

DAMAC
CASA



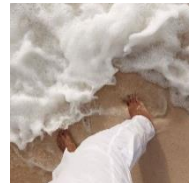
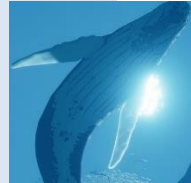
Damac Casa
The Inspiration

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

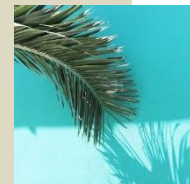
islands



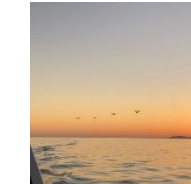
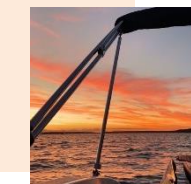
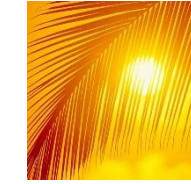
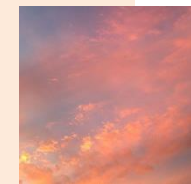
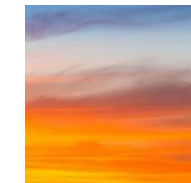
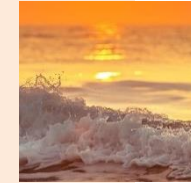
aqua life



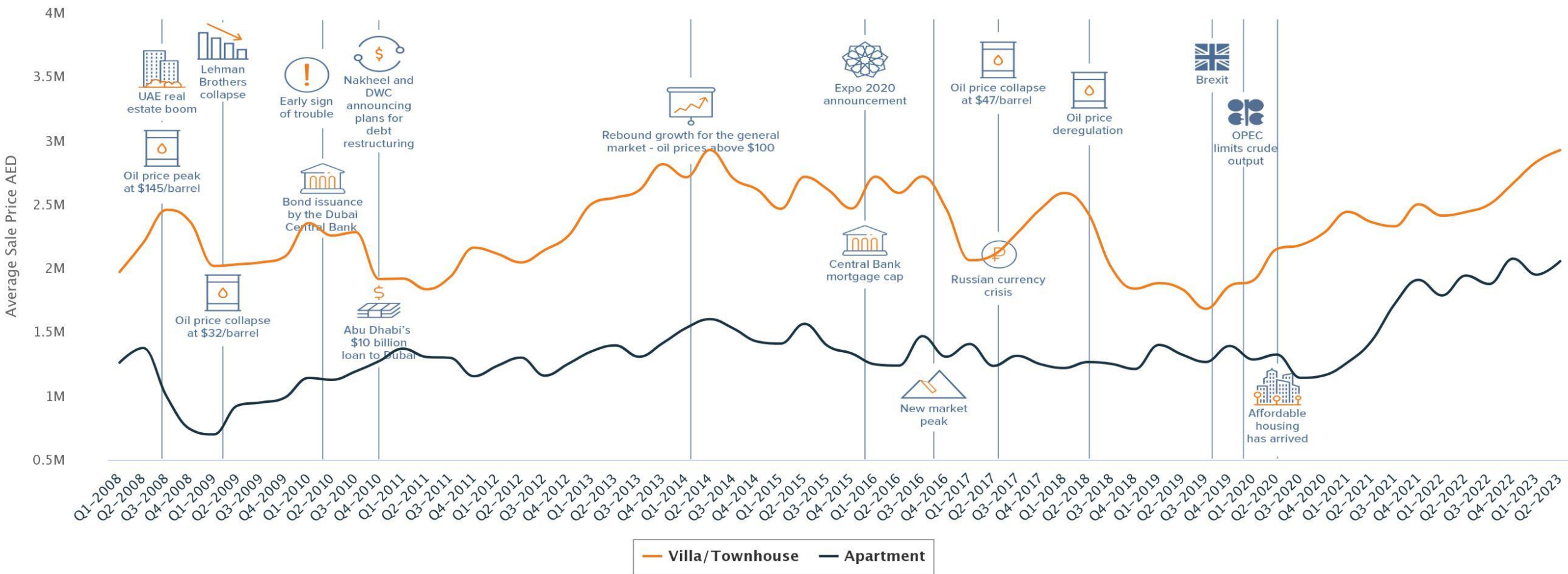
palm trees



sunsets



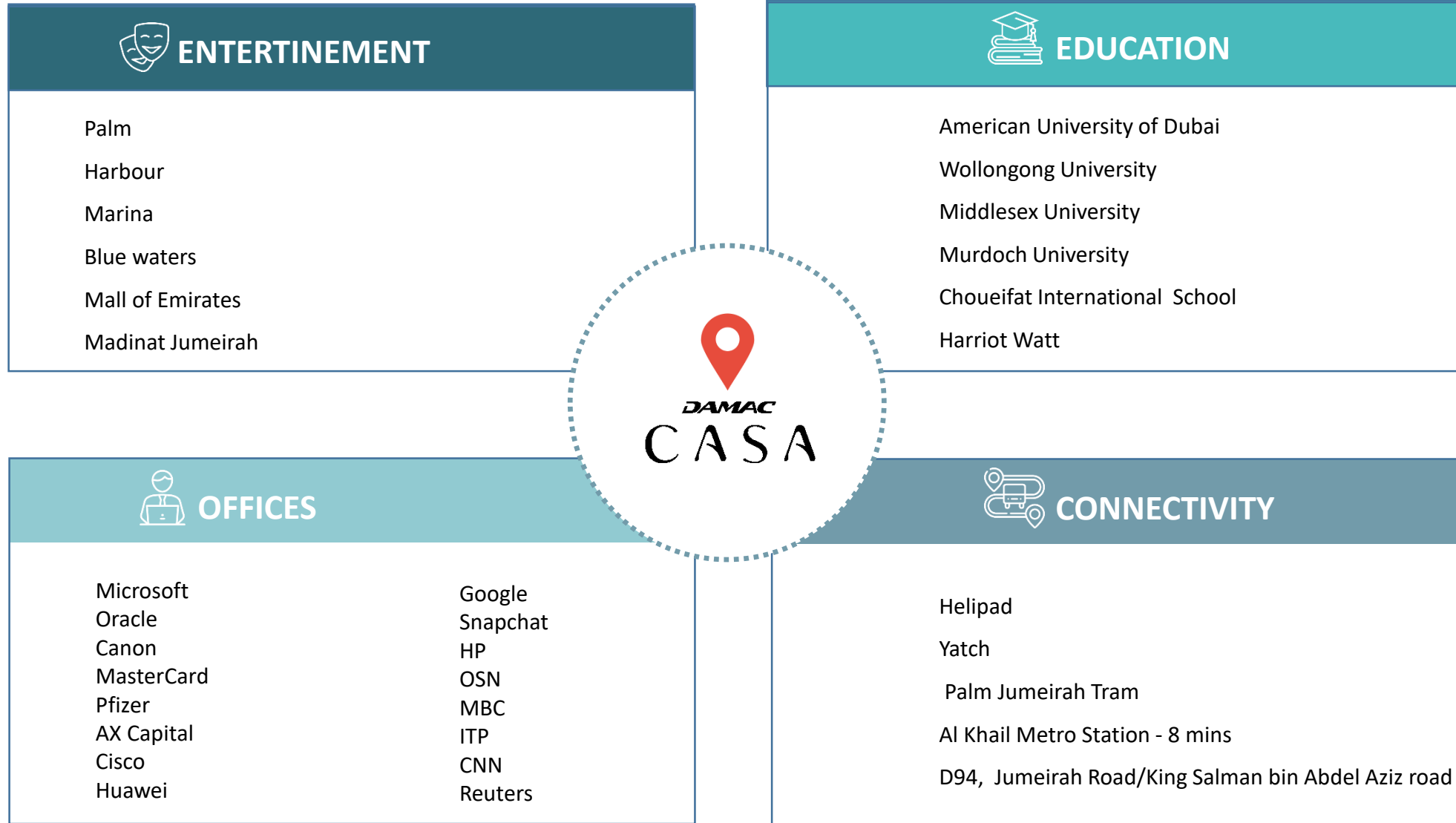
Dubai House Price Timeline – Sales Price AED January 2008 – June 2023



Damac Casa
The location



Key Places - Proximity



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



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 1ST - 43RD

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

PODIUM ROOFTOP

TOWNHOUSES

PODIUM 1ST-2ND

AQUARIUM DDROP OFF
 AQUARIUM HALL

ARRIVAL



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Typical floor plan

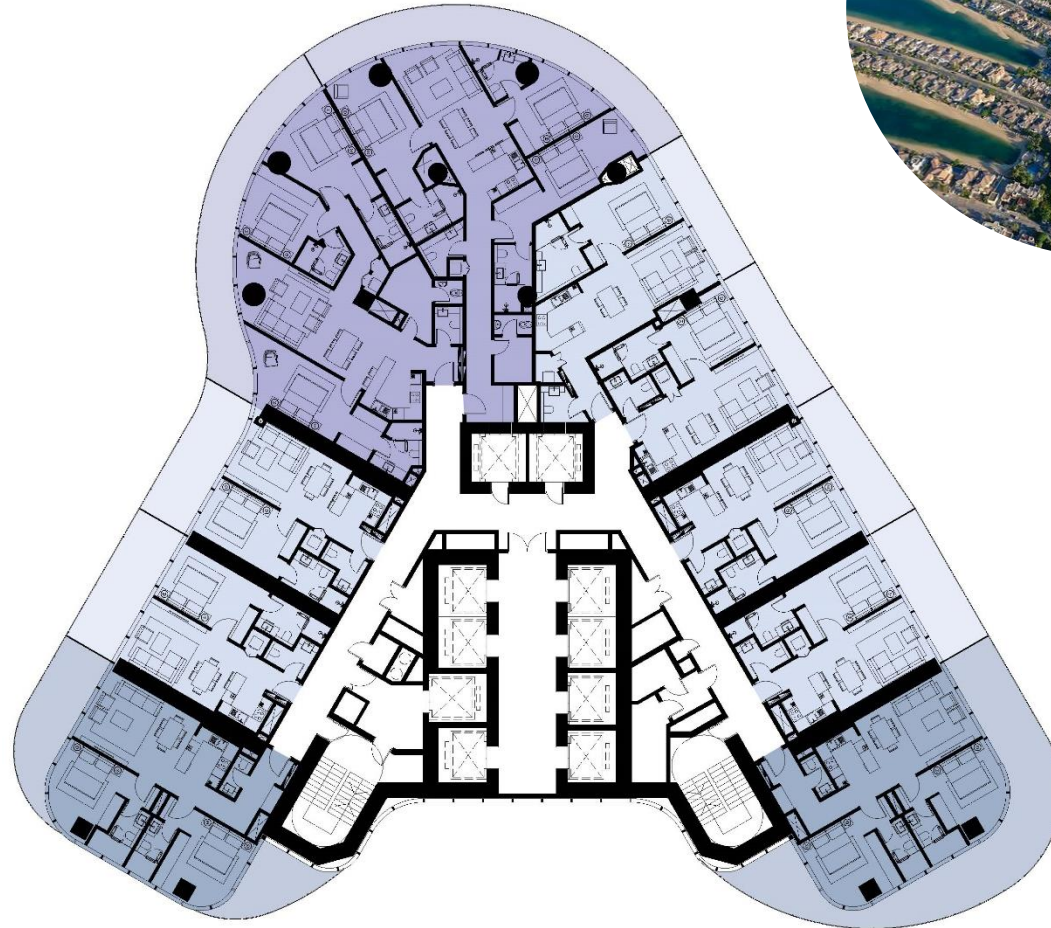


1 BEDROOM

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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Lobby Height – 4.5 m

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Amenities

beach corridors



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Amenities

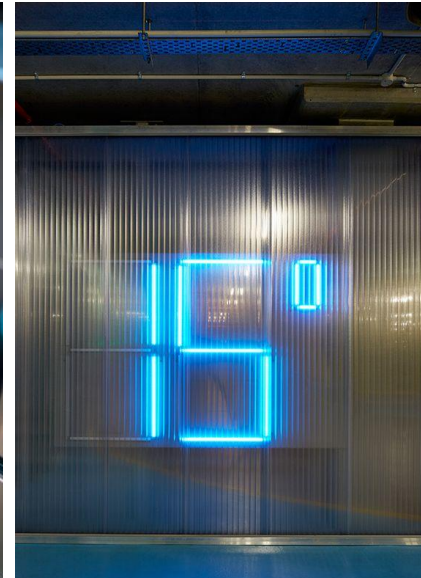
sketch aquarium



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Amenities

Parcel & package management system



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Artificial beach



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Amenities

Check in experience to
collect bracelets/bookings



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Amenities
exclusive bracelets for
cabanas access



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Damac Casa
Amenities

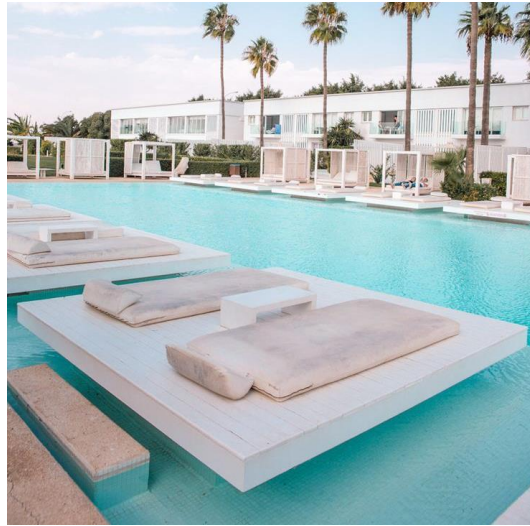
beach cabanas



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Amenities

Floating beds



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SPA



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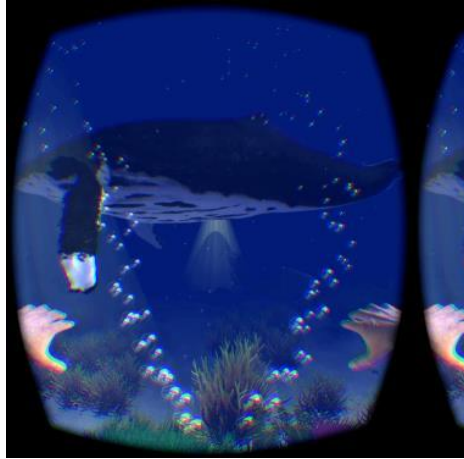
Aqua gym



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Amenities

scuba simulators VR headsets



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Amenities

aqua art



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Amenities

Sky/floating beds



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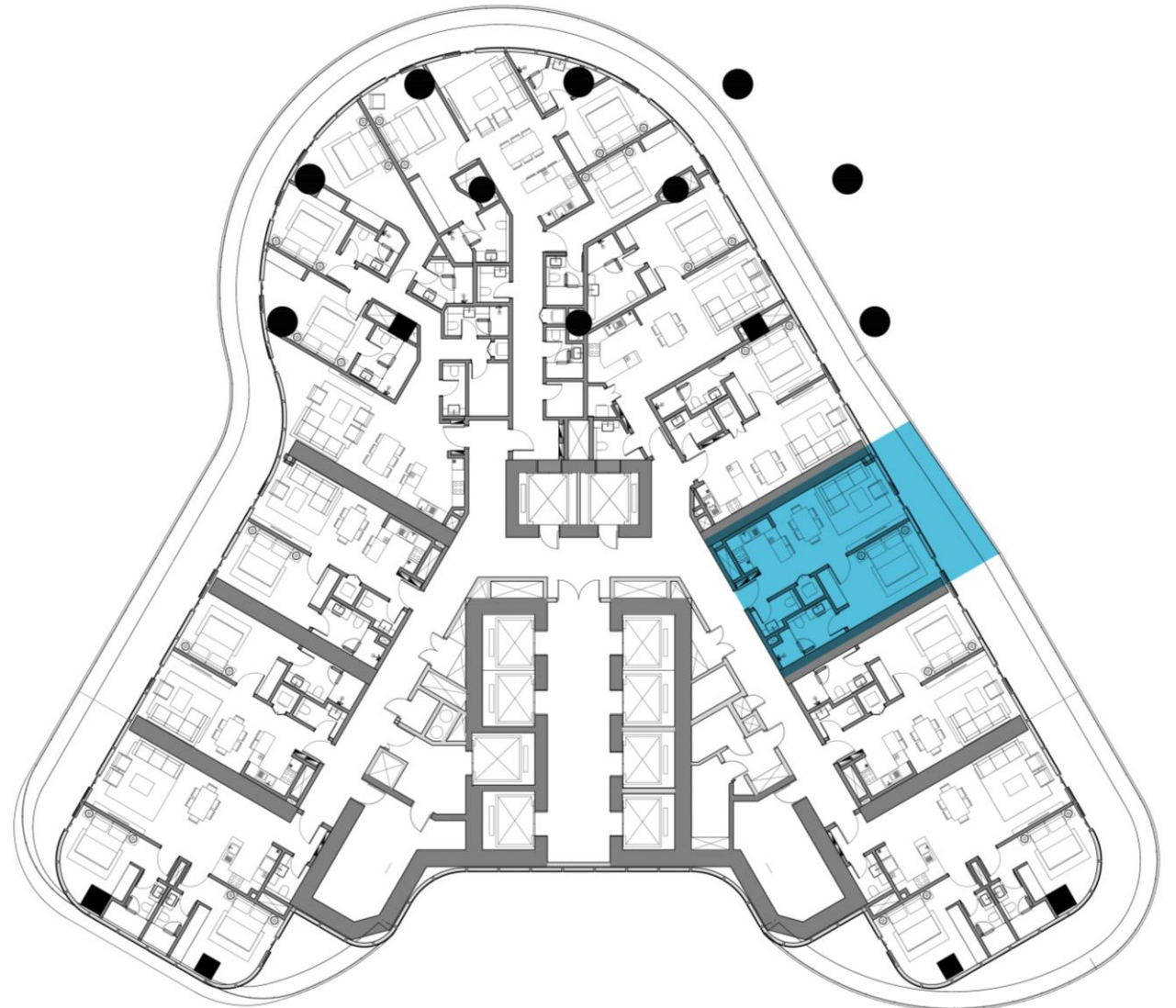
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Floor plans

1 BR - Luxury

Total Types: 14

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1 BEDROOM B1 M

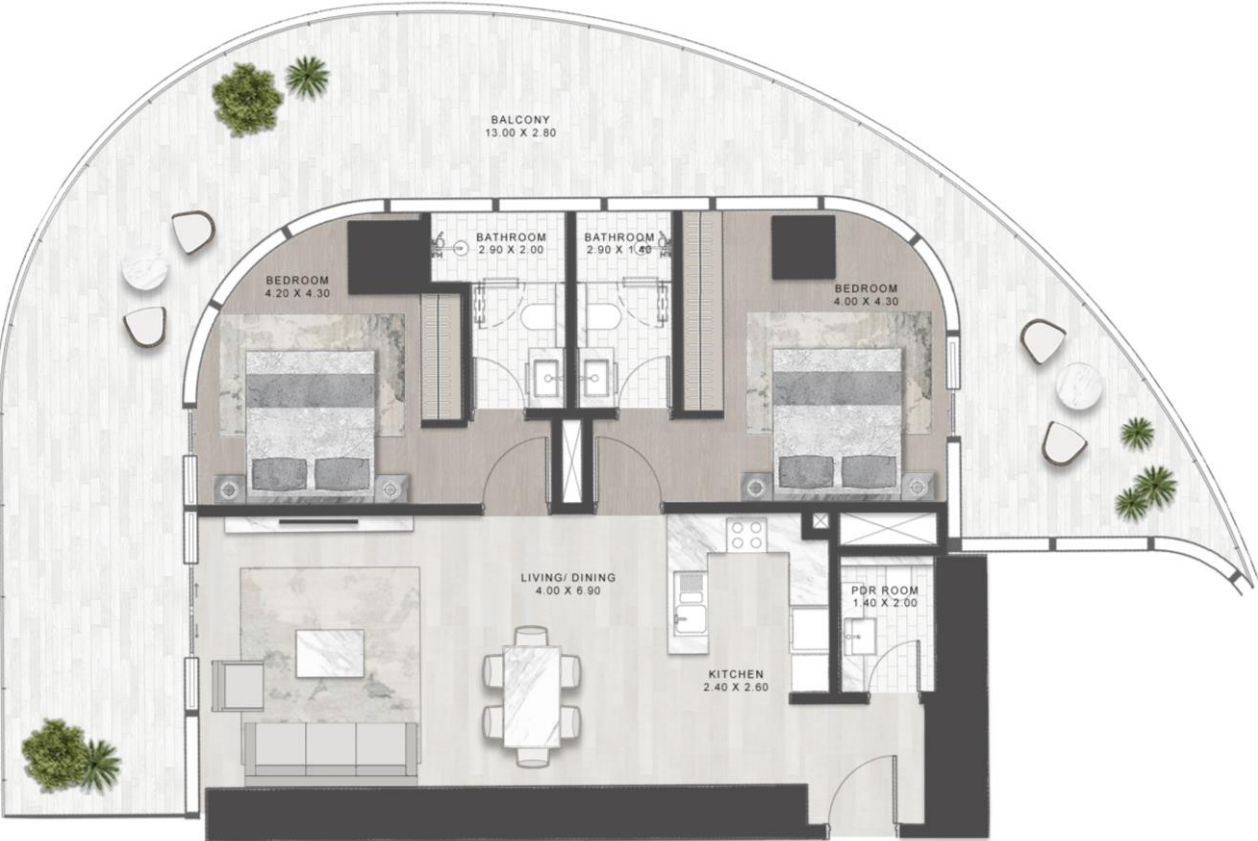
LEVEL: 5, 6, 11, 12, 17, 18, 23, 24, 29, 30, 35, 36, 41, 42

2 BR - Luxury

Total Types: 7

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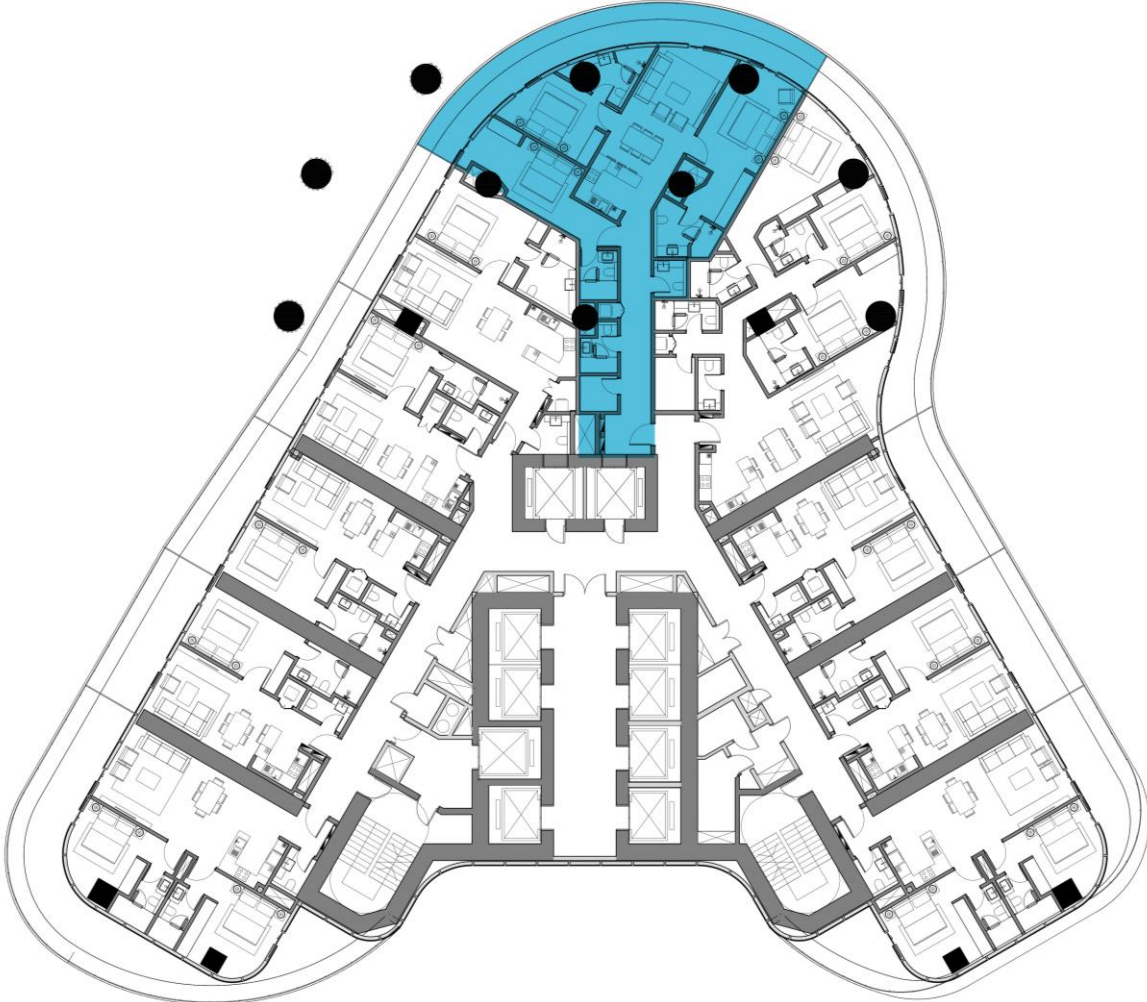
2 BEDROOM A1 M

LEVEL: 1

3 BR - Luxury

Total Types: 4

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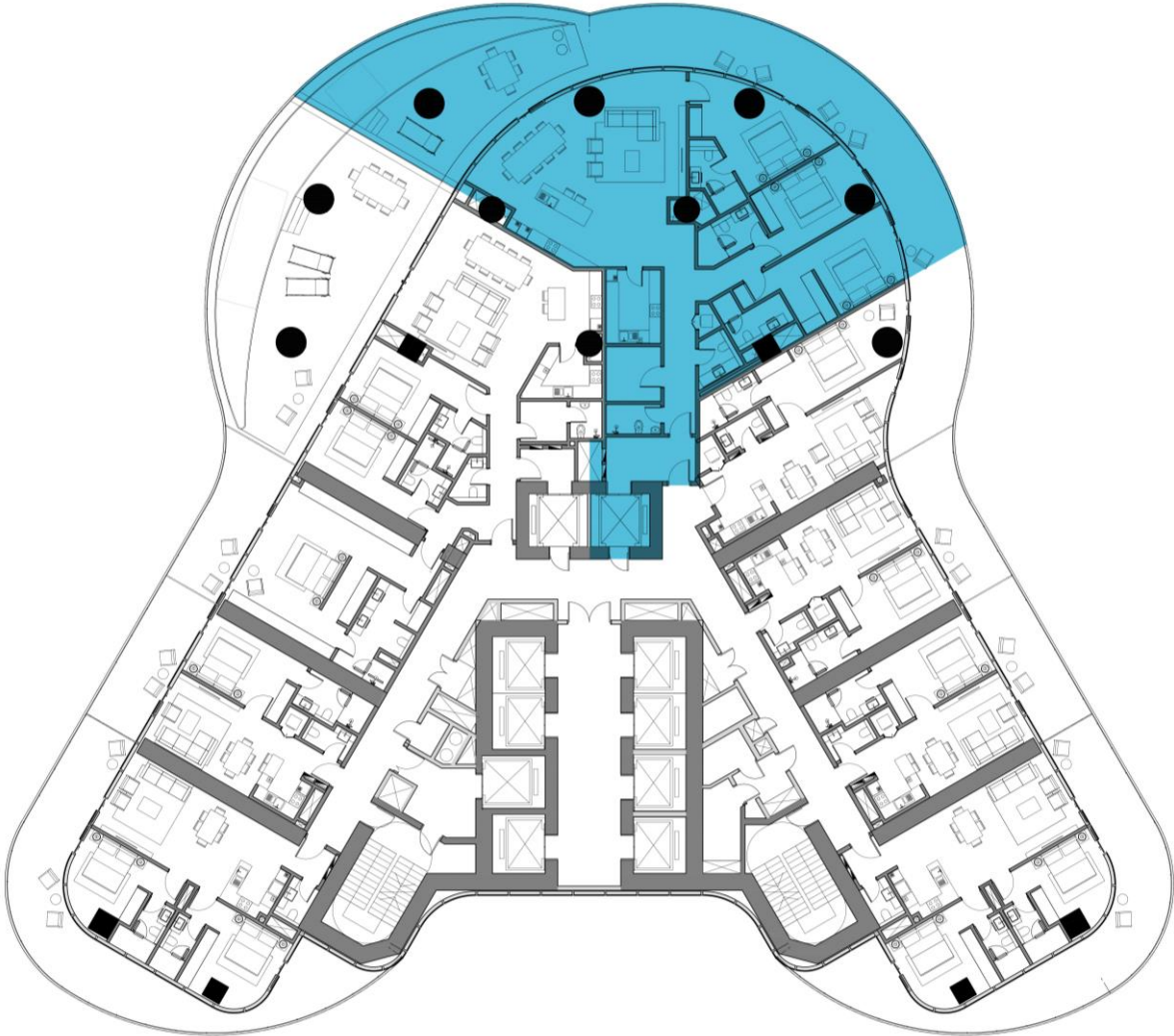


3 BEDROOM A1

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

3 BR – Super Luxury

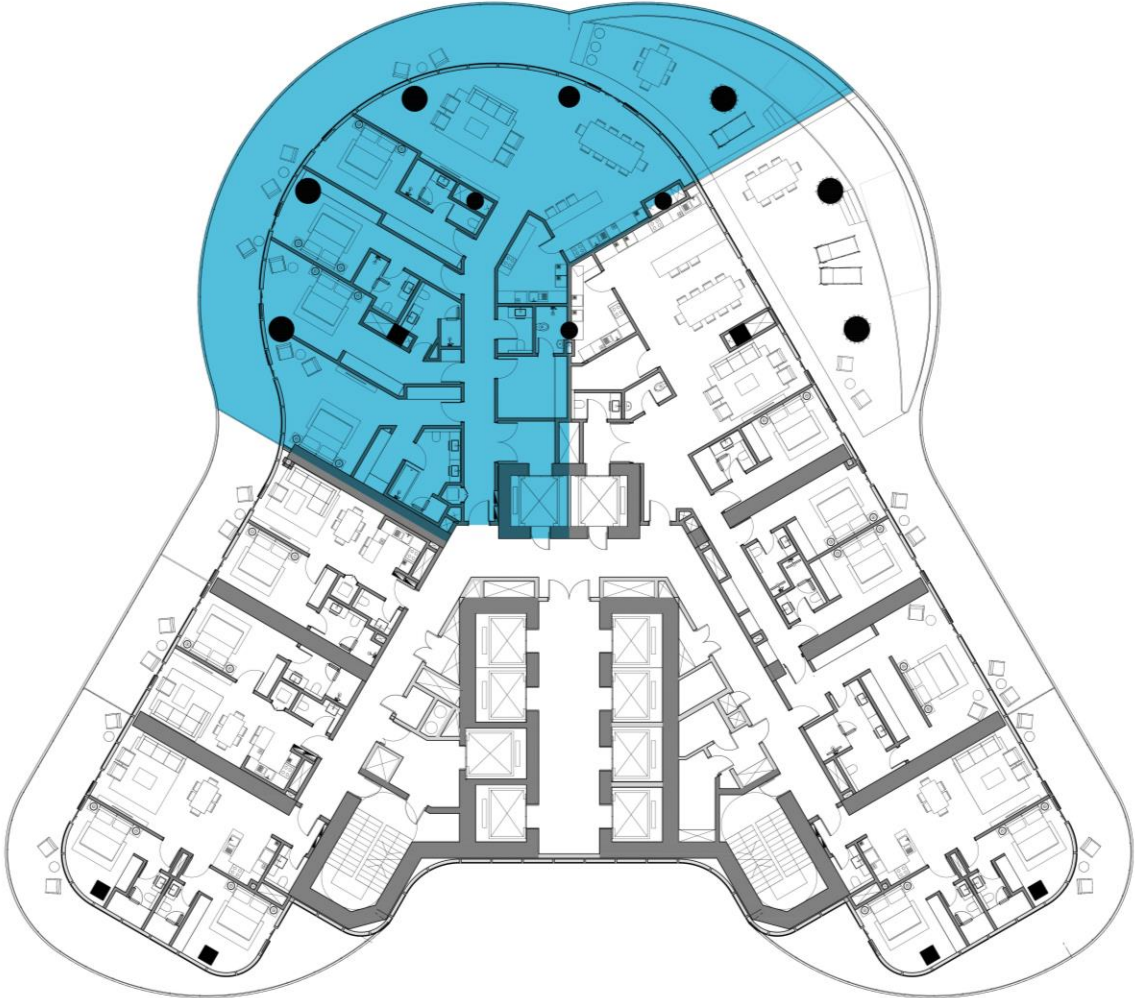
Total Types: 4



3 BEDROOM SLA M
LEVEL: 7, 13, 19

4 BR – Super Luxury

Total Types: 4

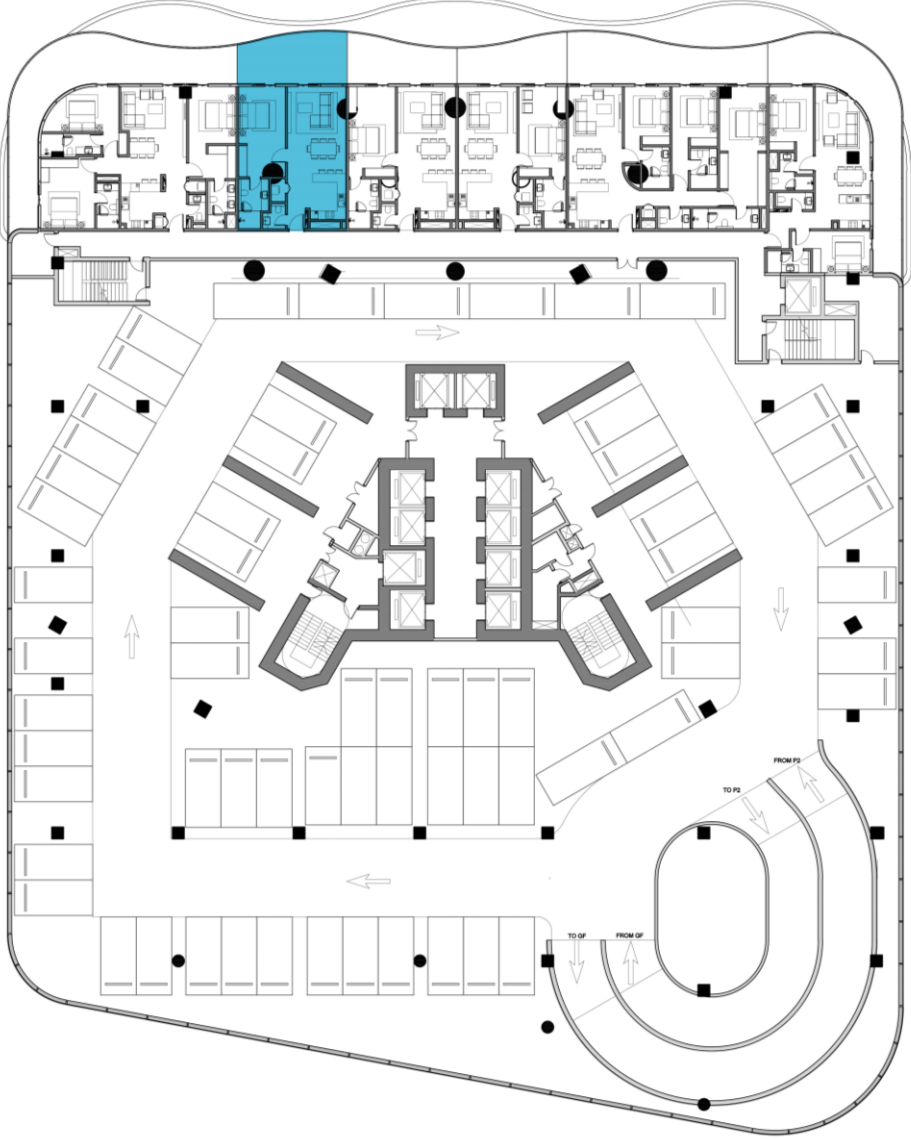


4 BEDROOM SLA
LEVEL: 22, 28

Townhouses – 1 BR

Total Types: 3

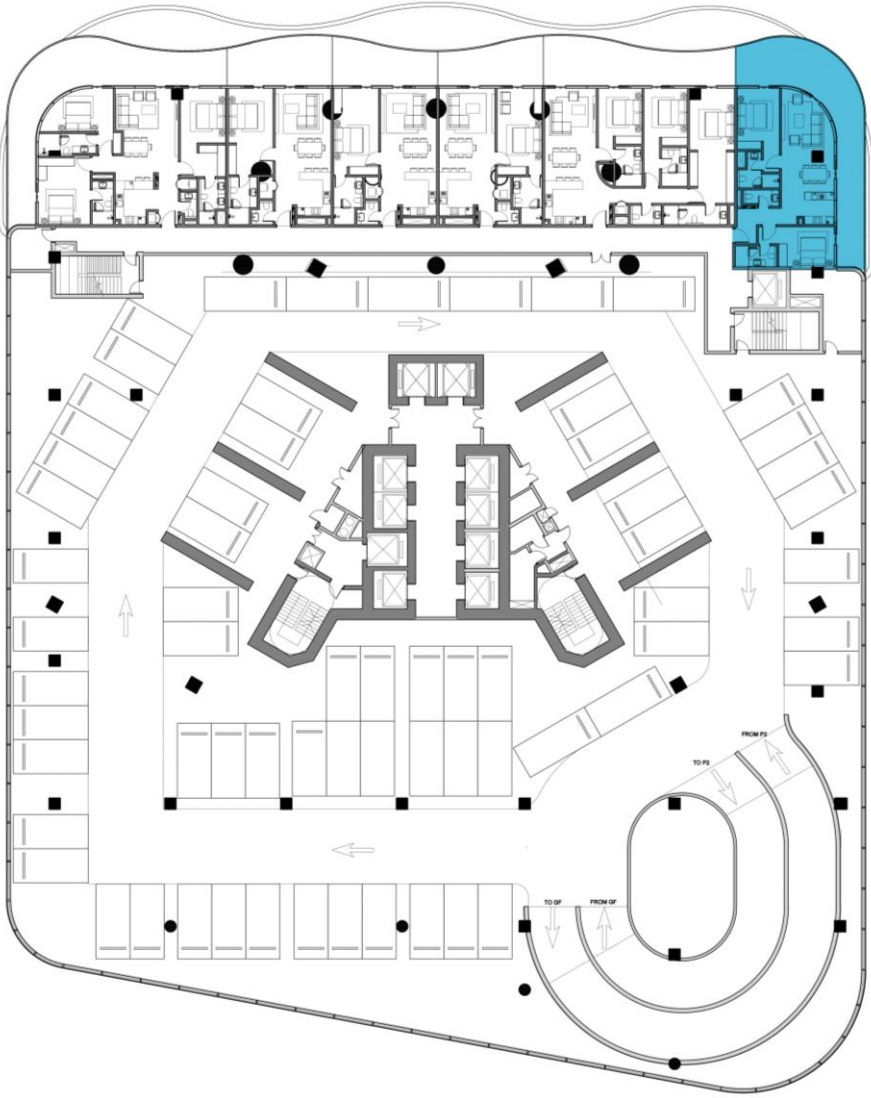
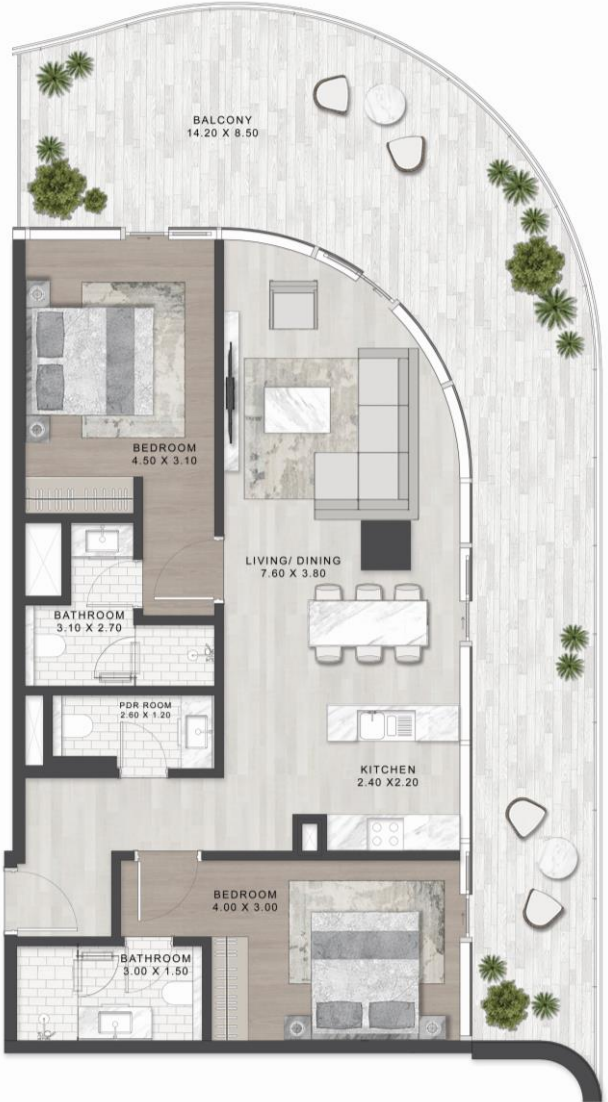
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1 BEDROOM THA
LEVEL: P1

Townhouses – 2 BR

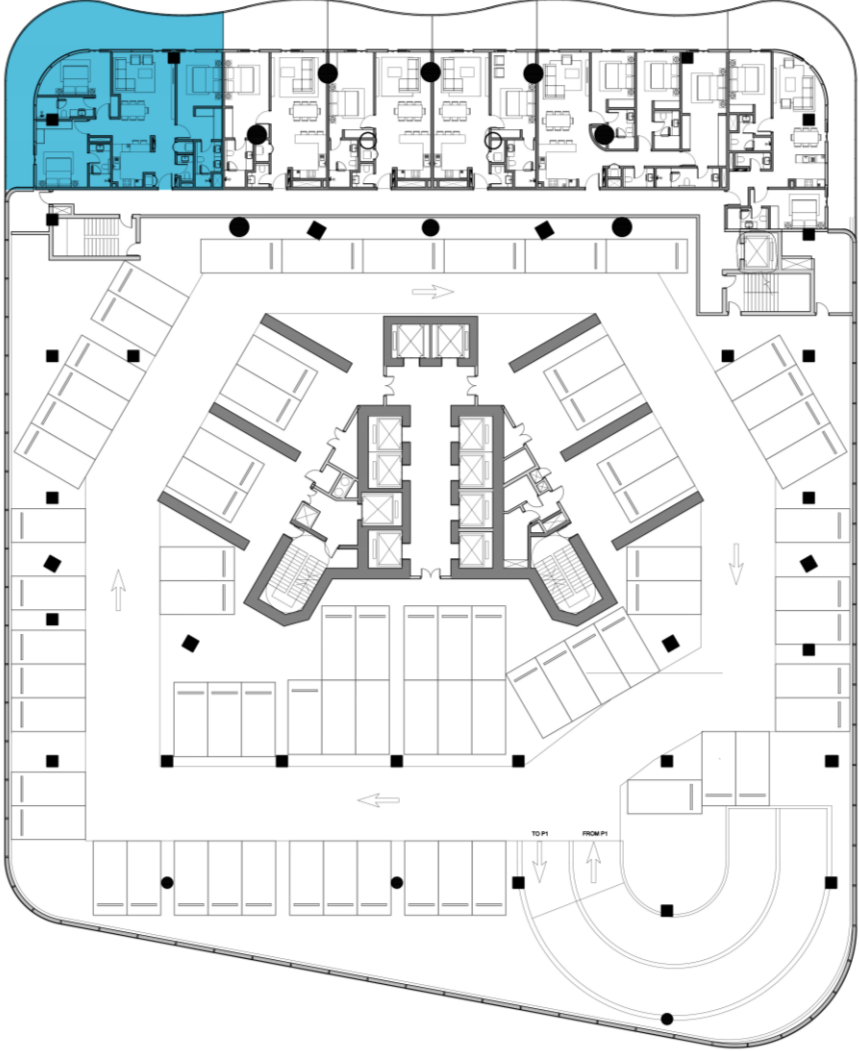
Total Type: 1



2 BEDROOM THA
LEVEL: P1

Townhouses – 3 BR

Total Types: 2



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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Master Bathroom



F&A Sheet – DAMAC CASA

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Luxury Residences

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

Super Luxury Residences

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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 & Area Details

		Saleable Area (sqft)		Price (AED)	
DAMAC Casa	Units	Min	Avg	Min	Avg
Luxury					
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
Super Luxury					
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
Grand Total	379				

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
Total	104

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