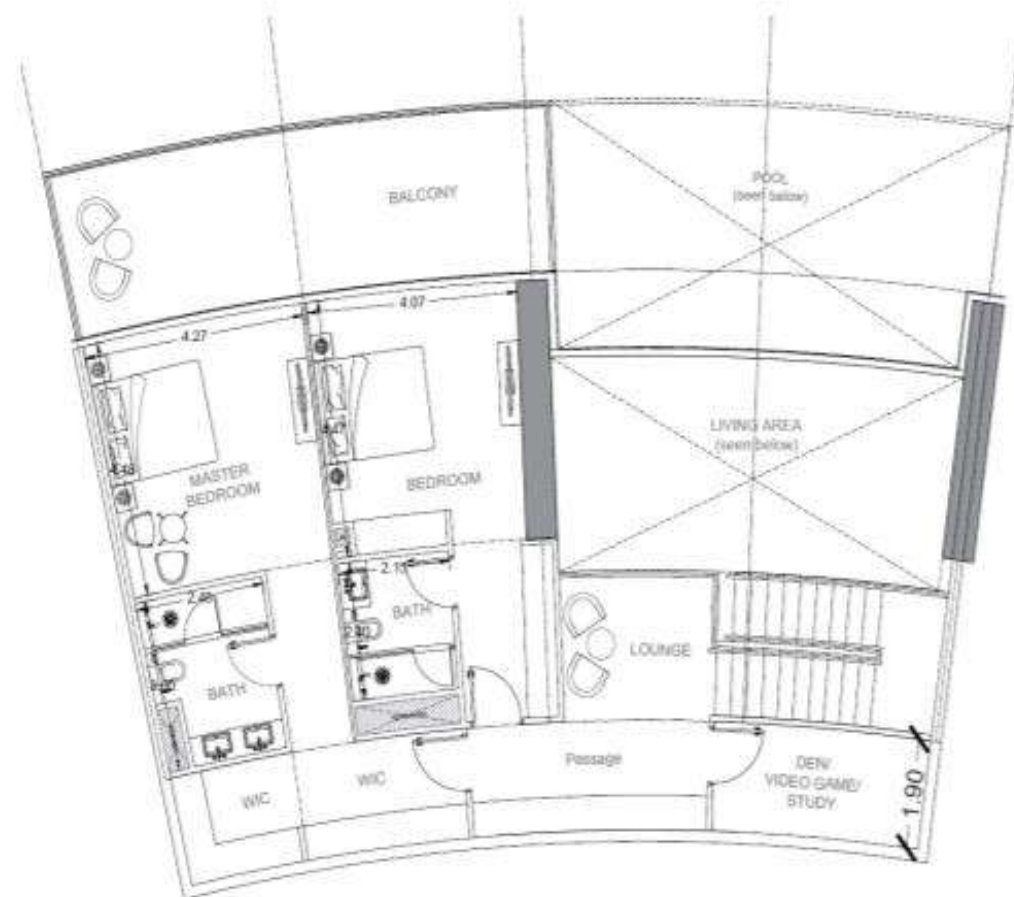
SALEABLE AREA: SQM - SQFT

TYPICAL FLOOR PLAN

TYOLOGIES



LOWER FLOOR



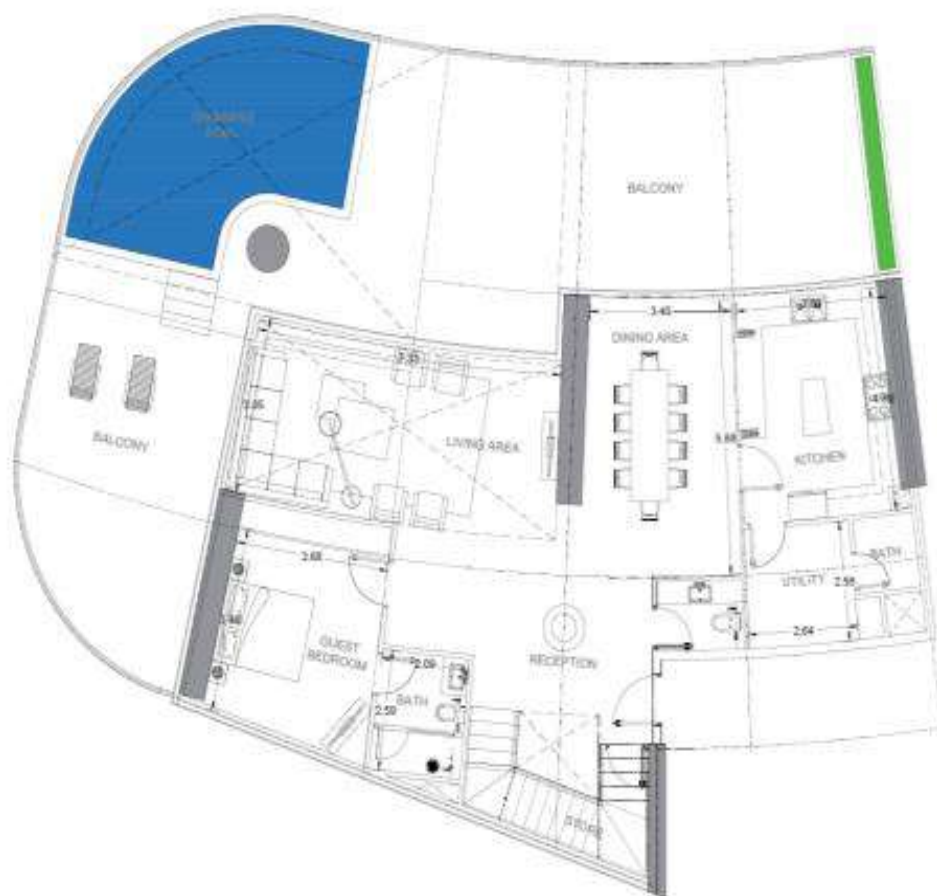
UPPER FLOOR

3 BR LUXURY TYPE 1 (DUPLEX)

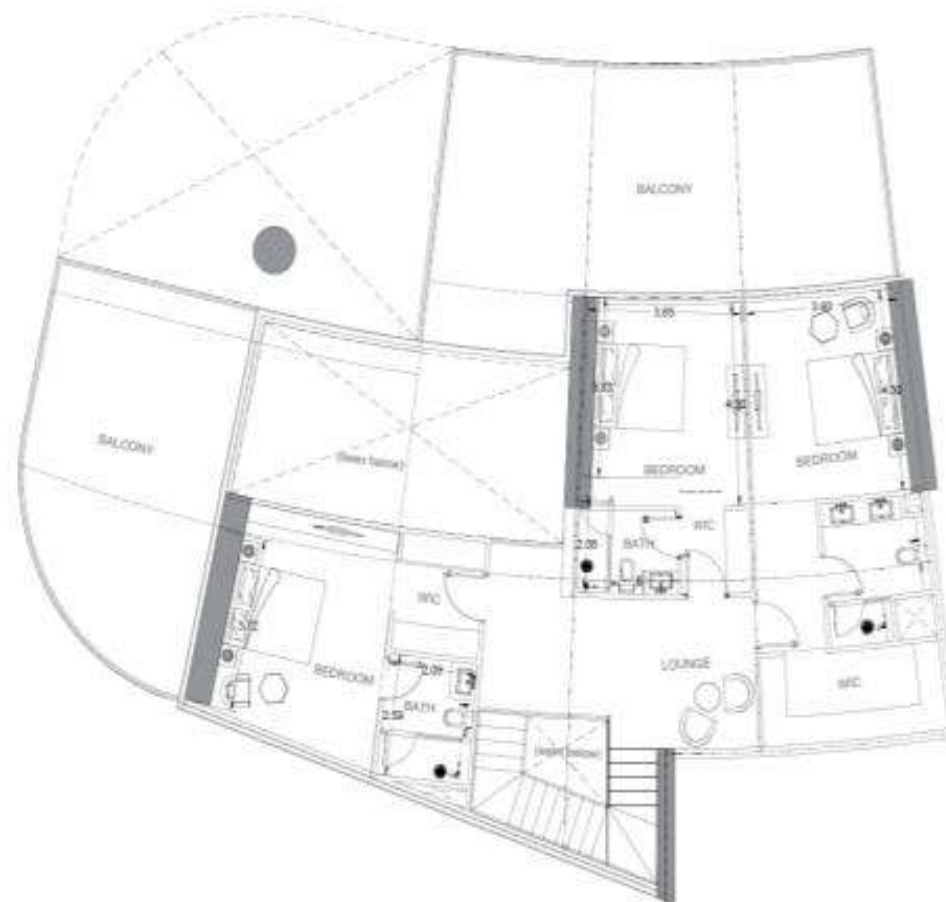
SALEABLE AREA: SQM - SQFT

TYPICAL FLOOR PLAN

TYPOLOGIES



LOWER FLOOR



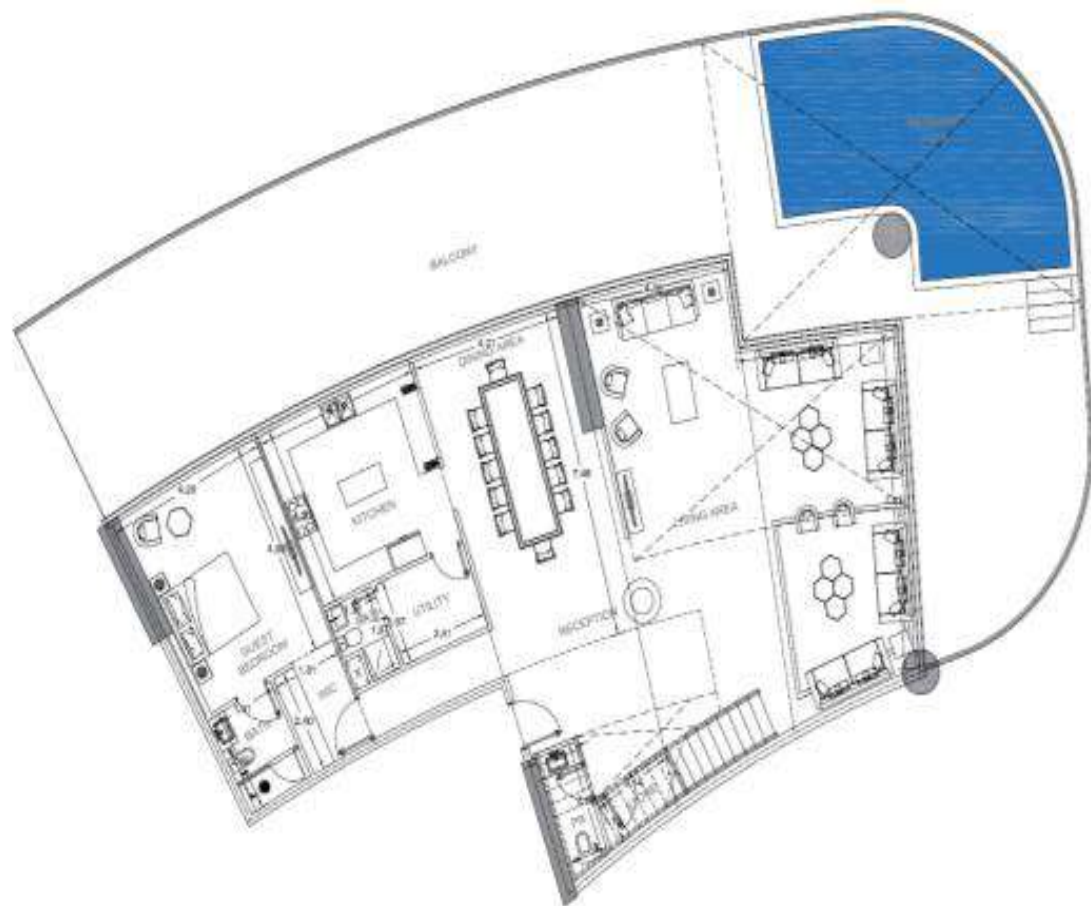
UPPER FLOOR

4 BR LUXURY TYPE 1 (DUPLEX)

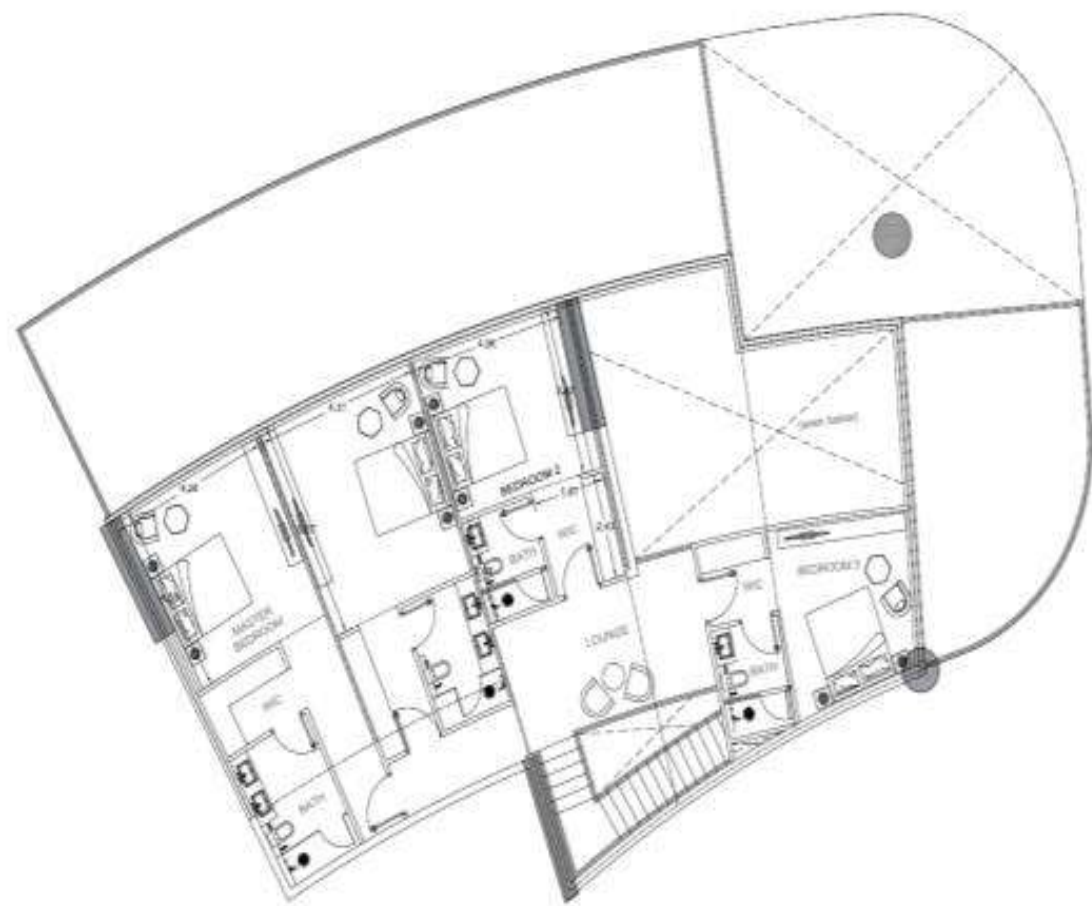
SALEABLE AREA: 50M - 50FT

TYPICAL FLOOR PLAN

TYPES



LOWER FLOOR



UPPER FLOOR

5 BR LUXURY TYPE 1 (DUPLEX)

UNIT BREAK-UP & PARKING DETAILS

Tower A	No of Units
1 BR	141
2 BR	60
3 BR	30
3 BR DUP	8
4 BR DUP	4
5 BR DUP	4

Unit Type	No. Of Parking
1 BR Luxury	1
2 BR Luxury	1
3 BR Luxury	2
3 BR Super Luxury	2
4 BR Super Luxury	3
5 BR Super Luxury	4

Parking Level: Basement Partial, Podium 1,2 & 3

Level 2 to 32 – Luxury 1,2,3 BR

Level 33 to 40 – Super Luxury 3,4,5 BR



INTERIOR DESIGN

DAMAC BAY

INTERIOR DESIGN

LIVING ROOM



INTERIOR DESIGN

LIVING ROOM



INTERIOR DESIGN

LIVING ROOM



INTERIOR DESIGN

LIVING ROOM



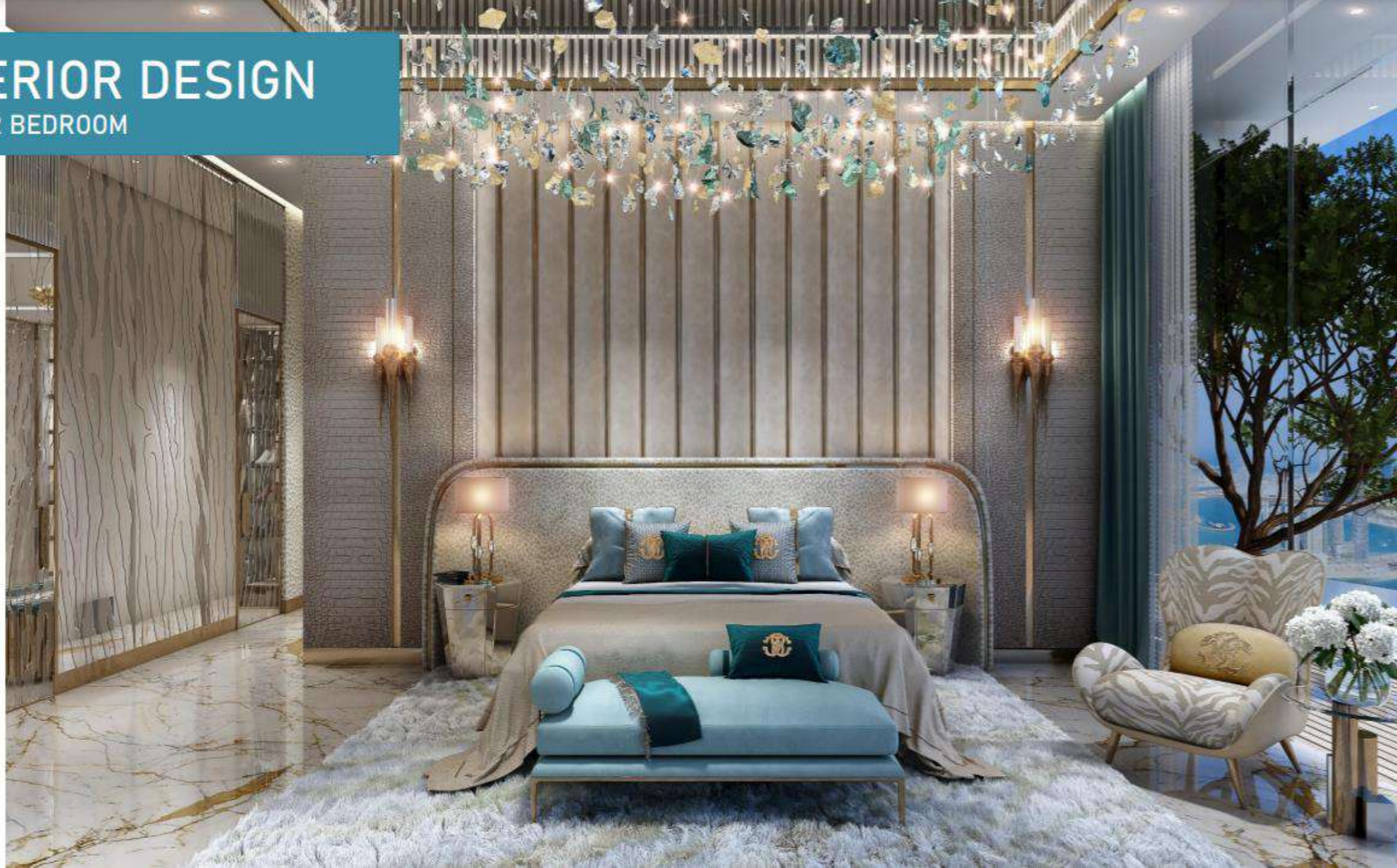
INTERIOR DESIGN

DINING ROOM



INTERIOR DESIGN

MASTER BEDROOM



INTERIOR DESIGN

MASTER BEDROOM



INTERIOR DESIGN

WALK IN CLOSET/BATHROOM



INTERIOR DESIGN

WALK IN CLOSET/BATHROOM



INTERIOR DESIGN

TERRACE



F&A

Apartment features:

Built-In Wardrobes

Balconies

Centrally air conditioned

Adequate TV / Phone infrastructure

Convenience:

Elevators to all floors

Living and Dining:

All rooms feature double glazed windows

Porcelain tiled floors

Painted plastered walls with accent on selected wall

Partial Painted gypsum ceiling

Kitchen:

Fitted kitchens with refrigerator, cooker, hob and washing machine

Porcelain tiled floors

Emulsion paints for walls

Countertop

Kitchen backsplash

Bathroom Features

Floor / Wall porcelain or ceramic tiles

Sanitary ware

Sanitary fittings and accessories

Mirror

Vanity with with under counter storage

Building Services & Amenities

Drop off and entrance

Concierge desk

Beach Pool and landscape plaza

Gym and Pool

COMMERCIAL TERMS & PAYMENT PLAN

Type	Saleable Area		Price			Avg PSF
	Min	Max	Min	Max	Avg	
Business	663	2,125	2.9M	8.6M	4.2M	3,571
1 BR	663	1,360	2.9M	4.1M	3.2M	3,662
2 BR	1,277	1,728	4.4M	5.8M	5.0M	3,456
3 BR	1,992	2,125	6.0M	8.6M	7.4M	3,554
Luxury	3,243	6,582	14.2M	29.6M	19.4M	4,465
3 BR - DUP	3,243	3,321	14.2M	15.1M	14.7M	4,465
4 BR - DUP	4,295	4,370	19.1M	19.6M	19.3M	4,465
5 BR - DUP	6,473	6,582	28.7M	29.6M	29.1M	4,465

DP Payment %	Rebate	Remarks
34%	1%	Additional DP over 24% must come from the last instalments
54%	2%	
104%	3%	
Please Note: Rebate is only applicable on full floors		

Type	EOI
1 BR	AED 150K
2 BR	AED 225K
3 BR	AED 300K
Full floor	AED 1.5M

ACD: Jul 2027

Milestone Event	Value (%)
Immediate	24
Within 3 Month(s) Of Sale Date	4
Within 6 Month(s) Of Sale Date	4
Within 9 Month(s) Of Sale Date	4
Within 12 Month(s) Of Sale Date	4
Within 15 Month(s) Of Sale Date	4
Within 18 Month(s) Of Sale Date	4
Within 21 Month(s) Of Sale Date	4
Within 24 Month(s) Of Sale Date	4
Within 27 Month(s) Of Sale Date	4
Within 30 Month(s) Of Sale Date	4
Within 33 Month(s) Of Sale Date	4
Within 36 Month(s) Of Sale Date	4
Within 39 Month(s) Of Sale Date	3
Within 42 Month(s) Of Sale Date	3
Within 45 Month(s) Of Sale Date	3
Within 48 Month(s) Of Sale Date	3
On completion	20

