

***DAMAC***  
**CASA**



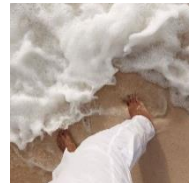
Damac Casa  
The Inspiration

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

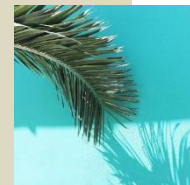
islands



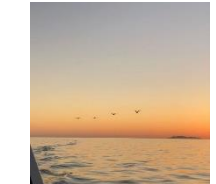
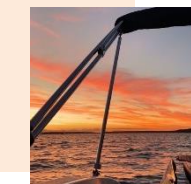
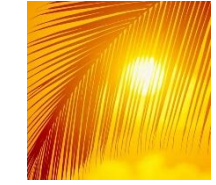
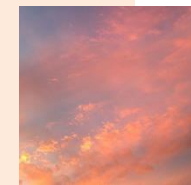
aqua life



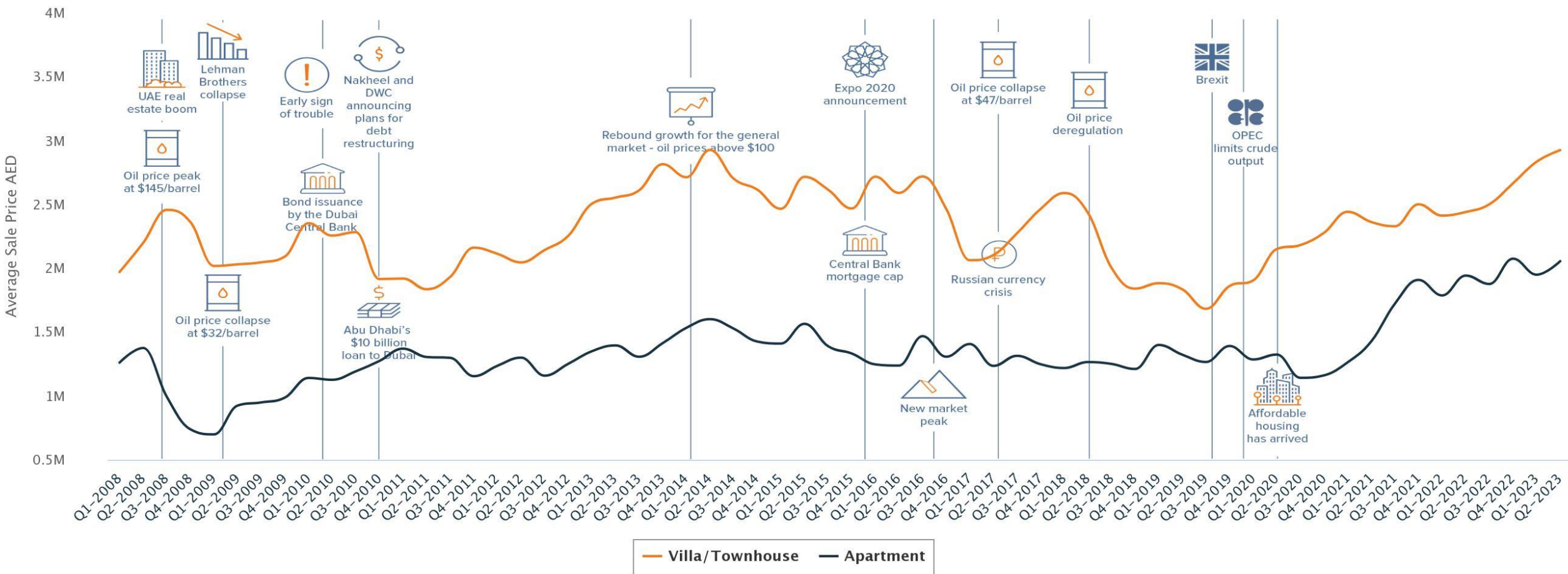
palm trees



sunsets



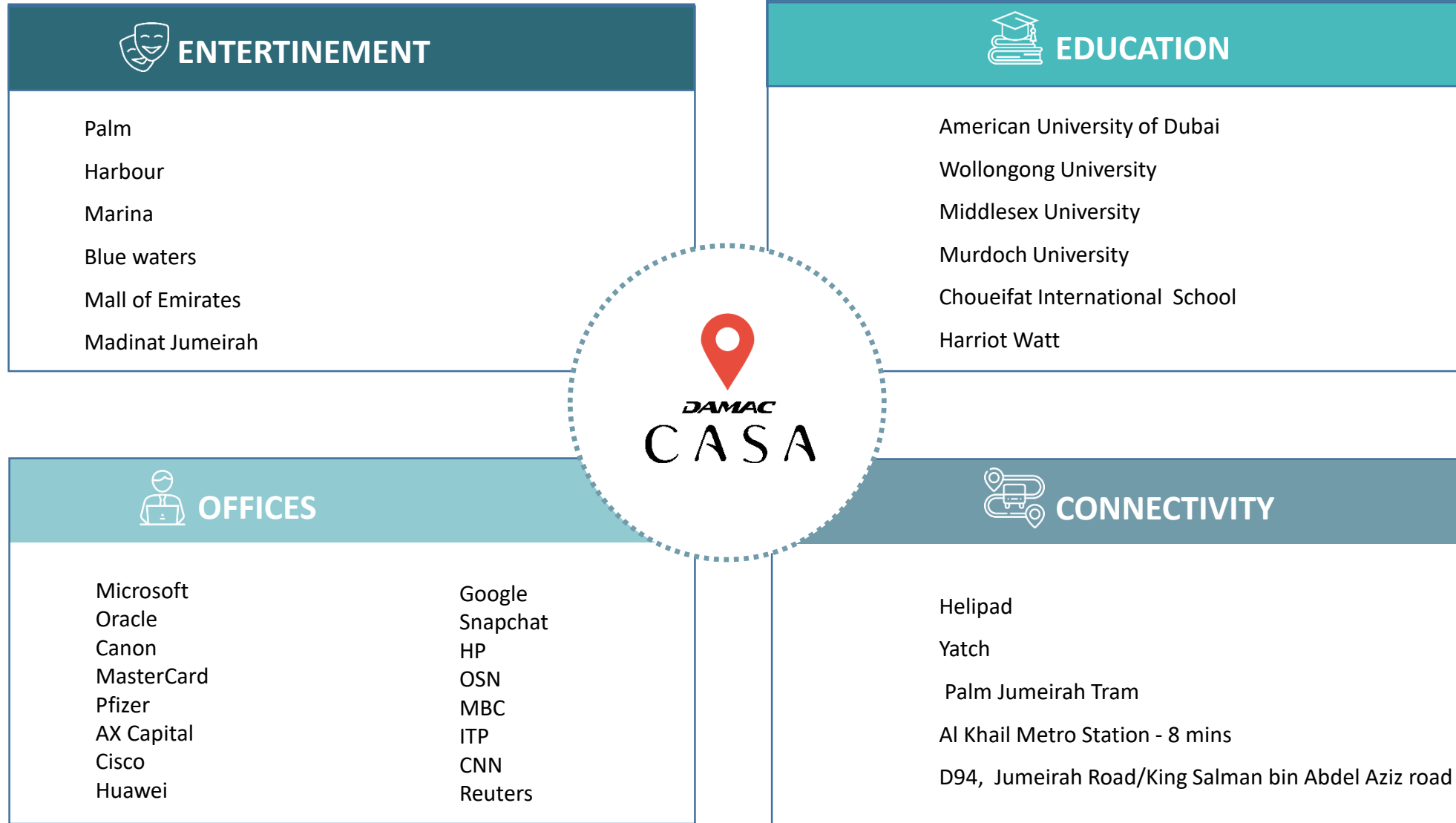
### Dubai House Price Timeline – Sales Price AED January 2008 – June 2023



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

Damac Casa  
 Tower configuration  
 2B+G+2P+43F+R



ISLAND POOL  
 FLOATING BEDS  
 SWIMMING POOL  
 RAIN ROOM  
 SKY/FLOATING BEDS

CROWN LEVEL



LEVEL 1<sup>ST</sup> - 43<sup>RD</sup>

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 1<sup>ST</sup>-2<sup>ND</sup>

AQUARIUM DDROP OFF  
 AQUARIUM HALL

ARRIVAL





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**CASA**

Typical floor plan

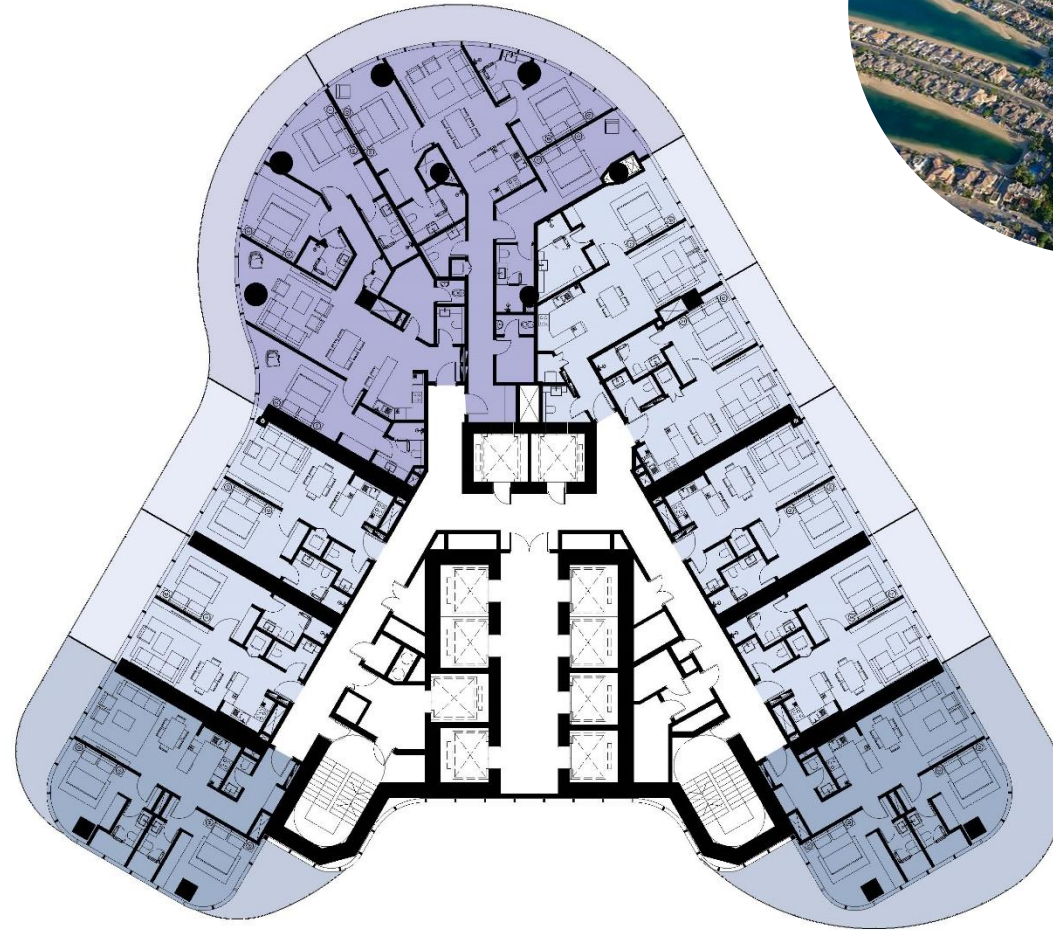


● 1 BEDROOM

● 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**



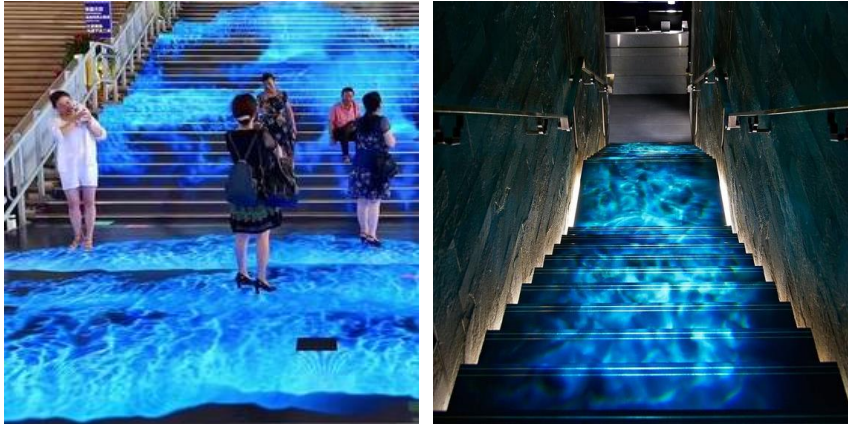
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**CASA**

**Lobby Height – 4.5 m**

# DAMAC CASA

Amenities

beach corridors



**DAMAC**  
**CASA**

Amenities

sketch aquarium



# DAMAC CASA

Amenities

Parcel & package management system



**DAMAC**

# CASA

Artificial beach



# DAMAC CASA

## Amenities

Check in experience to  
collect bracelets/bookings





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**CASA**

Amenities  
exclusive bracelets for  
cabanas access



# DAMAC CASA

Damac Casa  
Amenities

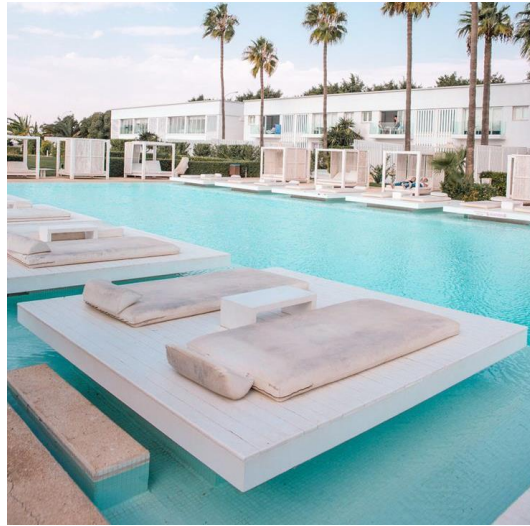
beach cabanas



# DAMAC CASA

Amenities

Floating beds



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**CASA**

SPA



**DAMAC**

# CASA

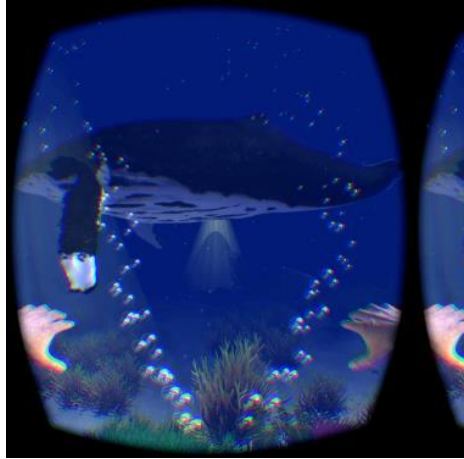
Aqua gym



# *DAMAC* CASA

Amenities

scuba simulators VR headsets



**DAMAC**  
**CASA**

Amenities

aqua art



**DAMAC**  
**CASA**

Amenities

Sky/floating beds





Damac Casa

# Interior design

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**CASA**

Living/Dining room



**DAMAC**  
**CASA**



**Master Bedroom**

**Height – 2.8 m**

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**CASA**

Walk in closet



*DAMAC*  
**CASA**

Master Bathroom



# F&A Sheet – DAMAC CASA

**DAMAC**  
**CASA**

## 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

**DAMAC**  
**CASA**

### 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
<b>Luxury</b>					
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
<b>Super Luxury</b>					
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
<b>Grand Total</b>	<b>379</b>				

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
<b>Total</b>	<b>104</b>

***DAMAC***