

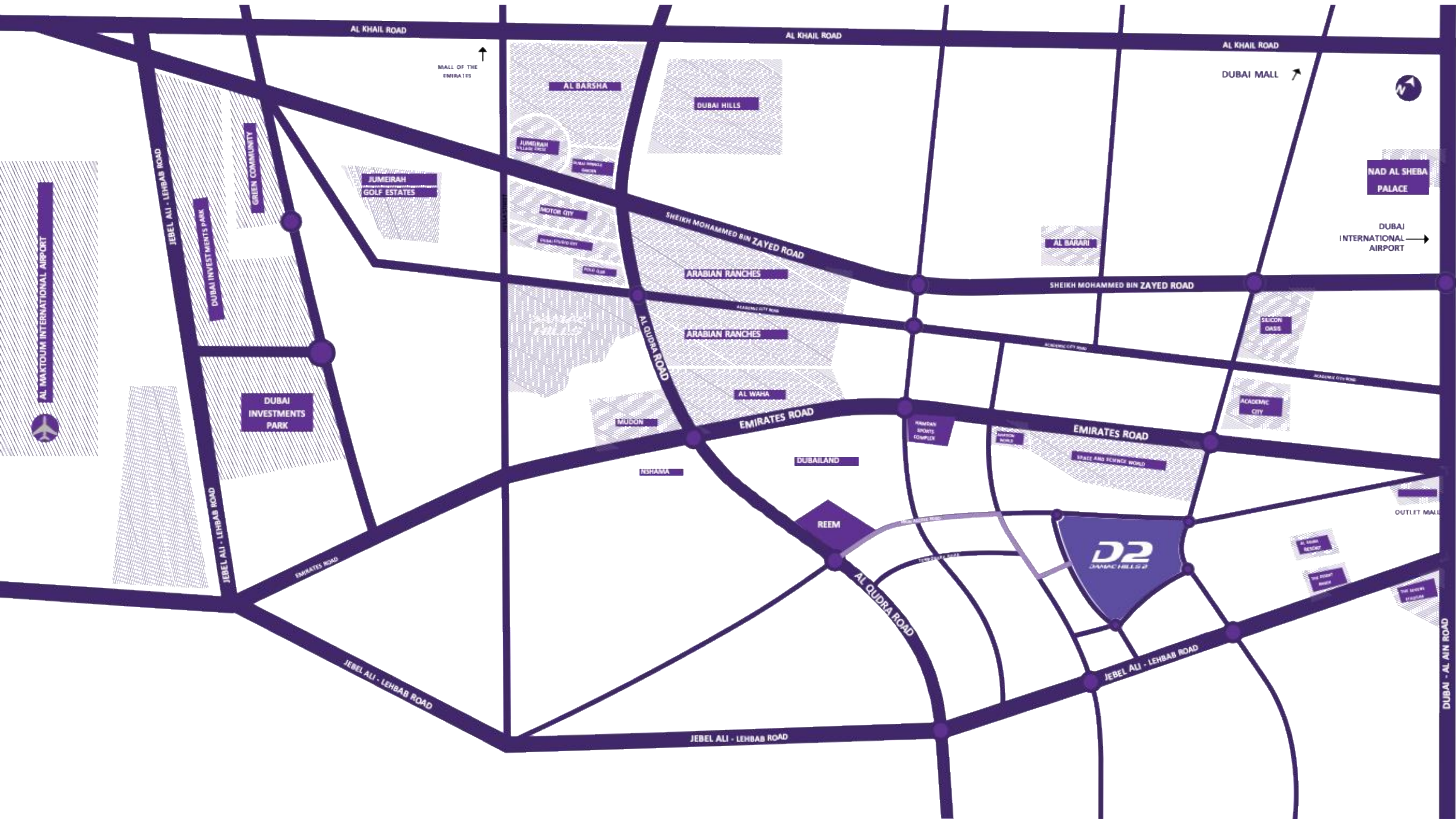


PHASE 3

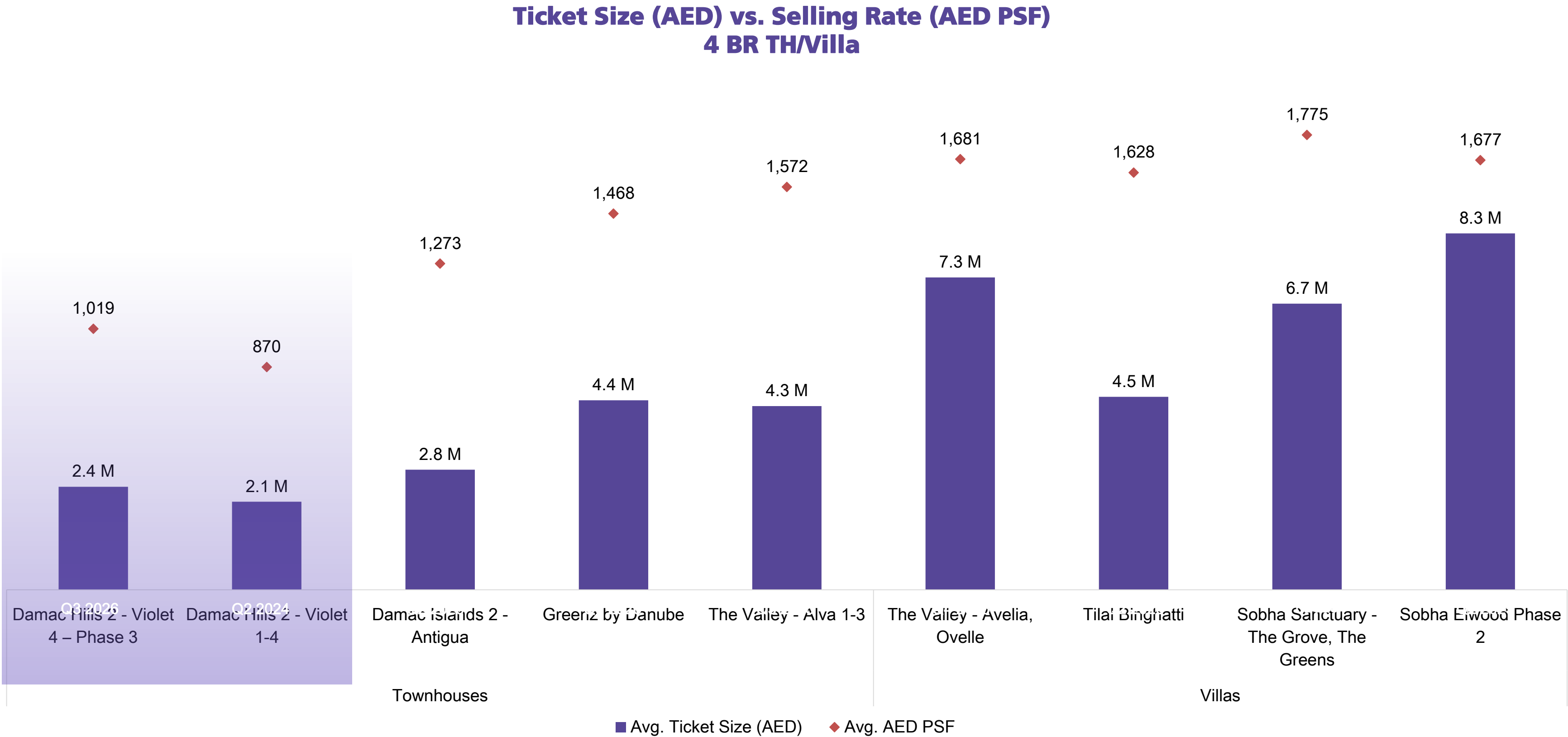
VIOLET 4

DAMAC HILLS 2

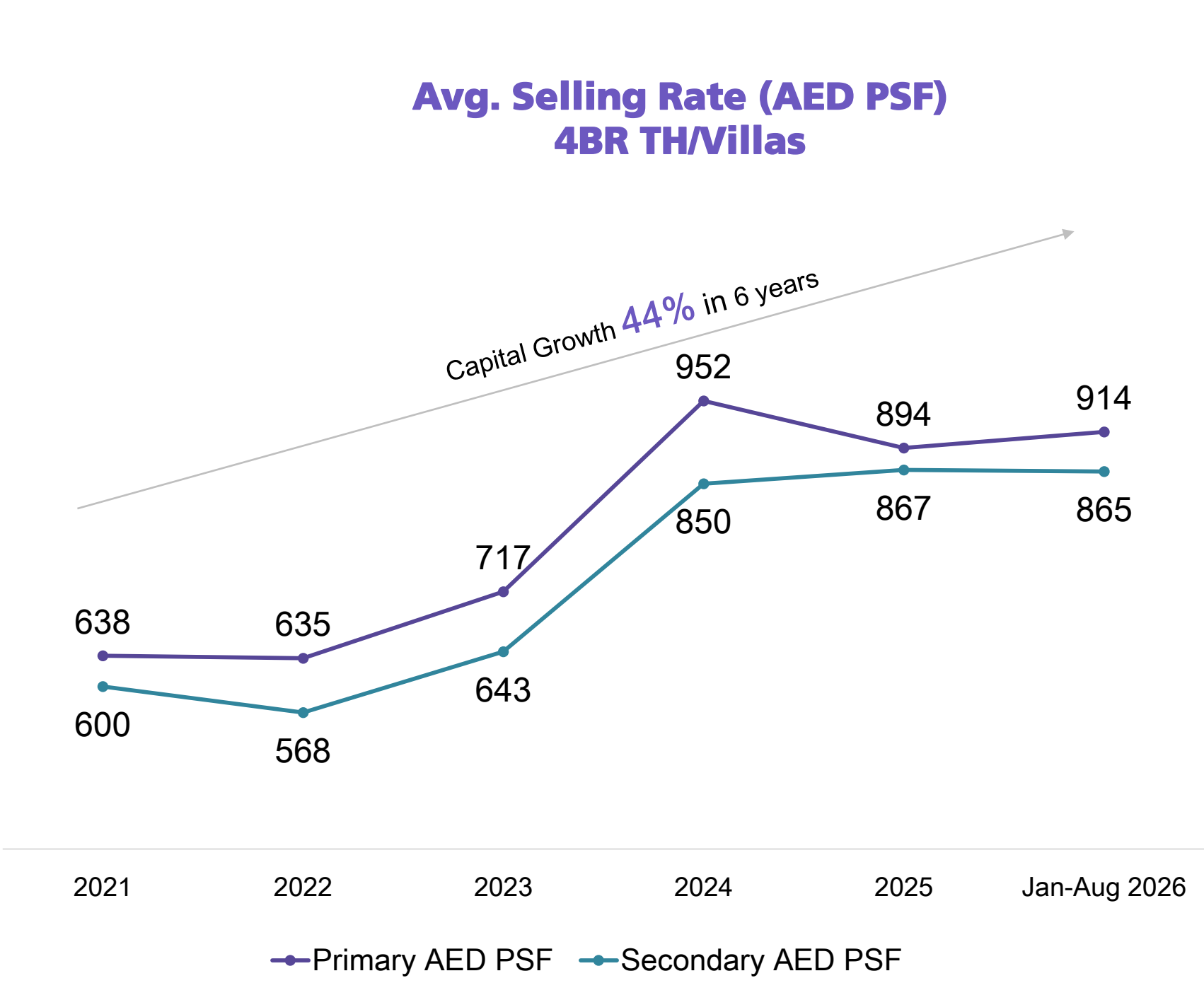
LOCATION



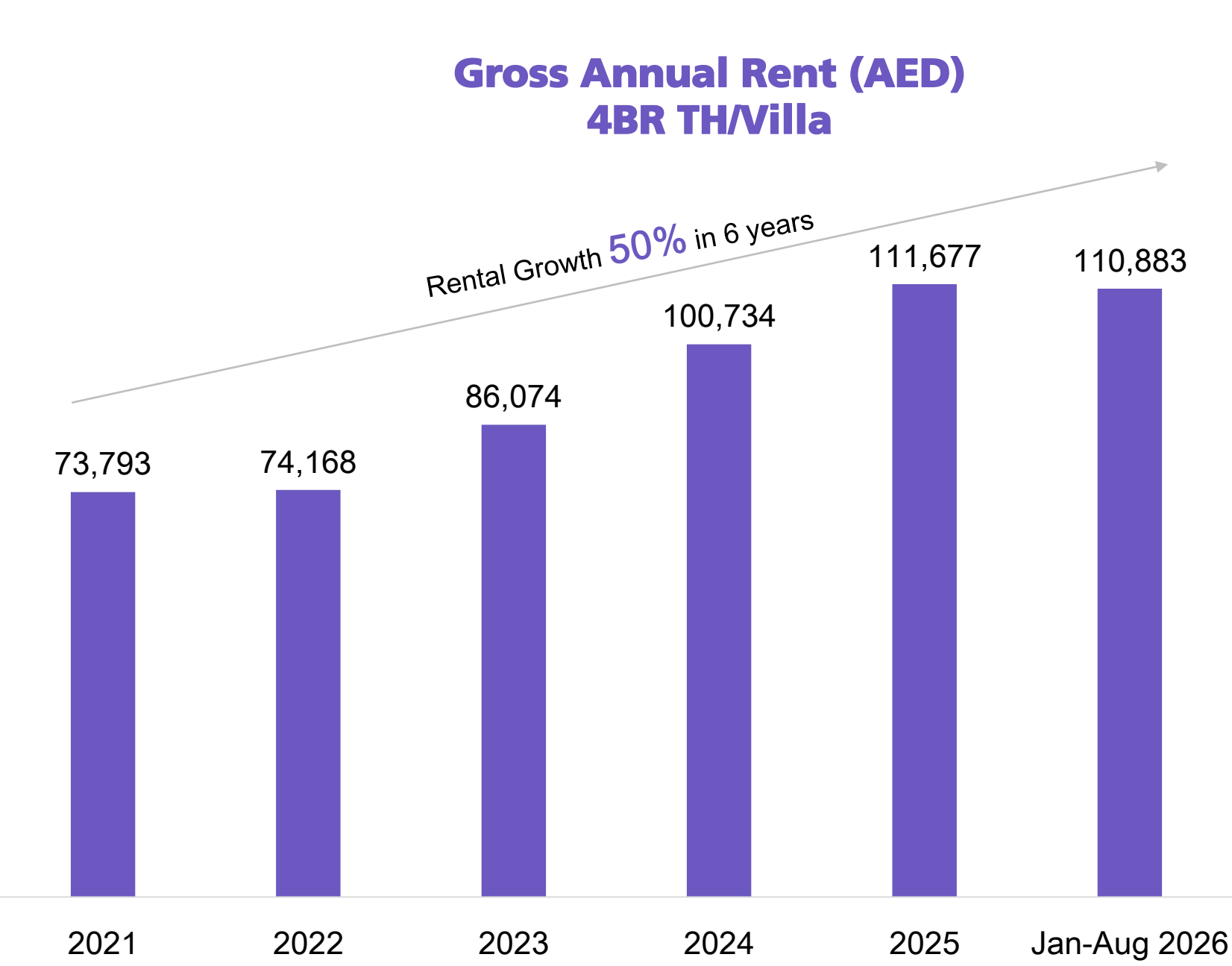
Benchmark Comparison



DH2 – 4BR TH/Villa



Prices rose sharply in 2024 driven by the launch of Violet TH/Villas, with secondary market prices now close to primary prices.

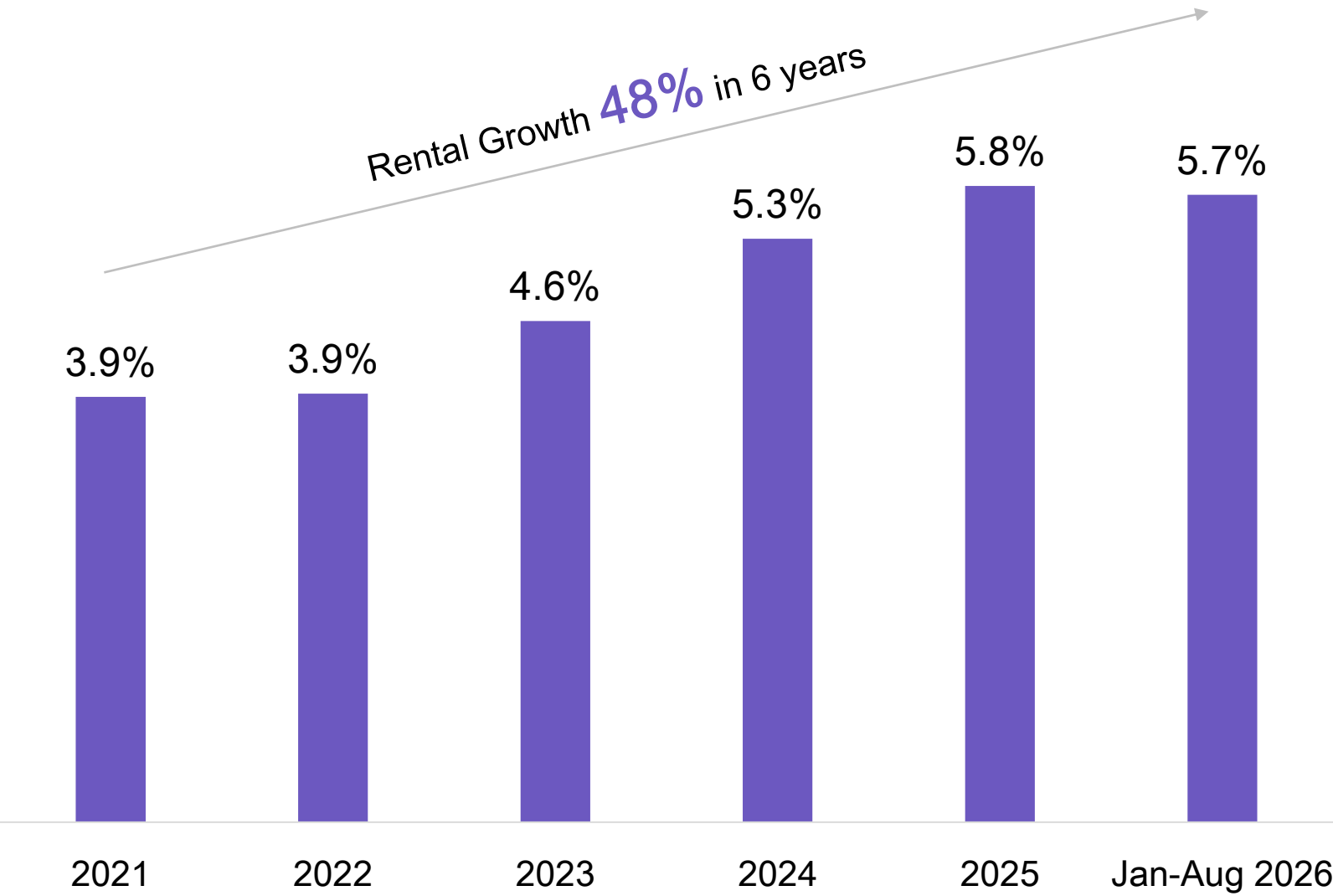


Rent increased consistently for 5 years, reflecting strong demand for 4BR TH/Villas.

DH2 – TH/Villa

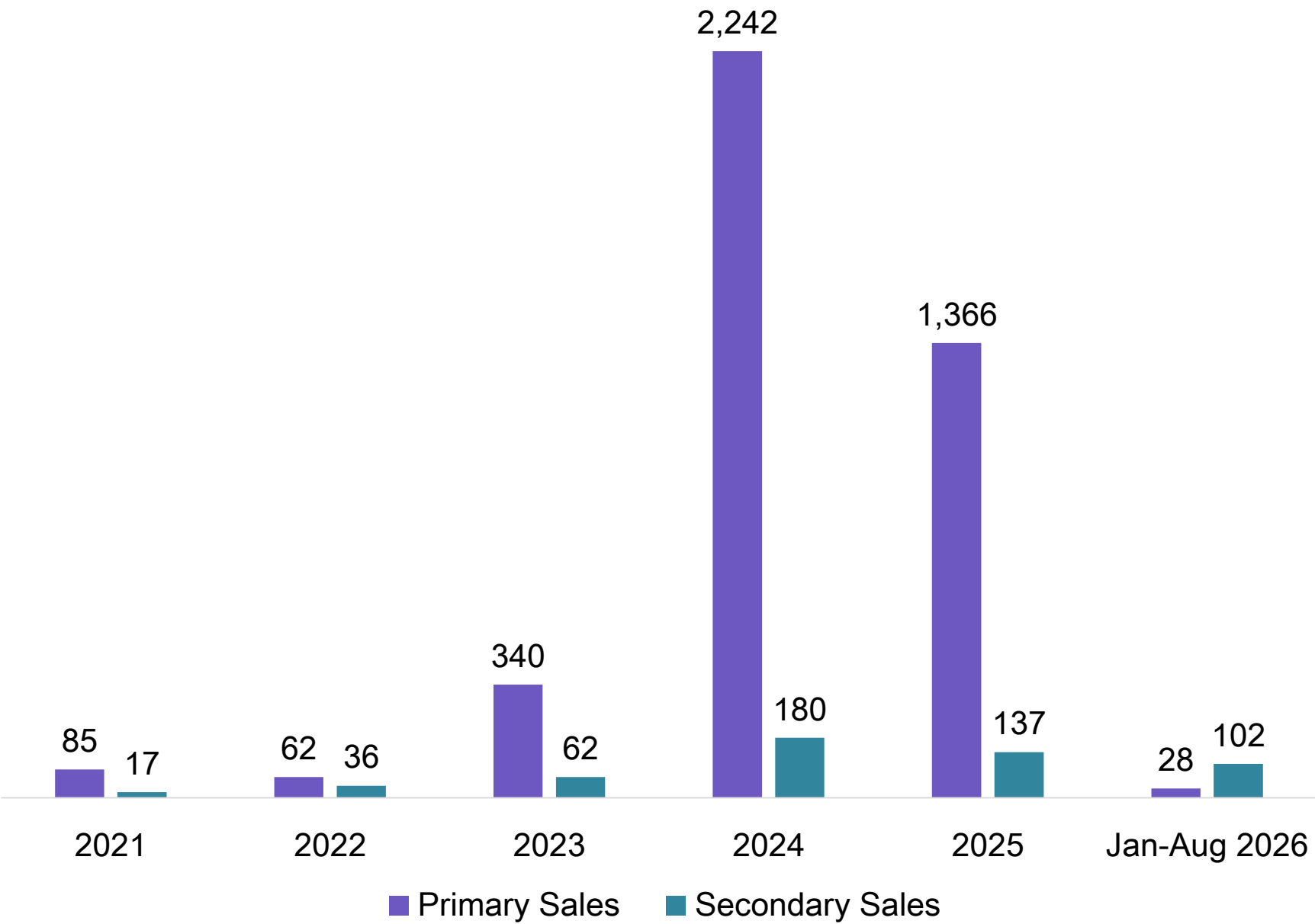


DH2 TH/Villa Rental Yield



Consistent rental yield growth indicates improving returns and strengthens the investment potential of DH2 4BR TH/Villas.

Total 4BR TH/Villa Units Sold



High primary sales and comparatively lower secondary transactions suggest that buyers are largely holding units rather than actively flipping

DH2 -Buyer
Nationaliti
es
2026 YTD



DAMAC Hills 2



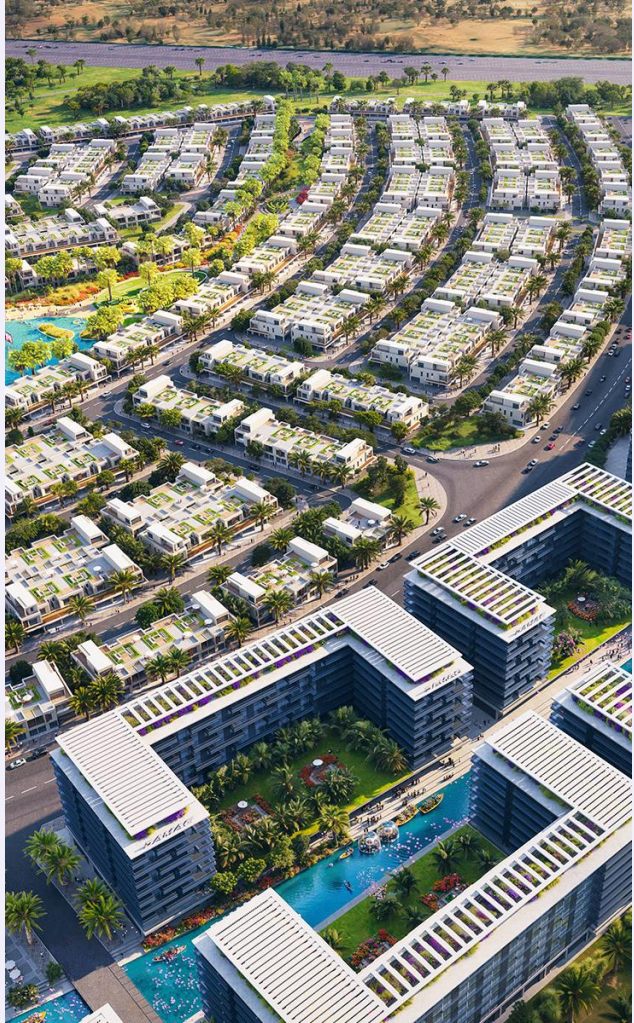
DAMAC Hills



DAMAC Lagoons



DAMAC Islands



DAMAC Riverside

1



INDIAN



INDIAN



INDIAN



INDIAN



INDIAN

2



PAKISTANI



BRITISH



BRITISH



BRITISH

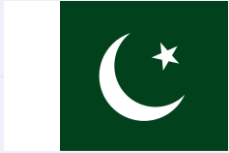


BRITISH

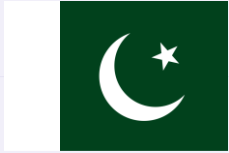
3



BRITISH



PAKISTANI



PAKISTANI



UZBEK



AMERICAN

4



EGYPTIAN



IRANIAN



AMERICAN



AMERICAN



IRANIAN

5



CANADIAN



TANZANIAN



EGYPTIAN



PAKISTANI

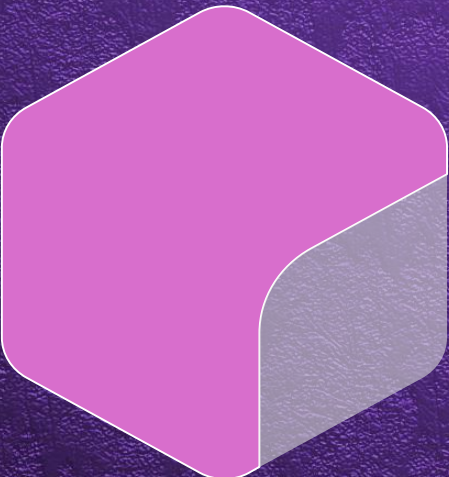


PAKISTANI

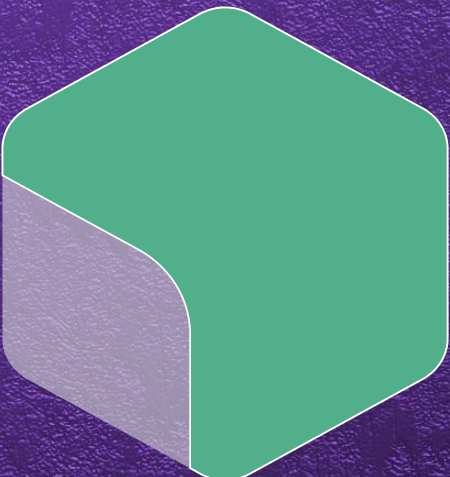
With 44% capital value growth over the past six years, the location's strong appreciation potential continues to attract a growing number of investors



One of most preferred ready communities in Dubai which offers investors high rental yield up to 5.7%

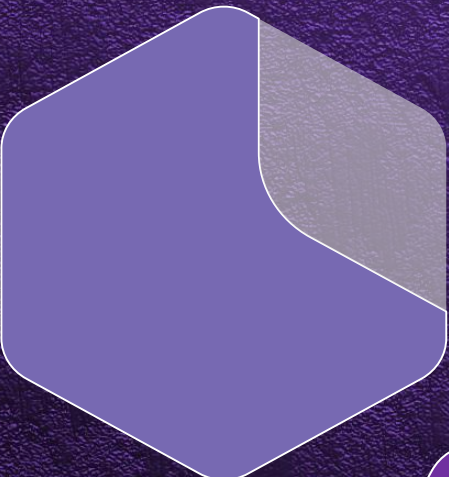


Ready in 2 years (ACD: December 2028)

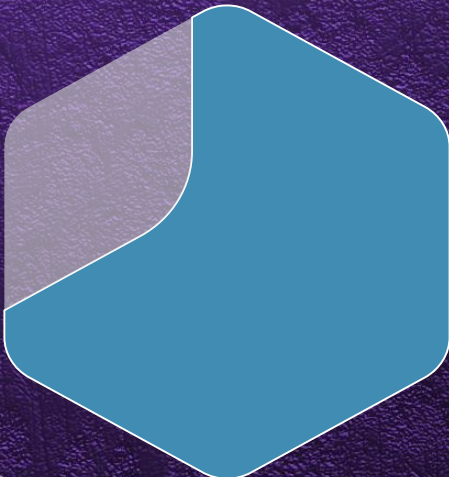


**IMPORTANT
FACTS**

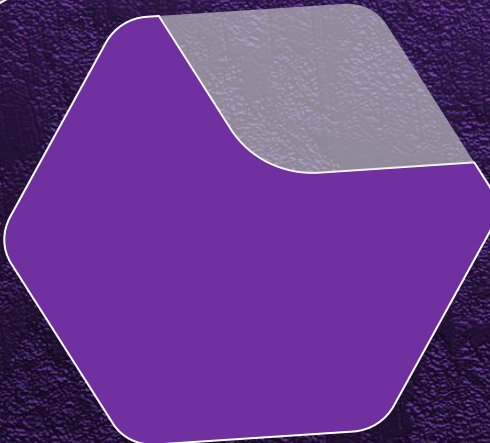
Competitive price point and SA PSF



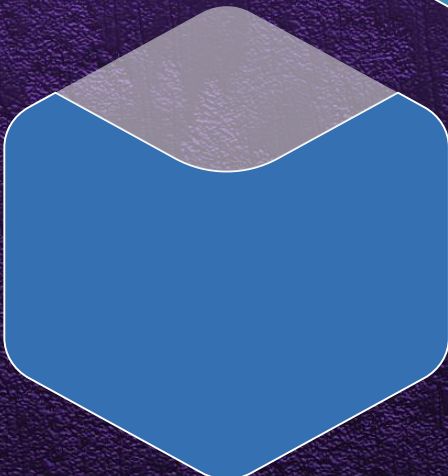
Relaxed payment plan



Located right next to the world class amenities



Enhanced connectivity to entry and exit point





PRESENTING

VIOLET

DAMAC HILLS 2

Cluster Map

MINUTES FROM IT ALL



15 mins

DAMAC Hills



25 mins

Global Village



25 mins

IMG Worlds of Adventure



25 mins

Dubai Outlet Mall



30 mins

Al Maktoum International Airport



35 mins

Dubai International Airport





A detailed site plan of Damac Hills 2, a residential development. The map shows a central cluster of buildings and green spaces, surrounded by a grid of streets. Three specific areas are highlighted with colored outlines: Violet 2 (red), Violet 3 (blue), and Violet 4 (green). Violet 2 is located in the upper right, Violet 3 is in the center, and Violet 4 is in the lower left. The map also shows various amenities like ponds, parks, and a golf course.

— VIOLET 4
— VIOLET 3
— VIOLET 2

VIOLET 4
DAMAC HILLS 2

CLUSTER PLAN

PROTOTYPE

- TH 12 - 4M
- TH 12 - 4E

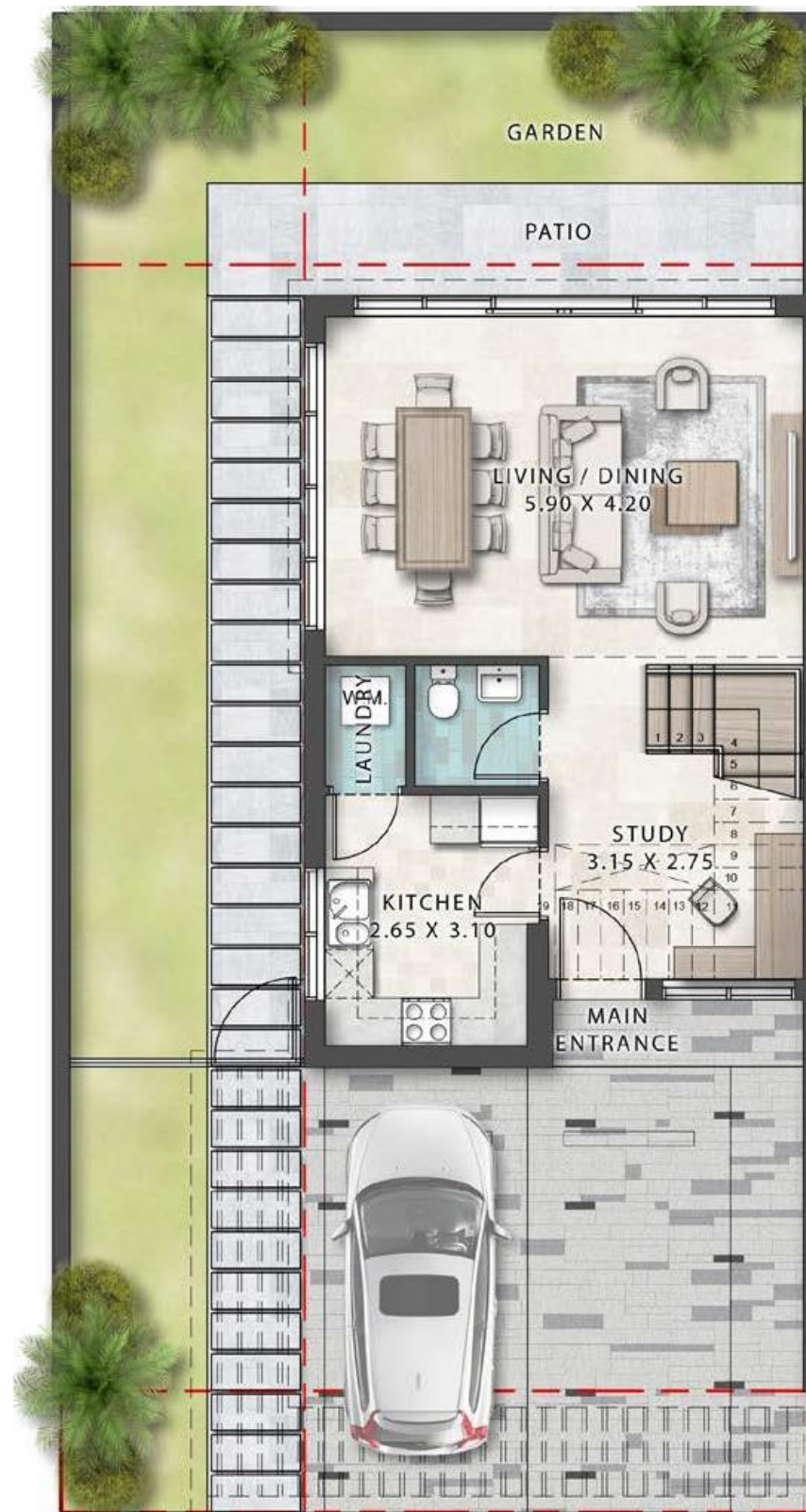


Floor plan

4 BR Townhouse

TH12 - 4E

G+1+R



GROUND FLOOR



FIRST FLOOR

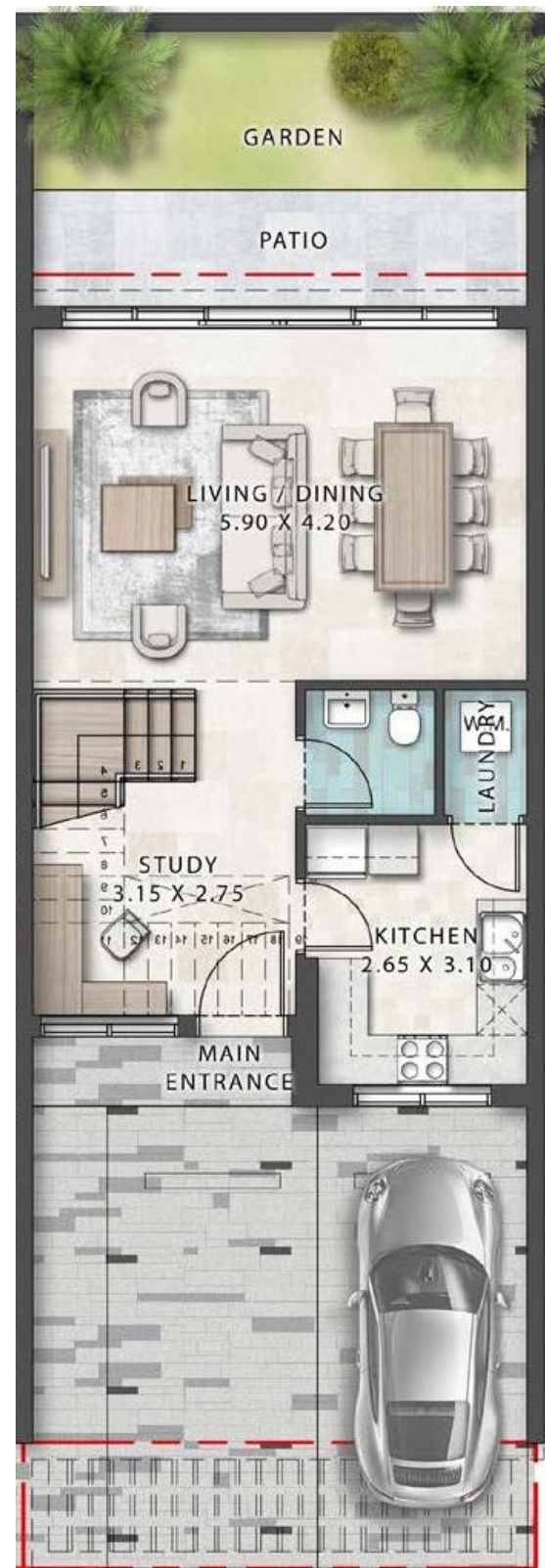


ROOF FLOOR

4 BR Townhouse

TH12 - 4M

G+1+R



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

F&A



F&A

Living Dining & Bedrooms

- **All rooms feature double glazed windows**
- **Porcelain tiled floors throughout**
- **Painted plastered walls and soffit**
- **Wardrobes in Bedrooms**

Kitchen

- **Kitchens fitted with cabinets in some areas and counter tops with space and hook up provision for washing machine, refrigerator and Cooker with hood.**
- **Ceramic tiled floors**
- **Emulsion paint for walls**
- **Laminated kitchen cabinet**
- **Stone countertop.**
- **Stainless Steel sink**

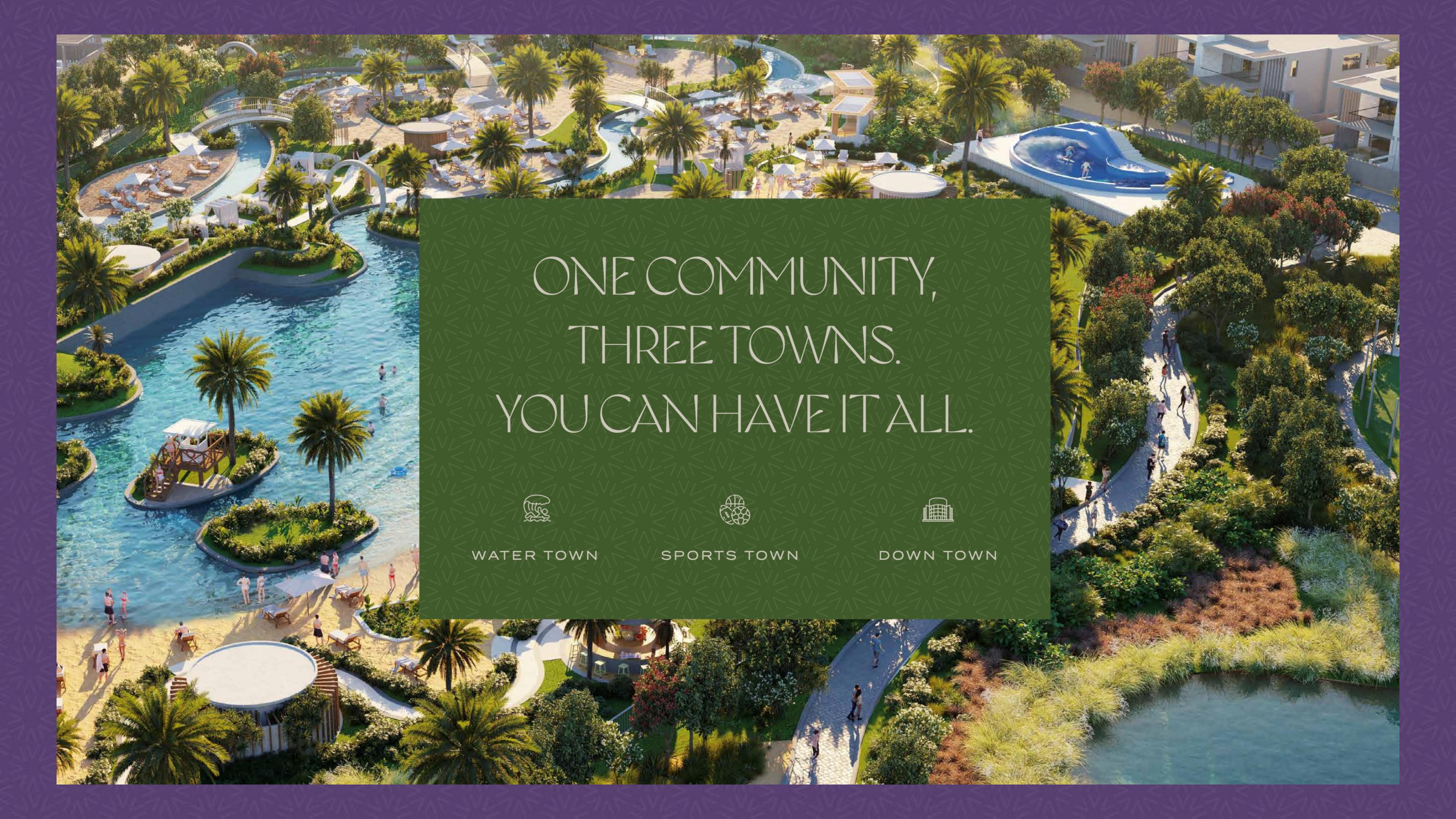
Bathroom Features

- **Floor / Wall ceramic tiles**
- **Standard sanitary ware**
- **Standard sanitary fittings and accessories.**
- **Mirror**
- **Threshold**

Plot Features

- **Boundary wall on three sides of the Plot**
- **Area between the boundary and the unit will be levelled**
- **Water / Electrical supply outlets in the yard**

AMENITIES



ONE COMMUNITY,
THREE TOWNS.
YOU CAN HAVE IT ALL.



WATER TOWN



SPORTS TOWN



DOWN TOWN



DIVE INTO ADVENTURE

Look at life differently as you embrace the new, the exciting, and the adventurous. DAMAC Hills 2 creates countless memorable experiences, ensuring fun-filled family living like never before.



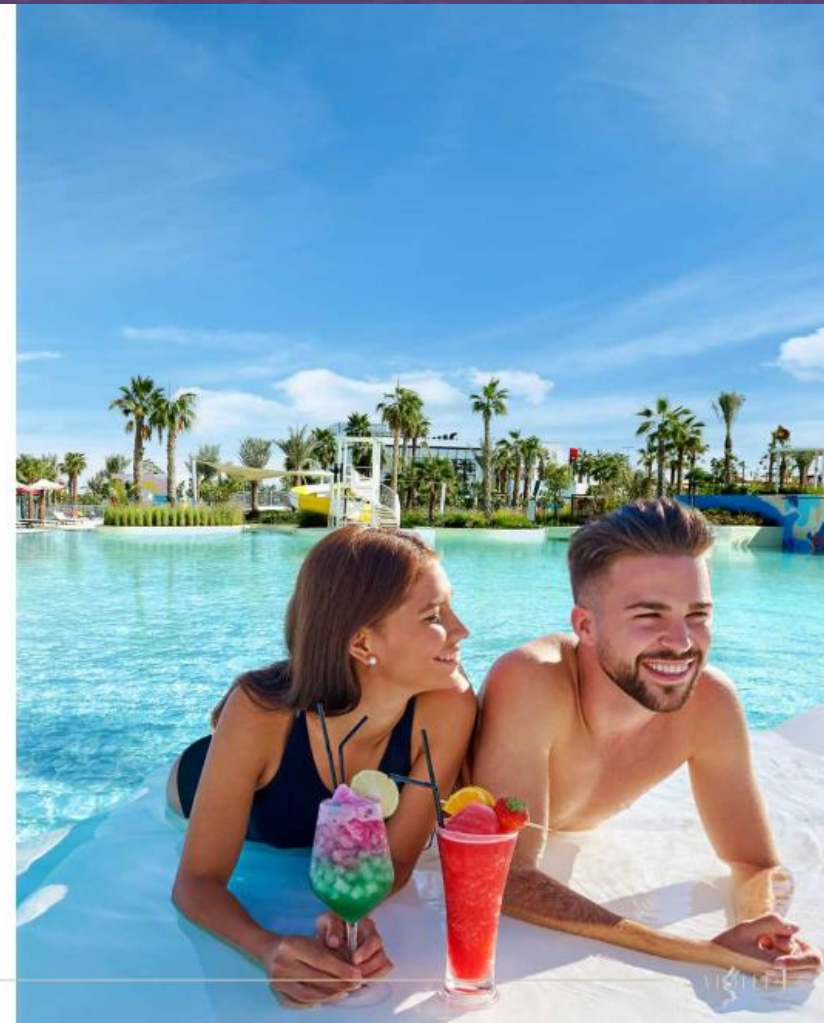
LET TIME STAND STILL

Sometimes you just need to sit back and go with the flow. Live life at your own pace as you spend your afternoons slowly drifting through a terrific lazy river attraction.



EMBRACE THE BEACH VIBES

Looks like a water park, feels like home. At DAMAC Hills 2, your family can experience endless hours of fun under the sun in Water Town, with major attractions including the massive Malibu Beach, a wave pool, a splash pad, slippery slides, and so much more.



JOY RIDE THE TIDE

Surf's up at DAMAC Hills 2. Now you and the kids can learn how to hang ten and master the art of surfing. Get more than your fair share of excitement as you improve on every turn and on every wave you catch.





FROM DOWNTIME TO FUN TIMES

Start your day in Down Town with yoga in the Zen Garden, followed by gardening in the Green Zone. Later, play hide and seek in the hedge maze with the little ones, or get them climbing the jungle gym in the outdoor play areas. End the day enjoying a tasty barbecue with the entire family.



WHERE MOMENTS BECOME LASTING MEMORIES

There's always something to do in DAMAC Hills 2. Experience a relaxing morning by the fishing lake, a leisurely afternoon at the petting farm, an evening walk with your canine companion at the dog park, or movie night at the floating cinema.



THE BALL IS IN YOUR COURT

Sports Town is equipped for hours of fun and fitness. Whether it's running, tennis, padel, cricket, volleyball, basketball, or football, work up a sweat and have a laugh as you emerge victorious in your favourite sport.



PAINT THE TOWN RED AND BLUE

When you're ready for a little action and adventure, assemble your team and head to the paintball park for a true test of agility, strategy, and competitive spirit, all encapsulated with a massive dose of fun.



PAYMENT PLAN & PRICE LIST

PAYMENT PLAN

Description	Milestone Event	Value (%)
Down Payment	Immediate	20
1st Installment	Within 3 months of booking	1
2nd Installment	Within 4 months of booking	1
3rd Installment	Within 5 months of booking	1
4th Installment	Within 6 months of booking	4
5th Installment	Within 7 months of booking	1
6th Installment	Within 8 months of booking	1
7th Installment	Within 9 months of booking	1
8th Installment	Within 10 months of booking	1
9th Installment	Within 11 months of booking	1
10th Installment	Within 12 months of booking	4
11th Installment	Within 13 months of booking	1
12th Installment	Within 14 months of booking	1
13th Installment	Within 15 months of booking	4
14th Installment	Within 16 months of booking	1
15th Installment	Within 17 months of booking	1
16th Installment	Within 18 months of booking	4
17th Installment	Within 19 months of booking	1
18th Installment	Within 20 months of booking	1
19th Installment	Within 21 months of booking	4
20th Installment	Within 22 months of booking	1
21st Installment	Within 23 months of booking	1
22nd Installment	Within 24 months of booking	4
23rd Installment	On Completion	40
Total		100

4% DLD Waiver for Launch Payment Plan

PRICE LIST

VIOLET 4 – Phase 3					
	Total Units	Min SA	Max SA	Min AED	Max AED
TH12-4E	34	2,404	2,404	2,609,000	2,969,000
TH12-4M	59	2,345	2,345	2,194,000	2,370,000



UAE
FREE
GOLDEN
VISA

EXCLUSIVE OFFERS*

4% DLD
FEE WAIVER*

60/40
PAYMENT PLAN*

*EXCLUSIVE LAUNCH OFFER VALID FOR 7 DAYS FROM THE DATE OF LAUNCH.

VIOLET CLUSTERS

UNIT MIX SUMMARY



VIOLET 1							
Type	Units	Saleable Area (sq.	Min AED	Max AED	Avg AED	Starting Price /	Construction % &
TH12-M	312	2352	1.87 M	2.03 M	1.90 M	PRICING 4-BEDROOM TOWNHOUSE STARTING FROM AED 1.87 MILLION* ACD: NOV 2026	91.96% Royal International Construction
TH12-E	214	2415	2.07 M	2.63 M	2.15 M		
TOTAL	526						

VIOLET 2							
Type	Units	Saleable Area (sq. ft.)	Min AED	Max AED	Avg AED	Starting Price / Completion	Construction % & Contractor
TH12-M	173	2352	1.87M	2.02M	1.89M	PRICING 4-BEDROOM TOWNHOUSE STARTING FROM AED 1.87 MILLION ACD:SEP 2027	32.3% Royal International Construction
TH12-E	92	2415	2.14M	2.61M	2.27M		
TOTAL	265						

VIOLET 3							
Type	Units	Saleable Area (sq. ft.)	Min AED	Max AED	Avg AED	Starting Price / Completion	Construction % & Contractor
TH12-4M	404	2352	1.91M	2.06M	1.96M	PRICING 4-BEDROOM TOWNHOUSE STARTING FROM AED 1.91 MILLION ACD: DEC 2027	30.18% China Tiesiju
TH12-4E	212	2415	2.22M	2.68M	2.31M		
TOTAL	616						

VIOLET 4							
Type	Units	Saleable Area (sq. ft.)	Min AED	Max AED	Avg AED	Starting Price / Completion	Construction % & Contractor
TH12-4M	220	2352	1.96M	2.24M	1.99M	PRICING 4-BEDROOM TOWNHOUSE STARTING FROM AED 1.96 MILLION ACD: APRIL 2028	12.3% ABC & AQC
TH12-4E	132	2415	2.34M	3.21M	2.42M		
TOTAL	352 + 93						

The background is an abstract composition of flowing, wavy lines in various shades of purple and blue, creating a sense of movement and depth. The lines are smooth and curved, with some areas appearing more saturated than others, giving it a liquid or fabric-like quality.

D2

DAMAC HILLS 2