DAMAC

PIAZZA ROMA & VALENCIA

OFFICES

APARTMENTS

DAMAC LAGOONS DISTRICT

TONIGHT, WE STOP BEING TOURISTS AND START LIVING THE MEDITERRANEAN LIFESTYLE, LIKE TRUE NATIVES...

DECENTRALISED DEVELOPMENT CORES

DAMAC Lagoons - most sustainable & intergrated district community

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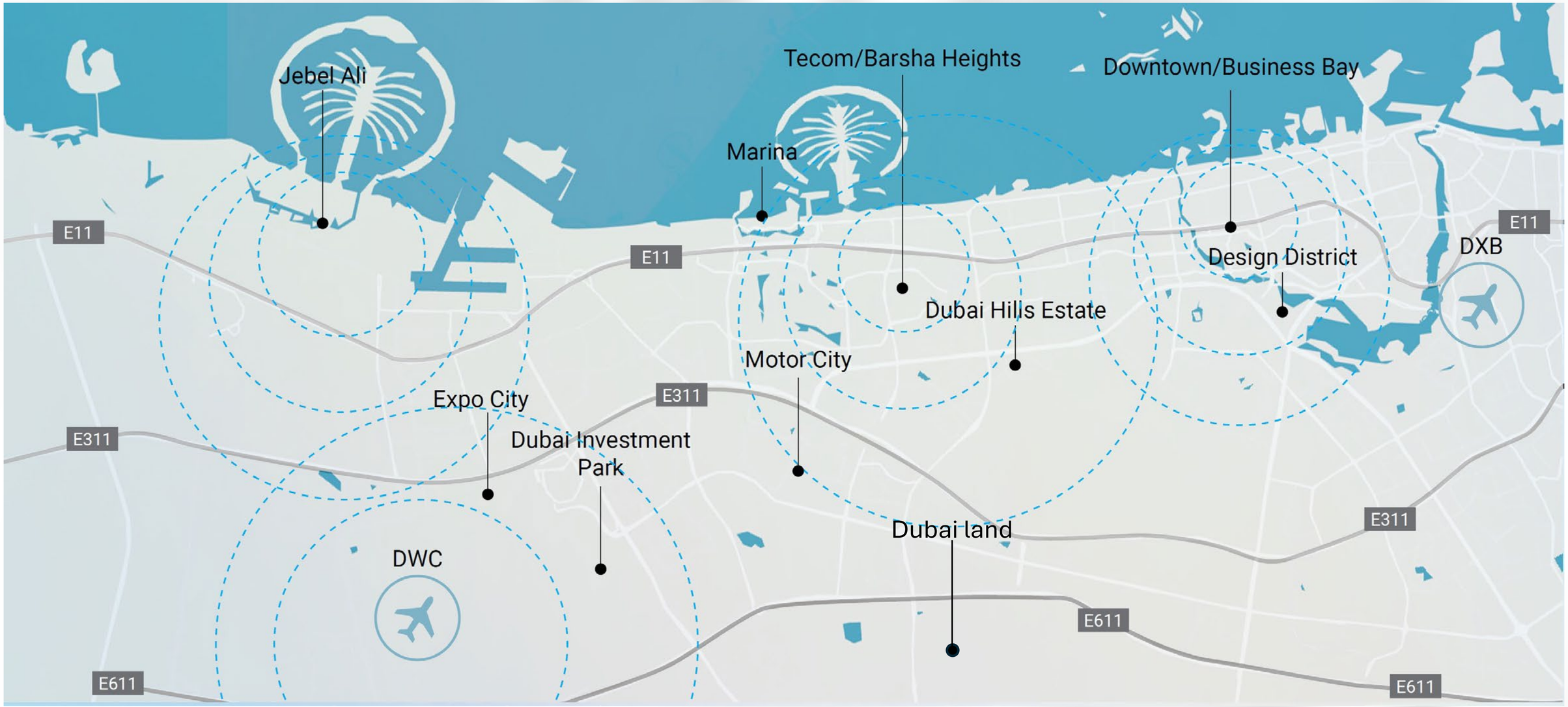

TRAVEL-DISTANCE OPTIMIZED

Ever wondered how much time we lose daily on the road?
What if you can spend the time for more valuable things in life?

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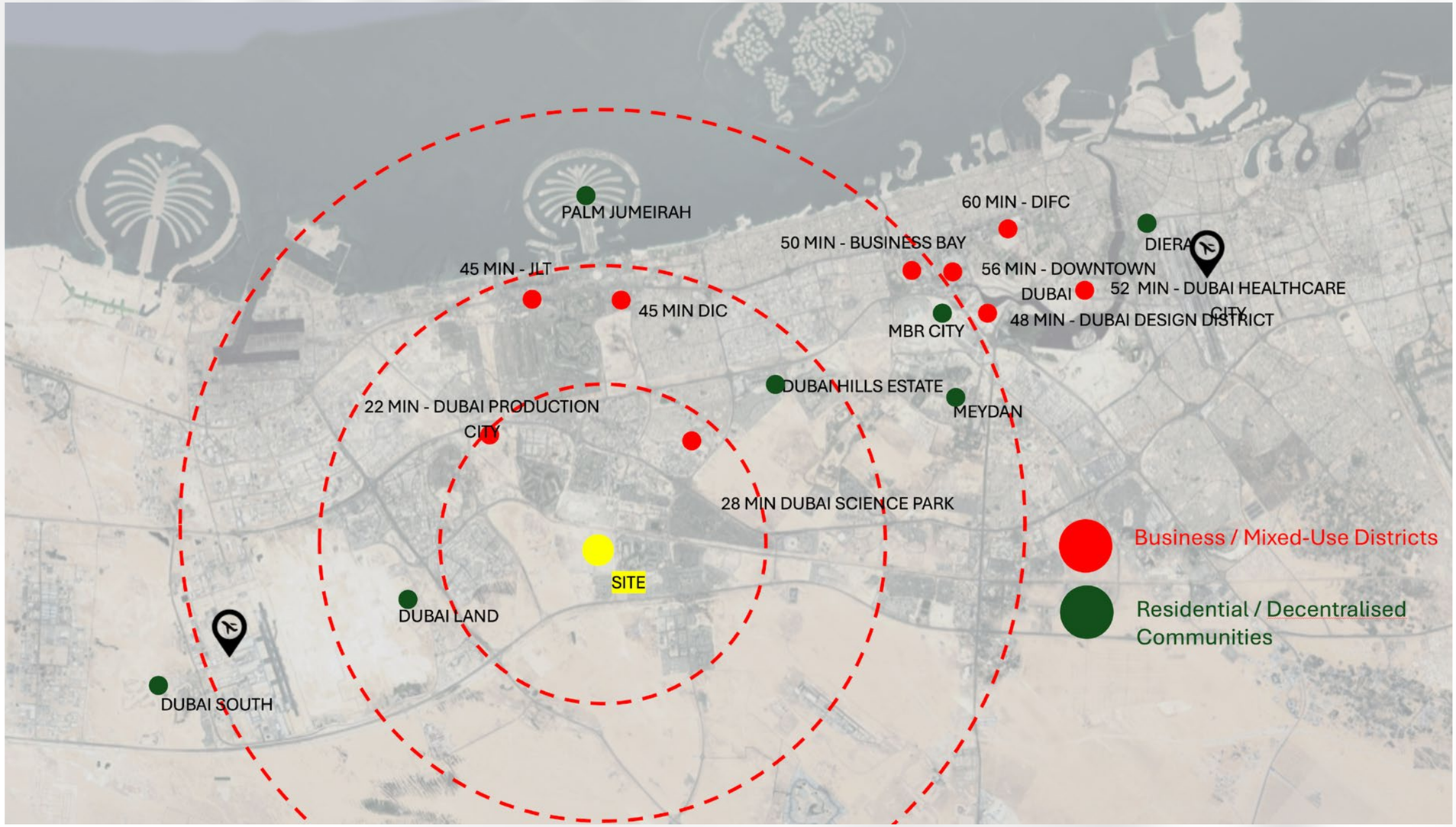
8 min
DAMAC MALL

10 min
SAUDI GERMAN CLINIC

17 min
TRUMP GOLF CLUB

19 min
GLOBAL VILLAGE

30 min
AL MAKTOUM AIRPORT



VISION

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PIAZZA ROMA & VALENCIA

- NO WASTED HOURS.
- NO LONG COMMUTES.
- NO WEEKEND TRAFFIC.

- GUILT-FREE
- EMPOWERED WORKING PARENTS
- 20% MORE TIME EVERY DAY

- HUMAN-CENTRIC URBAN DESIGN
- RETAIL WITHIN A WALKABLE RADIUS
- SUSTAINABLE

DAMAC COMMUNITIES VALUE APPRECIATION

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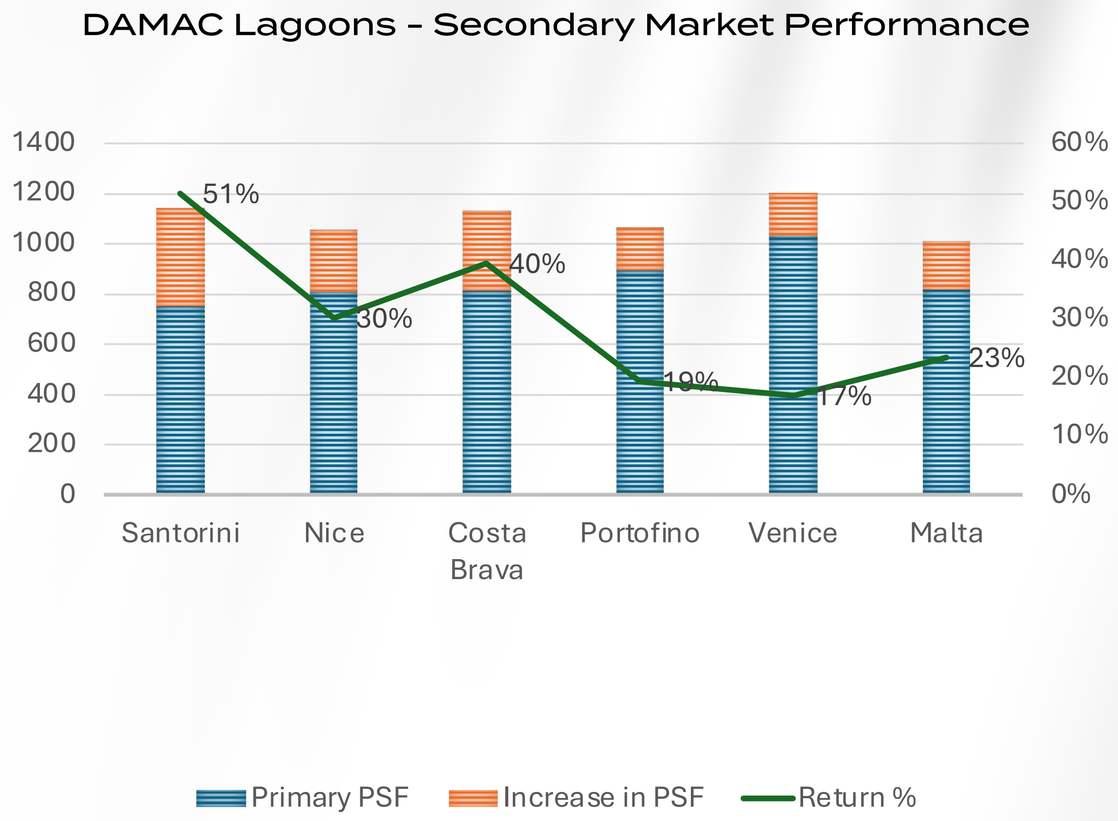
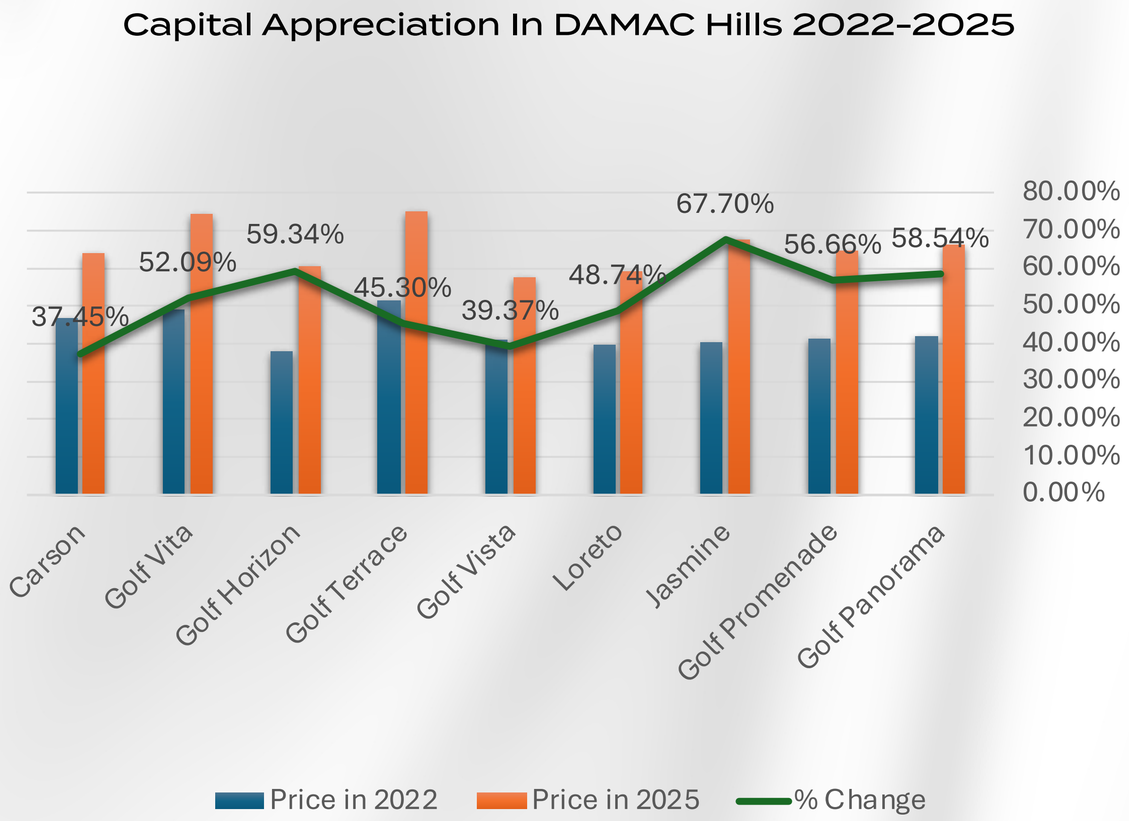
DAMAC LAGOONS MARKET PERFORMANCE



DAMAC HILLS APARTMENTS MARKET PERFORMANCE



DAMAC HILLS RENTAL YIELD

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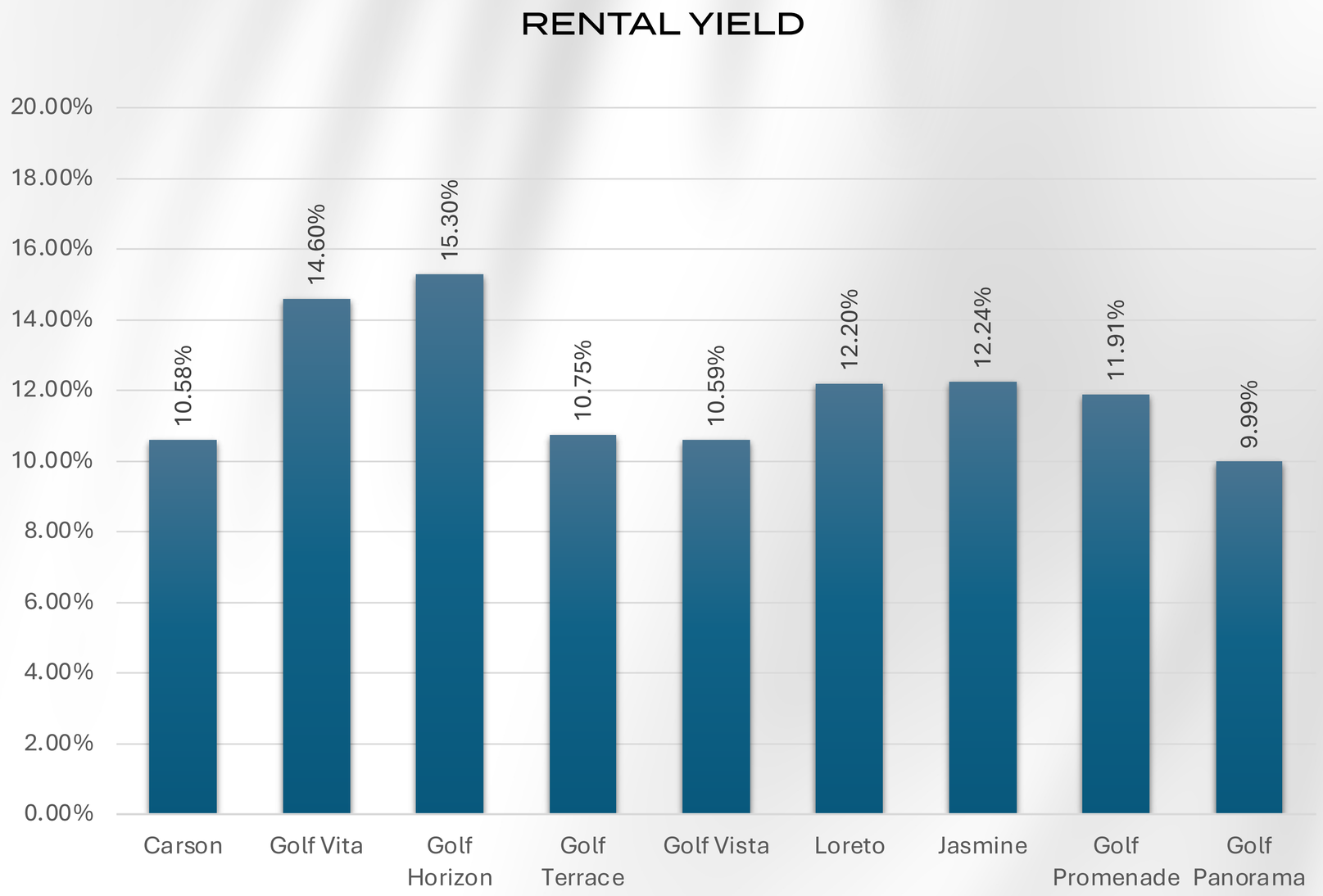

APARTMENTS - COMPETITOR COMPARISON

Apartment Launches Near DAMAC Lagoons

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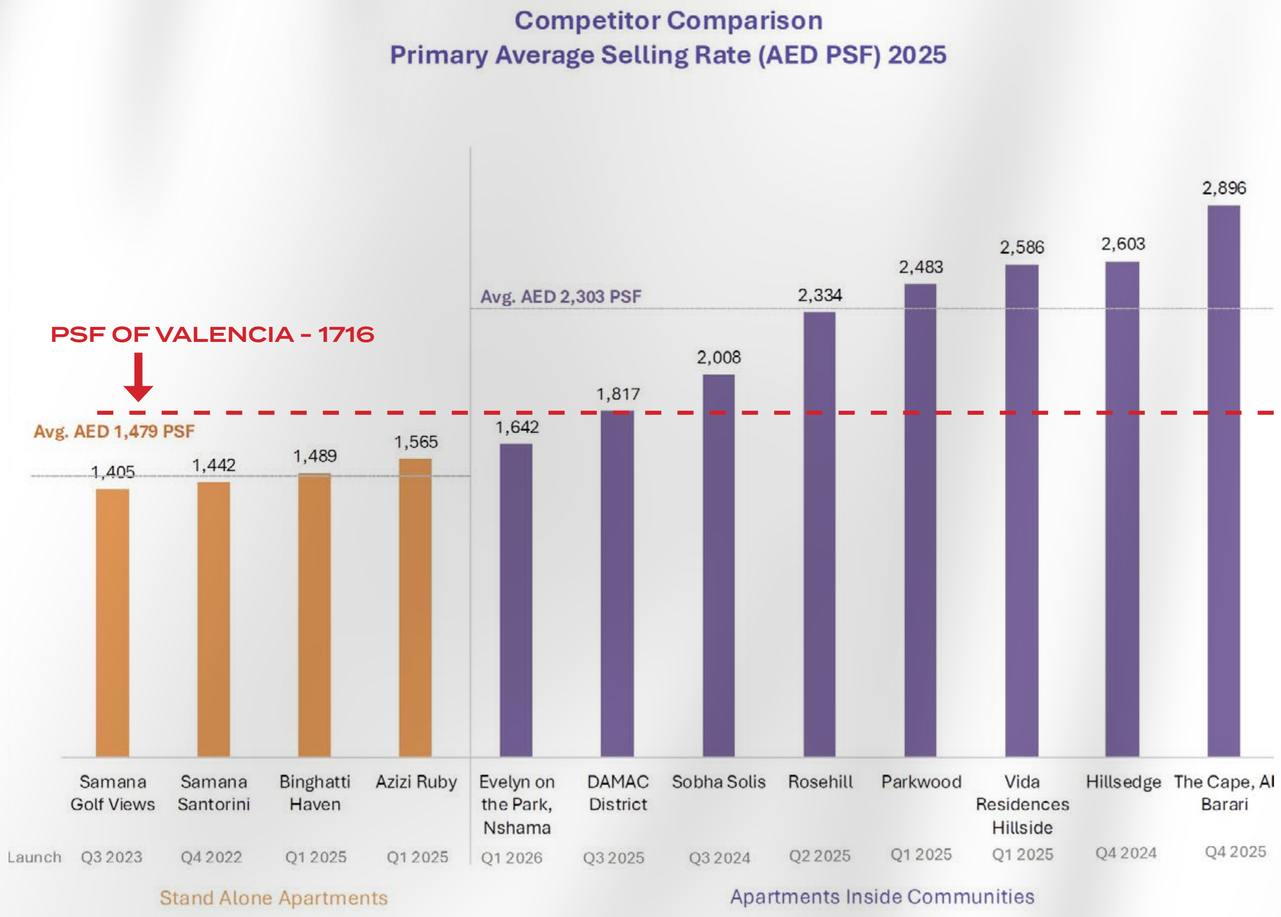
Community Apartments Stand Alone



- The above selling rates include studio, 1-bed and 2-bed unit prices only.
- The selling rate for recently launched projects, such as Evelyn on the Park (Q1 2026) and The Cape (Q4 2025), reflects only the starting prices and unit sizes, not the average price across all transactions.

Source: Dubai Land Department Transactions from PropertyMonitor

DAMAC LAGOONS MASTERPLAN

A POETIC MOVEMENT WHERE WAVES ARE FROZEN IN TIME,
CARVED INTO WHITE!
DAMAC
DAMAC
DAMAC

OFFICES

A future-ready business community with offices!

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MALL

Live, shop, dine, and unwind without leaving your community,
everything you need, steps away from home!

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APARTMENTS

Your everyday escape, without leaving the city.

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G+2P+13F

NO OF UNITS- 779

1B+LG+G+8F

OFFICE AREA
37,350 SQM

PARKING
747 VEHICLES

AMENITIES

MALL

The mall functions as a dynamic community amenity offering shopping, dining, entertainment, and social spaces that enrich urban lifestyle experiences.

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MALL

PIAZZA ROMA & VALENCIA

SUPERMARKET

Offering convenient shopping, fresh products, and exceptional value daily.

F&B

Dynamic F&B concepts offering freshness and flavor.

KID'S ZONE

Destination where kids explore, learn, and have fun

RETAIL

Retail that blends convenience, quality, and contemporary style.

POP-UP ART

Vibrant art activations that enrich the mall journey.

LIFESTYLE STORES

Curated lifestyle retail delivering quality, style, and convenience.

SWIMMING POOL

A serene poolscape designed for wellness, recreation, and escape.

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GYM

A bright, modern fitness centre built for daily wellbeing.

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FLOATING PODS

Community dining and relaxation pods create inviting spaces where friends and family gather to share meals, unwind, and connect effortlessly.

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AQUA GYM

Energizing water-based workouts with submerged fitness stations, resistance zones, and wellness circuits, creating a refreshing, low-impact exercise experience.

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LAGOON NIGHT AMPHITHEATRE

Projection shows on water + synchronized fountains

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CLIMATE-COOLING WATER CANOPY

Cooling mist corridors that make the outdoors pleasant year round.

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SMART POP-UP RETAIL CAPSULES

Plug-and-play retail that transforms weekly. Flexible spaces that keep the district lively and constantly refreshed.

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OUTDOOR YOGA & SPA

Chic communal wellness areas where elegance infuses every moment, creating new standards of Mediterranean-inspired living.

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FLAMENCO STAGE

A dedicated Mediterranean-inspired space featuring.. lighting, and acoustics for performances, celebrations, and cultural events.

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OUTDOOR CINEMA

Premium cinema with bigger screen and better comfort for unforgettable moments!

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MEDITERRANEAN STYLE LOUNGE

A warm, sophisticated lounge inspired by Italian coastal living, featuring rustic textures, soft lighting, artisanal décor, and relaxed social seating.

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RESIDENTIAL

INTERIOR DESIGN

ID – LIVING

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ID – DINING

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ID – BEDROOM

PIAZZA ROMA & VALENCIA

ID – ENSUITE

PIAZZA ROMA & VALENCIA

OFFICE & MALL

INTERIOR DESIGN

ID – LOBBY

PIAZZA ROMA & VALENCIA

ID – OFFICE

PIAZZA ROMA & VALENCIA

ID – MALL

PIAZZA ROMA & VALENCIA

ID – MALL

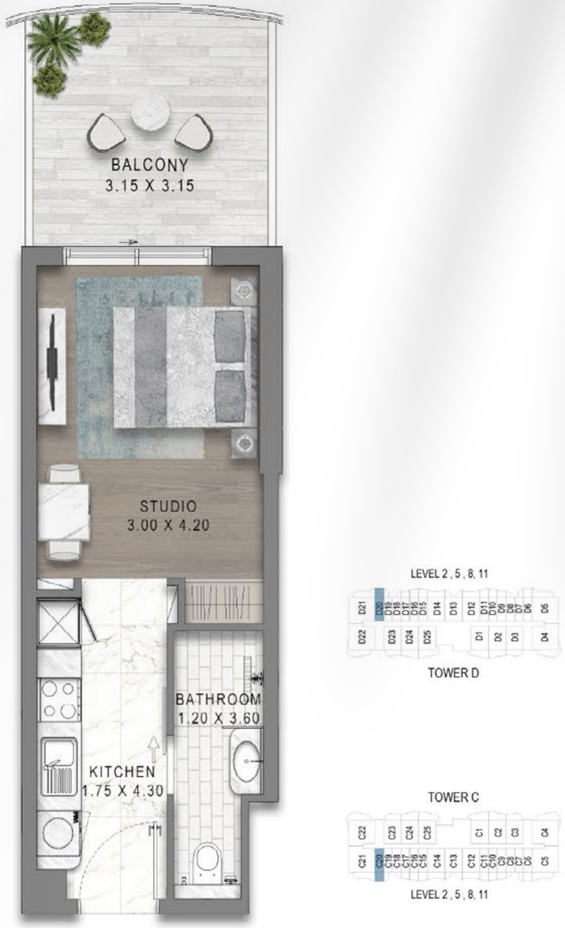
PIAZZA ROMA & VALENCIA

RESIDENTIAL

FLOOR PLANS

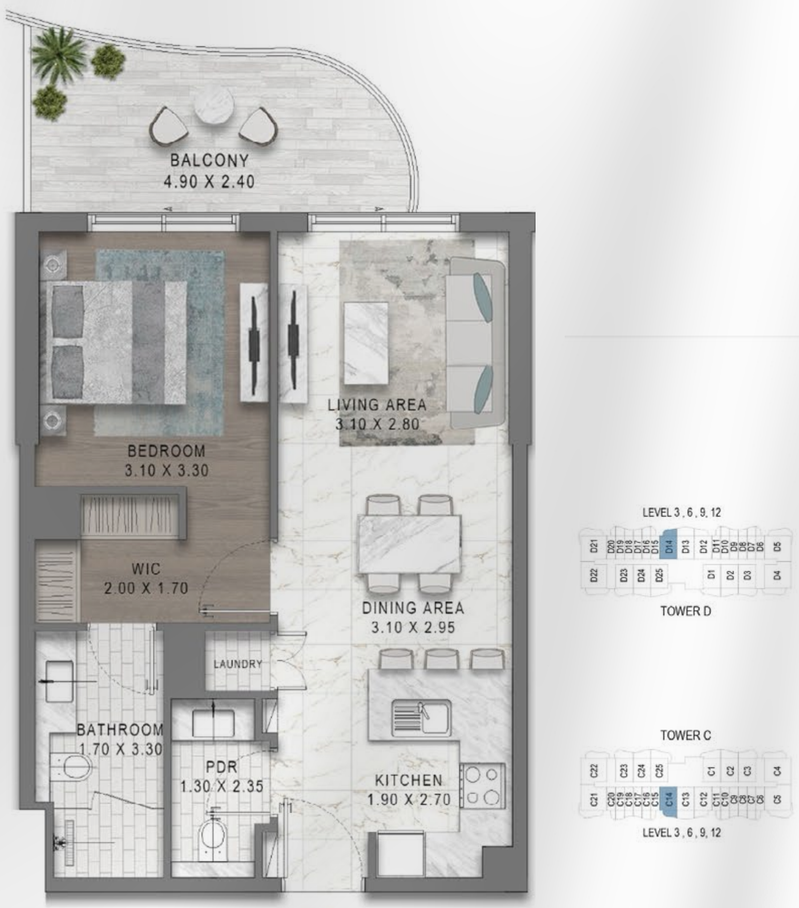
RESIDENTIAL FLOOR PLANS

PIAZZA ROMA & VALENCIA



STUDIO - TYPE A20

AVERAGE SELLABLE AREA: **379.53 sqft** (35.26 M^2)



1 BR - TYPE E15

AVERAGE SELLABLE AREA: **776.07 sqft** (72.10 M^2)

RESIDENTIAL FLOOR PLANS

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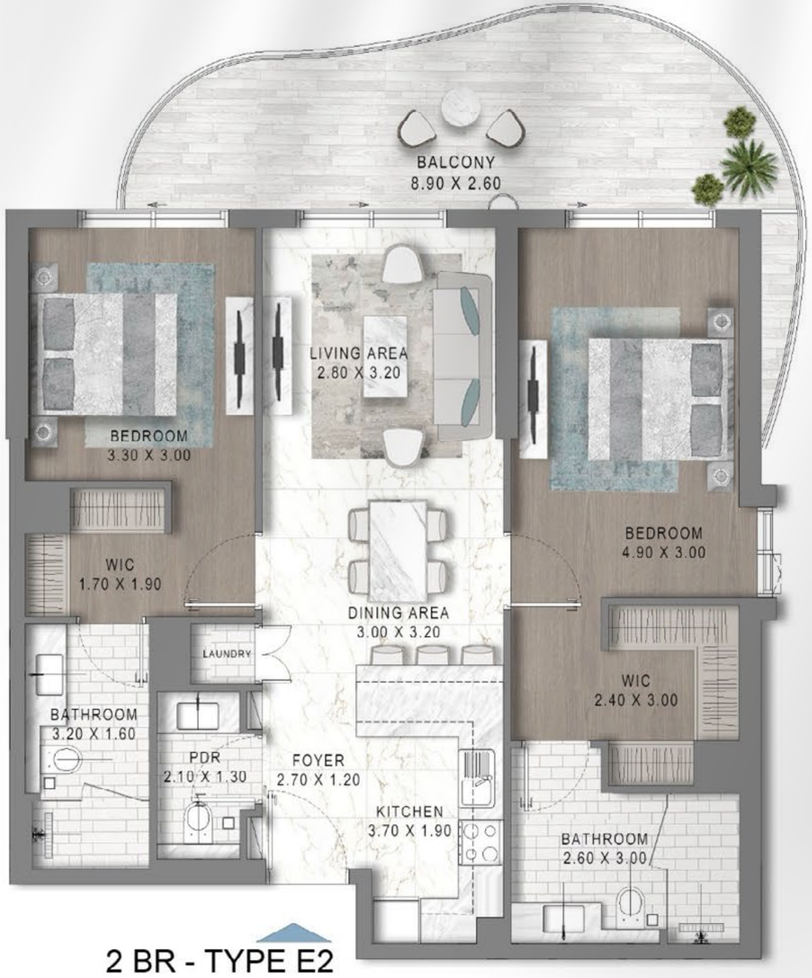
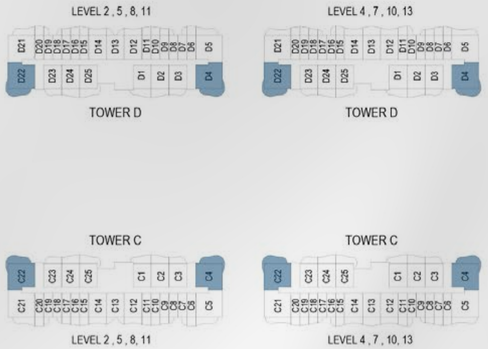


2 BR - TYPE E2



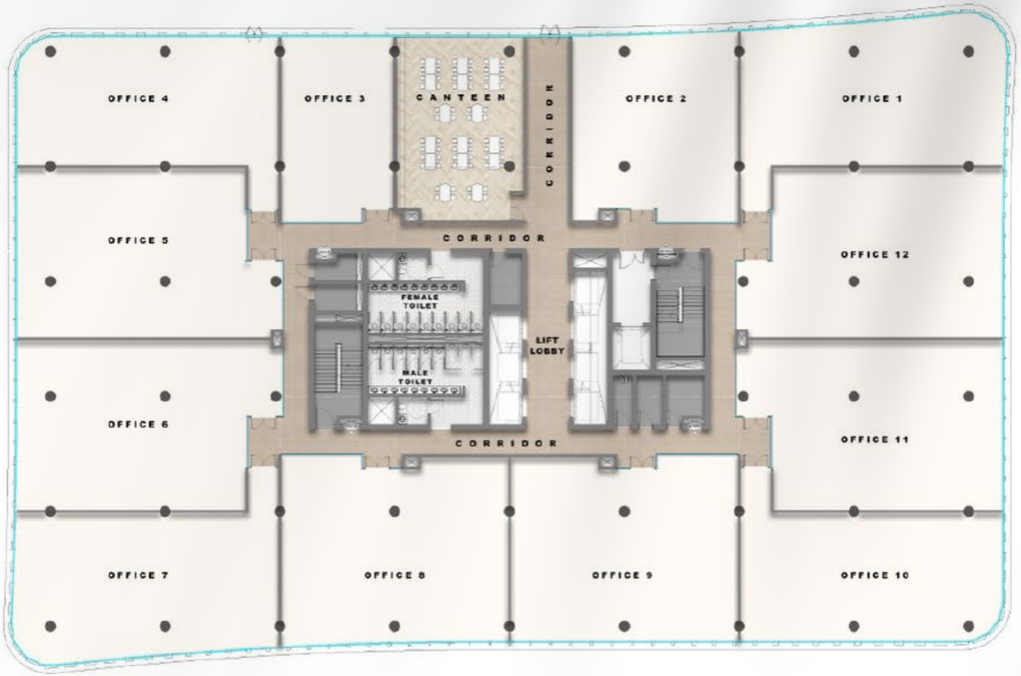
AVERAGE SELLABLE AREA: **1165.19 sqft** (108.25 M^2)

OFFICE

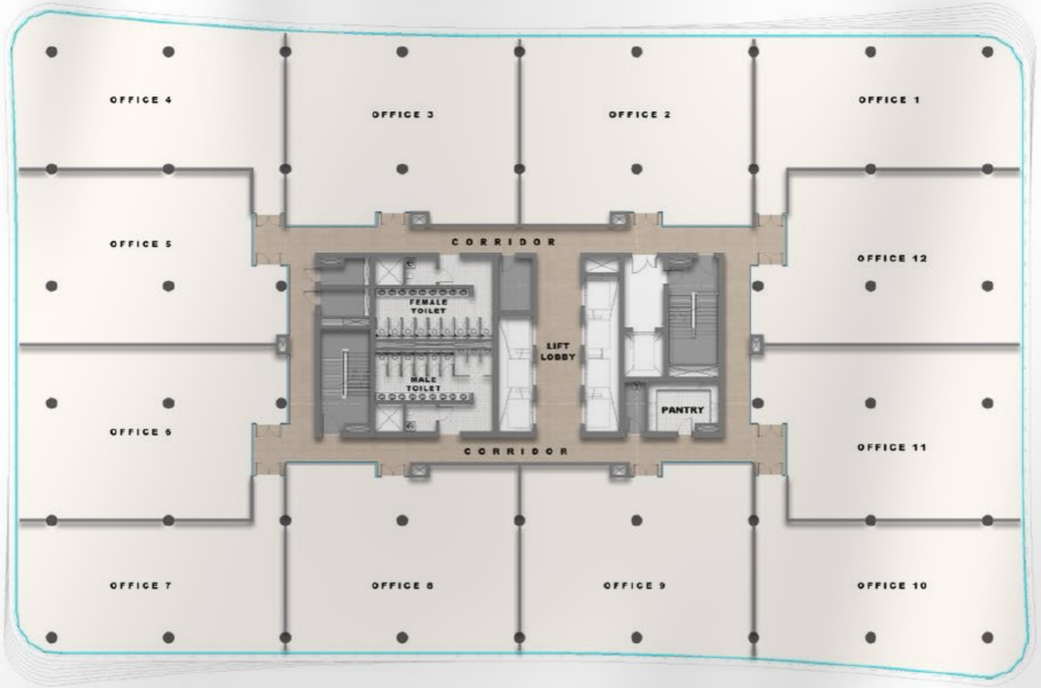
FLOOR PLANS

OFFICE TOWERS

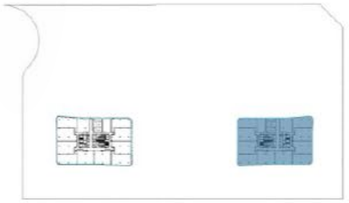
PIAZZA ROMA & VALENCIA

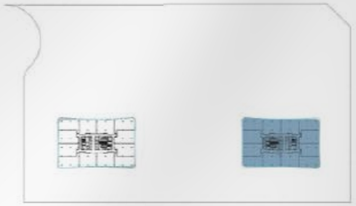


TOWER A
2ND FLOOR OFFICE LAYOUT



TOWER A
TYPICAL FLOOR OFFICE LAYOUT





SELLABLE : **1564.17 – 3167.84 sqft** (145.31-294.30) sqm

VALENCIA PRICING

PIAZZA ROMA & VALENCIA

PRICING

STUDIO	1-BR	2-BR
AVG PRICE	AVG PRICE	AVG PRICE
725K	1.30 MILLION	1.84 MILLION

VALENCIA PAYMENT PLAN

PIAZZA ROMA & VALENCIA

PAYMENT PLAN

DESCRIPTION	MILESTONE EVENT	VALUE (%)
DEPOSIT	IMMEDIATE	5
1ST INSTALLMENT	WITHIN 1 MONTH(S) OF BOOKING	10
2ND INSTALLMENT	WITHIN 3 MONTH(S) OF BOOKING	5
3RD INSTALLMENT	WITHIN 6 MONTH(S) OF BOOKING	5
4TH INSTALLMENT	WITHIN 9 MONTH(S) OF BOOKING	5
5TH INSTALLMENT	WITHIN 12 MONTH(S) OF BOOKING	5
6TH INSTALLMENT	WITHIN 15 MONTH(S) OF BOOKING	5
7TH INSTALLMENT	WITHIN 18 MONTH(S) OF BOOKING	5
8TH INSTALLMENT	WITHIN 21 MONTH(S) OF BOOKING	5
9TH INSTALLMENT	WITHIN 24 MONTH(S) OF BOOKING	5
10TH INSTALLMENT	WITHIN 27 MONTH(S) OF BOOKING	5
11TH INSTALLMENT	ON COMPLETION	40
	TOTAL	100

4% DLD TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT.
ACD: MARCH 2029

Downpayment will be considered complete at 19% (incl DLD fee)

PIAZZA ROMA PRICING

PIAZZA ROMA & VALENCIA

PRICING

OFFICE SPACE

AVG PRICE

Đ 7.4 MILLION

PIAZZA ROMA PAYMENT PLAN

PIAZZA ROMA & VALENCIA

DESCRIPTION	MILESTONE EVENT	VALUE (%)
DEPOSIT	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	1
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	1
11TH INSTALLMENT	WITHIN 13 MONTHS OF BOOKING	1
12TH INSTALLMENT	WITHIN 14 MONTHS OF BOOKING	1
13TH INSTALLMENT	WITHIN 15 MONTHS OF BOOKING	1
14TH INSTALLMENT	WITHIN 16 MONTHS OF BOOKING	1
15TH INSTALLMENT	WITHIN 17 MONTHS OF BOOKING	1
16TH INSTALLMENT	WITHIN 18 MONTHS OF BOOKING	1
17TH INSTALLMENT	WITHIN 19 MONTHS OF BOOKING	1
18TH INSTALLMENT	WITHIN 20 MONTHS OF BOOKING	1
19TH INSTALLMENT	WITHIN 21 MONTHS OF BOOKING	1
20TH INSTALLMENT	WITHIN 22 MONTHS OF BOOKING	1

DESCRIPTION	MILESTONE EVENT	VALUE (%)
21ST INSTALLMENT	WITHIN 23 MONTHS OF BOOKING	1
22ND INSTALLMENT	WITHIN 24 MONTHS OF BOOKING	1
23RD INSTALLMENT	WITHIN 25 MONTHS OF BOOKING	1
24TH INSTALLMENT	WITHIN 26 MONTHS OF BOOKING	1
25TH INSTALLMENT	WITHIN 27 MONTHS OF BOOKING	1
26TH INSTALLMENT	WITHIN 28 MONTHS OF BOOKING	1
27TH INSTALLMENT	WITHIN 29 MONTHS OF BOOKING	1
28TH INSTALLMENT	WITHIN 30 MONTHS OF BOOKING	1
29TH INSTALLMENT	WITHIN 31 MONTHS OF BOOKING	1
30TH INSTALLMENT	WITHIN 32 MONTHS OF BOOKING	1
31ST INSTALLMENT	WITHIN 33 MONTHS OF BOOKING	1
32ND INSTALLMENT	WITHIN 34 MONTHS OF BOOKING	1
33RD INSTALLMENT	WITHIN 35 MONTHS OF BOOKING	1
34TH INSTALLMENT	WITHIN 36 MONTHS OF BOOKING	1
35TH INSTALLMENT	WITHIN 37 MONTHS OF BOOKING	1
36TH INSTALLMENT	WITHIN 38 MONTHS OF BOOKING	1
37TH INSTALLMENT	WITHIN 39 MONTHS OF BOOKING	1
38TH INSTALLMENT	WITHIN 40 MONTHS OF BOOKING	1
39TH INSTALLMENT	WITHIN 41 MONTHS OF BOOKING	1
40TH INSTALLMENT	WITHIN 42 MONTHS OF BOOKING	1
41ST INSTALLMENT	ON COMPLETION	40

4% DLD TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT.

ACD: JUNE 2030

A COMMUNITY DESIGNED AROUND YOU!

PIAZZA ROMA & VALENCIA

DAMAC LAGOONS DISTRICT

THANK YOU
DAMAC