

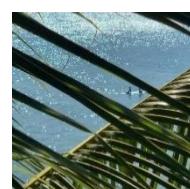
**DAMAC**  
**CASA**



Damac Casa  
The Inspiration

“feel like living in an island, a vertical island”

## islands

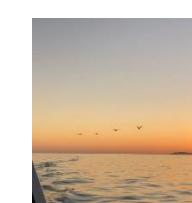
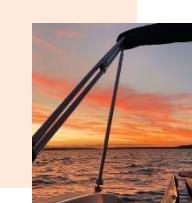
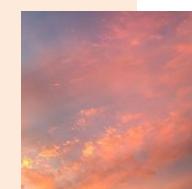


## aqua life



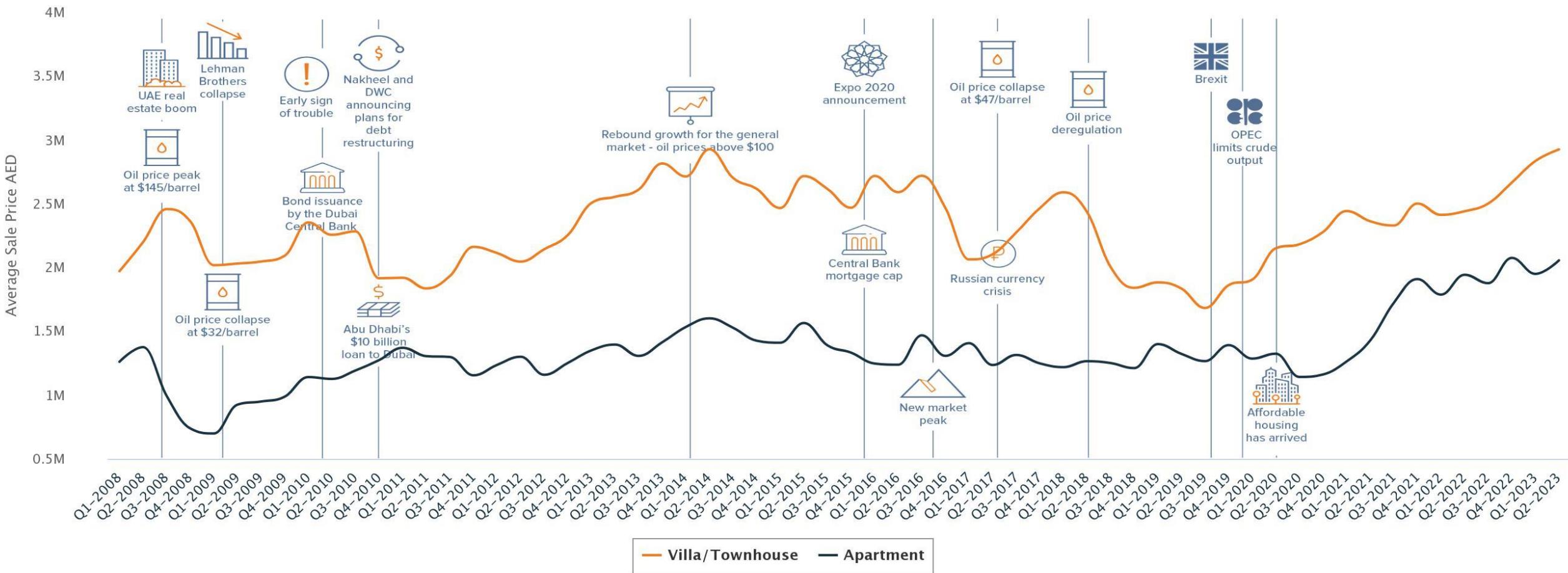
## palm trees

## sunsets



## Dubai House Price Timeline – Sales Price AED

### January 2008 – June 2023



Damac Casa  
The location



## Key Places - Proximity



## ENTERTINEMENT

Palm  
Harbour  
Marina  
Blue waters  
Mall of Emirates  
Madinat Jumeirah



## EDUCATION

American University of Dubai  
Wollongong University  
Middlesex University  
Murdoch University  
Choueifat International School  
Harriot Watt

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## OFFICES

Microsoft  
Oracle  
Canon  
MasterCard  
Pfizer  
AX Capital  
Cisco  
Huawei

Google  
Snapchat  
HP  
OSN  
MBC  
ITP  
CNN  
Reuters



## CONNECTIVITY

Helipad  
Yatch  
Palm Jumeirah Tram  
Al Khail Metro Station - 8 mins  
D94, Jumeirah Road/King Salman bin Abdel Aziz road

## Location – Average Rental

SHORT TERM RENTAL	
AVANI	
1 BR	28,500 AED/month
2 BR	45,000 AED/month
3 BR	54,000 AED/month

LONG TERM RENTALS	
AVANI	
1 BR	170,000 AED/Year
2 BR	220,000 AED/Year
3 BR	350,000 AED/Year

## Competition Benchmark

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Typology	Shoba Sea Heaven Tower A	Shoba Sea Heaven Tower B	Palm Beach Tower 3	DAMAC Casa
1 BR - Average PSF	4,056	3,907	3,616	3,243
2 BR - Average PSF	3,882	4,160	3,657	2,891
3 BR - Average PSF	4,535	4,558	3,885	3,028
4 BR - Average PSF	5,669		4,000	3,835

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Tower configuration  
2B+G+2P+43F+R



ISLAND POOL  
FLOATING BEDS  
SWIMMING POOL  
RAIN ROOM  
SKY/FLOATING BEDS

**CROWN LEVEL**

LEVEL 1<sup>ST</sup> – 43<sup>RD</sup>  
1, 2 & 3 BR LUXURY APARTMENTS  
3, 4 & 5 BR SUPER LUXURY APARTMENTS  
MEP Level – 21st Floor

AQUE GYM  
SAUNA AND STEAM  
JACUZZI  
KIDS AREA  
BBQ/DINING AREAS  
PALM GARDEN  
AQUA ART  
SCUBA SIMULATOR  
SWIMMING POOL  
BEACH CABANAS  
CHILL OUT LOUNGES  
AQUA SPA

TOWNHOUSES PODIUM 1<sup>ST</sup>–2<sup>ND</sup>

ARRIVAL  
AQUARIUM DDROP OFF  
AQUARIUM HALL



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## Typical floor plan

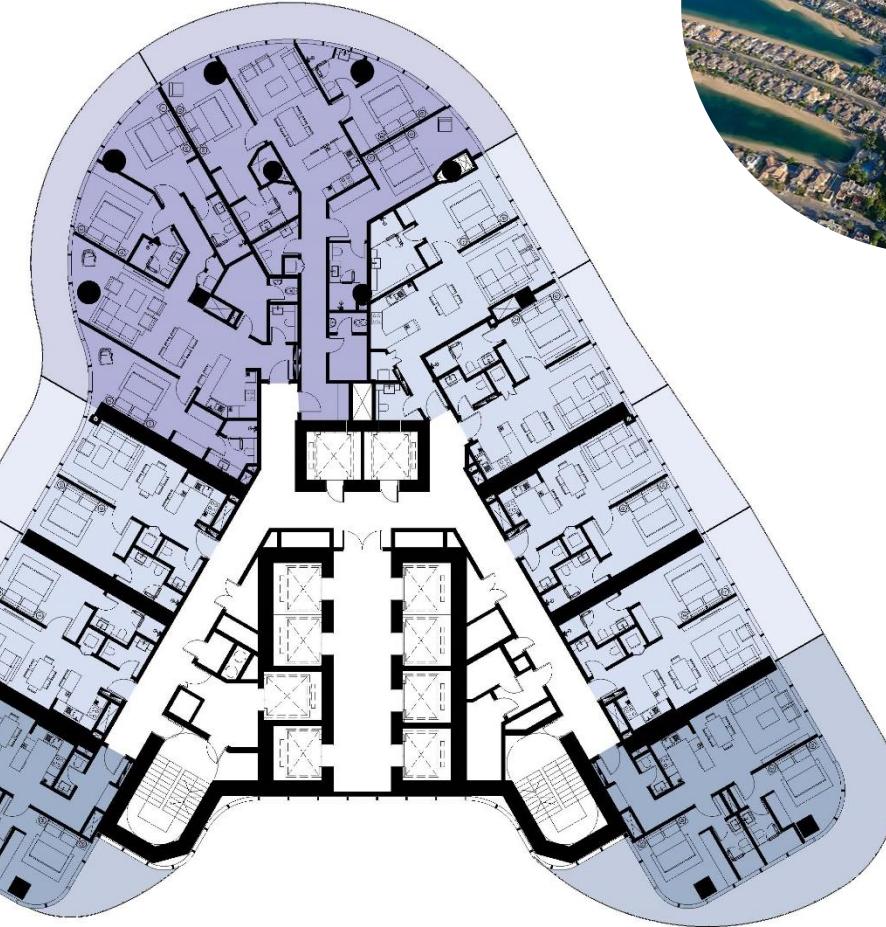
1 BEDROOM

2 BEDROOM

3 BEDROOM



PALM JUMEIRAH - SEA VIEW



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**Parking:**

**1 & 2 BR: 1 Slot**

**3 & 4 BR: 2 Slots**

**5 BR: 3 Slots**

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**CASA**



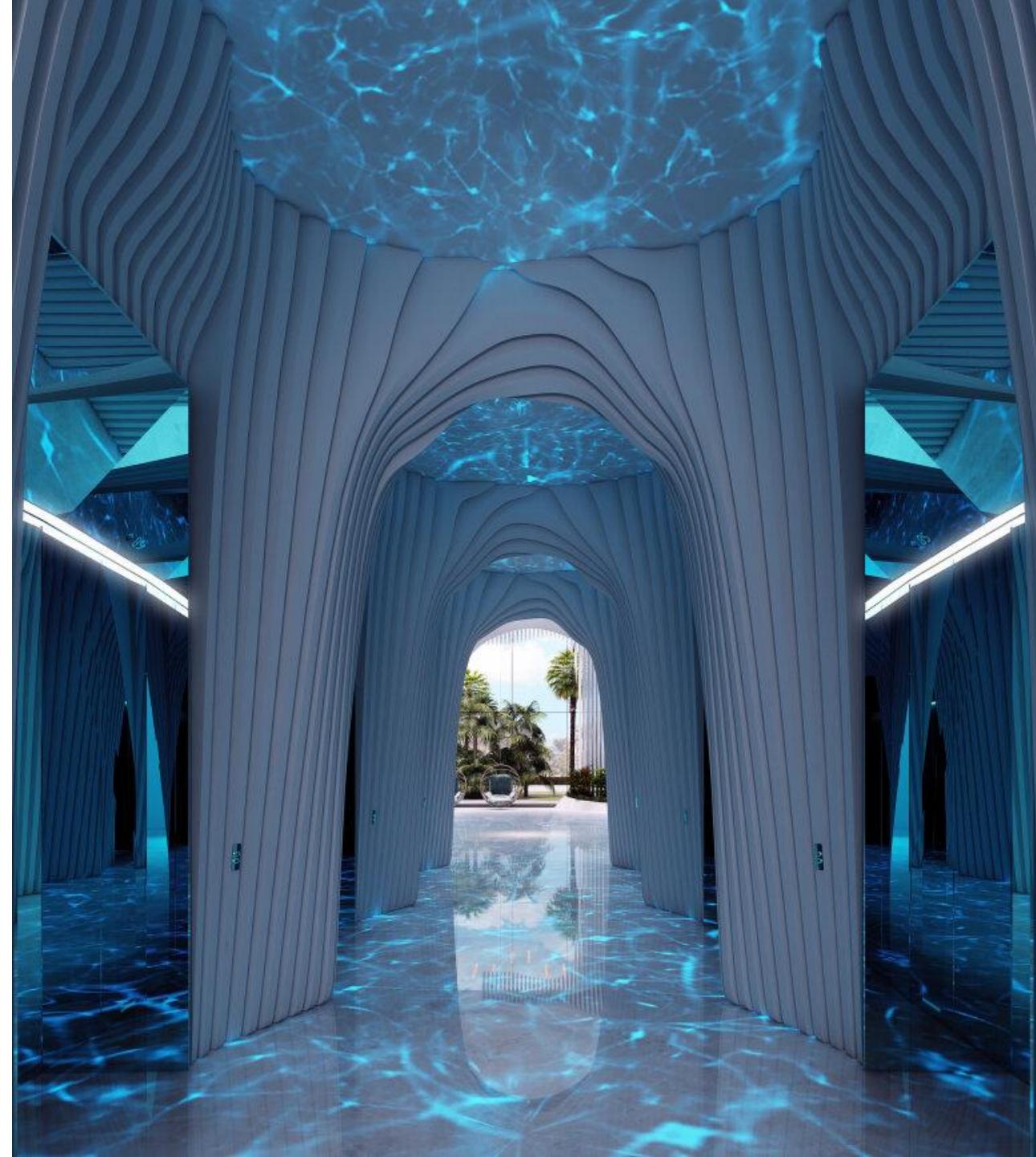
**Lobby Height – 4.5 m**

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# CASA

Amenities

beach corridors

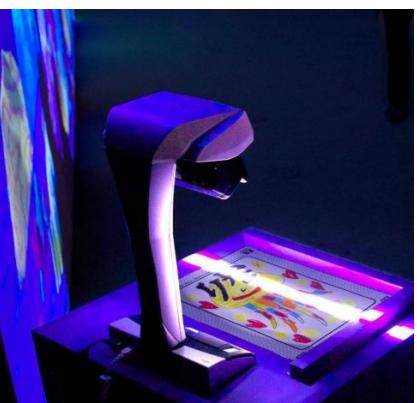


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# CASA

Amenities

## sketch aquarium



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# CASA

Amenities

## Parcel & package management system



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Artificial beach



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# CASA

Amenities

Check in experience to  
collect bracelets/bookings



DAMAC

# CASA

Amenities

exclusive bracelets for  
cabanas access



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# CASA

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Amenities

beach cabanas

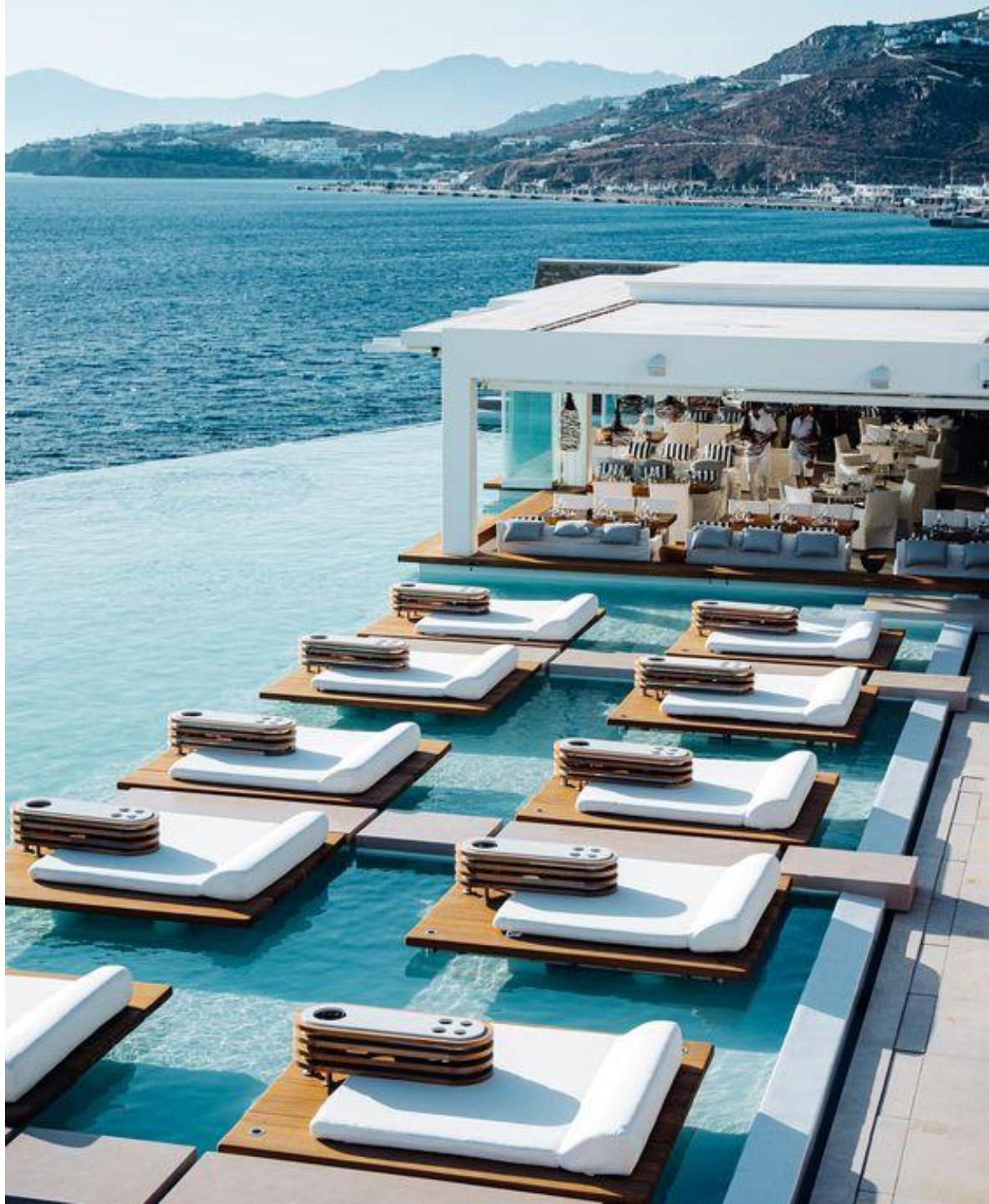
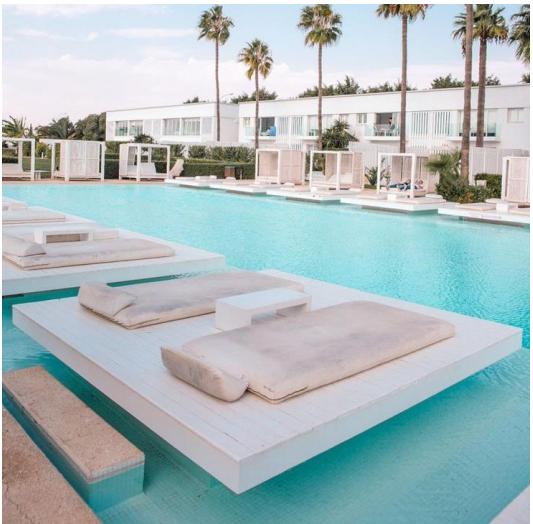


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# CASA

Amenities

Floating beds



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CASA

SPA



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CASA

Aqua gym

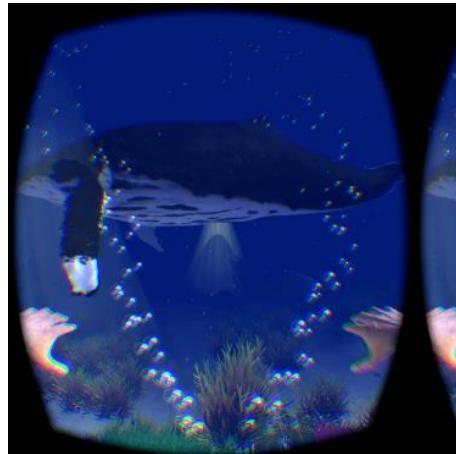


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# CASA

Amenities

scuba simulators VR headsets

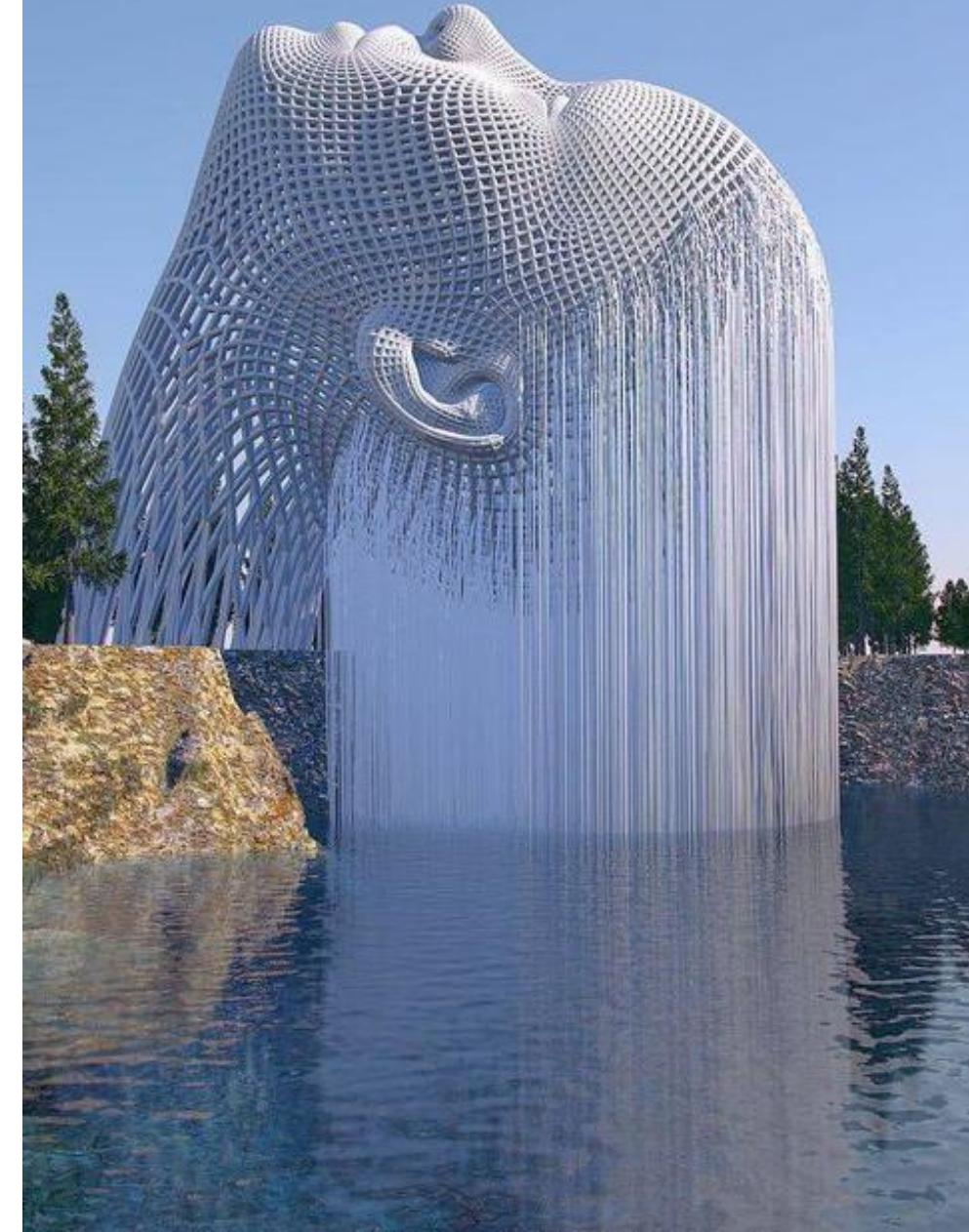


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# CASA

Amenities

## aqua art



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# CASA

Amenities

## Sky/floating beds



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Floor plans

1 BR - Luxury

Total Types: 14

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1 BEDROOM B1 M

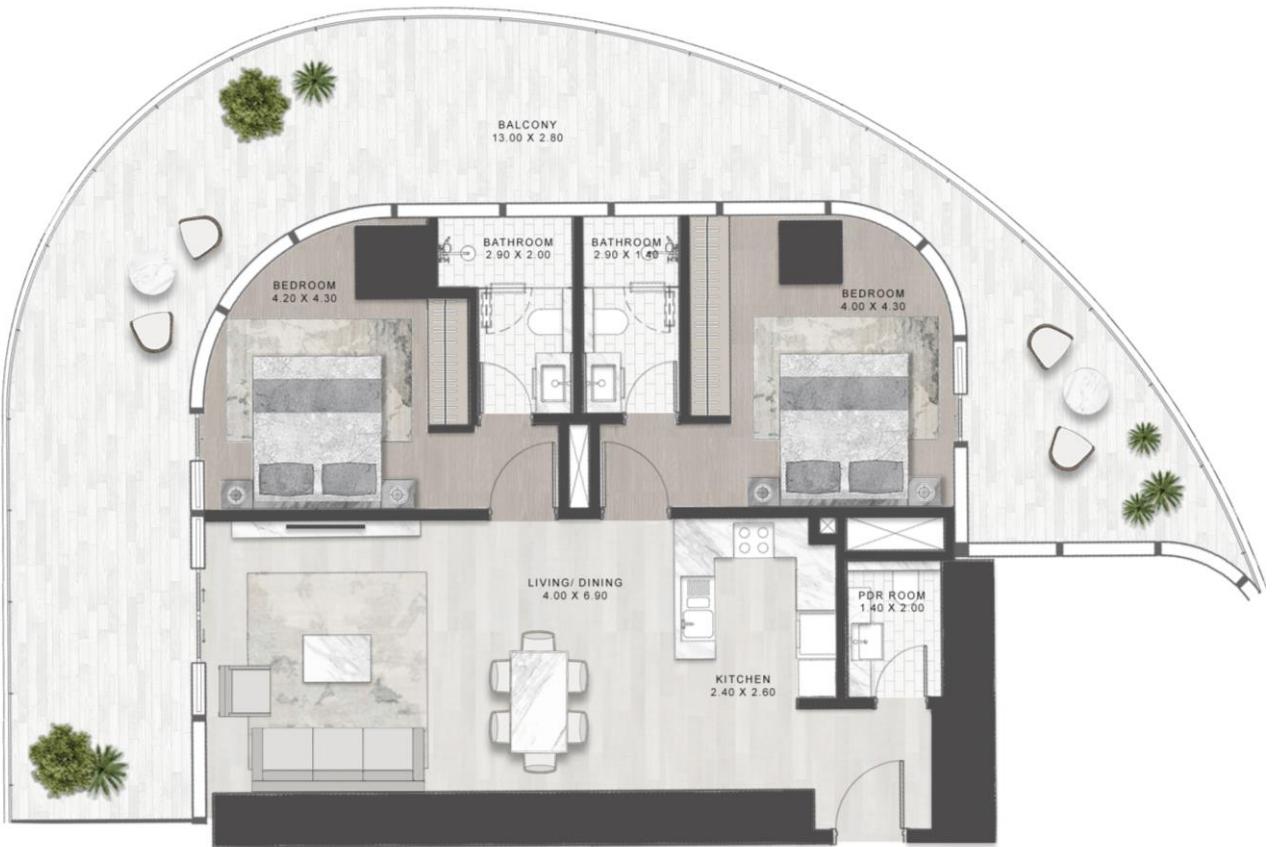
LEVEL: 5, 6, 11, 12, 17, 18, 23, 24, 29, 30, 35, 36, 41, 42

## 2 BR - Luxury

Total Types: 7

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2 BEDROOM A1 M

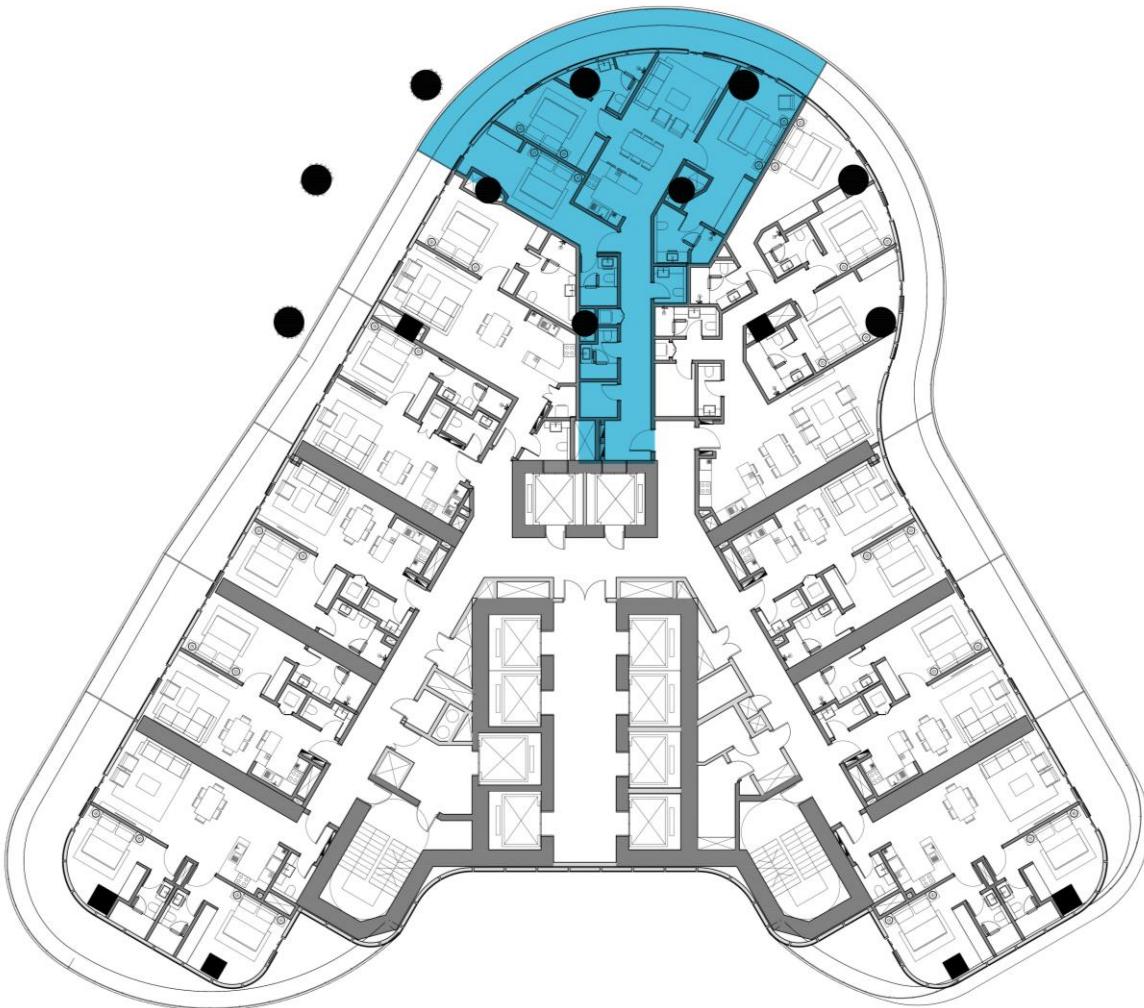
LEVEL: 1

# 3 BR - Luxury

Total Types: 4

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**3 BEDROOM A1**

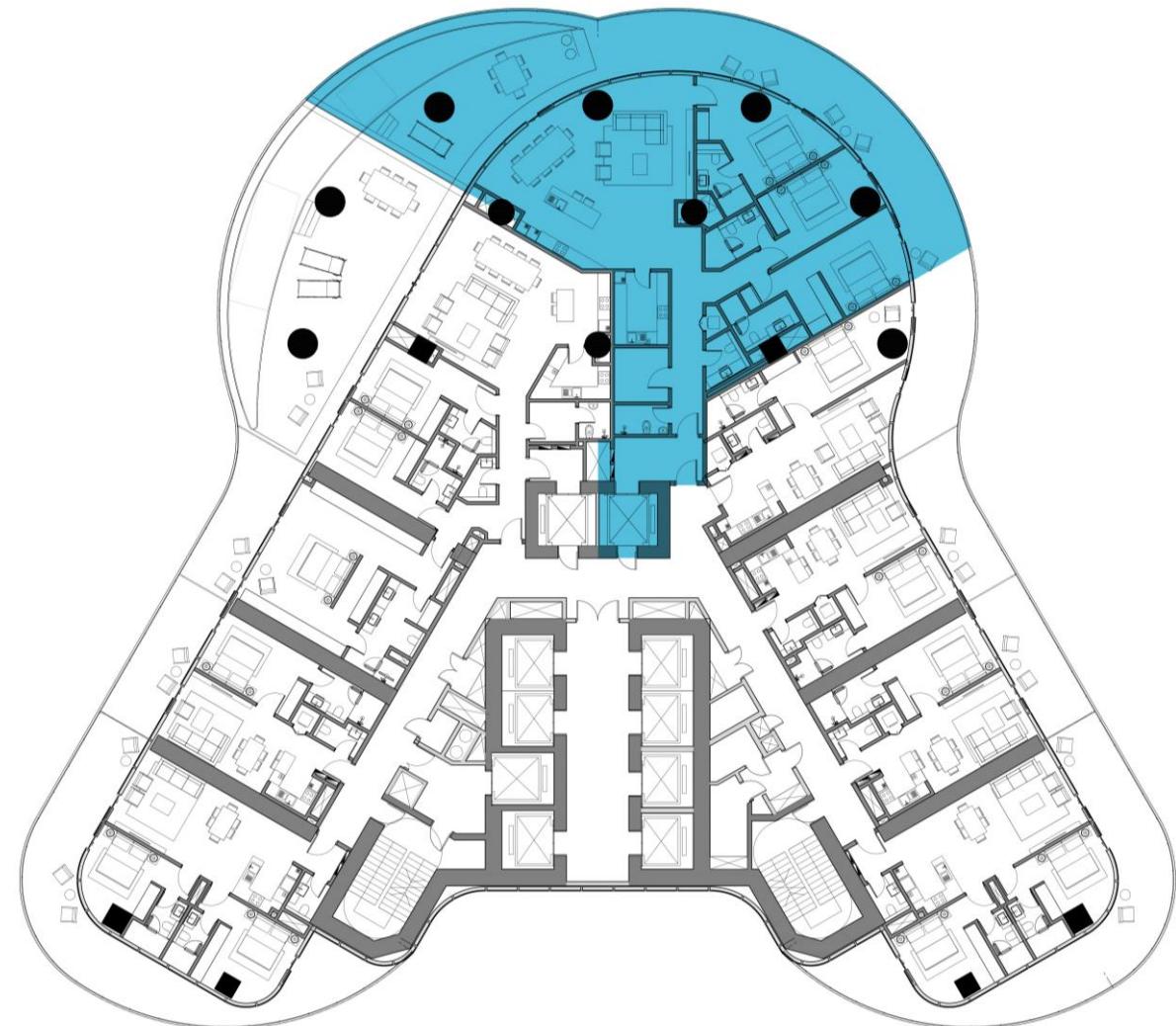
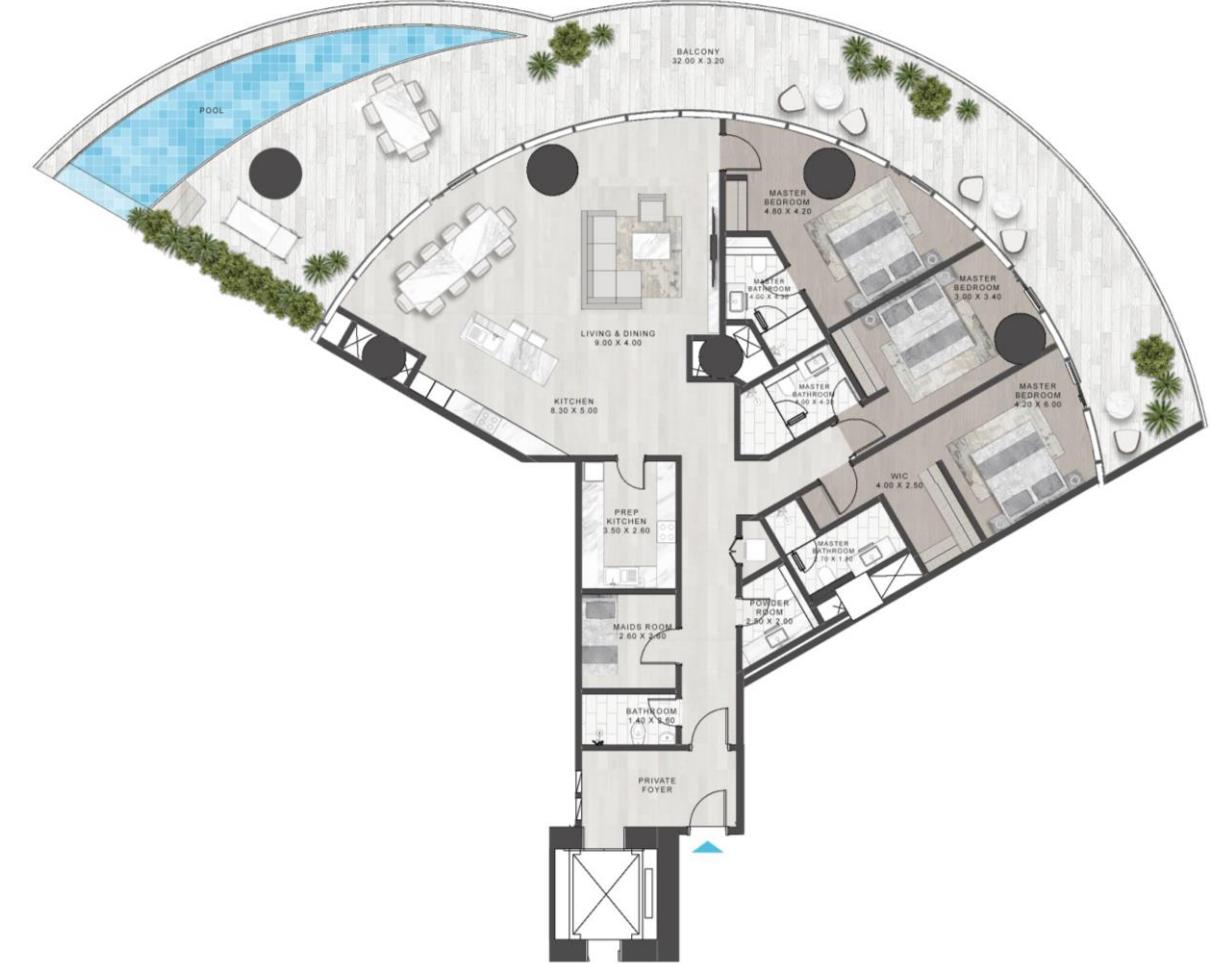
LEVEL: 3, 8, 9, 14, 15, 20, 26, 27, 32, 33, 38, 39

## 3 BR – Super Luxury

Total Types: 4

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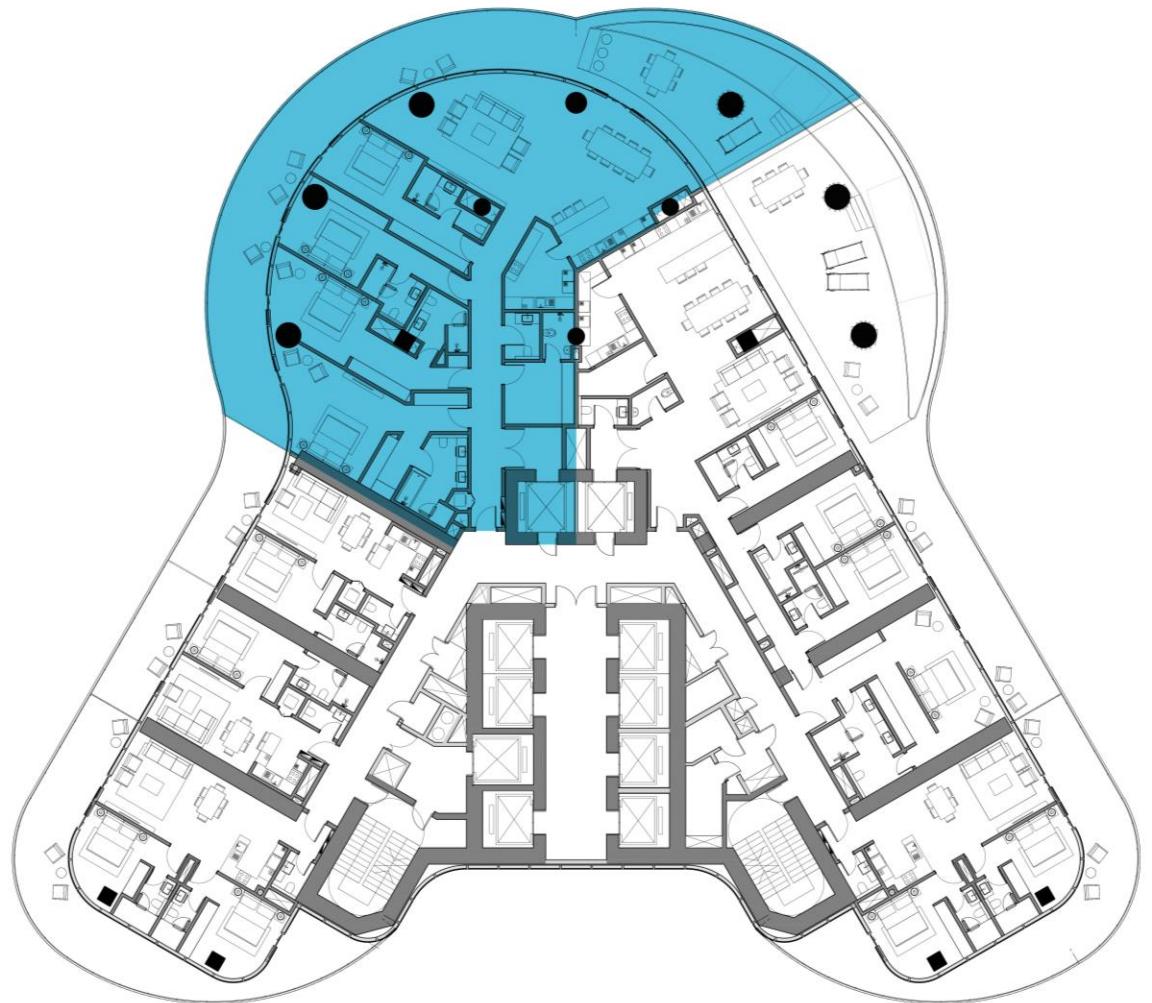
**3 BEDROOM SLA M**  
LEVEL: 7, 13, 19

## 4 BR – Super Luxury

Total Types: 4

DAMAC

CASA



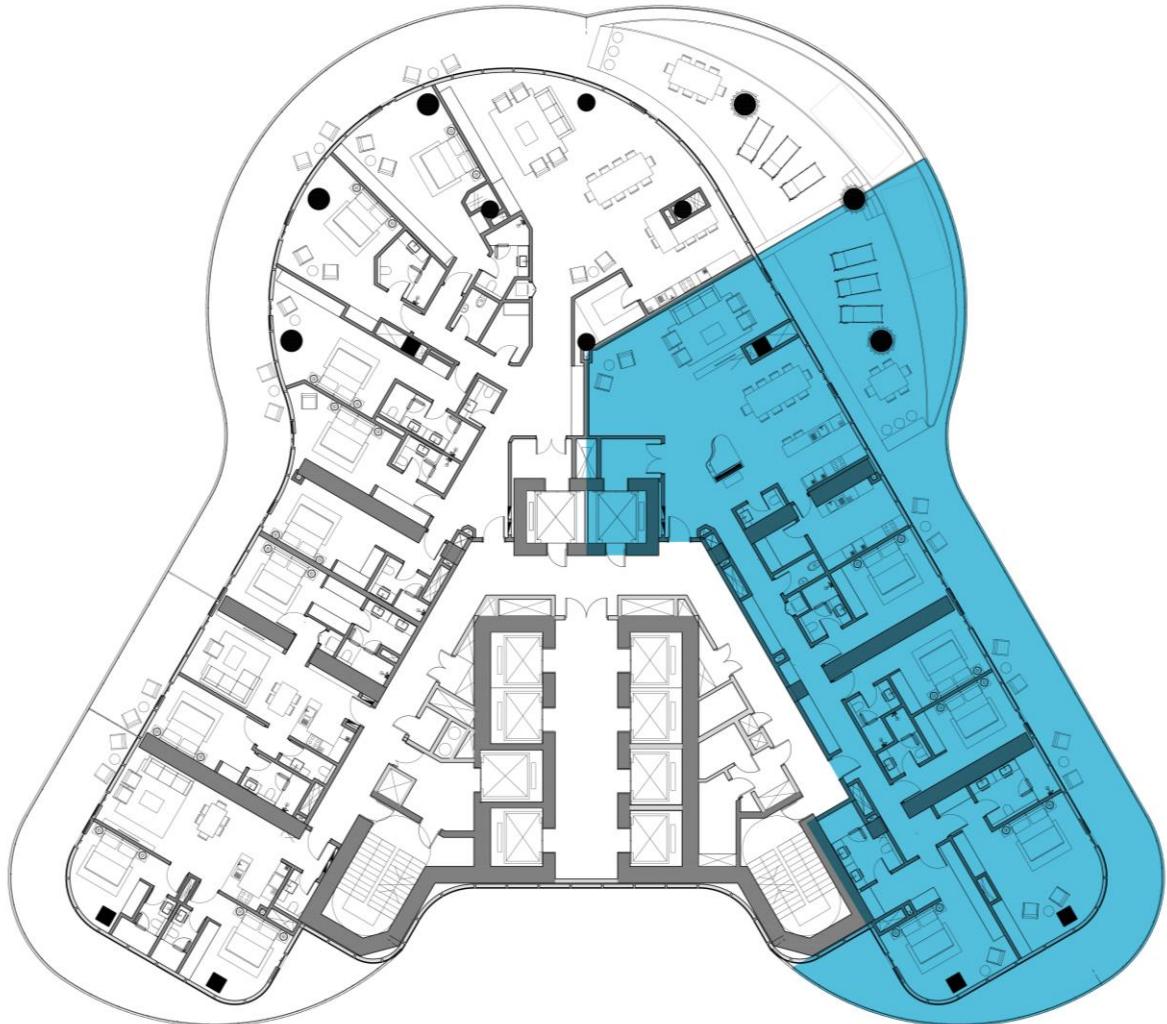
**4 BEDROOM SLA**  
LEVEL: 22, 28

# 5 BR – Super Luxury

Total Types: 4

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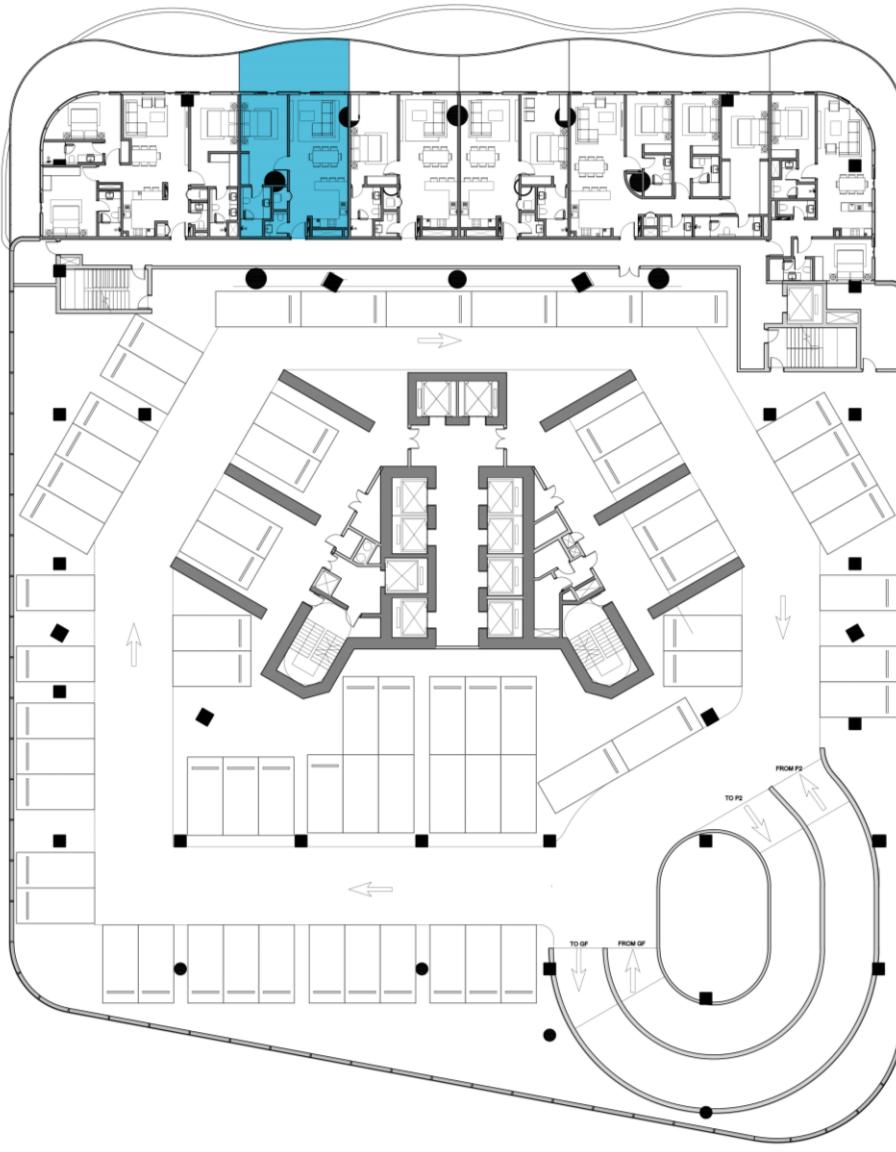


# Townhouses – 1 BR

Total Types: 3

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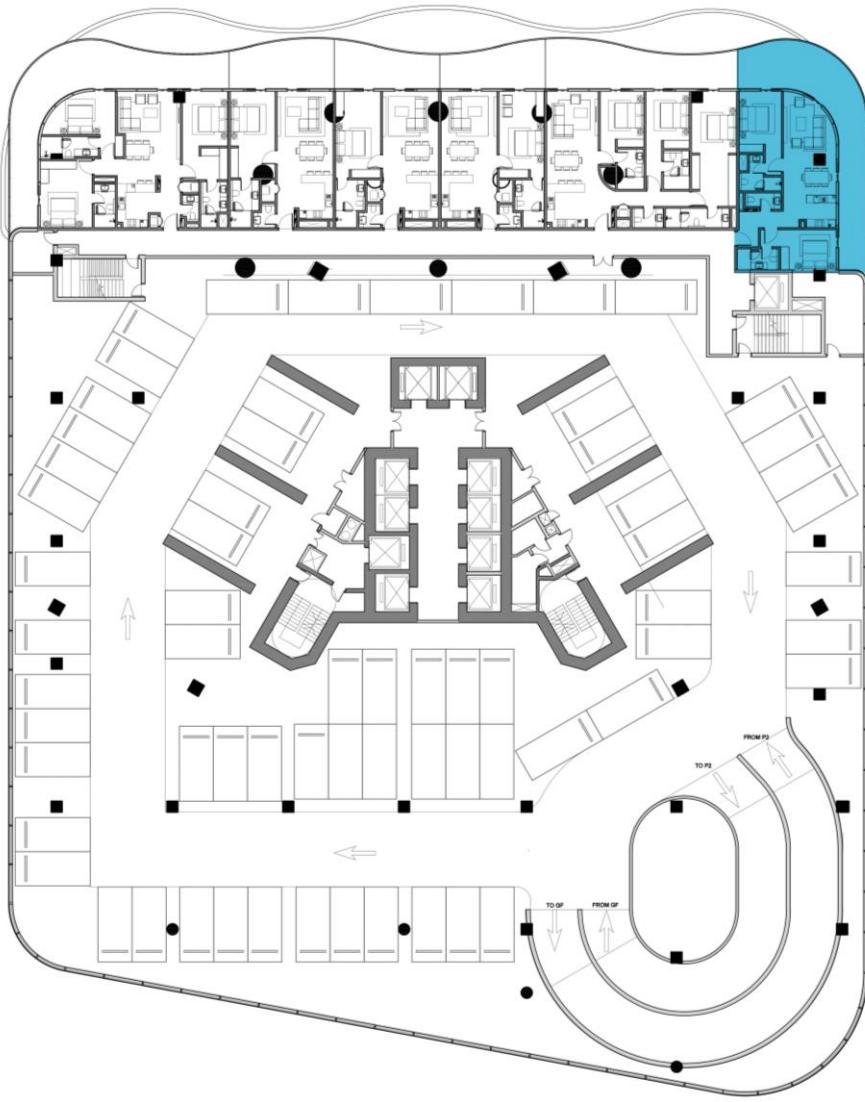
1 BEDROOM THA  
LEVEL: P1

## Townhouses – 2 BR

Total Type: 1

**DAMAC**

# CASA

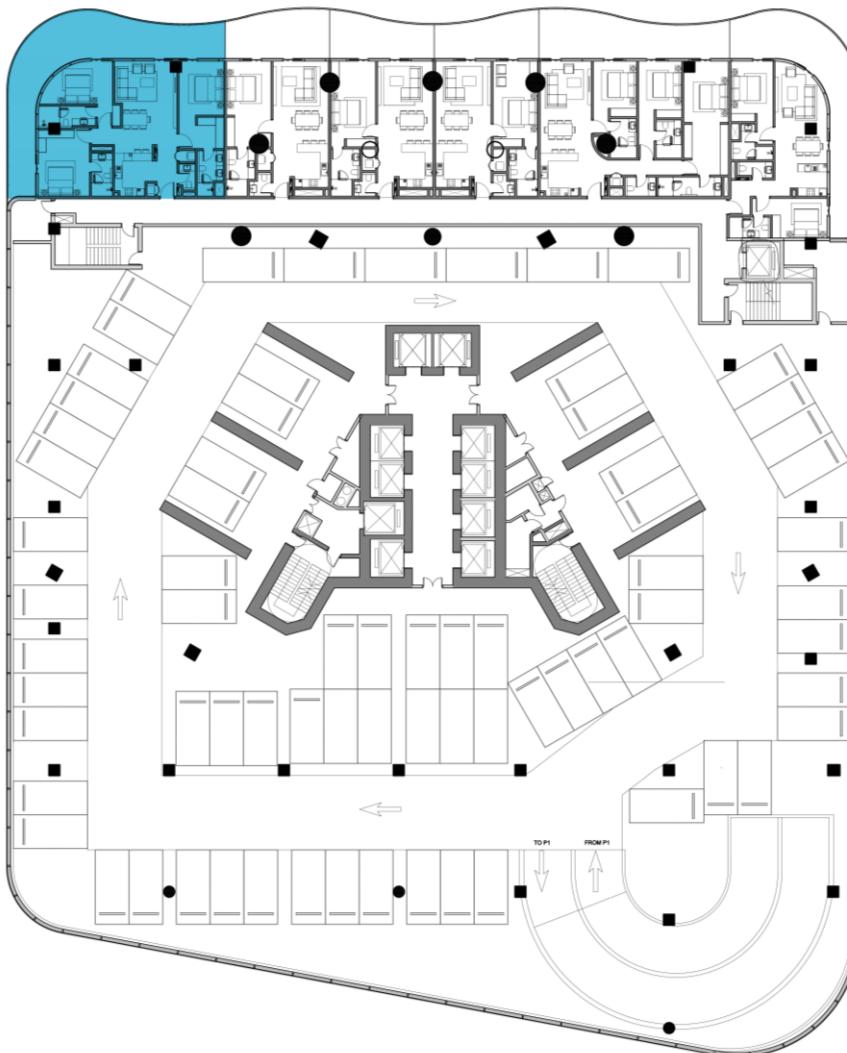


# Townhouses – 3 BR

Total Types: 2

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**3 BEDROOM THA**  
LEVEL: P2

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# Interior design

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Living/Dining room

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Master Bedroom

Height – 2.8 m

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Walk in closet



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CASA

Master Bathroom



# F&A Sheet – DAMAC CASA

DAMAC

## Luxury Residences

CASA

### **Unit Features**

- All rooms feature double glazed windows
- Centrally air conditioned
- Adequate TV / Phone & connectivity infrastructure

### **Living & Dining**

- Porcelain tile flooring
- Painted walls
- One Feature wall as applicable

### **Bedrooms**

- Porcelain tile flooring
- Painted walls
- One Feature wall (Master bedroom only) as applicable
- Wardrobes in all bedrooms.

### **Kitchen**

- Kitchens fitted with cabinets, stone counter top and backsplash
- Kitchen appliances (Cooker, Kitchen hood, Refrigerator & washing machine)
- Stainless steel sink with fittings
- Porcelain tile flooring
- Painted walls

### **Bathrooms**

- Porcelain tile flooring and wall cladding - all bathrooms
- One Feature wall in Mosaic tile (Master Bathroom Only)
- Vanity cabinets with stone counter top in all bathrooms
- Sanitary ware/s with fittings and accessories
- Mirror in all bathrooms

### **Plot Features**

- Drop off and Grand entrance
- Residents Pool
- Exclusive amenities
- SPA & Gymnasium.

# F&A Sheet – DAMAC CASA

DAMAC

## Super Luxury Residences

CASA

### Unit Features

- All rooms feature double glazed windows
- Centrally air conditioned
- Adequate TV / Phone & connectivity infrastructure
- Swimming Pool on terrace (as per unit plan)

### Living & Dining

- Marble flooring
- Painted walls
- One Feature wall as applicable

### Bedrooms

- **Wooden Parquet flooring as applicable (Confirmation Pending)**
- Painted walls
- One Feature wall (Master bedroom only) as applicable
- Wardrobes in all bedrooms.

### Kitchen

- Kitchens fitted with cabinets, stone counter top and backsplash
- Kitchen appliances (Cooker, Kitchen hood, Refrigerator & washing machine)
- Stainless steel sink with fittings
- Marble flooring
- Painted walls

### Bathrooms

- Marble flooring and Feature wall cladding (Master Bathroom only)
- **Porcelain Tile flooring and wall cladding (other bathrooms) (Confirmation Pending)**
- Vanity cabinets with stone counter top in all bathrooms
- Sanitary ware/s with fittings and accessories
- Mirror in all bathrooms

### Plot Features

- Drop off and Grand entrance
- Residents Pool
- Exclusive amenities
- SPA & Gymnasium.

Damac Casa

# Commercial terms & payment plan

## Pricing &amp; Area Details

DAMAC Casa	Units	Saleable Area (sqft)		Price (AED)	
		Min	Avg	Min	Avg
<b>Luxury</b>					
1 BR	204	798	940	2.48M	3.05M
2 BR	87	1,367	1,654	3.62M	4.78M
3 BR	60	2,003	2,050	5.11M	6.21M
<b>Super Luxury</b>					
3 BR - SL	12	3,852	3,866	13.38M	13.80M
4 BR - SL	8	4,778	4,939	17.91M	18.94M
5 BR - SL	8	5,940	6,083	23.61M	24.51M
<b>Grand Total</b>	<b>379</b>				

## Payment Plan

ACD - May 2028

Milestone Event	Value (%)
Immediate	24
Within 3 Month(s) Of Sale Date	3.75
Within 6 Month(s) Of Sale Date	3.75
Within 9 Month(s) Of Sale Date	3.75
Within 12 Month(s) Of Sale Date	3.75
Within 15 Month(s) Of Sale Date	3.75
Within 18 Month(s) Of Sale Date	3.75
Within 21 Month(s) Of Sale Date	3.75
Within 24 Month(s) Of Sale Date	3.75
Within 27 Month(s) Of Sale Date	3.75
Within 30 Month(s) Of Sale Date	3.75
Within 33 Month(s) Of Sale Date	3.75
Within 36 Month(s) Of Sale Date	3.75
Within 39 Month(s) Of Sale Date	3.75
Within 42 Month(s) Of Sale Date	3.75
Within 45 Month(s) Of Sale Date	3.75
Within 48 Month(s) Of Sale Date	3.75
On completion	20
<b>Total</b>	<b>104</b>

**DAMAC**