



DAMAC

Maritime Project

CONNECTIVITY & INFRASTRUCTURE



SHINDAGHA CORRIDOR PROJECT

- **Strategic 13 km corridor** connecting historic Shindagha (Bur Dubai) and Deira
- **Upgrades 15 key intersections** (Sheikh Rashid Rd, Al Mina, Al Khaleej, Cairo St.)
- Improves mobility for 1M residents and major developments
- **Total investment AED 5.3 Billion**; Phases 1-3 completed

Cutting travel time from 104 to 16 minutes by 2030



WAFI INTERCHANGE IMPROVEMENTS (SHEIKH RASHID & OUD METHA STREETS)

- Enhanced **connectivity** at Wafi intersection (Sheikh Rashid & Oud Metha)
- **New 700m, 3-lane flyover** (Oud Metha onto Sheikh Rashid Rd)
- **Two additional bridges** and an underpass at Al Mankhool junction
- **Total investment: AED 699 million**
- Project fully completed (2015–2017)

DEIRA ISLANDS ACCESS & AL KHALEEJ STREET IMPROVEMENTS

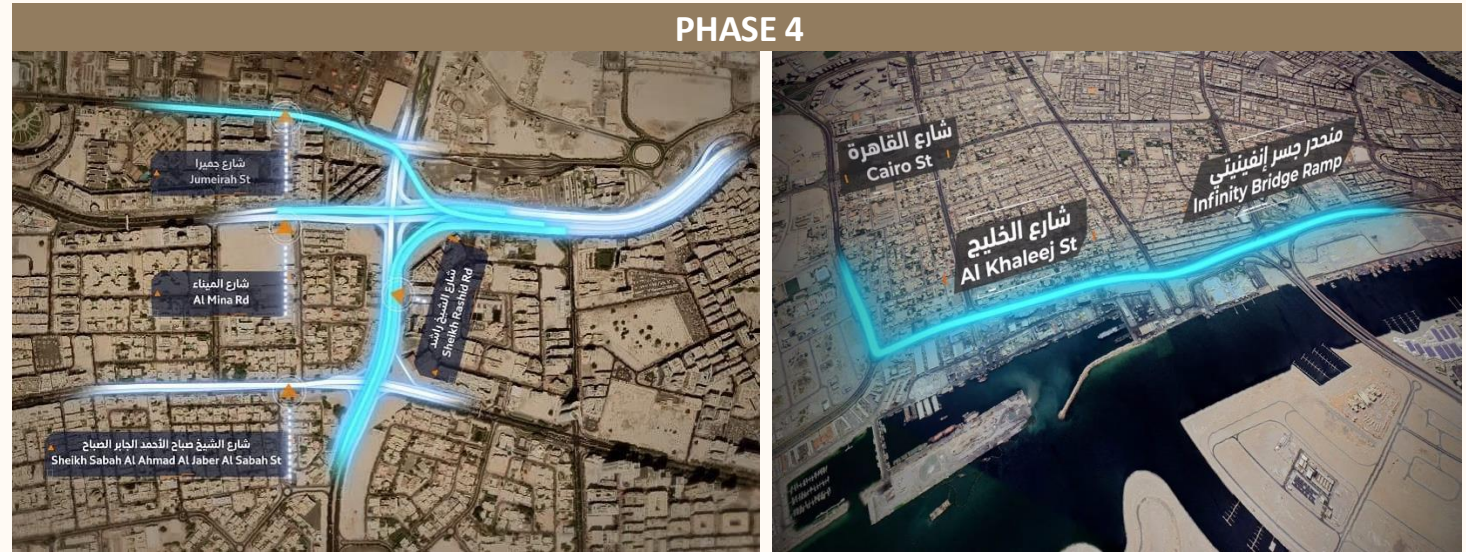
- **Improved access:** Northern Deira–Dubai Islands
- **Five new ramp bridges** (2.57 km total length)
- Enhanced Al Khaleej Street connectivity
- **Strategically connects key areas** (Waterfront Market/Shindagha Tunnel)
- Status: Completed (2017–2020)

CONNECTIVITY & INFRASTRUCTURE



INFINITY BRIDGE & FALCON INTERCHANGE (SHINDAGHA CROSSING AREA)

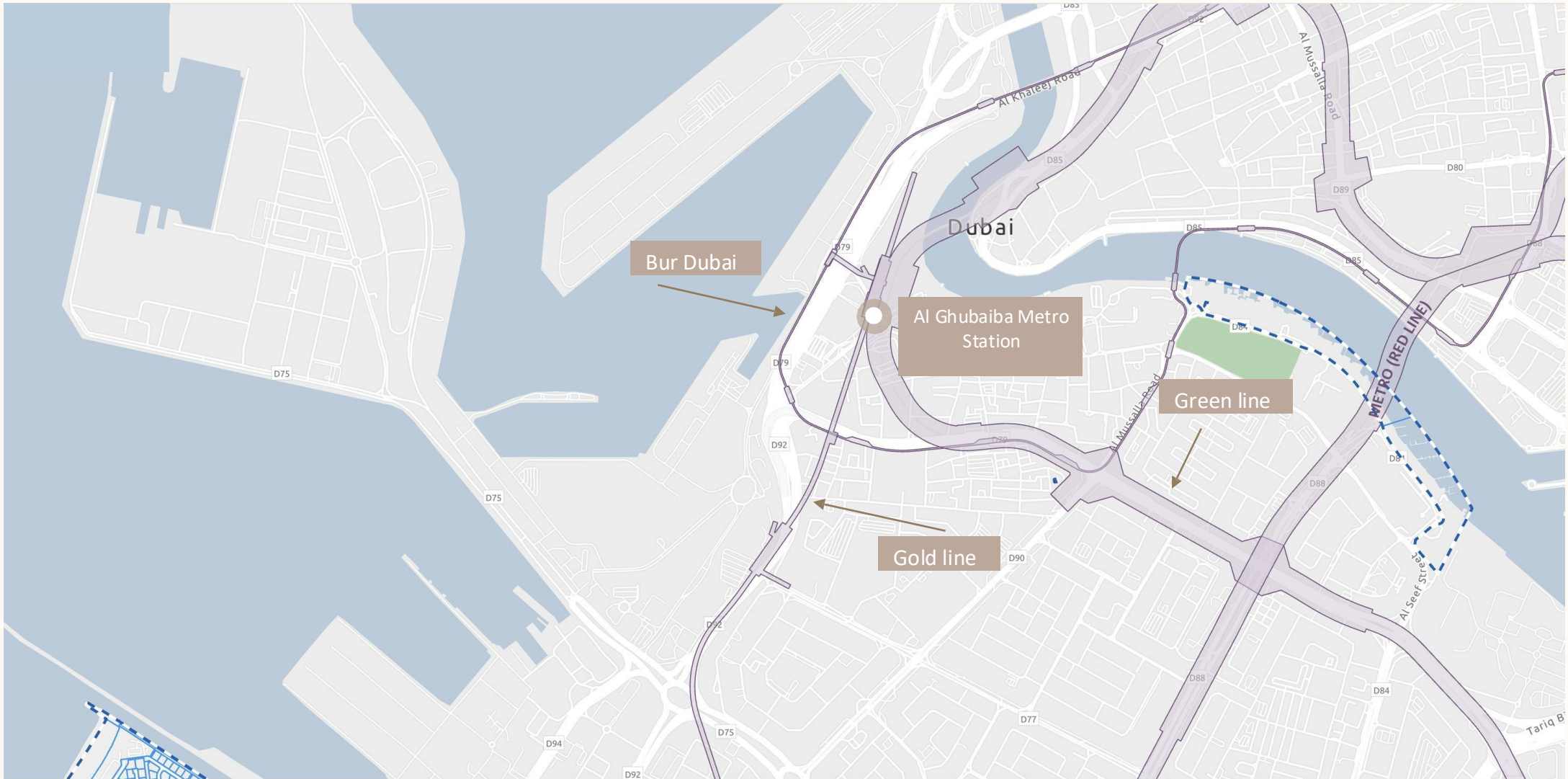
- **Infinity Bridge (295m, 12 lanes, 24,000 vehicles/hour)**
- Upgraded Falcon Interchange improving traffic flow
- New bridges **(1.8 km total)** and dedicated tunnels
- Fully **operational since mid-2023**



SHEIKH RASHID ROAD AND AL MINA CORRIDOR

- **Strategic 4.8 km road improvement** (Sheikh Rashid Rd–Al Mina–Jumeirah)
- **3 new bridges (total 3.1 km)** enhancing traffic flow
- Capacity up to **~19,400 vehicles/hour**
- Improved intersections and surface road alignments
- Project timeline: **Ongoing (2022–2025)**
- **Al Khaleej Street Tunnel (1.65 km, 6 lanes)** ensuring free-flow traffic (12,000 vehicles/hour)
- **Links Infinity Bridge** to busy Al Khaleej–Cairo Street intersection
- Transforms Cairo–Al Wuheida roundabout into signalized junction
- Status: Under construction (2022–2025), **90% complete by March 2025**

PUBLIC TRANSPORTATION & METRO CONNECTION



DMC sits within “Zone 1” of the plan, meaning it will benefit from public investments (parks, transport, etc.) aimed at making Old Dubai more attractive and liveable.

LEISSURE & TOURISM DEVELOPMENT INFRASTRUCTURE



- Dubai Master Plan for Public Beaches
- Blue Flag accreditation for 5 years in a row.
- 400% increase in the length of public beaches
- 300% raise of services



Dubai Reef Project (under Dubai Can)

- To develop one of the world's largest artificial reef systems (200 sq km)
- To support marine biodiversity and promote eco-tourism.
- Projected to create over 30,000 green jobs



- Dubai's cruise numbers: 900,000+ cruise tourists annually – the busiest cruise hub in Middle East
- World's Leading Cruise Port at the World Travel Awards (2020)
- Middle East's Leading Cruise Port for 13 consecutive years
- DMC adjacent to Port Rashid - direct access to maritime tourism

BALANCED URBAN PLANNING

Dual-purpose district: one-part **residential lifestyle**, one part **employment/economy**.

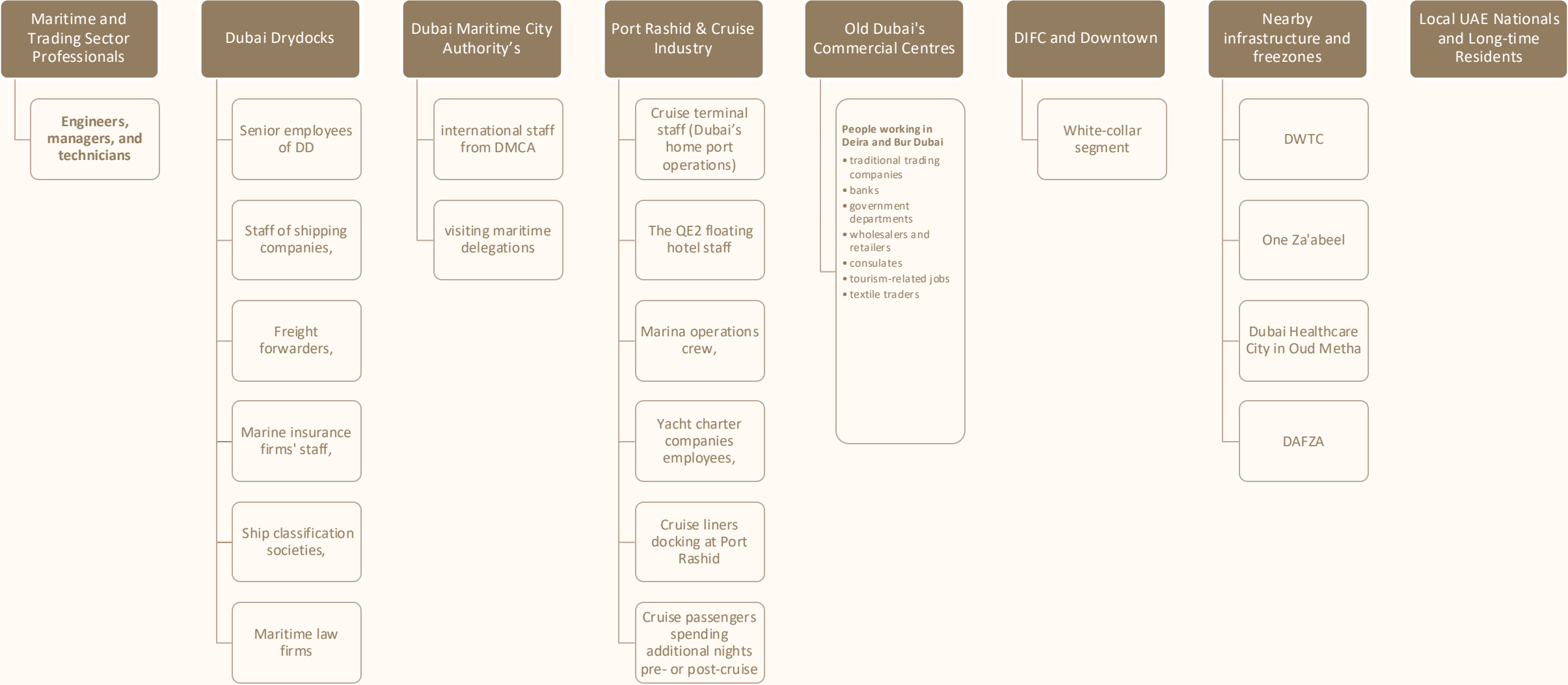
ZONE TYPE	% OF TOTAL PLOTS
Service Offices	~36.2%
Residential (inc. Mixed Use)	~32.5%
Commercial	~5.5%
Hospitality	~1.2%
Educational Facility	~0.6%
Public Facilities	~3.1%
Transport and Parking	~6.7%
Utilities	~14.1%

- ✓ Strong Residential Foundation
- ✓ Powerful Economic Engine
- ✓ Efficient Infrastructure
- ✓ Lean but Smart Commercial Use

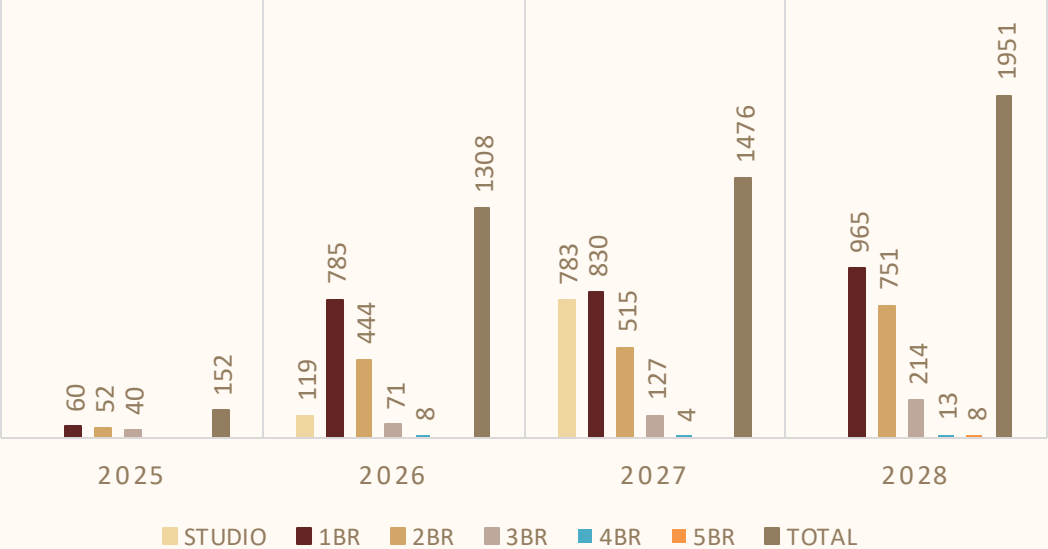
Source: Dubai Maritime Authority



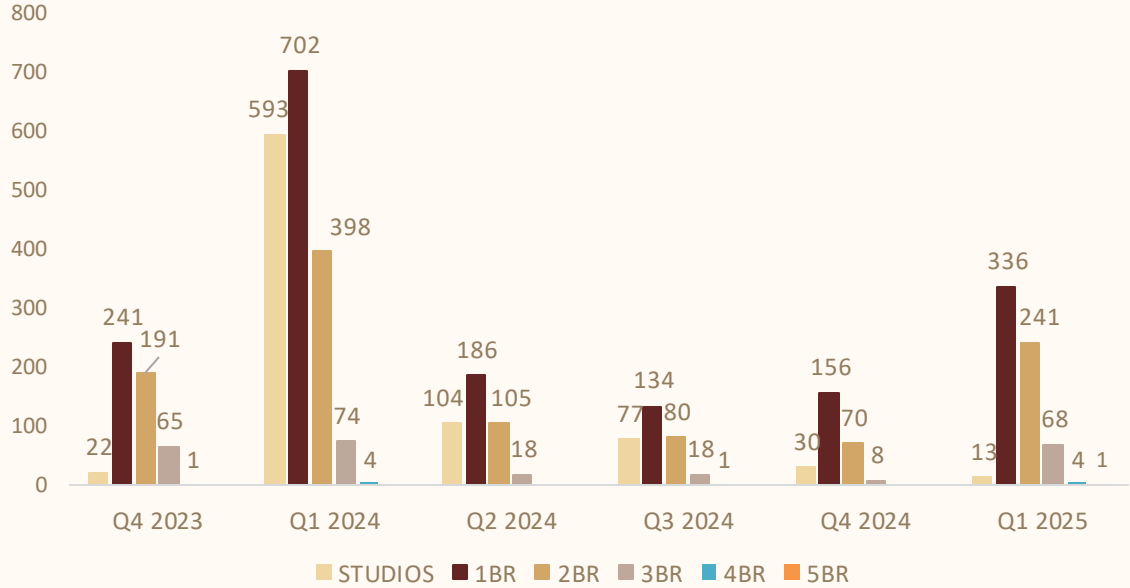
TARGET AUDIENCE



MARITIME CITY - YOY SUPPLY



NUMBER OF TRANSACTIONS IN THE PRIMARY MARKET

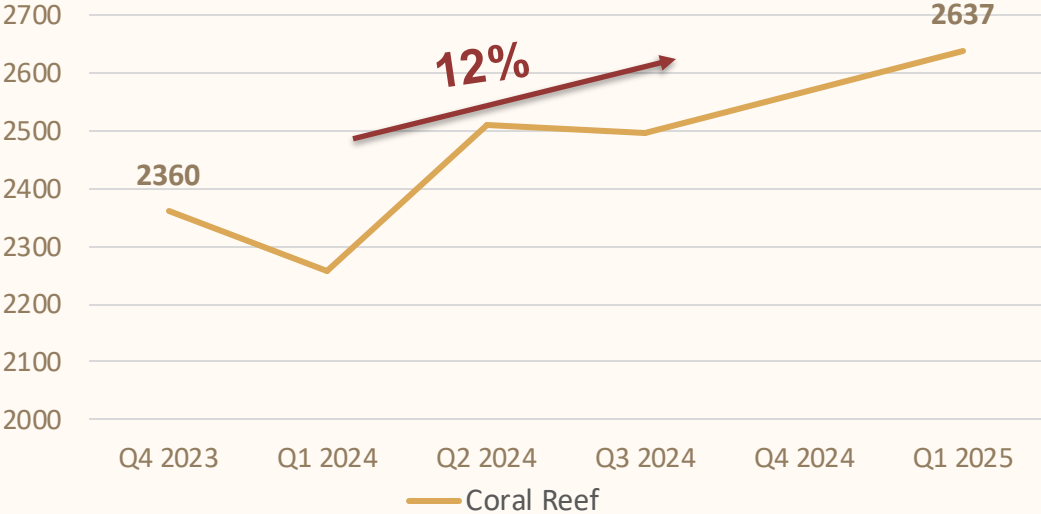


- Current capacity: ~14,067 residents
- Target Capacity as per DMC: 26,236 residents
- Shortfall: ~12.169 residents
- ~4000 additional units needed*

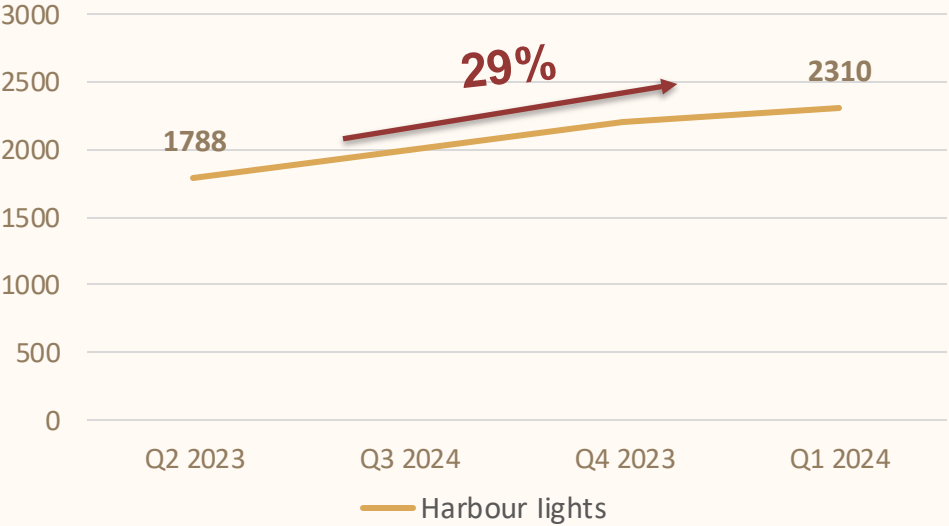
Following occupancy rate assumed: ST – 1.5, 1BR – 2.0, 2BR – 3.0, 3BR – 4.0, 4BR – 5.0, 5BR – 6.0

Typology	Transaction Share%	Absorption Rate %	Comments
1BR	45%	75%	Most popular overall – both most transacted and strongly absorbed. Buyers clearly prefer 1BR units.
2BR	28%	71%	Strong demand and healthy absorption. Not as dominant as 1BR, but still well-performing and in demand.
3BR	7%	62%	Moderate absorption, but low volume. Some demand exists, but it's a more niche segment.

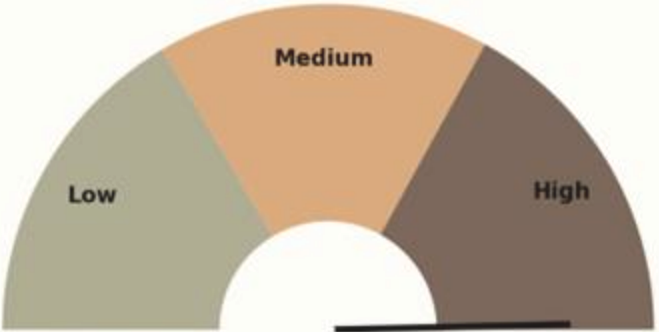
Coral Reef - Primary Growth



Harbour Lights - Primary Growth

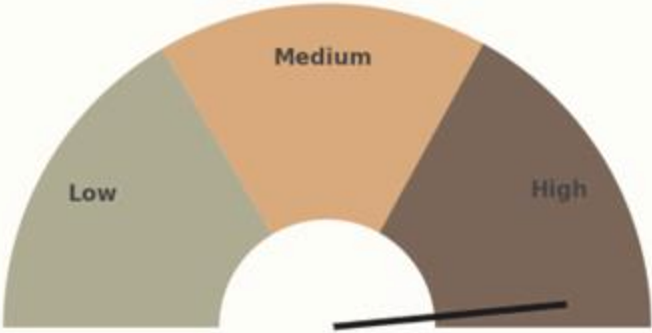


Coral Reef - Sold Inventory

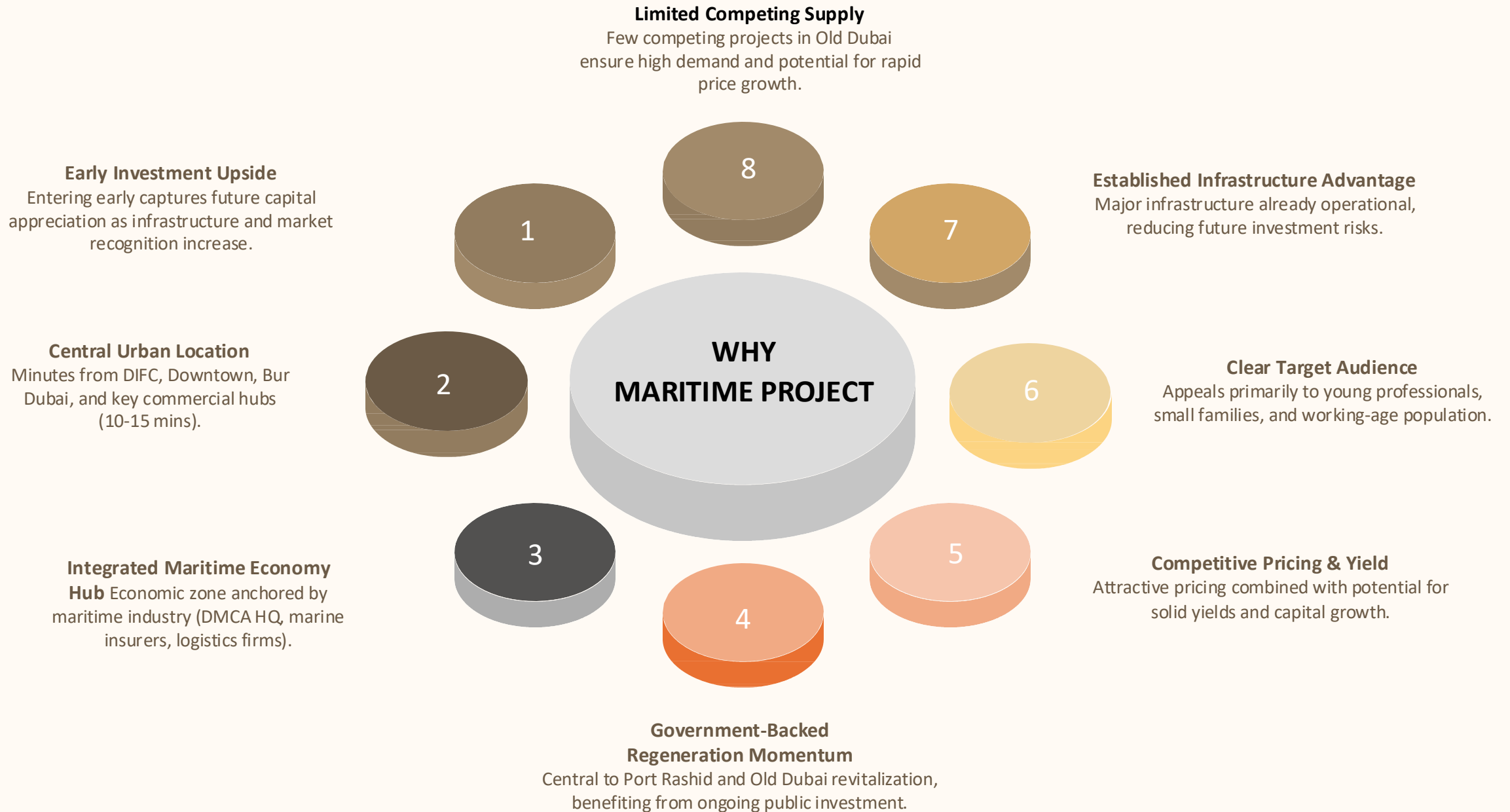


277 out of 279 units sold
99.28% of inventory sold

Harbour Lights - Sold Inventory



285 out of 294 units sold
96.94% of inventory sold





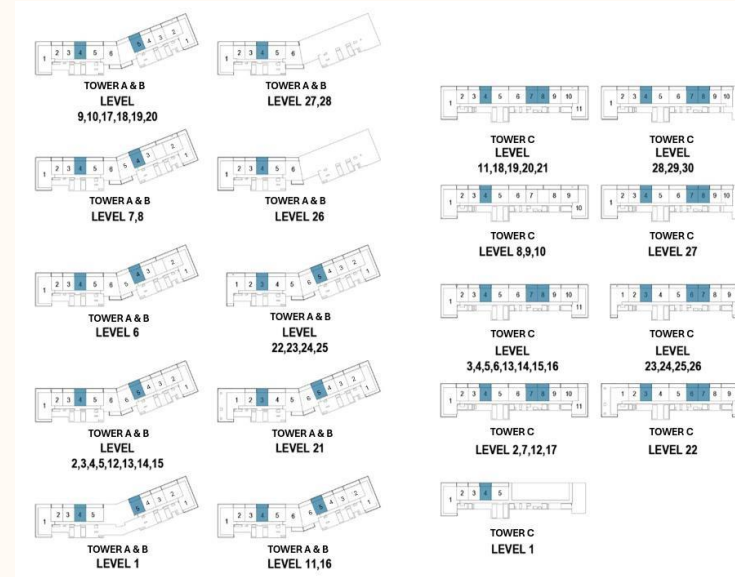
UNIT LAYOUT

1 BEDROOM



Avg Se lable Area

72.06 sqm | 775.64 sqft



2 BEDROOM



Avg Se lable Area

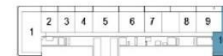
150.56 sqm | 1,620.61 sqft



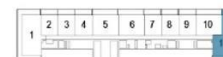
**TOWER C
LEVEL 22**



**TOWER C
LEVEL
11,18,19,20,21**



**TOWER C
LEVEL 8,9,10**



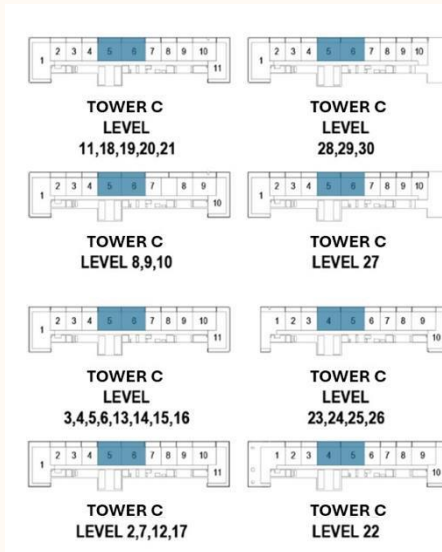
**TOWER C
LEVEL 2,7,12,17**

2 BEDROOM



Avg Se lable Area

107.80 sqm | 1,160.35 sqft



3 BEDROOM

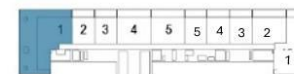


Avg Se lable Area

264.05 sqm | 2,842.21 sqft



**TOWER A & B
LEVEL 21**



**TOWER C
LEVEL 22**

COMMERCIAL TERMS

Description	Milestone Event	Value (%)
Deposit	Immediate	24
1 st Installment	Within 3 months of booking	1
2 nd Installment	Within 4 months of booking	1
3 rd Installment	Within 5 months of booking	1
4 th Installment	Within 6 months of booking	1
5 th Installment	Within 7 months of booking	1
6 th Installment	Within 8 months of booking	1
7 th Installment	Within 9 months of booking	1
8 th Installment	Within 10 months of booking	1
9 th Installment	Within 11 months of booking	1
10 th Installment	Within 12 months of booking	1
11 th Installment	Within 13 months of booking	1
12 th Installment	Within 14 months of booking	1
13 rd Installment	Within 15 months of booking	1
14 th Installment	Within 16 months of booking	1
15 th Installment	Within 17 months of booking	1
16 th Installment	Within 18 months of booking	1
17 th Installment	Within 19 months of booking	1
18 th Installment	Within 20 months of booking	1
19 th Installment	Within 21 months of booking	1
20 th Installment	Within 22 months of booking	1
21 st Installment	Within 23 months of booking	1
22 nd Installment	Within 24 months of booking	1
23 rd Installment	Within 25 months of booking	1
24 th Installment	Within 26 months of booking	1
25 th Installment	Within 27 months of booking	1
26 th Installment	Within 28 months of booking	1
27 th Installment	Within 29 months of booking	1
28 th Installment	Within 30 months of booking	1
29 th Installment	Within 31 months of booking	1
30 th Installment	Within 32 months of booking	1
31 st Installment	Within 33 months of booking	1
32 nd Installment	Within 34 months of booking	1
33 rd Installment	Within 35 months of booking	1
34 th Installment	Within 36 months of booking	1
35 th Installment	Within 37 months of booking	1
36 th Installment	Within 38 months of booking	1
37 th Installment	Within 39 months of booking	1
38 th Installment	Within 40 months of booking	1
39 th Installment	Within 41 months of booking	1
40 th Installment	Within 42 months of booking	1
41 st Installment	On Completion	40
Total		104

1 BEDROOM

Starting Price	Average Price
AED 2.16 M	AED 2.46 M

2 BEDROOM

Starting Price	Average Price
AED 3.10 M	AED 4.26 M

3 BEDROOM

Starting Price	Average Price
AED 4.77 M	AED 5.89 M



THANK YOU

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