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OFF PLAN

DAMAC District

Location: Damac Hills, Dubai

Starting From: AED 780,000

Permit No: 2

DAMAC District

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Damac	**Apartments & Offices**	**Q3 2029**	**50/50**	**Off Plan**

ABOUT THE PROJECT

DAMAC District is a major mixed-use development by **DAMAC Properties** within the established **DAMAC Hills** master community. Rather than functioning purely as a residential building, the project combines apartments, premium office spaces and an extensive lifestyle and wellness offering around a **live-work-play** concept.

The residential component now includes **studios, 1-bedroom and 2-bedroom apartments**. The project's first release concentrated on one and two-bedroom residences, while newer inventory has broadened the collection with more compact studio configurations.

Residential sizes vary substantially by tower. Current published information places newer studios from approximately **375 sq. ft.**, while larger two-bedroom configurations extend beyond **1,600 sq. ft.** The office component is significantly larger, with premium commercial spaces extending into several thousand square feet.

DAMAC District is designed to integrate residential and professional life within one destination. Office spaces, business lounges and co-working environments allow residents and commercial occupants to work within the same development while maintaining access to DAMAC Hills' established residential infrastructure.

The amenity offering is unusually extensive. Current project information highlights an **organic swimming pool, infinity pool, children's pool, AI-powered fitness facilities, yoga garden, outdoor calisthenics, padel courts, jogging areas, indoor golf simulator, gaming lounge, co-working spaces, private dining pods, barbecue areas and landscaped relaxation zones**.

Wellness is also a major component of the concept, with facilities including spa environments, sauna and steam areas and dedicated spaces for relaxation and fitness. These amenities are complemented by business-oriented facilities, reinforcing the project's mixed-use positioning.

Residents benefit from being located within the already established **DAMAC Hills** community rather than an entirely new masterplan. The surrounding area provides access to **DAMAC Mall, parks, schools, sports facilities and Trump International Golf Club Dubai**, giving the project an existing lifestyle ecosystem from the outset.

Pricing requires some care because DAMAC District has been released in stages. The original launch material showed **1-bedroom apartments from approximately AED 1.1 million, 2-bedroom apartments from AED 1.7 million and offices from AED 6.1 million**. Newer Tower B inventory has introduced studios from approximately **AED 756,000–780,000**, so this is now the lower project-level entry point.

The payment plan also varies by release. The original residential launch used a **60/40 structure — 20% down, 40% during construction and 40% on handover**. Current Tower B information also shows a **50/50 structure**, so the payment schedule should be attached to the specific tower and unit rather than presenting one plan as universal across DAMAC District.

Handover is scheduled for **Q3 2029**. Current DLD-derived project records also show the development as active and under construction.

From an investment perspective, DAMAC District differs from many DAMAC Hills projects because it combines **residential, commercial, wellness and leisure uses within a single development**. The introduction of studios also lowers the entry price considerably compared with DAMAC Hills' villa and townhouse inventory.

Buyers should compare individual residences according to **tower, unit type, internal area, floor, golf or community orientation, payment plan and acquisition price per square foot**. Because different towers have different unit mixes and payment structures, comparing two DAMAC District properties solely by bedroom count can be misleading.

Why Buy DAMAC District Through A1 Properties?
Purchasing **DAMAC District at DAMAC Hills** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available residences according to tower, square footage, floor, orientation, price per square foot and payment structure. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help distinguish between the different DAMAC District releases, including their varying unit types and payment schedules.

For investors, our advisors can evaluate DAMAC District against other residential and mixed-use opportunities across **DAMAC Hills**, considering entry price, golf-community positioning, future supply and rental and resale potential. For end-users, the selection process can focus on layout efficiency, amenities, views and convenient access to the established community infrastructure.

From unit selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10%	**40%**	**50%**
Down Payment	During Construction	On Handover

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