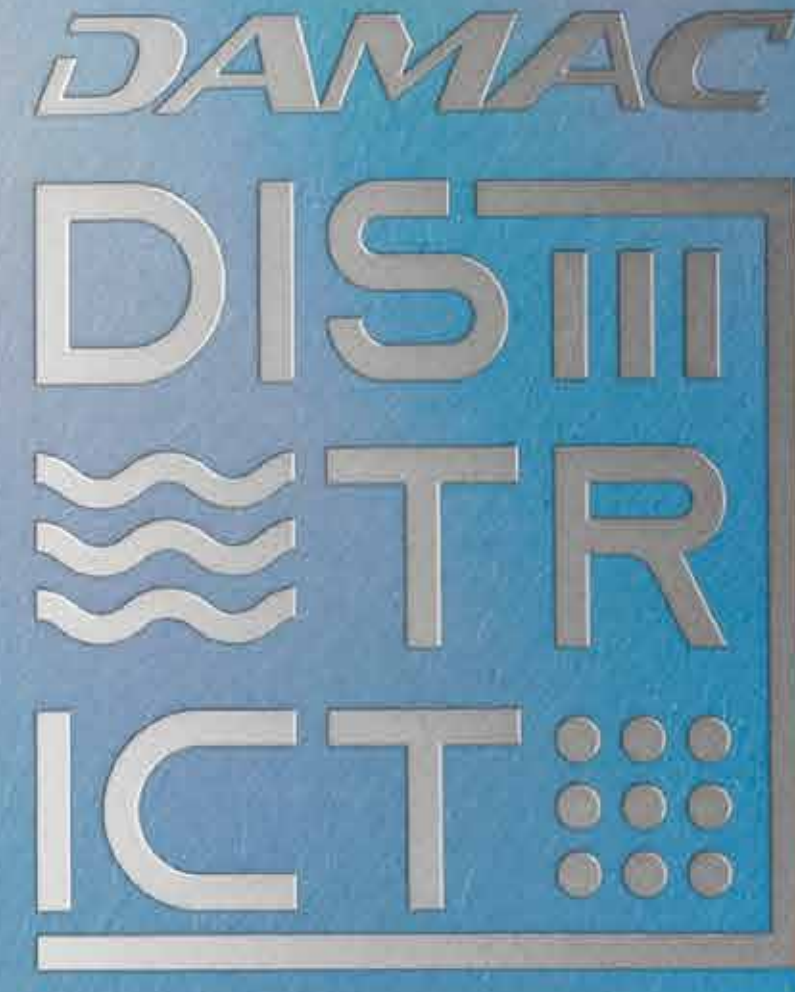




LIVE WORK play



# A PLACE WHERE WORK -LIFE BA- LANCE

*Imagine a place where your morning coffee overlooks championship greens, your afternoon meetings happen steps from your front door, your evening unwinds by tranquil waters. Where every detail, every vista, every moment dances together to transform the ordinary into extraordinary.*



*is just life.*



# A PLACE WHERE YOU CAN



*live without limits.*



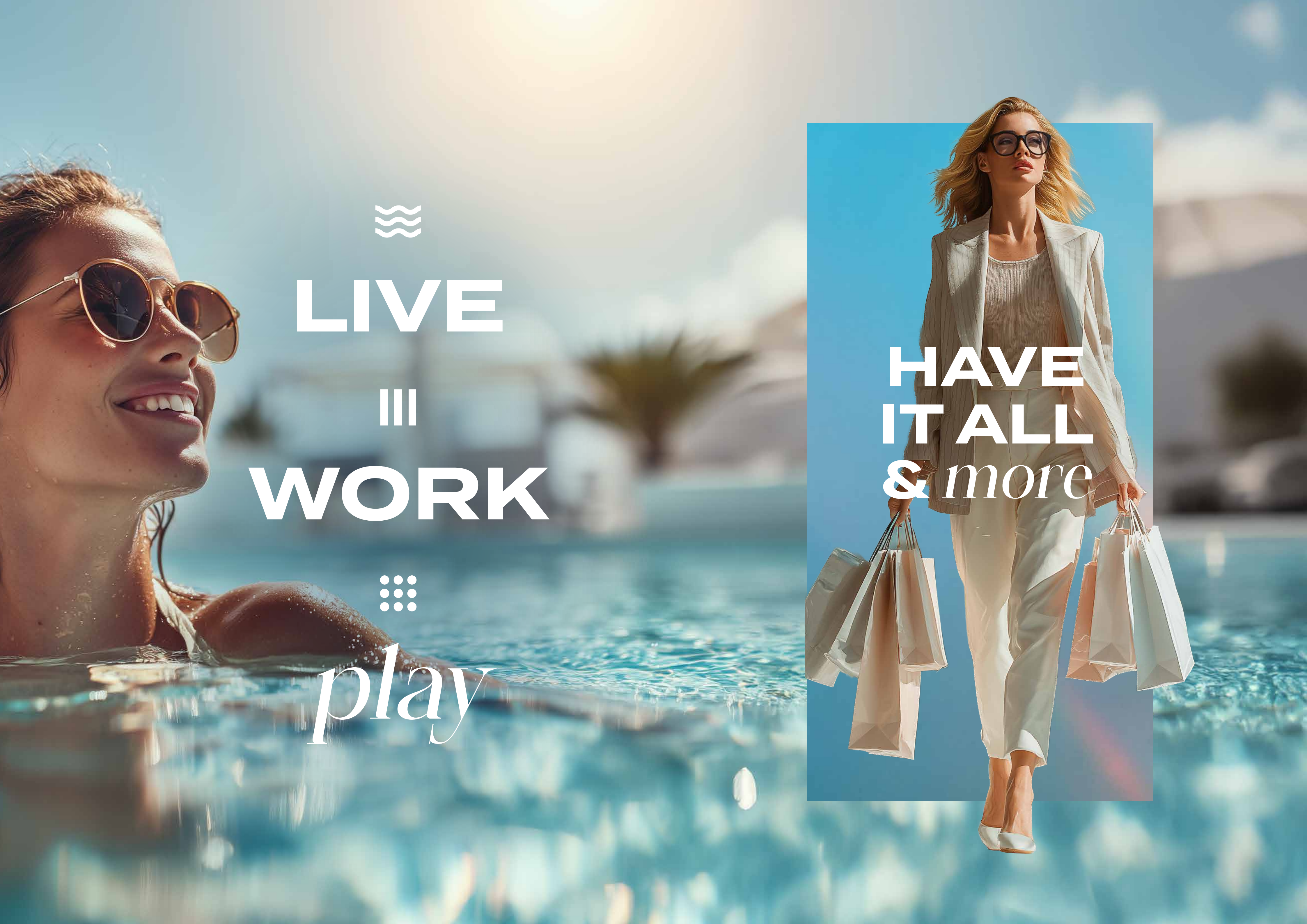
PRESENTING



LIVE · WORK · PLAY

A holistic residential, commercial and lifestyle community designed for every version of you.





LIVE



WORK



*play*



HAVE  
IT ALL  
& *more*





**YOUR OFFICE.  
YOUR HOME.**  
*One address.*

Welcome to an extraordinary mixed-use district within DAMAC Hills, where you can seize the day, secure tomorrow and ensure your well-being thrives. Where others see boundaries, we create endless possibilities, transforming every expectation into an experience beautifully lived. This isn't just where you live. This is life, perfected.







*Life is in  
the details*

From the grand lobby to the refined podium and sophisticated apartments, every element of DAMAC District has been meticulously crafted, creating towers as perfectly manicured as the championship greens below.





# LIVE & *more*



LIVE · WORK · PLAY





EXTERIORS

# Where design meets desire

Experience the pinnacle of luxury living at DAMAC District in DAMAC Hills, where striking architectural design harmonises beautifully with world-class amenities and natural splendour.

LIVE · WORK · PLAY







# NATURE'S CANVAS

*unveiled*

LIVE · WORK · PLAY





# *Elevated perspectives*

Wake to captivating vistas of Trump International Golf Club or the serene beauty of DAMAC Lagoons. From every perspective, breathtaking panoramas unfold like masterful brushstrokes across nature's living canvas.



LIVE • WORK • PLAY

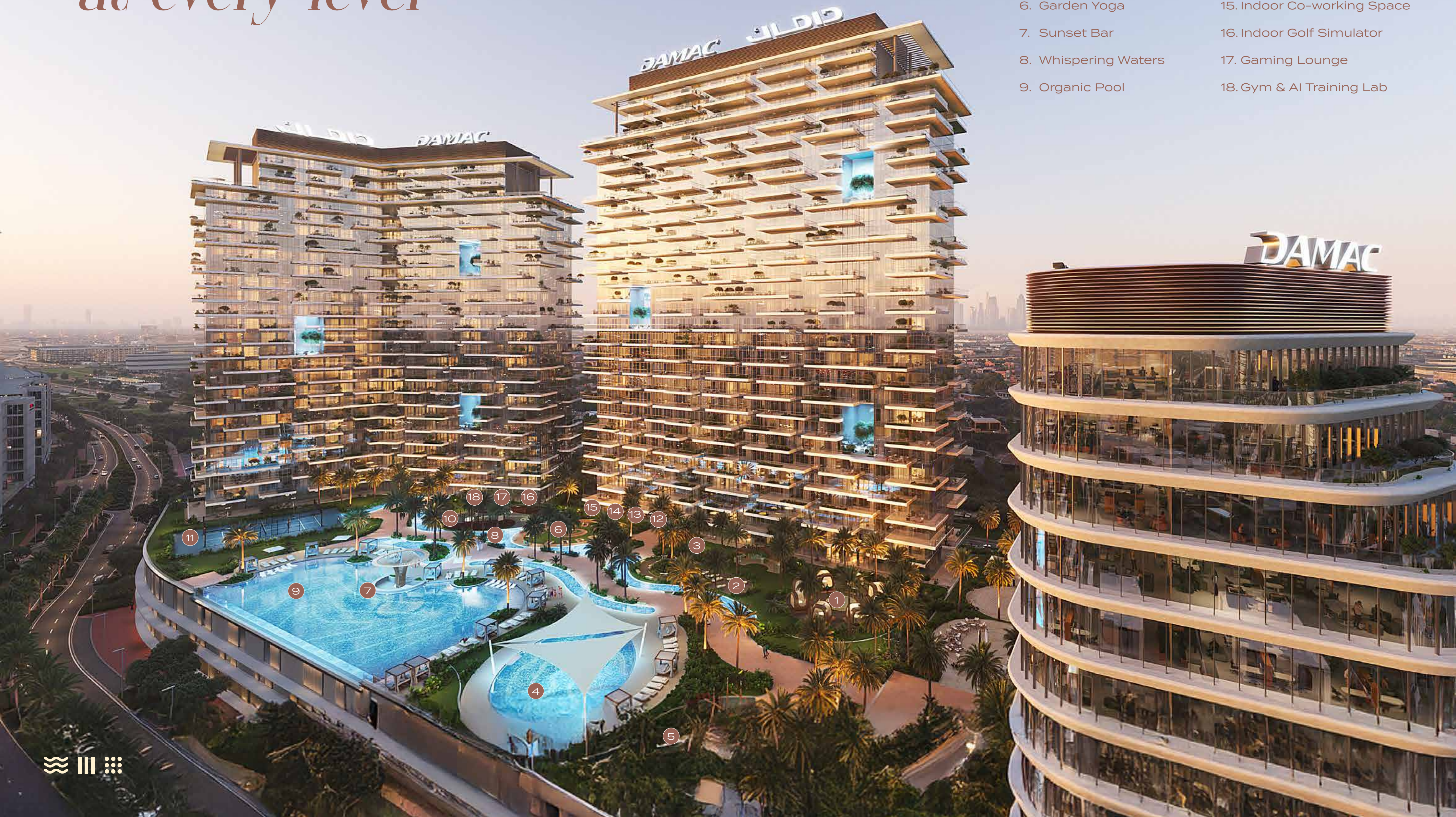




## LOCATION OF AMENITIES

*Live, work & play  
at every level*

- |                          |                              |
|--------------------------|------------------------------|
| 1. Private Dining Pods   | 10. Outdoor Callisthenics    |
| 2. BBQ Stations          | 11. Padel Courts             |
| 3. Urban Farming Terrace | 12. Sensory Deprivation Tank |
| 4. Kids Pool             | 13. Cloud Zen Lounge         |
| 5. Kids Playground       | 14. Red Light Therapy        |
| 6. Garden Yoga           | 15. Indoor Co-working Space  |
| 7. Sunset Bar            | 16. Indoor Golf Simulator    |
| 8. Whispering Waters     | 17. Gaming Lounge            |
| 9. Organic Pool          | 18. Gym & AI Training Lab    |





INTERIORS

# *Sophisticated simplicity*

Step into a world of refined grandeur, where understated elegance commands attention. Every carefully chosen detail radiates contemporary sophistication, as luxury reveals itself through graceful restraint.



LIVE • WORK • PLAY



INTERIORS

# *Life inspired by nature*

Retreat to your serene sanctuary where warm, earthy tones and organic textures seamlessly bring nature's beauty indoors. Experience a living haven where refined design flows effortlessly with natural tranquillity.





INTERIORS

# Artisanal craftsmanship

Experience the marriage of premium materials and meticulous attention to detail. Hand-selected finishes, bespoke fixtures and architectural elements combine to create a personal masterpiece that reflects your refined taste and individual style.





LIVE & MORE

# Signature

## RESIDENTIAL AMENITIES



Calm Palm Garden



Whispering Waters



Private Dining Pods



Organic Pool



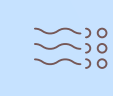
Cloud Zen Lounge



Sensory Deprivation Tank



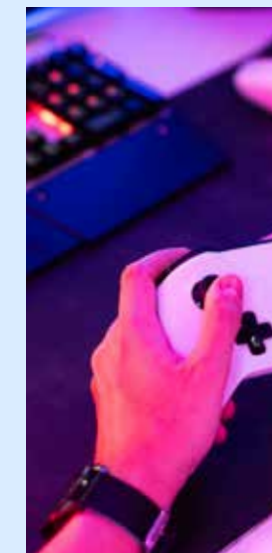
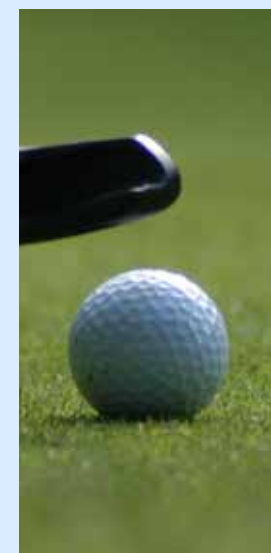
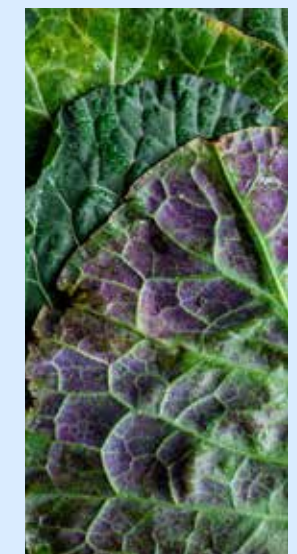
Indoor Co-working Spaces



Red Light Therapy



Urban Farming Terrace



BBQ Stations



Garden Yoga



Outdoor Callisthenics



Padel Courts



Kids Playground



Indoor Golf Simulator



Gym & AI Training Lab



Gaming Lounge



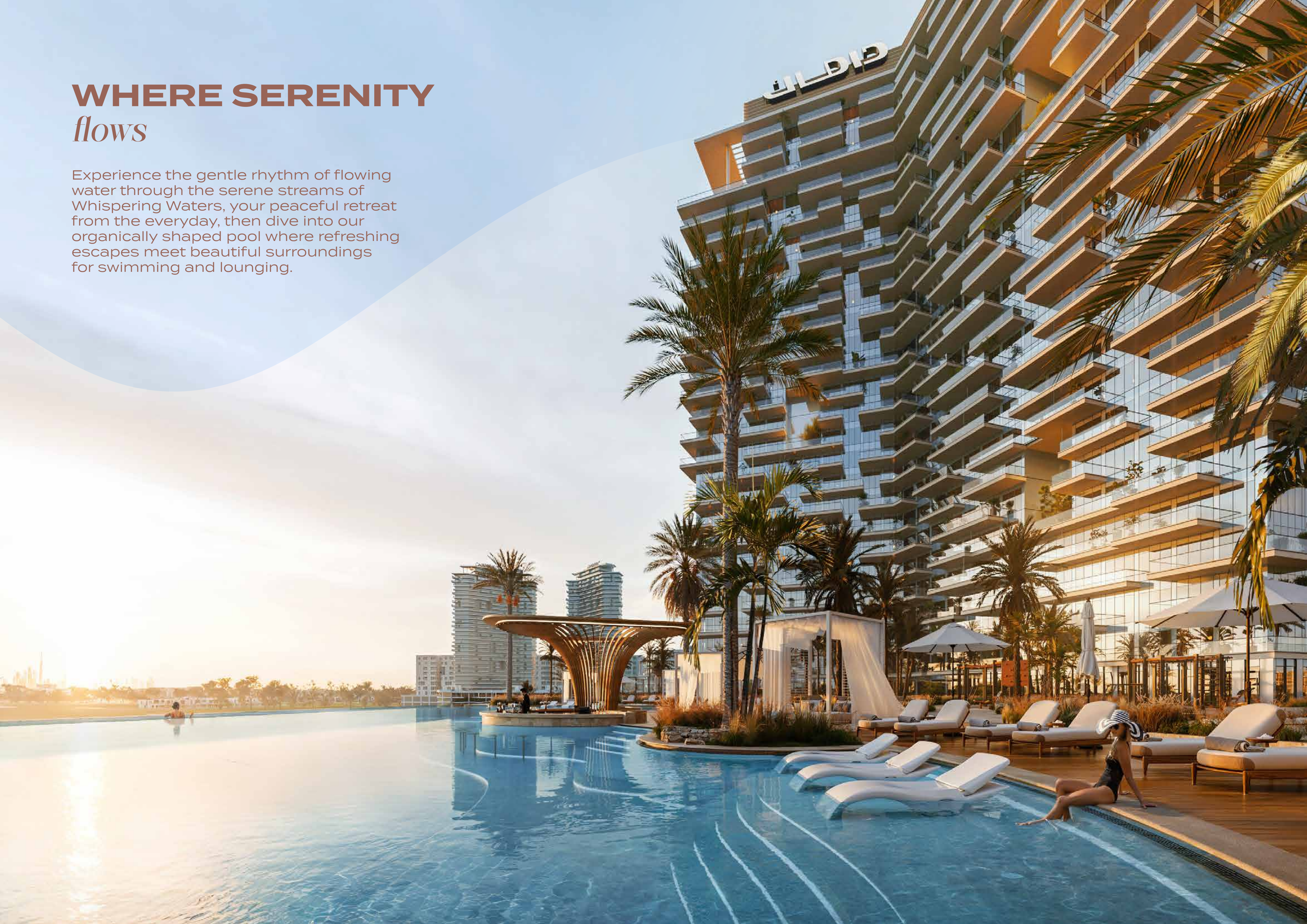
Sunset Bar





# WHERE SERENITY *flows*

Experience the gentle rhythm of flowing water through the serene streams of Whispering Waters, your peaceful retreat from the everyday, then dive into our organically shaped pool where refreshing escapes meet beautiful surroundings for swimming and lounging.

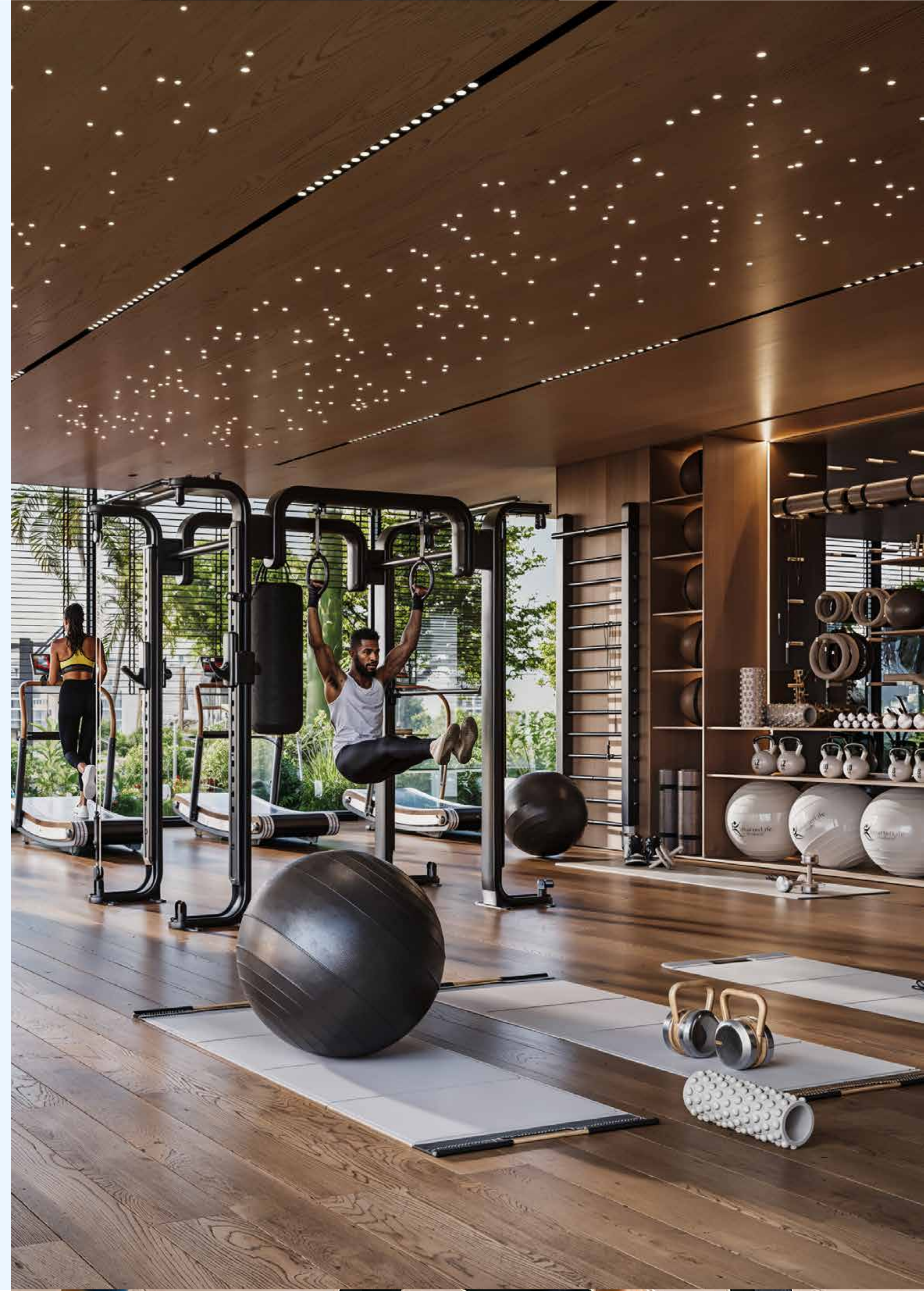
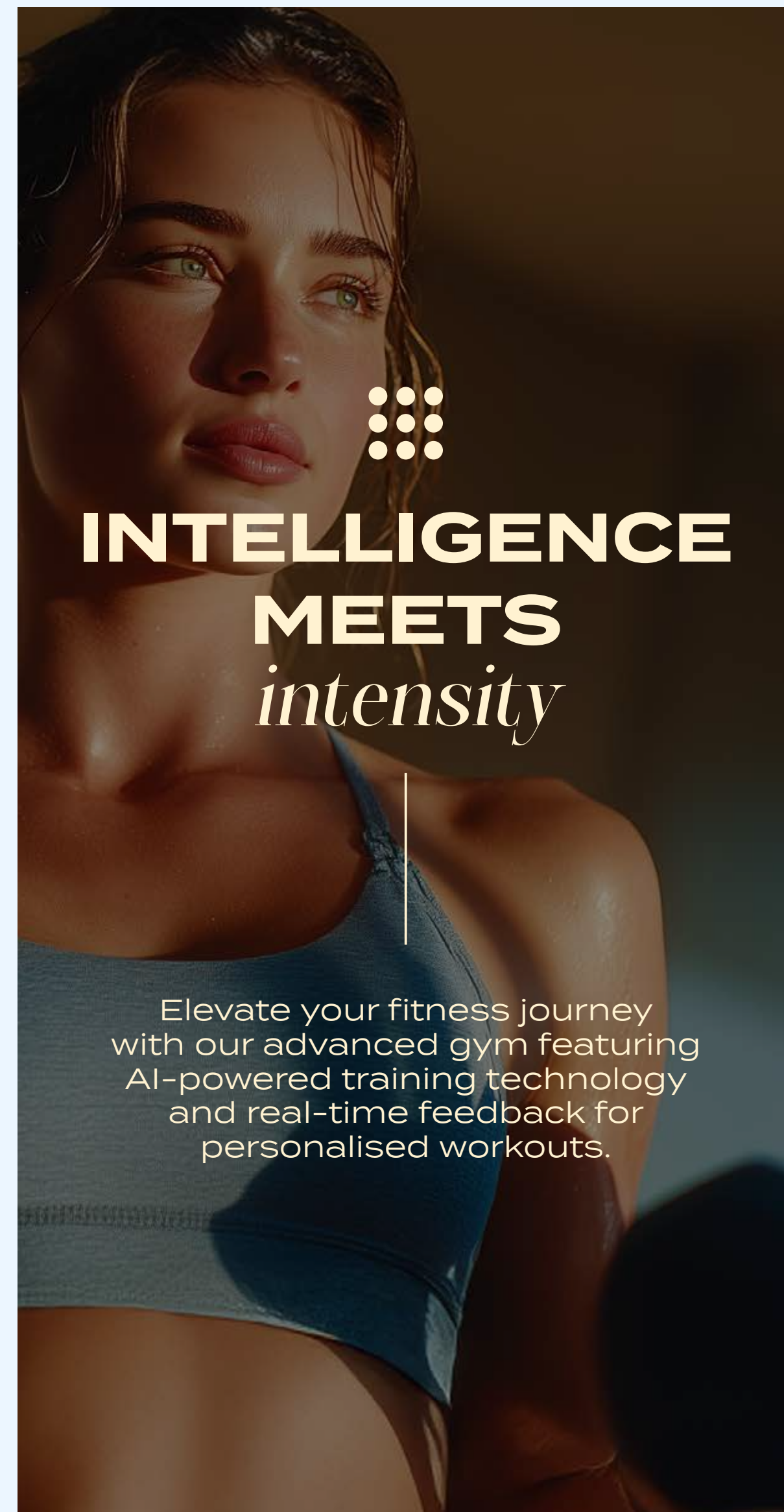




# STILLNESS *in every form*

Flow through shaded palm gardens, where curved paths and organic textures guide you gently toward stillness. By the water's edge, find your rhythm through yoga in the garden, each breath deepening your connection to calm. Then, drift into the quiet comfort of the Cloud Zen Lounge, where soft forms and muted tones create the perfect sanctuary for reflection.









## **HOLISTIC** *restoration*

Discover deeper calm through sensory deprivation experiences that enhance mental clarity, while red-light therapy sessions promote skin health, reduce inflammation, and accelerate physical recovery.



# OUTDOOR

## *culinary experiences*

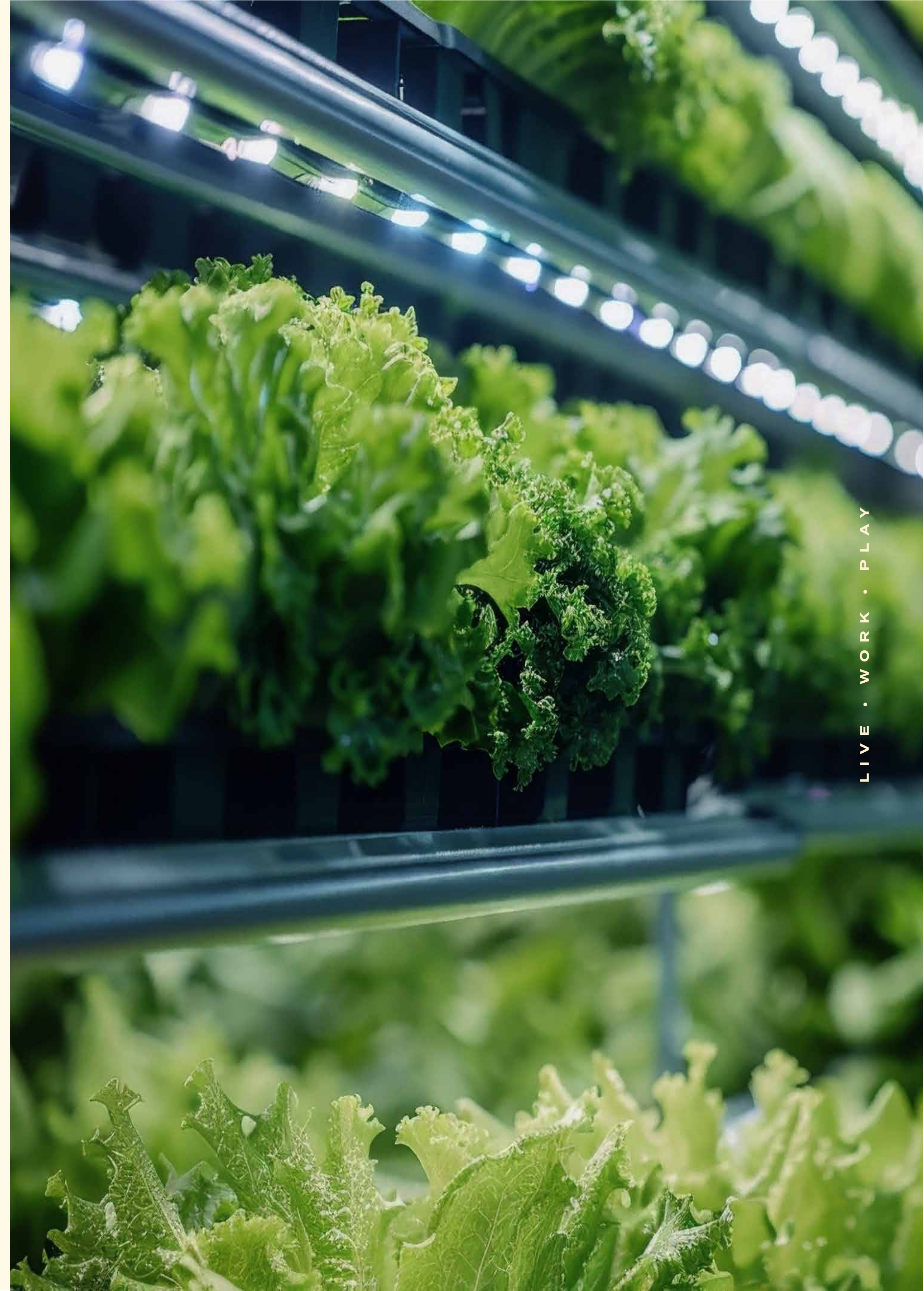
Savour intimate meals in your own private dining pod, surrounded by palms and aqua gardens, or create unforgettable memories gathering around BBQ stations for perfect outdoor feasts with family and friends.





# **SUSTAINABLE LIVING** *fresh possibilities*

Connect with sustainable living  
through our vertical farming  
terraces, bringing fresh, organic  
produce closer to your home.



LIVE · WORK · PLAY





# **GOLDEN HOUR** *refinement*

Immerse yourself in ultimate poolside luxury with our signature Sunset Bar. Sip your favourite craft cocktails and premium beverages while staying refreshingly cool in crystal-clear waters, as the golden hour paints the sky in magnificent hues.

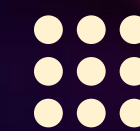


# ADVENTURE *awaits*

Energise your daily routine at outdoor callisthenics stations designed for invigorating workouts in natural settings, challenge yourself on premium padel courts where exciting matches meet social connections and take your workout to a completely new level.

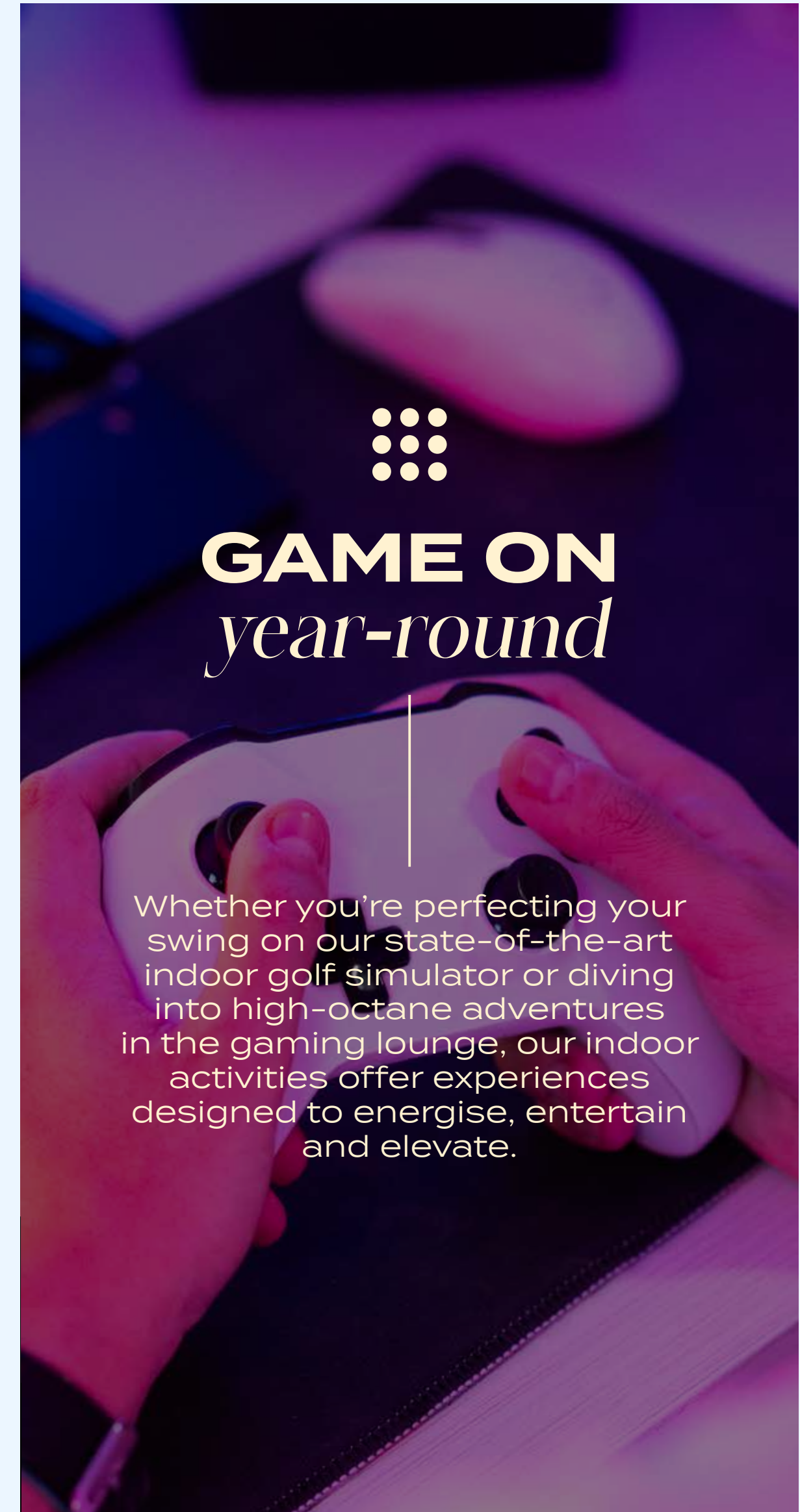






## **GAME ON** *year-round*

Whether you're perfecting your swing on our state-of-the-art indoor golf simulator or diving into high-octane adventures in the gaming lounge, our indoor activities offer experiences designed to energise, entertain and elevate.





# FUN STARTS *here*

Let your children thrive and play to their hearts' content at our specially designed, adventure-themed playground. The perfect environment for building confidence, improving agility and above all, having fun!





# WORK

*& more*



LIVE • WORK • PLAY





OFFICE EXTERIORS

# *Sleek lines, soaring glass*

The office tower stands as a modern architectural statement — minimal yet expressive, defined by clean geometry, natural textures and reflective surfaces that mirror the sky above. Framed by landscaped courtyards and shaded walkways, it's more than a workplace — it's a sculpted space of movement, light and quiet ambition.







DAMAC





DAMAC

# FAIRWAY VIEWS

*boundless inspiration*

Step onto open-air terraces where conversations flow as freely as the breeze, and ideas stretch as far as the skyline. Here, sweeping golf course vistas and golden-hour light turn meetings into moments, shifting perspectives, opening minds and elevating every exchange.

LIVE · WORK · PLAY







III

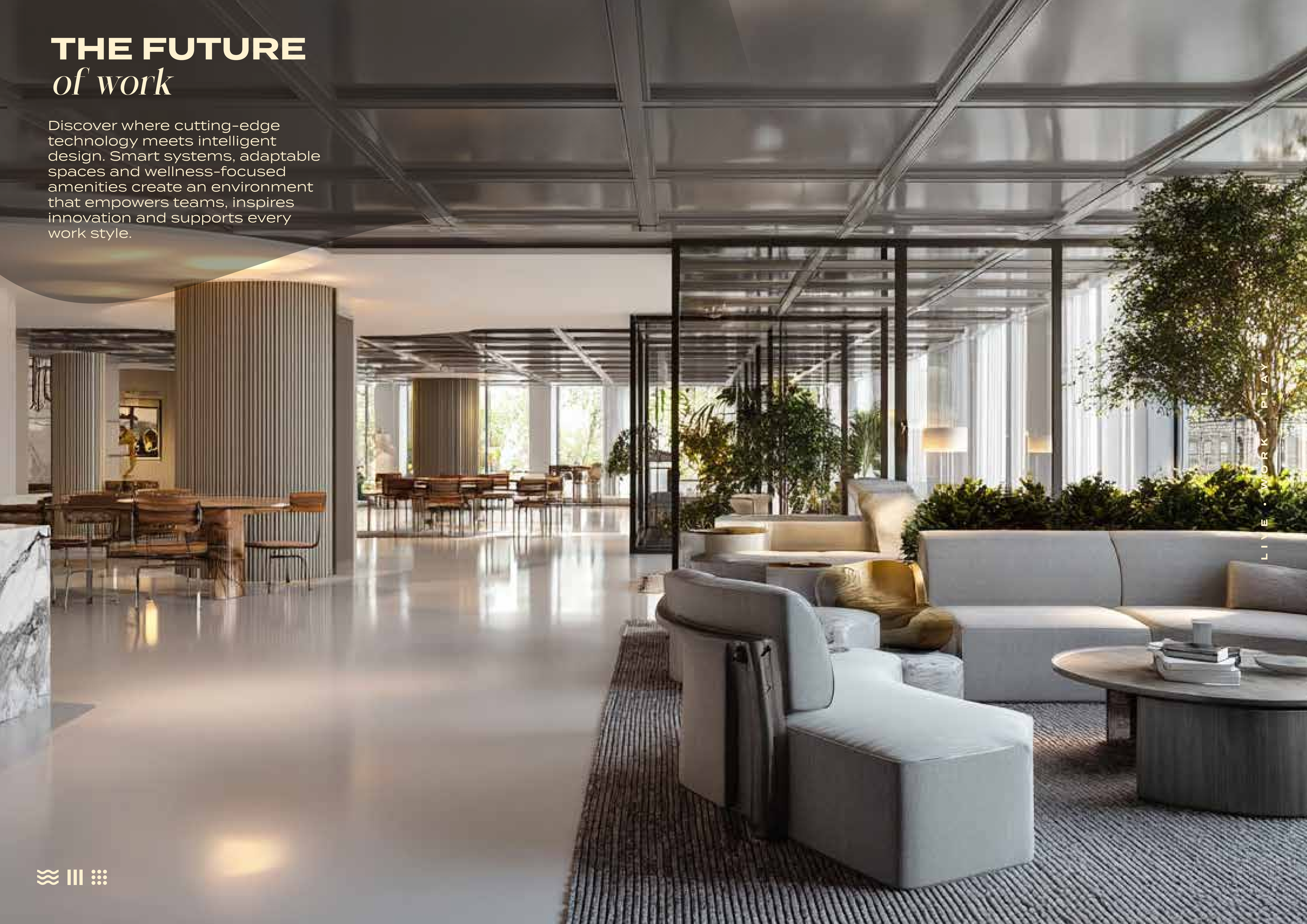
## PROFESSIONAL *perfection*

Experience seamless productivity with smart meeting rooms featuring instant mobile booking and advanced AV systems. From brainstorming lounges to formal boardrooms, each space adapts to your collaboration needs with wireless connectivity for seamless on-site and remote teamwork.



# THE FUTURE *of work*

Discover where cutting-edge technology meets intelligent design. Smart systems, adaptable spaces and wellness-focused amenities create an environment that empowers teams, inspires innovation and supports every work style.



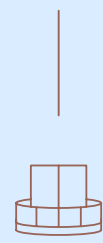
LIVE · WORK · PLAY



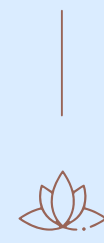


WORK & MORE

# Signature OFFICE AMENITIES



Outdoor  
Terraces



Outdoor Gym  
& Yoga



Office  
Canteen



Indoor Gym



Haven  
Workspace



Relaxation  
Area



Outdoor Meeting  
Pods



DAMAC Mall  
Access





# WELLNESS

*built into your day*

Move between focus and flow with fitness spaces designed to energise both body and mind. Whether it's a mindful stretch beneath the open sky or a high-performance session in the indoor gym just steps from your desk, DAMAC District brings wellness into every part of your workday.





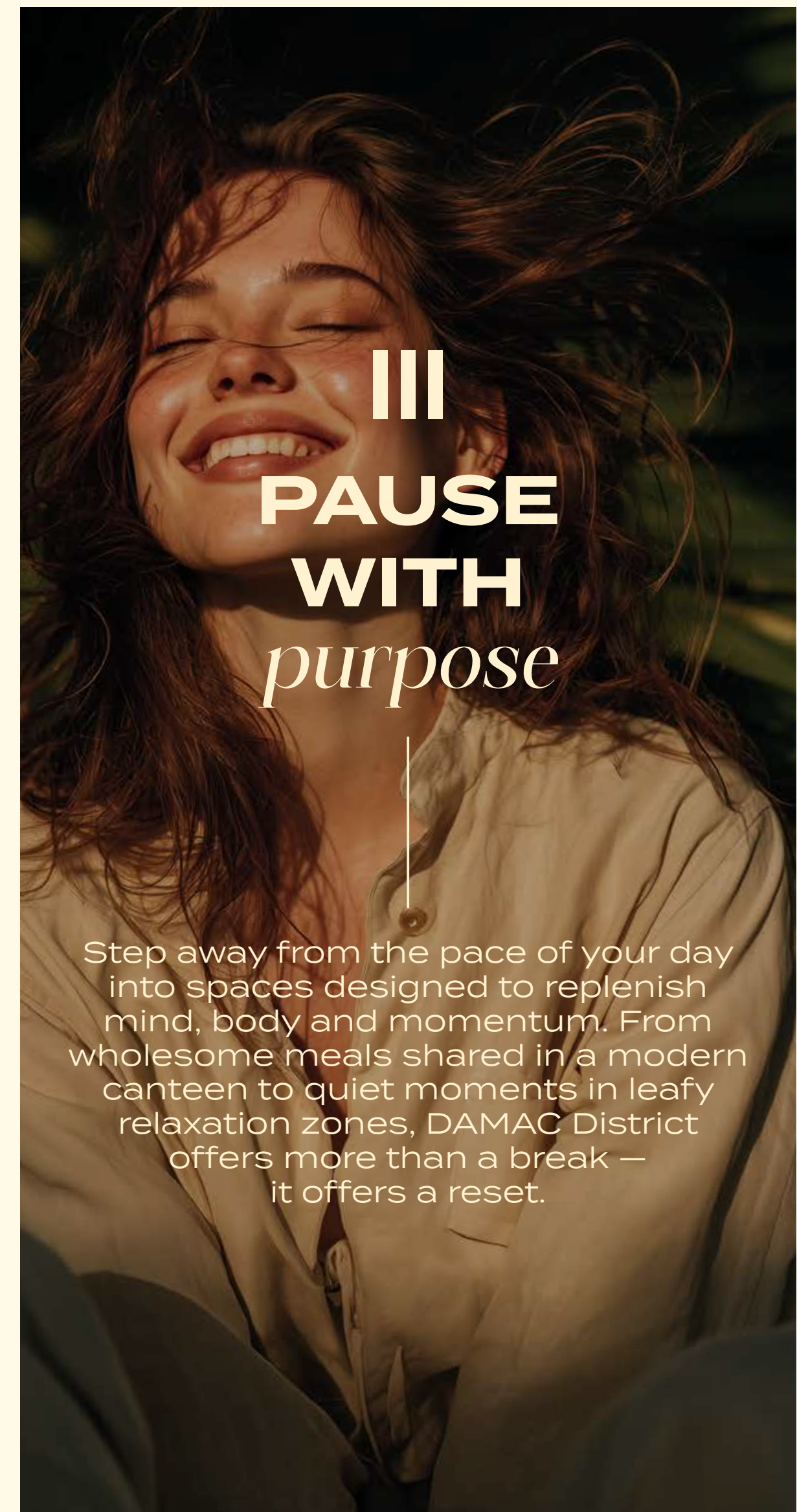
# FRESH AIR FOCUS

*fresher perspectives*

Let focus come naturally in outdoor workspaces designed to restore clarity and spark creativity. Beside tranquil waters or nestled within lush gardens, these open-air environments offer flexible seating, private pods and a refreshing shift from the ordinary.







### III PAUSE WITH *purpose*

Step away from the pace of your day into spaces designed to replenish mind, body and momentum. From wholesome meals shared in a modern canteen to quiet moments in leafy relaxation zones, DAMAC District offers more than a break — it offers a reset.



# MORE THAN *a workspace*

At DAMAC District, our state-of-the-art gym with the latest equipment lets you train, recharge and stay at your peak — all just steps from your desk.







# III SEAMLESSLY CONNECTED *convenience*

The office enjoys seamless connectivity to DAMAC Mall, providing direct access to a wide selection of convenient retail shops, cosy coffee spots and a variety of dining options — offering an elevated lifestyle experience right at your doorstep.



# PLAY & *more*



LIVE • WORK • PLAY





A woman with short blonde hair, wearing sunglasses, a textured blazer, a white top, and high-waisted trousers, is walking through a modern, brightly lit interior space with large glass windows. She is carrying a brown handbag. The background shows a blurred view of a modern interior with plants and furniture.

## **REIMAGINED** *retail convenience*

Residents and tenants within DAMAC District have more than unparalleled amenities at their doorstep. The mini-community is directly connected to DAMAC Mall, beckoning them to enter a whole new world of retail just steps away.

≈ **LIVE** || **WORK** :: *play* :: **shop**



# CONVENIENCE & more

DAMAC Hills offers a range of essential conveniences that make everyday living effortless and enjoyable. With top-notch schools, nurseries, supermarkets, restaurants, salons and health clinics, everything you need is right at your doorstep.





PLAY & MORE

# Signature

## COMMUNITY AMENITIES



Malibu Bay



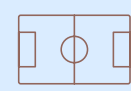
Trump  
International  
Golf Club



School  
& Nursery



Clinic



Football  
Pitch



Cricket  
Field



Skate  
Park



Horse  
Stable



Fishing  
Lake



Pet Farm





# Trump International Golf Club



*Trump International Golf Club*  
DUBAI



Experience the artistry of world-renowned architect Gil Hanse in this magnificent championship course. Complete with advanced facilities, a beautifully illuminated par 3 course and an exceptional clubhouse, this is golfing sophistication at its finest.



# Malibu Bay



Slip into your swimwear, grab your goggles and cool off at Malibu Bay – the always-trendy wave pool at DAMAC Hills. Make time to bobble, dunk and jump the ocean-like waves or relax in the shallows with beach-like vibes, hip F&B outlets and lots more.



DAMAC HILLS

# Close to everything

Sports & Leisure

- 1 Dubai Polo & Equestrian Club – 10 min
- 2 Dubai Autodrome – 12 min
- 3 The Plantation Equestrian and Polo Club – 11 min
- 4 Miracle Garden – 13 min
- 5 Dubai International Stadium – 14 min
- 6 Global Village – 14 min
- 7 IMG World – 14 min
- 8 Hamdan Sports Complex – 15 min

Hospitals

- 9 Aster Medical Centre – 9 min
- 10 Mediclinic Parkview Hospital – 12 min
- 11 NMC Royal Hospital – 19 min

Schools

- 12 Jebel Ali School – 5 min
- 13 Fairgreen International School – 11 min
- 14 Global Indian International School – 16 min
- 15 Safa Community School – 18 min
- 16 Kings' School – 21 min

Malls

- 17 First Avenue Mall – 11 min
- 18 City Centre Me'aisem – 14 min
- 19 Mall of the Emirates – 24 min

Hotels

- 21 Park Inn by Radisson – 10 min
- 22 Studio One Hotel – 9 min
- 23 Five Hotel Jumeirah Village Circle – 19 min

Airport

- 20 Al Maktoum International Airport – 28 min





A closer look



Clusters

- 1 Trinity
- 2 Pelham
- 3 Rochester
- 4 Rockwood
- 5 Richmond
- 6 Topango
- 7 The Field
- 8 Piccadilly Green
- 9 Queen's Meadow
- 10 Silver Springs
- 11 Legends
- 12 Whitefield
- 13 Cavalli Estates
- 14 Brookfield
- 15 Bellavista (Carson) A, B, C
- 16 Golf Vita
- 17 Artesia B, C, A
- 18 The Trump Estates
- 19 Ventura Mall
- 20 Golf Promenade 2 ,3, 4, 5
- 21 Loreto 1, 2, 3
- 22 Jasmine & Orchid
- 23 Calero
- 24 Phoenix
- 25 The Turf
- 26 The Flora
- 27 Long View
- 28 Veneto
- 29 Golf Panorama, Veduta, Vista,
- 30 Terrace
- 31 Golf Greens
- 32 Ivory

Amenities

- 1 Basketball Court
- 2 Football Court
- 3 Tennis Court
- 4 Cricket Field
- 5 Volleyball Court
- 6 BBQ Area
- 7 Kids Play Area
- 8 Kids Crazy Golf
- 9 Ice Rink
- 10 Horse Stable
- 11 Catch & Release
- 12 Jogging Track
- 13 Skate Park
- 14 Central Park
- 15 Picnic Park
- 16 Fruit Park
- 17 Wet Wadi Fountain
- 18 Lake
- 19 Fishing Lake
- 20 Malibu Bay - Wave Pool
- 21 Pet Farm
- 22 Golf Course
- 23 Events Area
- 24 Community Center
- 25 Padel Court

Essentials

- 1 Jebel Ali International School
- 2 CreaKids Nursery
- 3 Line Circle Cafe
- 4 Food Trucks
- 5 Carrefour Supermarket
- 6 Corner Barber
- 7 4Her Salon
- 8 Community Centre
- 9 Radisson Dubai DAMAC Hills
- 10 Trump International Golf Club Dubai
- 11 Prato/71 Sports Bar
- 12 Spinneys Supermarket
- 13 Bakericious Supermarket
- 14 Saudi German Clinic
- 15 Medicina Pharmacy
- 16 Viva Supermarket
- 17 Maison de Coiffure



# DAMAC PROPERTIES

## LIVE THE LUXURY

Since 2002, DAMAC Properties has been at the forefront of the Middle East’s luxury real estate market, delivering award-winning residential, commercial and leisure properties across the region and the world. Invest with DAMAC and partner with a globally recognised leader in premium real estate development.

\*As of Q4 2024



**48,000+**  
UNITS DELIVERED\*



**50,000+**  
UNITS IN PROGRESS\*



**6 MASTER PLAN COMMUNITIES**  
LEADING REAL ESTATE DEVELOPER IN THE UAE



**100+ M SQ.FT.**  
PROJECTS UNDER PLANNING & DEVELOPMENT



**10+ CITIES**  
GLOBAL PRESENCE



**GLOBAL BRAND COLLABORATIONS**

roberto cavalli

de GRISOGONO

VERSACE

TRUMP

روتانا Retana

ZUHAIR MURAD

FENDI CASA

Radisson

Trump International Golf Club

Grandma's House

HERITAGE

# LUXURY BY APPOINTMENT

CONTACT US AT ANY OF OUR OFFICES OR VISIT DAMACPROPERTIES.COM

### UNITED ARAB EMIRATES

Dubai  
Tel: 800-DAMAC (800-32622)  
E-mail: dubai@damacgroup.com

Park Towers – Sales Centre  
Dubai International Financial Centre

AYKON City – Sales Centre  
Floor 63, Sheikh Zayed Road

DAMAC Hills – Sales Centre  
Golf Veduta, Townhouse TH2

DAMAC Hills – Sales Centre  
Bellavista (Carson Building)

DAMAC Hills 2 – Sales Centre  
Amazonia Cluster, Villa 333

DAMAC Hills 2 – Sales Centre  
Water Town

### QATAR

Building 90, New Solta Area  
Ali bin Abi Talib Street  
Next to Omar bin Al Khattab Health Centre  
Tel: +974 44 666 986  
Fax: +974 44 554 576  
E-mail: doha@damacgroup.com

### KINGDOM OF SAUDI ARABIA

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Tel: +966 11 835 0300  
E-mail: ksa@damacgroup.com

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Fax: +90 212 890 7184  
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damactower.co.uk

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Beijing 100020  
4th Floor  
Unit O3

Shanghai  
3 Corporate Avenue  
168 Hubin Road,  
Huangpu District  
Shanghai 25F  
25th Floor  
Units 2510-2511

HONG KONG  
ICBC Tower  
Three Garden Road, Central  
15th Floor  
Suite 1511

### Singapore

Asia Square Tower 1  
Marina View, Marina Bay  
Singapore 018960  
11th Floor  
Unit 11-06



