



# D2

DAMAC HILLS 2

MORE WATER  
MORE SPORTS  
MORE FUN





Discover your  
water wonderland

Discover  
More  
every day

**D2**  
**DAMAC HILLS 2**





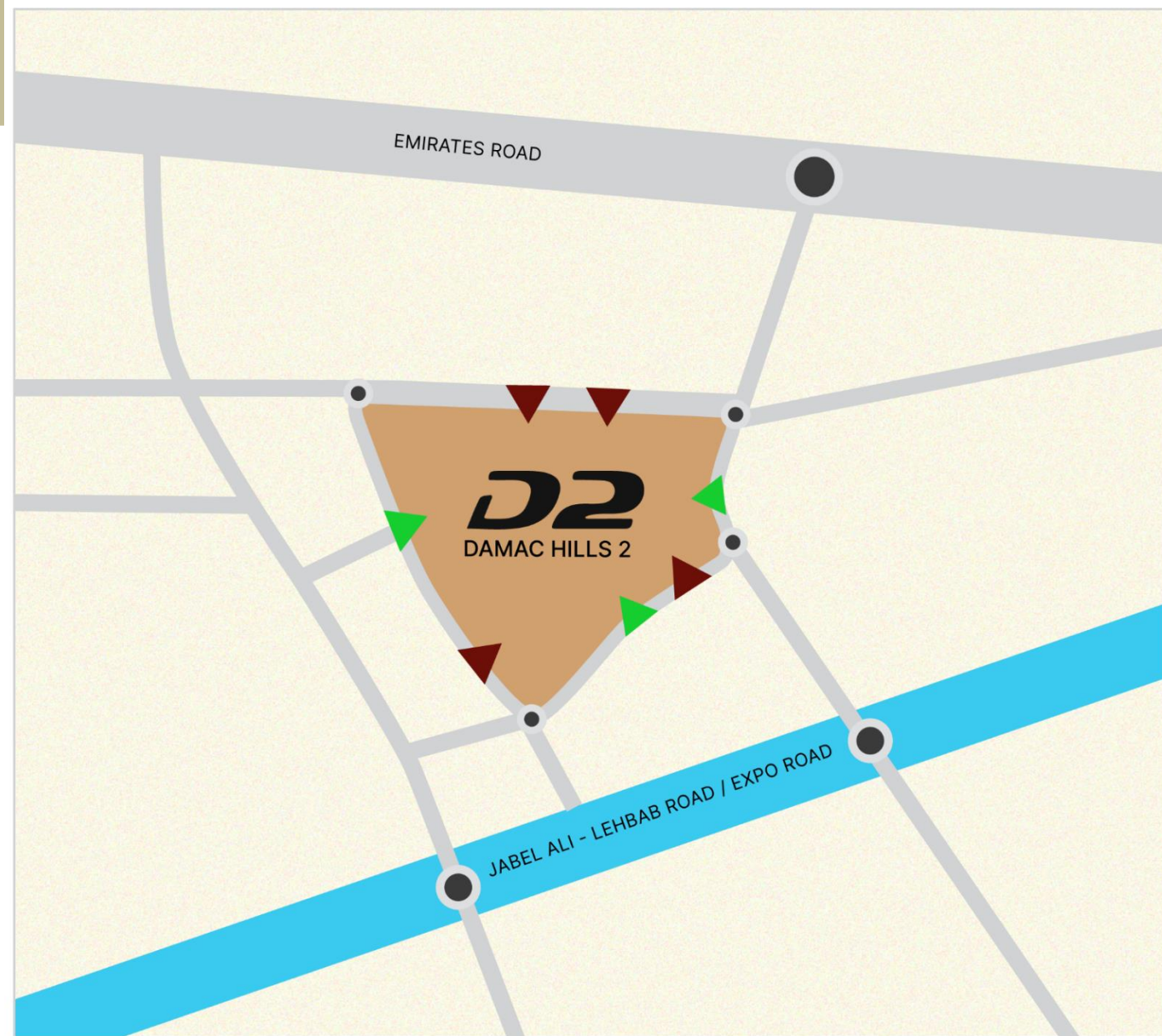
MORE ACCESS  
THAN EVER  
BEFORE

Experience a commute that will have you back home in no time to a community that has it all. Enjoy access to four major highways and other networks that put the centre of the city within easy reach. Take Al Qudra Road and find yourself at the gates of DAMAC Hills 2 within 25 minutes.





# ACCESS ROADS







# SERVICES AROUND



**30+** SCHOOLS CATERING TO THE COMMUNITY



SPORTS AND LEISURE FACILITIES IN AND AROUND THE COMMUNITY



**1** FUEL PUMP CATERING TO THE COMMUNITY



**2** PHARMACIES WITHIN THE COMMUNITY



**1** TEMPORARY MOSQUE INSIDE THE COMMUNITY.

*(THE MOSQUE WILL START OPERATIONS Q2 2025)*



**1** CLINIC WITHIN THE COMMUNITY



# AMENITIES

## WATER TOWN



MALIBU BEACH



GYM



LAZY RIVER



WAVE SURF



BOATING LAKE



PLAYGROUNDS

## DOWN TOWN



MAZE



CHESS



SNAKE & LADDER



YOGA



AMPHITHEATER

## SPORTS TOWN



BASKETBALL



VOLLEYBALL



TENNIS



PADDLE COURT



CRICKET PITCH



FOOT BALL

# AMENITIES VS COMPETITION



## D2

1. Water Town
2. Down-Town
3. Sports Town
4. Community Centre
5. Amphitheatre
6. Pet Farm
7. Green Zone
8. Bird Enclosure & Dog Park
9. Kids' Play Area (Common and by cluster)
10. Drive-in Cinema
11. Fishing Lake
12. Parks
13. Cycling Track
14. Mosques
15. Supermarket
16. Fuel Pump
17. Driving School

## THE VALLEY

1. Golden Beach (Water Splash, Kids' Play Areas & F&B)
2. Mini Golf Course
3. Sports Village
4. Town Centre (Indoor and Outdoor Retail, Gourmet Dining and Farmers' market)
5. The Pavilion (Zen and Oasis gardens, Observation Tower and a Maze)
6. Kids Dale (Rock climbing and amphitheater)
7. Parks and Cycling Tracks
8. Mosques
9. School
10. Community centers

# NATIONALITY MIX (APARTMENTS& VILLAS)



DAMAC Hills 2 (2021)		DAMAC Hills 2 (2023 updated)	
Rank	Nationality	Rank	Nationality
1	Indian	1	Indian
2	Pakistani	2	Pakistani
3	Emirati	3	British
4	Russian	4	American
5	Egyptian	5	Egyptian
6	British	6	Emirati
7	Iranian	7	Turkish
8	American	8	Bangladeshi
9	German	9	Iranian
10	Sri Lankan	10	Canadian

# Park Greens

DAMAC HILLS 2



Welcome to luxurious modern villas that blend seamlessly with nature. Experience spacious community living, from manicured landscaping to awe-inspiring balconies and terraces, as well as expansive windows that invite generous amounts of natural light into your home.

Step into  
nature



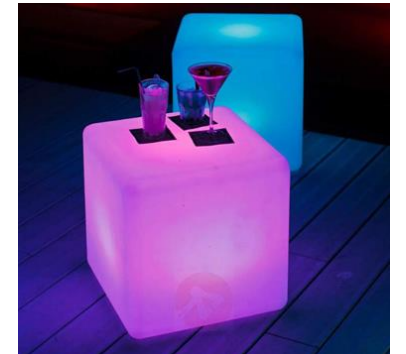
# Inspiration

This villa seamlessly transforms its functionality, serving as a serene morning wellness retreat with yoga and meditation spaces, and later transitioning into a vibrant party hub with dynamic lighting, audio systems, and ample open areas for entertainment, before culminating the night as a cozy cinema with state-of-the-art audiovisual equipment and comfortable seating for movie enthusiasts.

Its adaptable design ensures a versatile and enjoyable experience throughout the day.



## DAY



## NIGHT



E n c h a n t i n g l y  
g r e e n , u n d e n i a b l y  
s e r e n e

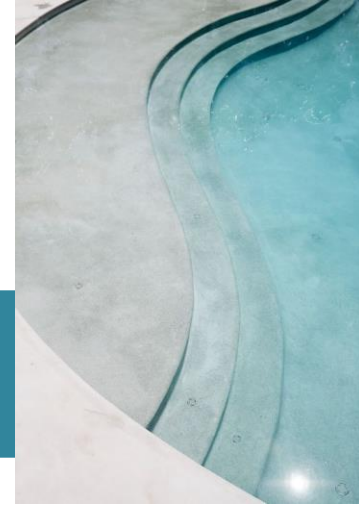
Discover the heart of Park Greens, a sprawling 5.1 million sq. ft. park, where residents can find a harmonious blend of nature and leisure. Meander through lush landscapes and enjoy tranquil moments where every step you take is an embrace of nature's beauty.



# inspiration

## Serenity

The park-front villa exudes serenity with its seamless integration into the natural surroundings, offering a tranquil retreat where the gentle sounds of rustling leaves and still waters create an oasis of calm and peacefulness.



## Peaceful

Embracing earthy tones and a serene ambiance, blurring the boundaries between nature and home.



## Natural

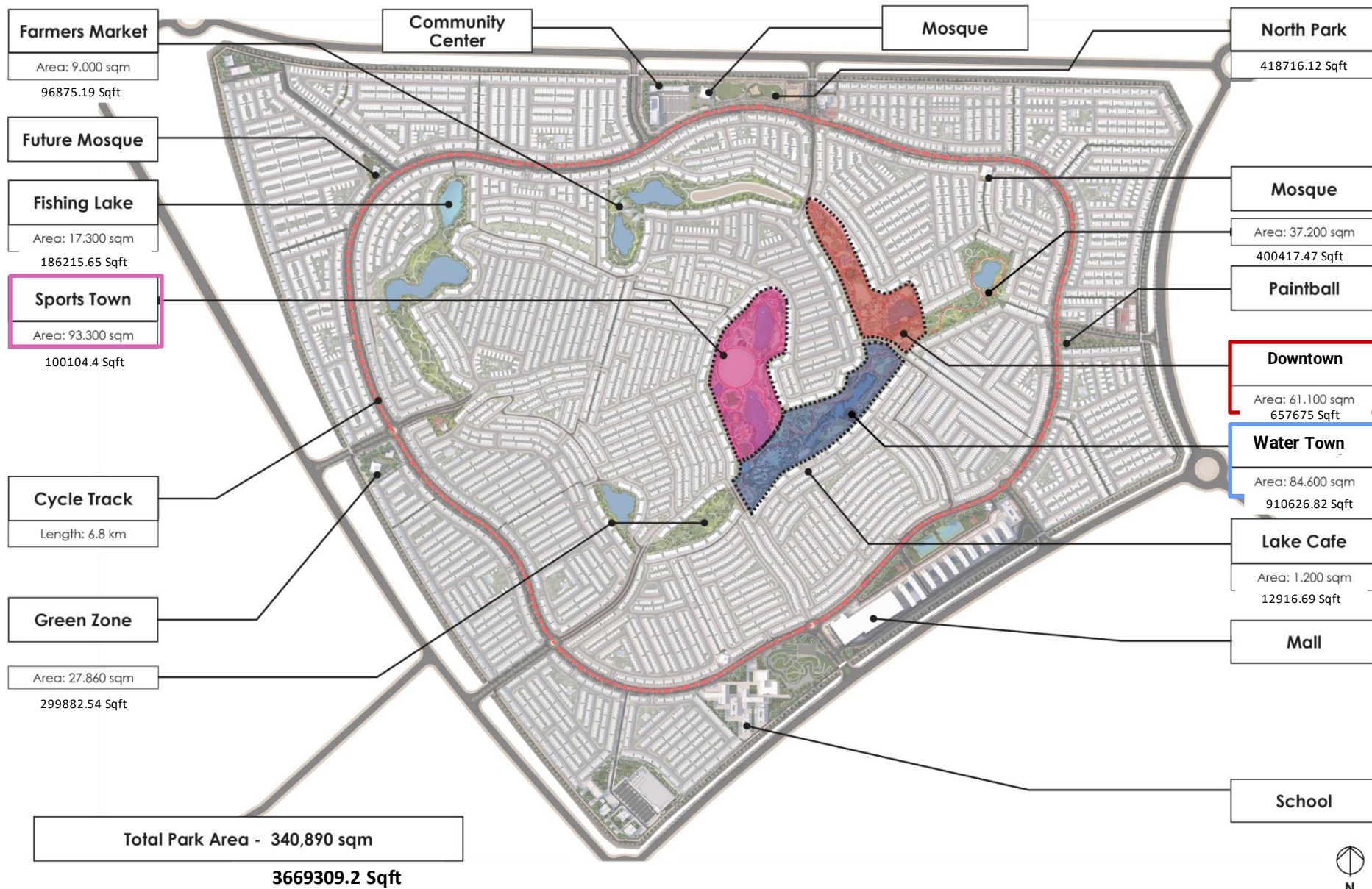
The villa's nature-inspired design seamlessly merges with the park's lush surroundings, utilizing natural materials and large windows to create a harmonious indoor-outdoor living experience.



# Cluster Plan



# The Location



# Amenities.

- LAZY RIVER
- MALIBU BEACH
- BOATING LAKE & CAFE
- WAVE SURF
- FLOATING CINEMA
- JOGGING TRACK



# Amenities.

- OUTDOOR GYM
- CRICKET PITCH & NETS
- TENNIS & PADDLE COURTS
- VOLLEYBALL COURT
- BASKETBALL COURT
- FOOTBALL COURT
- JOGGING TRACK



# Amenities

- BBQ AREA
- HEDGE MAZE
- CHILDRENS PLAY AREA
- AMPHITHEATRE
- ZEN GARDEN
- CHESS SLATE
- SNAKES & LEADDERS
- JOGGING TRACK



unit types.

*DAMAC HILLS 2*

# The Exterior – Day View

Park Greens  
DAMAC HILLS 2





# The Exterior - Front night



# The Exterior

*\*Provision Only\**

Infinity pool  
Sunken seating  
Fire pit  
Gym  
Barbecue  
Lush green walls  
Party space

Park Greens  
DAMAC HILLS 2





e v e r y  
s u n s e t ,  
l a s t i n g  
m e m o r y

Plot Size : 2454 Sqft/  
228.75 SQM

Villa Configuration : G+1+R(50%)

Bedroom : 4+1 Game room + Maid Room

Floor to Floor Height : 3.35 m

Height of Partition

Wall (backyard) : 1.8 m



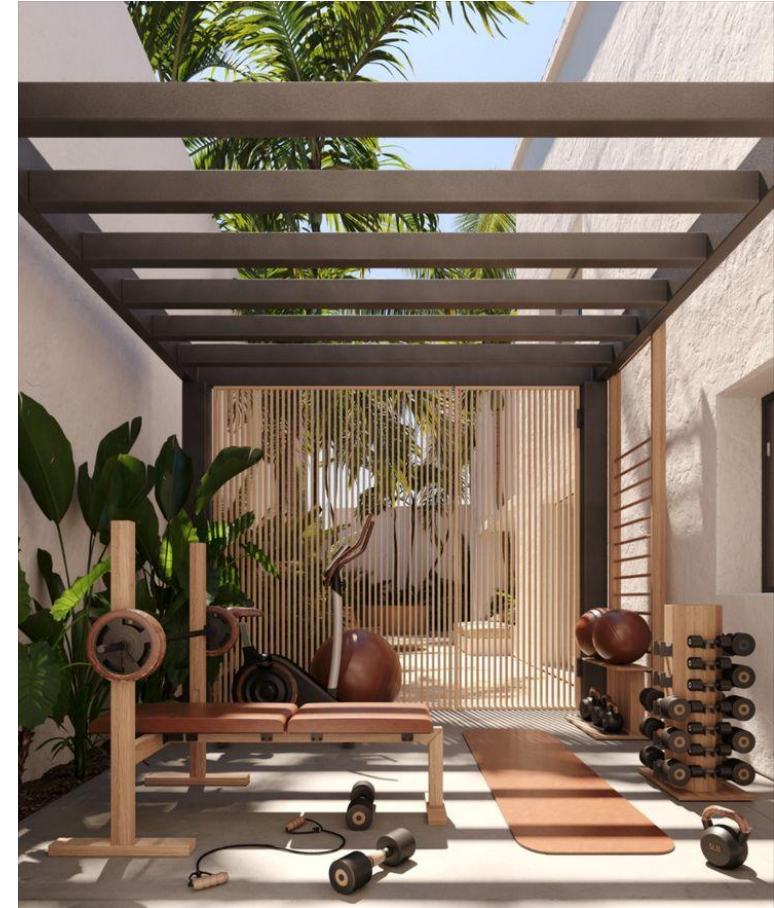
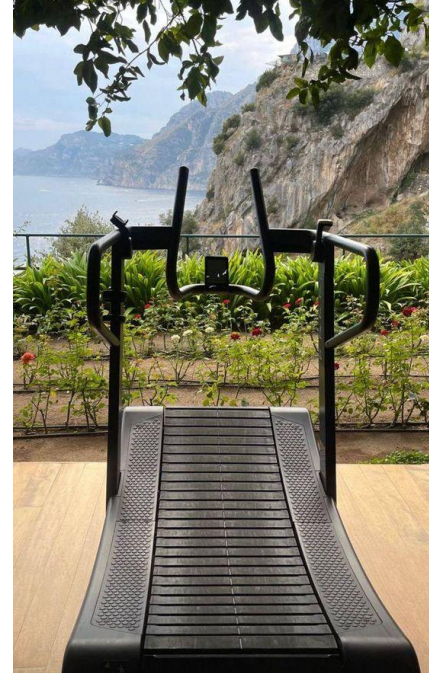
# The Exterior

*\*Provision Only\**



yoga  
platform

outdoor gym



# The Exterior

*\*Provision Only\**



ice bath - recovery



# special unit features.

*DAMAC HILLS 2*



fire pit



sunken seating

# The Exterior

*\*Provision Only\**



## Green Walls





# Floor Plans

TW 23

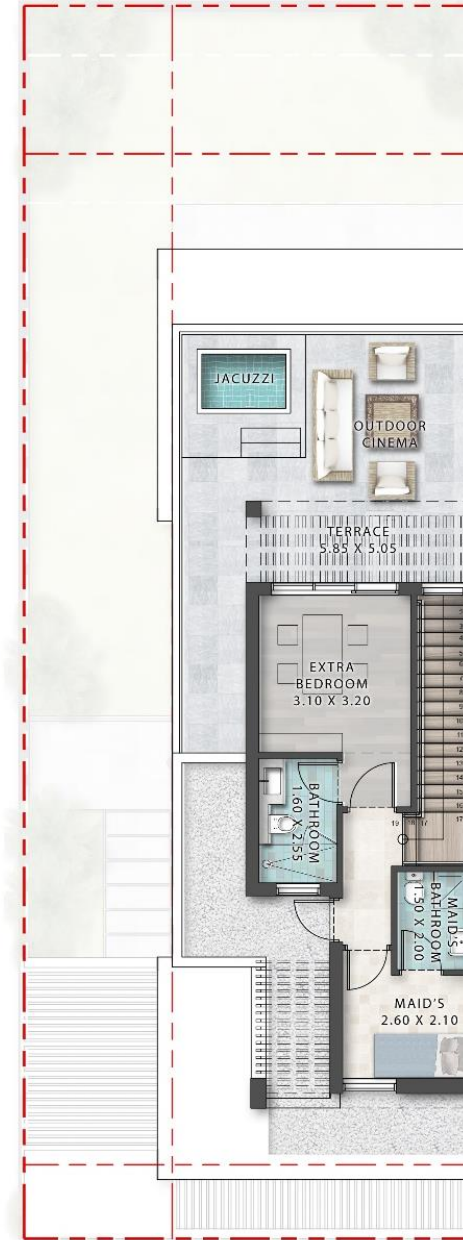
Direct access to the park



GROUND FLOOR

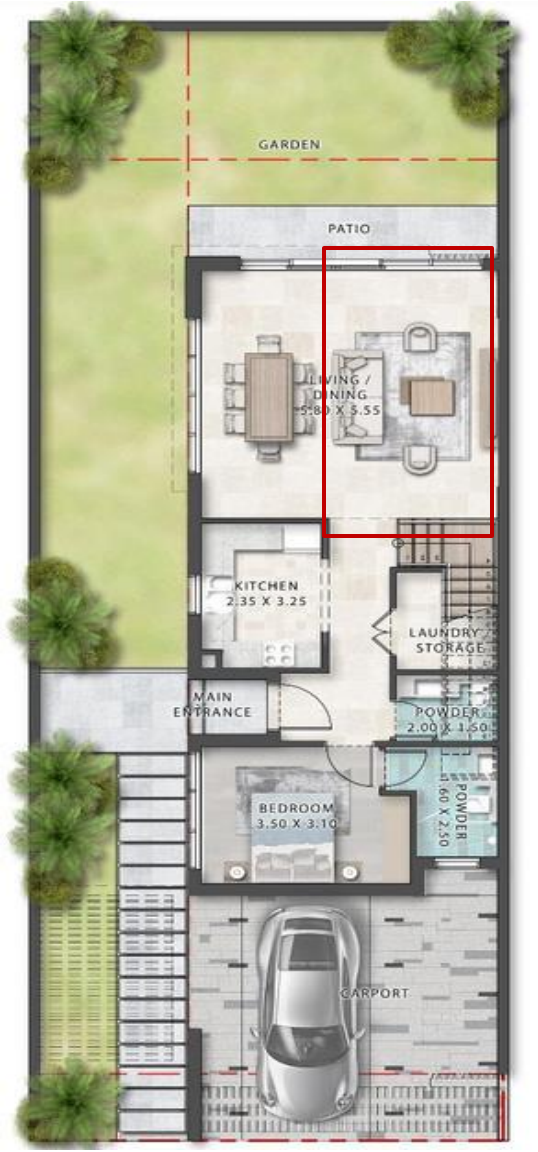


FIRST FLOOR



SECOND FLOOR

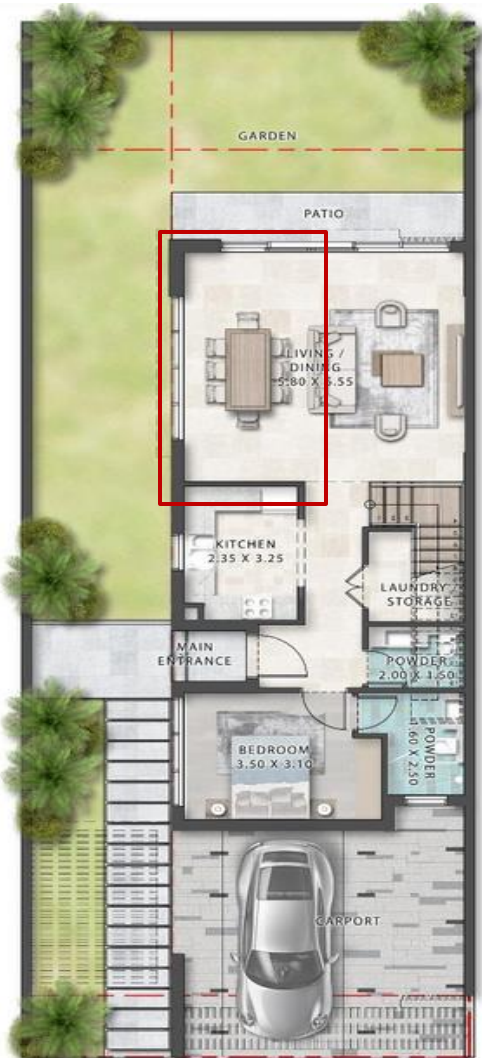
# Interior Design



Living Room



# Interior Design



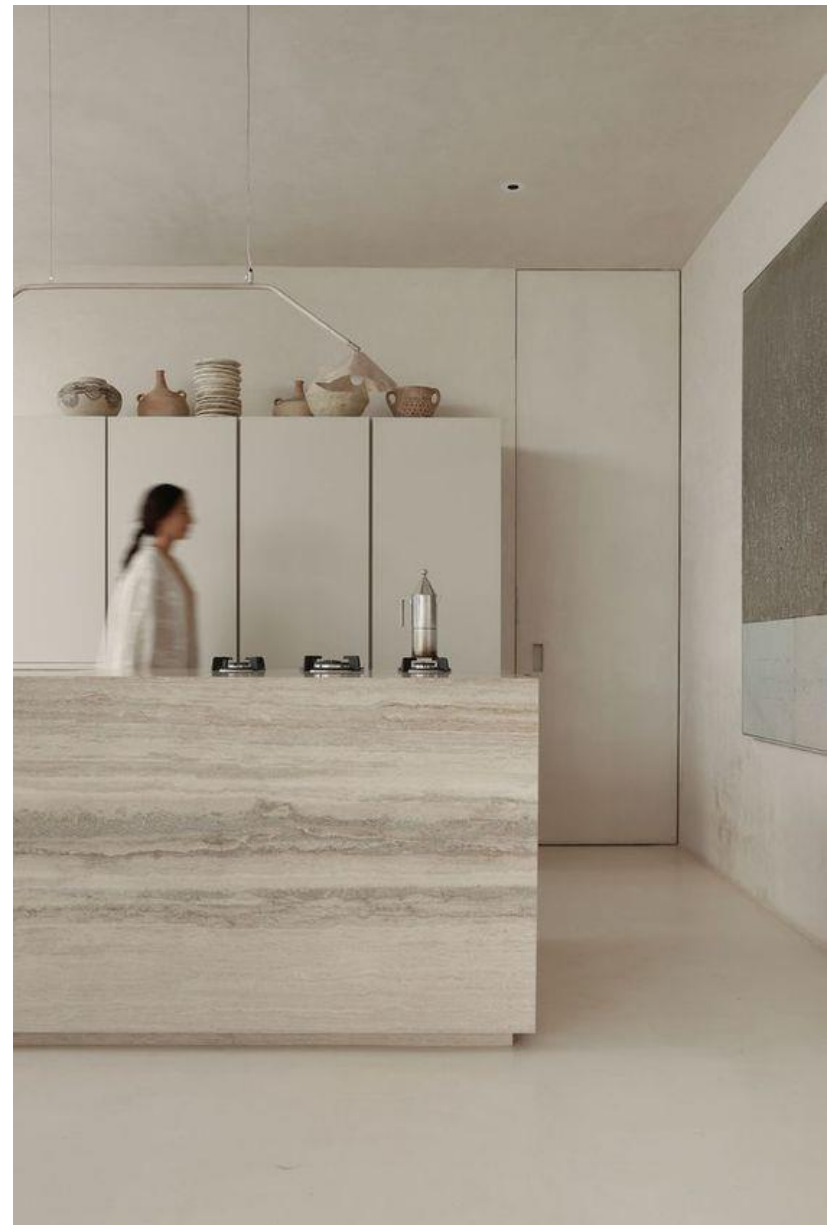
## Dining Room



# Interior Design

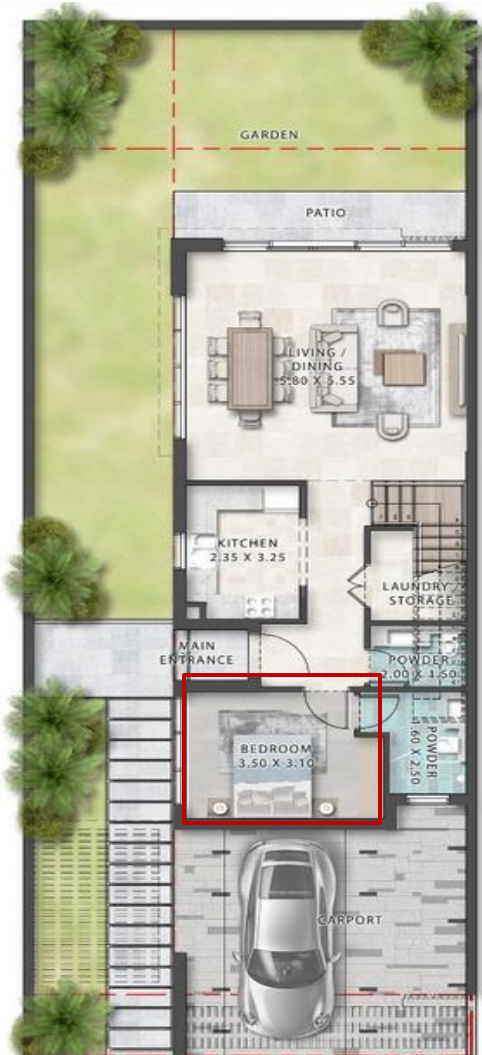


## Kitchen



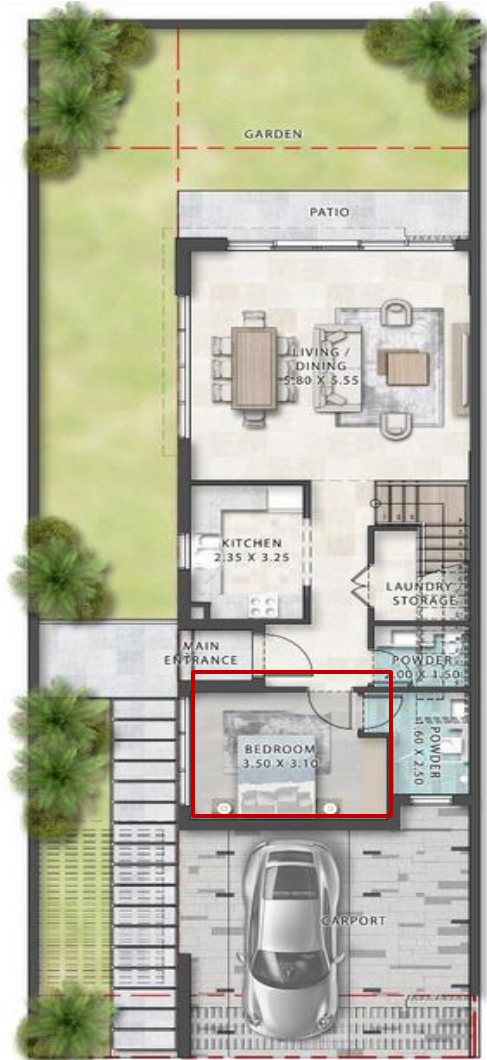
# Interior Design

## Bedroom



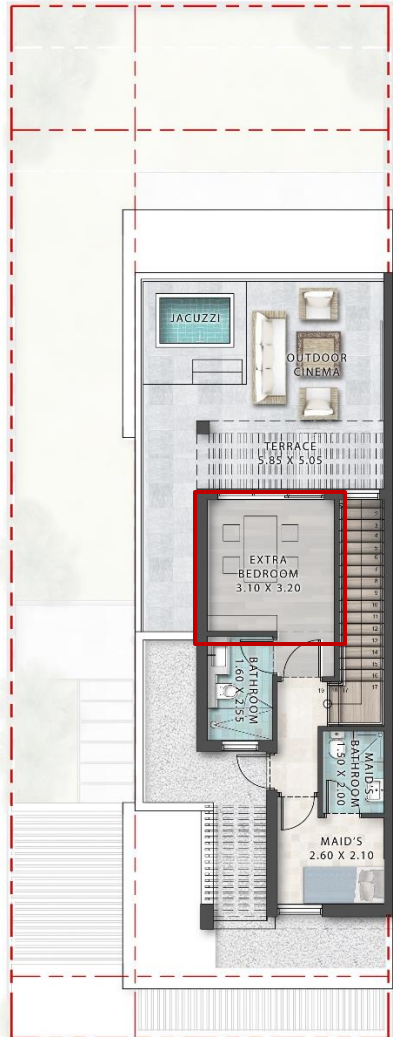
# Interior Design

Majlis



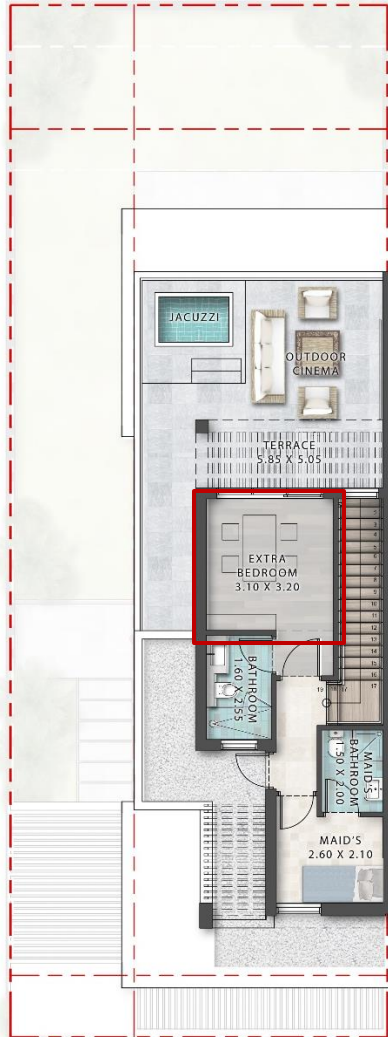
# Interior Design

## Option 1 Bedroom



# Interior Design

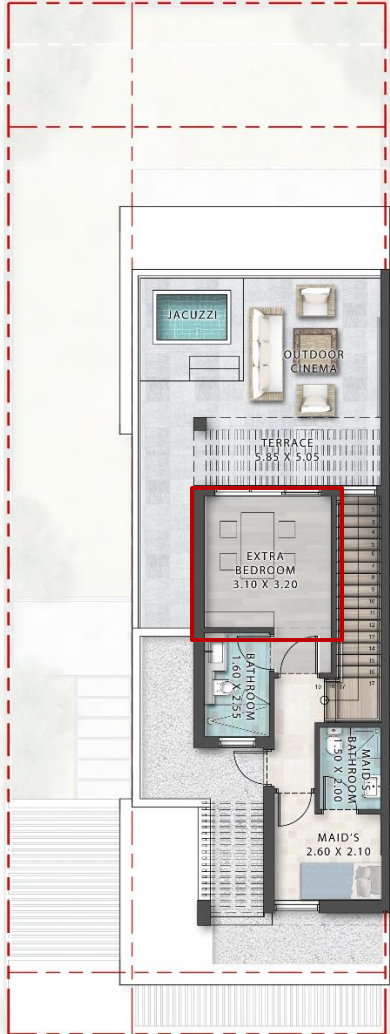
Option 2  
Office





# Interior Design

## Option 3 Games Room



# Interior Design

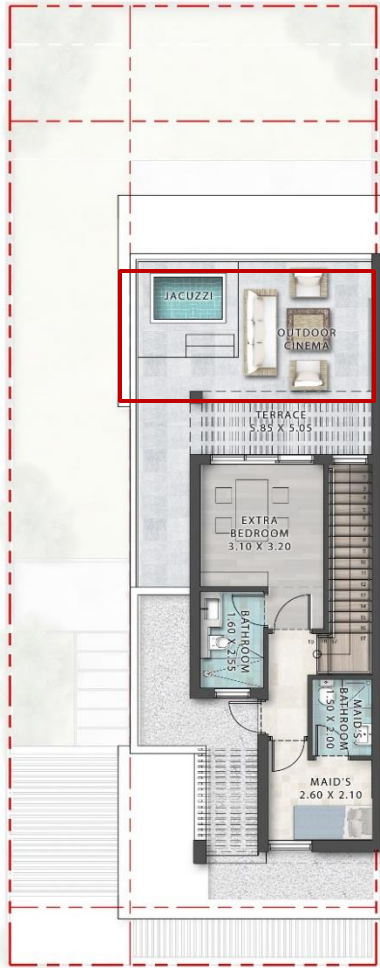
## Terrace

Outdoor cinema

Barbecue

Jacuzzi

*\*Provision Only\**

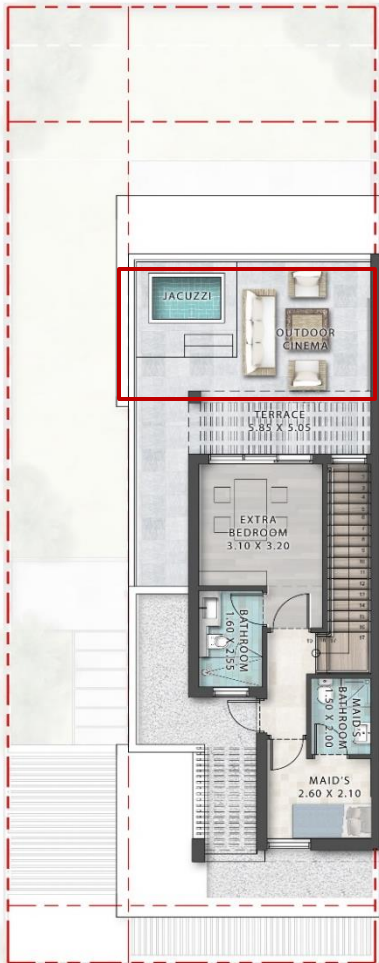
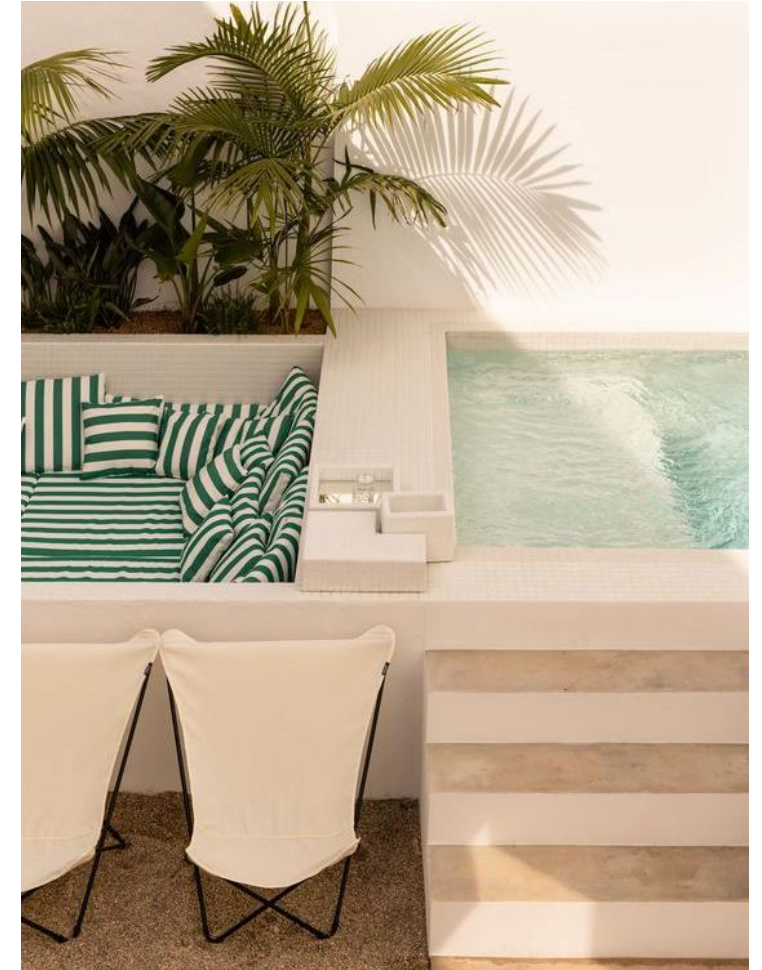


# Interior Design

Jacuzzi

Terrace

*\*Provision Only\**



# F&A

## Villa features:

- All rooms feature double glazed windows
- Wardrobe in all bedrooms

## Living and Dining:

- Porcelain tile flooring
- Painted walls

## Bedrooms:

- Porcelain tile flooring
- Painted walls

## Bathroom Features:

- Porcelain tile flooring and wall cladding - all bathrooms
- Vanity cabinets with stone countertops - all bathrooms
- Sanitary ware/s with fittings and accessories
- Mirror in all Bathrooms

## Kitchen:

- Kitchens fitted with cabinets, stone countertop, and backsplash
- Kitchen appliances (Cooker, Kitchen hood, Refrigerator & washing machine)
- Sink with fittings
- Porcelain tile flooring
- Porcelain / Painted walls

## Plot features:

- Boundary wall on three sides of the Plot
- Area between the boundary and the unit will be levelled.

commercial terms & payment plan.

*DAMAC HILLS 2*

DESCRIPTION	MILESTONE EVENT	(%) VALUE
Deposit	Immediate	24
1 <sup>st</sup> Installment	With in 3 Months of Sale Date	1
2 <sup>nd</sup> Installment	With in 4 Months of Sale Date	1
3 <sup>rd</sup> Installment	With in 5 Months of Sale Date	1
4 <sup>th</sup> Installment	With in 6 Months of Sale Date	1
5 <sup>th</sup> Installment	With in 7 Months of Sale Date	1
6 <sup>th</sup> Installment	With in 8 Months of Sale Date	1
7 <sup>th</sup> Installment	With in 9 Months of Sale Date	1
8 <sup>th</sup> Installment	With in 10 Months of Sale Date	1
9 <sup>th</sup> Installment	With in 11 Months of Sale Date	1
10 <sup>th</sup> Installment	With in 12 Months of Sale Date	1
11 <sup>th</sup> Installment	With in 13 Months of Sale Date	1
12 <sup>th</sup> Installment	With in 14 Months of Sale Date	1
13 <sup>th</sup> Installment	With in 15 Months of Sale Date	1
14 <sup>th</sup> Installment	With in 16 Months of Sale Date	1
15 <sup>th</sup> Installment	With in 17 Months of Sale Date	1
16 <sup>th</sup> Installment	With in 18 Months of Sale Date	1
17 <sup>th</sup> Installment	With in 19 Months of Sale Date	1
18 <sup>th</sup> Installment	With in 20 Months of Sale Date	1
19 <sup>th</sup> Installment	With in 21 Months of Sale Date	1
20 <sup>th</sup> Installment	With in 22 Months of Sale Date	1

21 <sup>st</sup> Installment	With in 23 Months of Sale Date	1
22 <sup>nd</sup> Installment	With in 24 Months of Sale Date	1
23 <sup>rd</sup> Installment	With in 25 Months of Sale Date	1
24 <sup>th</sup> Installment	With in 26 Months of Sale Date	1
25 <sup>th</sup> Installment	With in 27 Months of Sale Date	1
26 <sup>th</sup> Installment	With in 28 Months of Sale Date	1
27 <sup>th</sup> Installment	With in 29 Months of Sale Date	1
28 <sup>th</sup> Installment	With in 30 Months of Sale Date	1
29 <sup>th</sup> Installment	With in 31 Months of Sale Date	1
30 <sup>th</sup> Installment	With in 32 Months of Sale Date	1
31 <sup>st</sup> Installment	With in 33 Months of Sale Date	1
32 <sup>nd</sup> Installment	With in 34 Months of Sale Date	1
33 <sup>rd</sup> Installment	With in 35 Months of Sale Date	1
34 <sup>th</sup> Installment	With in 36 Months of Sale Date	1
35 <sup>th</sup> Installment	On 70% Completion	2
36 <sup>th</sup> Installment	On 80% Completion	2
37 <sup>th</sup> Installment	On 90% Completion	2
38 <sup>th</sup> Installment	On Completion	40

**SPECIAL PAYMENT PLAN  
BOOKING DATE + 2 DAYS**

## ACD: MARCH 2027

DESCRIPTION	MILESTONE EVENT	(%) VALUE
Deposit	Immediate	24
1 <sup>st</sup> Installment	With in 3 Months of Sale Date	1
2 <sup>nd</sup> Installment	With in 4 Months of Sale Date	1
3 <sup>rd</sup> Installment	With in 5 Months of Sale Date	1
4 <sup>th</sup> Installment	With in 6 Months of Sale Date	5
5 <sup>th</sup> Installment	With in 7 Months of Sale Date	1
6 <sup>th</sup> Installment	With in 8 Months of Sale Date	1
7 <sup>th</sup> Installment	With in 9 Months of Sale Date	1
8 <sup>th</sup> Installment	With in 10 Months of Sale Date	1
9 <sup>th</sup> Installment	With in 11 Months of Sale Date	5
10 <sup>th</sup> Installment	With in 12 Months of Sale Date	1
11 <sup>th</sup> Installment	With in 13 Months of Sale Date	1
12 <sup>th</sup> Installment	With in 14 Months of Sale Date	1
13 <sup>th</sup> Installment	With in 15 Months of Sale Date	1
14 <sup>th</sup> Installment	With in 16 Months of Sale Date	1
15 <sup>th</sup> Installment	With in 17 Months of Sale Date	1
16 <sup>th</sup> Installment	With in 18 Months of Sale Date	5
17 <sup>th</sup> Installment	With in 19 Months of Sale Date	1
18 <sup>th</sup> Installment	With in 20 Months of Sale Date	1
19 <sup>th</sup> Installment	With in 21 Months of Sale Date	1
20 <sup>th</sup> Installment	With in 22 Months of Sale Date	1
21 <sup>st</sup> Installment	With in 23 Months of Sale Date	1
22 <sup>nd</sup> Installment	With in 24 Months of Sale Date	1

23 <sup>rd</sup> Installment	With in 25 Months of Sale Date	1
24 <sup>th</sup> Installment	With in 26 Months of Sale Date	1
25 <sup>th</sup> Installment	With in 27 Months of Sale Date	1
26 <sup>th</sup> Installment	With in 28 Months of Sale Date	1
27 <sup>th</sup> Installment	With in 29 Months of Sale Date	1
28 <sup>th</sup> Installment	With in 30 Months of Sale Date	1
29 <sup>th</sup> Installment	With in 31 Months of Sale Date	1
30 <sup>th</sup> Installment	With in 32 Months of Sale Date	1
31 <sup>st</sup> Installment	With in 33 Months of Sale Date	1
32 <sup>nd</sup> Installment	With in 34 Months of Sale Date	1
33 <sup>rd</sup> Installment	With in 35 Months of Sale Date	1
34 <sup>th</sup> Installment	With in 36 Months of Sale Date	1
35 <sup>th</sup> Installment	On 70% Completion	2
36 <sup>th</sup> Installment	On 80% Completion	1
37 <sup>th</sup> Installment	On 90% Completion	1
38 <sup>th</sup> Installment	On Completion	30

Type	Avg. Saleable area	Avg. Plot area	Starting price
5BR	3,542	2,758	2.89 M

## REGULAR PAYMENT PLAN

# COMPETITION BENCHMARKING

	PARK GREENS	VALLEY RIVANA	VALLEY ALANA	ALDAR HAVEN
Average PSF				
3 BR	NA	918	975	1096
4 BR	NA	990	1046	970
5 BR	816	981	1128	



# DAMAC HILLS 2 -ROI



## POPULAR AFFORDABLE AREAS IN H1 TO RENT VILLAS IN DUBAI

POPULAR AREAS	TRANSACTION PRICES		3-BED		4-BED		5-BED	
	AVG. YEARLY RENT	CHANGE FROM H2 2022	AVG. YEARLY RENT	CHANGE FROM H2 2022	AVG. YEARLY RENT	CHANGE FROM H2 2022	AVG. YEARLY RENT	CHANGE FROM H2 2022
DAMAC Hills 2	70,854	11.79%	77,000	18.46%	99,000	35.62%	123,000	17.14%
Mirdif	133,423	0.95%	108,000	8.00%	128,000	3.23%	148,000	5.71%
Dubai South	114,148	0.74%	92,000	13.21%	134,000	7.59%	NA	N/A
JVC	134,624	7.71%	142,000	7.58%	168,000	7.01%	184,000	11.52%
Dubailand	143,661	12.38%	135,000	22.73%	193,000	38.85%	262,000	0.38%

Not available due to low/no historical inventory or influx of off-plan properties

- DAMAC Hills 2 has experienced an **11.79%** increase in average yearly rent since H2 2022.
- The rent for a 3-bedroom villa in DAMAC Hills 2 averages at 77,000 AED, marking an **18.46%** increase.
- A 4-bedroom villa's rent has surged by **35.62%**, with an average rent of 99,000 AED.
- The 5-bedroom villas have also seen a rise in rent by **17.14%**, with the average yearly rent now at 123,000 AED.

Park Greens  
DAMAC HILLS 2

# APPENDIX

# Appendix

- **Location:** DH2 park perimeter with direct park views.
- **Twin villa units:** Like TH (End units), 2 units sharing a common wall.
- **Plot dimensions:** Standard 25m x 9.15m, subject to location variations.
- **Structure:** G+1+R(50%).
- **Bedrooms:** 4+1 game room + maid room
- **Ceiling heights:** 3.35m floor to floor, 2.4m clear for certain areas, 2.8m clear for living/dining/bedrooms, 2.6m for the roof games/bedroom

# Appendix

- **Dimensions of the sports facilities** : Standard (playable) dimension based on space availability – Not as per Sport authority or Olympic standards.
- **The Mall**: The Community centre is existing at site (location as show in the D2 plan. Mall is yet to be launched or taken up (thus we cannot mention Mall in the pitch)
- **Entry and Exit Points of the Cluster**: DH2-Park Greens is not one cluster. It is peripheral to the Green of many associated (sharing the green view) clusters – Their entry/exit points shall be same as the cluster in which they are located.
- **Size of the Cluster**: It is not a cluster but a series of units lined across the green.

# Appendix

- **Empty white areas on the cluster plan:** Cluster A, B, C, D,E – the white patches (along the purple twin villa indicators) are villas that were sold earlier, thus excluded.
- **Distances Back-to-Back and Side-to-Side:** There are no back-to back situation in Park Greens all are separated via internal roads to the back villa/unit. The side-to-side at the free end (on end is fixed between 2 Twin units via a common wall) is 3+3m between 2 built forms or Villas.
- **Approximate plot size of units:** Standard average plot dimension measures 9.15m x 25m. This shall vary across plots as per their location (along a curve or offset, etc.)

# Appendix

- **Dimensions for the garden:** The setback at the side approx. measures to an open area of 3m x 8.5m, and the setback at the rear approx. measures to an open area of 4.95m x 8.85m (this is the back garden footprint – including patio dimension).
- **Dimension of the patio:** Patio at the back measures approx. – 1m x 6m tiled leading to backyard / garden.
- **The height of the partition walls between the townhouses in the backyard:** 1.8 m tall
- **Will the backyard be open to the park or will there be a wall with a gate?:** There shall be a boundary wall. (No gate as of now).

# Appendix

- The powder room attached to the bedroom on the ground floor, will it have a shower: The powder room in front of entry point shall NOT have a shower, and the Toilet attached to bedroom on ground floor shall HAVE a shower enclosure.
- kitchen open or closed: Kitchen is Semi-Enclosed (open at one end). No door.
- Will the 2 bedrooms on the 1<sup>st</sup> floor (apart from the master bedroom) have closets included? Will the extra bedroom on the top floor have closets? : Wardrobe in all (shown) bedrooms. The extra room on top is shown as a Games room and doesn't have this provision. The config is 4BR+1Games+1Maids.
- Will the highlight wall be installed in the bedroom? : No, no highlights.

THANK YOU

