



**WHERE
HAPPINESS
COMES
FIRST**



CELESTIA

LUXURY FURNISHED APARTMENTS

— DUBAI SOUTH —



**LUXURY
FURNISHED
APARTMENTS**

DUBAI SOUTH

The city of you



A 145-square-kilometre master-planned city and host to the first World Expo in the Middle East, Dubai South is set to become one of the world's most desirable destinations for work and play. A city based on enhancing the happiness of the individual, Dubai South

aims to change the fundamental concept of a community and its purpose. Launched as a Government of Dubai project in 2006, it is also the home of the world's largest airport in the making, Al Maktoum International, as well as a host of landmark events.

DUBAI SOUTH

Inspiring happiness and creativity



Dubai South is the emirate's flagship urban project designed to make business easier than anywhere else in the world, which includes being an appealing place to live, work and invest. The economic Free Zones

of Dubai South will empower business and entrepreneurship, while a mix of accommodation will provide an unparalleled quality of life.

145 km²
The emirate's largest city

PROJECTED TO SUSTAIN A POPULATION OF A MILLION

200,000
square metres of flexible office space

CREATING 500,000 JOBS

100%

- Income tax exemption
- Import and export tax exemption
- Foreign ownership
- Repatriation of capital profits

200 km²
Dedicated logistics corridor connecting Jebel Ali port and Dubai South

AL MAKTOUM

INTERNATIONAL AIRPORT



AFTER EXPANSION COMPLETION



16 MILLION TONNES
annual cargo capacity



240 MILLION
PASSENGERS



240 MILLION
BAGS

Built for the future, Al Maktoum International Airport can accommodate 26 million passengers per year, and following its expansion programme, will have an ultimate capacity to handle more than 240 million passengers, 240 million bags and 16 million tonnes of cargo annually. With 64 aircraft stands, a state-of-the-art 92-metre air traffic control tower, five parallel runways and a host of other cutting edge features, it will be the world's first ever aerotropolis.

THE REGION'S FIRST INTEGRATED MULTI-MODAL PLATFORM



4 HOURS AIR-SEA CONNECTIVITY



Achievable between Jebel Ali Port and Al Maktoum International Airport

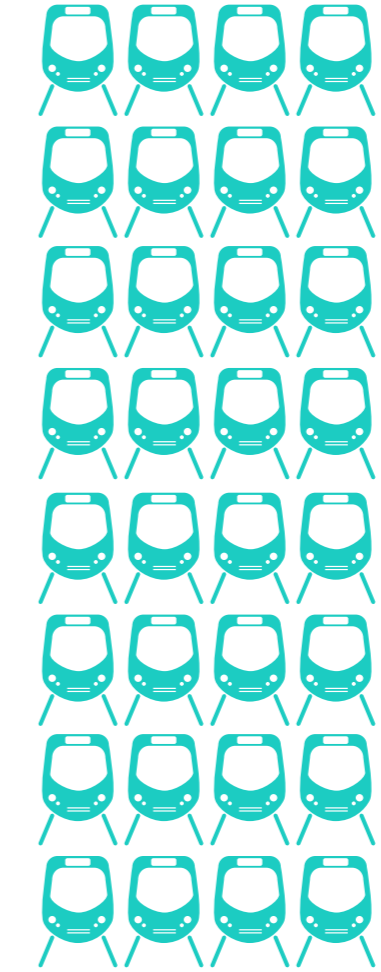
26 MILLION PASSENGERS CURRENT ANNUAL CAPACITY



Source: www.dubaairports.ae

DUBAI METRO

ROUTE 2020



320km

planned of metro line to be in place by 2020

ROUTE 2020



will be a 15km extension to the Red Line, including 7 new stations

PUBLIC TRANSPORT is planned to be able to carry **30%** of the population by 2030

The Roads and Transport Authority (RTA) Route 2020 project to extend the Dubai Metro by 15 kilometres, branching out from Nakheel Harbour and Tower station to the Expo 2020 site in Dubai South is now well underway. This means Celestia will let you stay connected to Dubai city with a dedicated metro line, and to the world through Al Maktoum International

Airport. The much anticipated extension is expected to link the Etihad Rail as well. Route 2020 will provide a vital transit corridor linking various Dubai districts.

But this is just part of the story. Three new lines are planned, which in addition to the existing ones, will span 421 kilometres by 2030.

DUBAI METRO IS THE WORLD'S LONGEST DRIVERLESS SINGLE METRO LINE



EXPO 2020 DUBAI



AED 121
BILLION

The combined value of Expo 2020-related development projects in the UAE so far*



25 MILLION VISITORS
expected



70% VISITORS
from overseas

500,000

Jobs are estimated to be created in and around the region to service the expo over the next 6 years

As the site for Expo 2020, Dubai South will bring its unrivalled connectivity, superb logistics and world-class infrastructure into global focus. This ground-breaking new master development will give further

credence to Dubai's leading position as a logistics and trading hub, poised to deliver a World Expo that will inspire all who experience it, and leave a valuable legacy too.

Source: expo2020dubai.com

THE RESIDENTIAL DISTRICT

The home of happiness



Dubai South's Residential District is designed to promote happiness and wellbeing. World-class design and a huge choice of lifestyle amenities are all placed so as to

be available within a 10-minute walking radius. This includes everything from work spaces and educational institutions to fitness destinations, dining and entertainment.



CELESTIA

A new dimension to happiness

Celestia is strategically located at the heart of The Residential District. In close proximity to the nerve centre of the Expo 2020 site, the world's largest aviation hub and host of first-class facilities, the furnished homes have direct access to Al Maktoum International

Airport, Jebel Ali Port and Dubai Metro. Three major roads: Sheikh Mohammed bin Zayed Road (E311), Sheikh Zayed Road (E11) and the Emirates Road (E611) help you stay connected to the whole of the city.

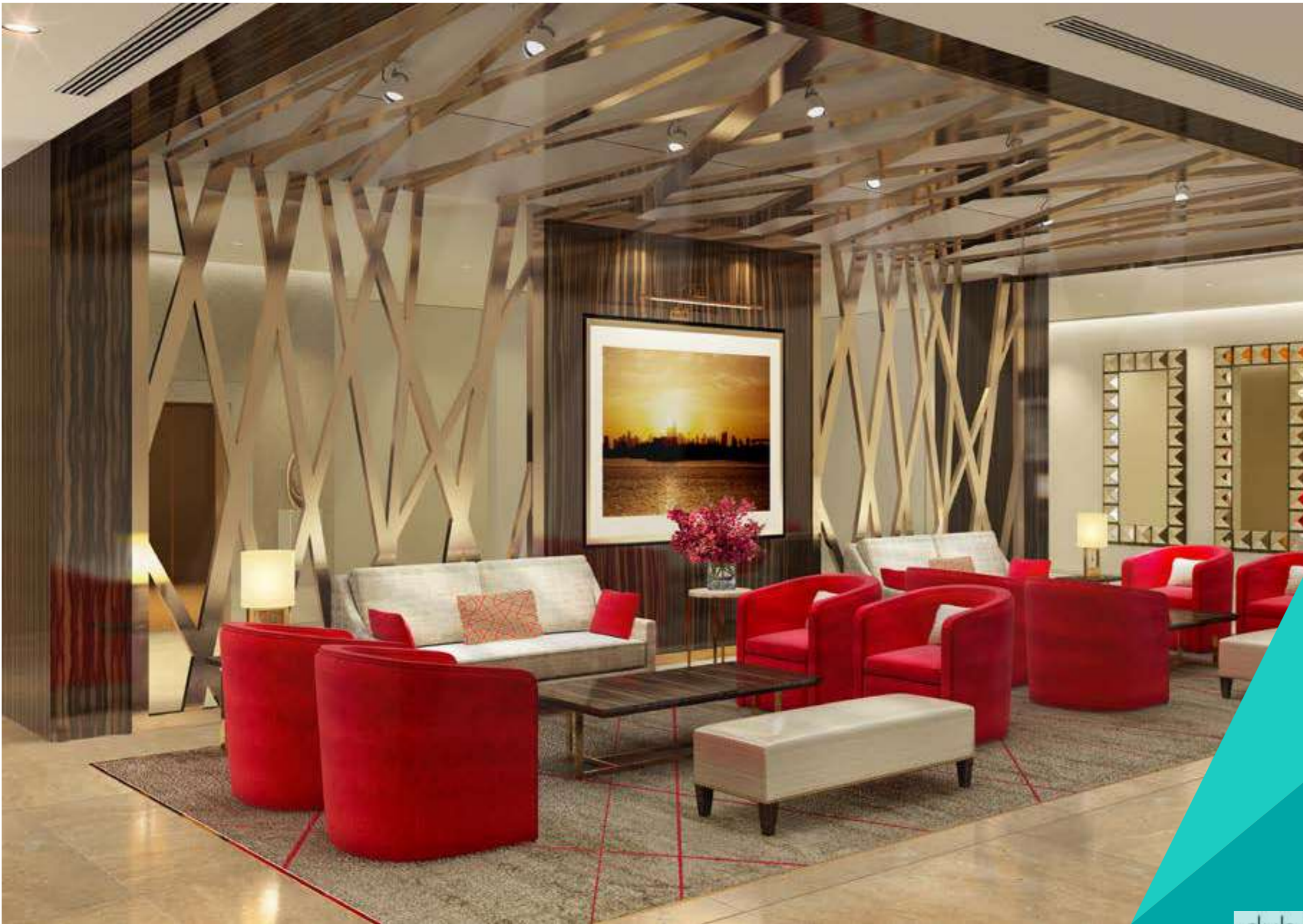


CELESTIA

LUXURY FURNISHED APARTMENTS

— DUBAI SOUTH —





**YOUR FUTURE
HAPPINESS**

MORE ROOM FOR YOU

Happy spaces



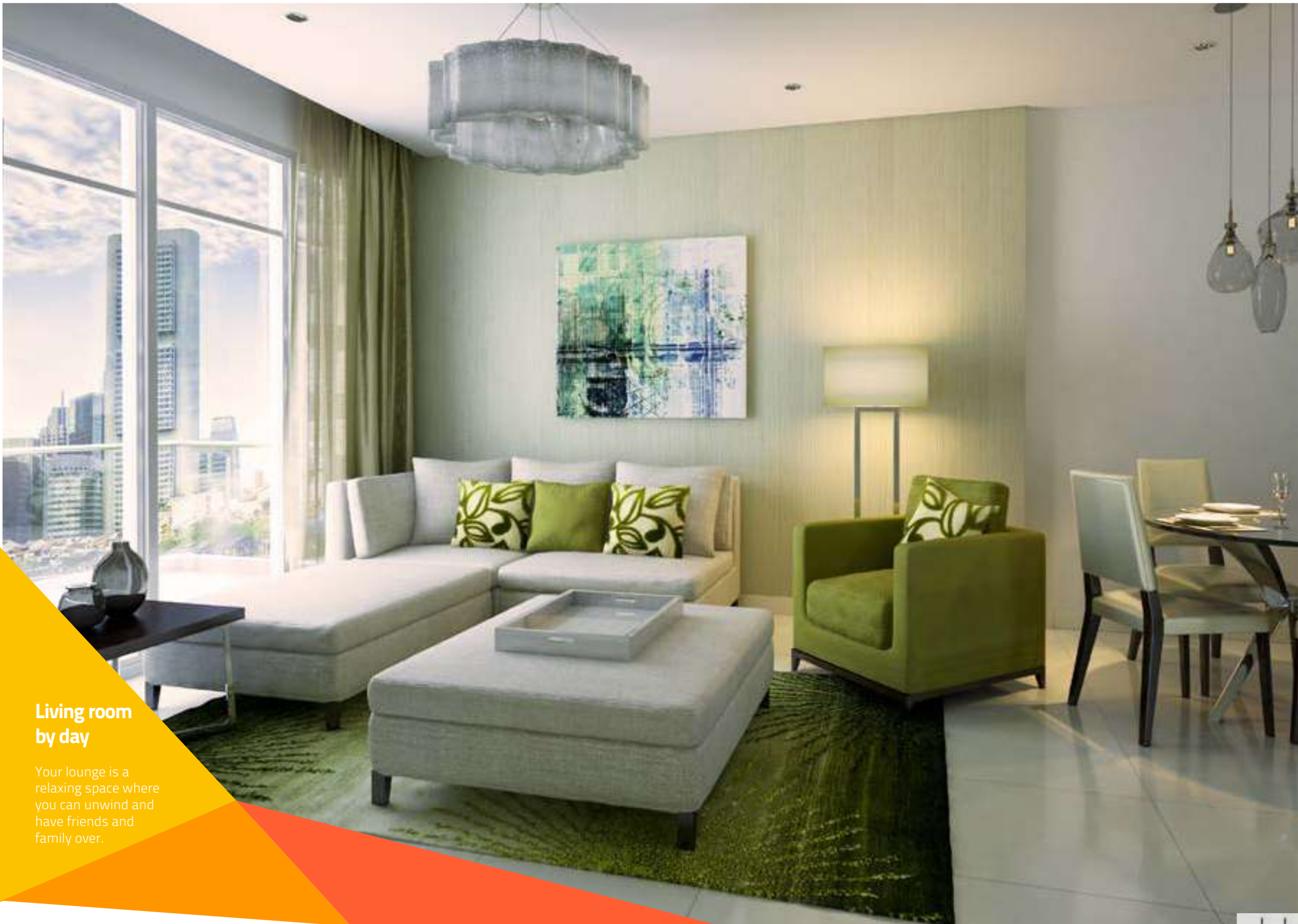
Featuring studios, along with one and two bedroom apartments, Celestia sets a new standard in contemporary architectural design. Each home is furnished and equipped so all you have to do is arrive.

Choose from a beautiful palette of colour schemes to suit your taste with carefully selected fixtures, fittings and furnishings

designed to maximise space and your enjoyment of your home. There are separate living and dining areas, perfect for hosting family, friends or business associates.

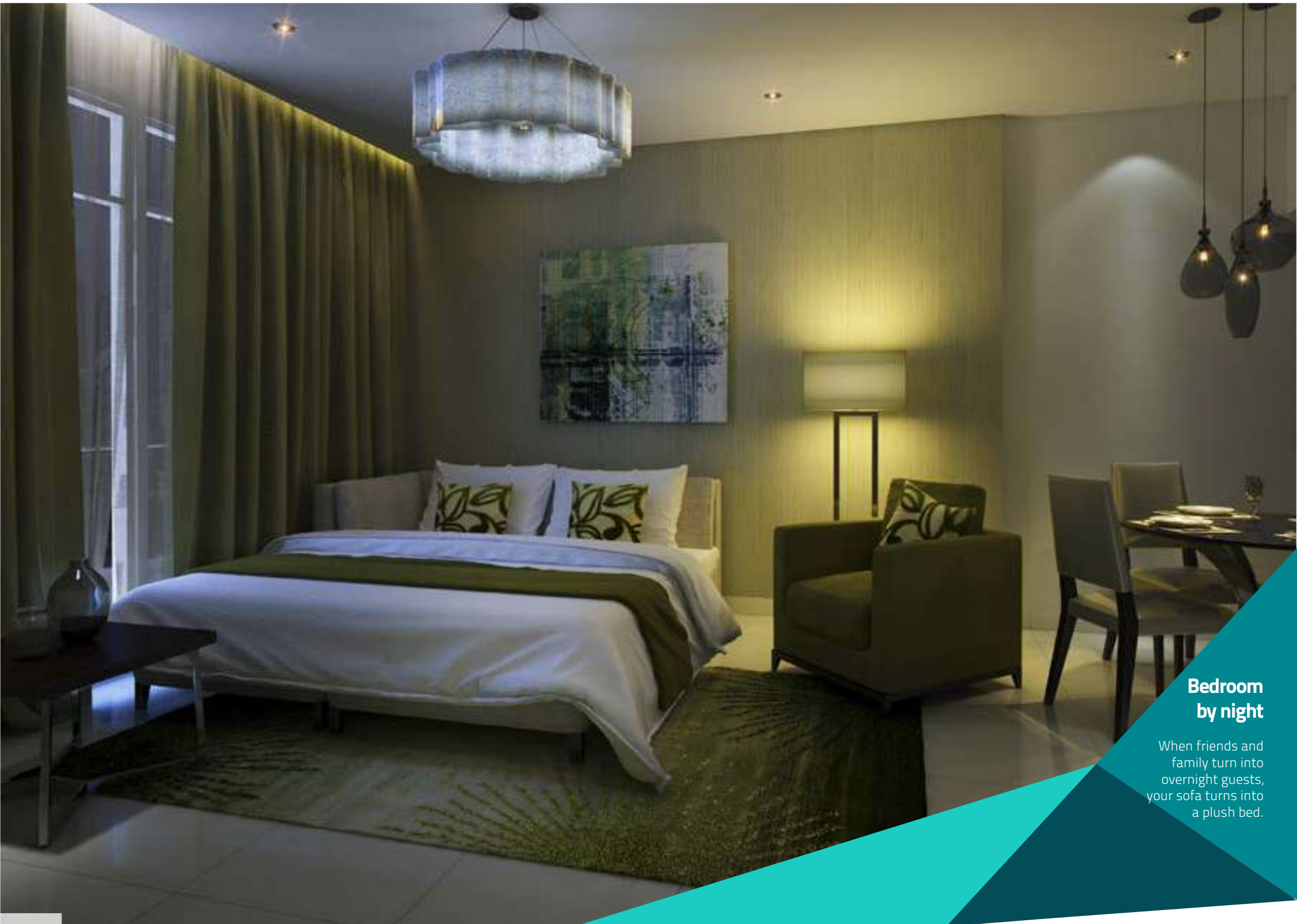
And should your visitors become overnight guests too, they are easily accommodated with the convenient sofa bed.





**Living room
by day**

Your lounge is a relaxing space where you can unwind and have friends and family over.



**Bedroom
by night**

When friends and family turn into overnight guests, your sofa turns into a plush bed.

FEEL GOOD FACTORS



The good life is all about the little pleasures, and at Celestia, those add up to a hugely fulfilling living experience. Every need is catered to in style to enhance your sense of

wellbeing. Homes have access to a state-of-the-art health and fitness club suite as well as a swimming pool, not to mention all of the neighbourhood amenities on your doorstep.



Ready
mid 2018



Move in or begin earning valuable rental income from June 2018. With such a great location and its close proximity to the Expo site, demand will be high from visitors across the globe, and in the years after the mega event with its carefully planned 'legacy'.

Come and see for yourself - our show apartment is ready for viewing now. Here you'll see the quality finishing and high-end furnishings that come as standard with every home.



**Visit our
show
apartment
today!**





TYPICAL FLOOR PLANS

TYPICAL FLOOR PLAN
TOWER B
GROUND LEVEL



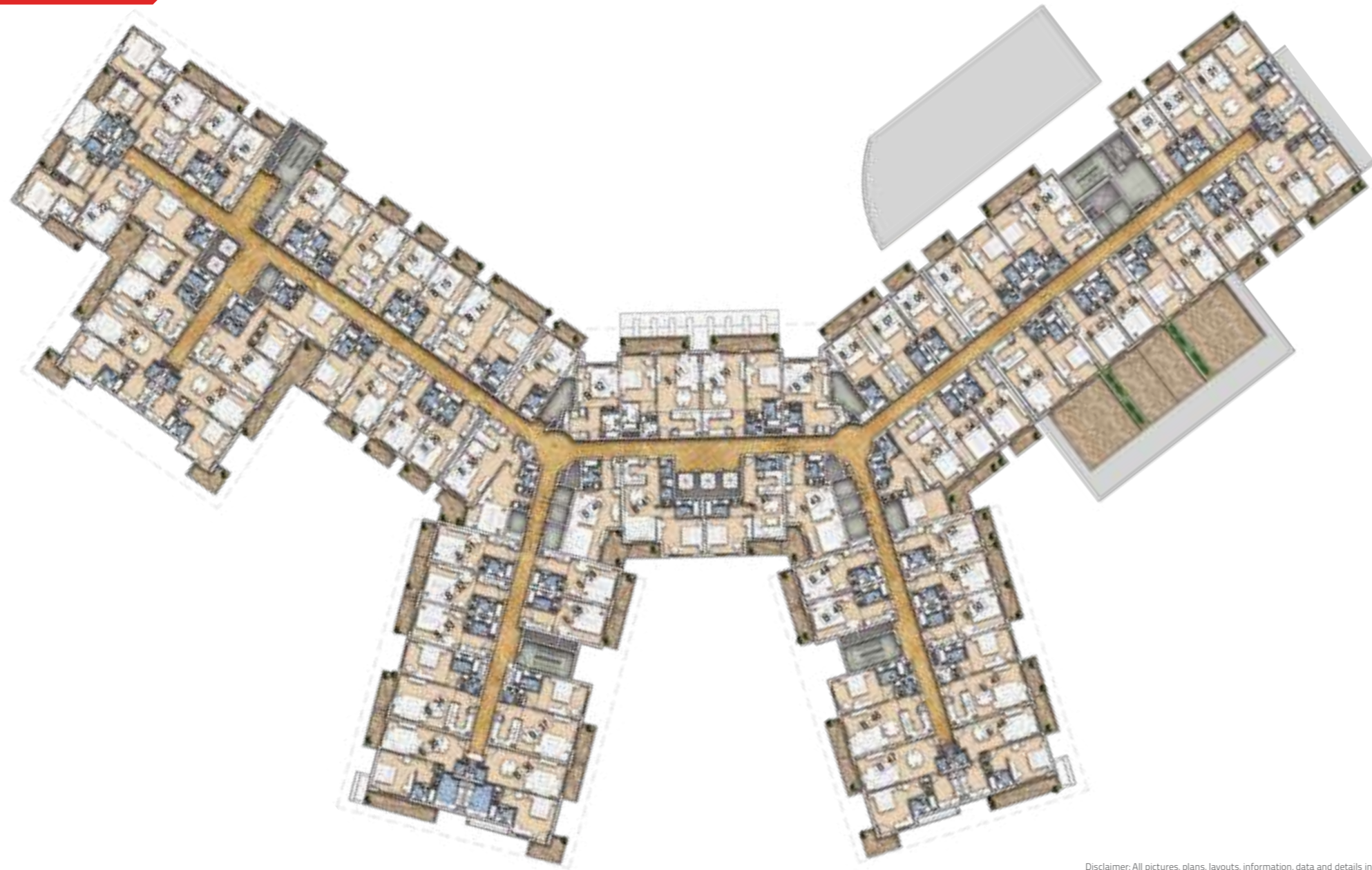
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TYPICAL FLOOR PLAN
TOWER A
GROUND LEVEL



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TYPICAL FLOOR PLAN
TOWER B
LEVEL 1



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TYPICAL FLOOR PLAN
TOWER A
LEVEL 1



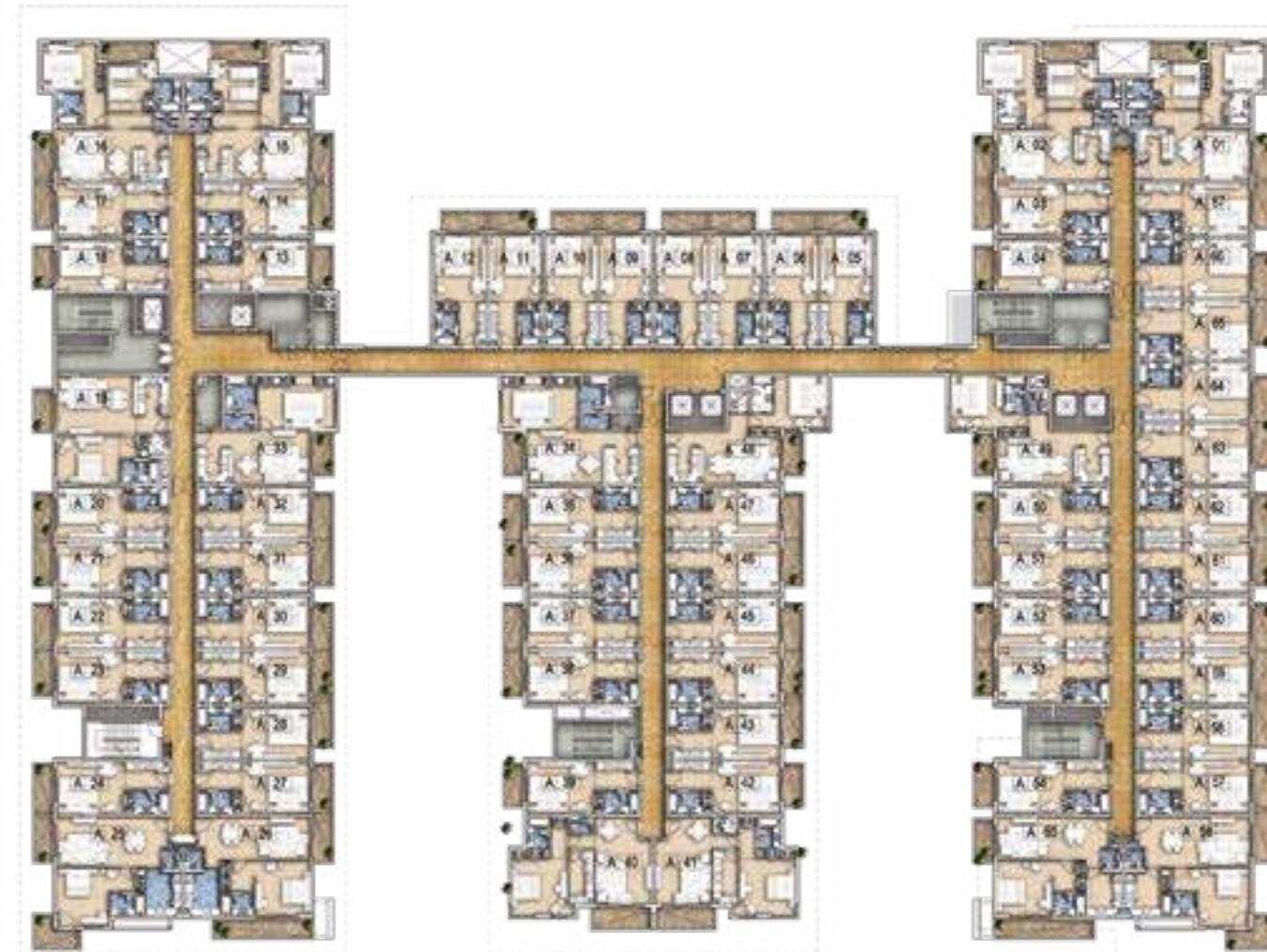
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TYPICAL FLOOR PLAN
TOWER B
LEVELS 2-7



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TYPICAL FLOOR PLAN
TOWER A
LEVELS 2-7



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DAMAC PROPERTIES

DAMAC Properties has been at the forefront of the Middle East's luxury real estate market since 2002, delivering award-winning residential, commercial and leisure properties across the region, including the UAE, Saudi Arabia, Qatar, Jordan, Lebanon, Oman and the United Kingdom. Since then, the Company has delivered over 19,855 homes, with a development portfolio of more than 44,000 at various stages of planning and progress. This includes 13,000 hotel rooms, serviced hotel apartments and hotel villas, managed by its wholly-owned DAMAC Hotels & Resorts.*

Joining forces with some of the world's most eminent fashion and lifestyle brands, DAMAC has brought new and exciting living concepts to the market in collaborations that include a TGR Design by Tiger Woods golf course managed by The Trump Organization, and luxury homes in association with Versace, Fendi, Just Cavalli, Bugatti, and Paramount Hotels & Resorts. With a consistent vision, and strong momentum, DAMAC Properties is building the next generation of Middle Eastern luxury living.

DAMAC places a great emphasis on philanthropy and corporate social responsibility. As such, the Hussain Sajwani DAMAC Foundation, a joint initiative between DAMAC Group and its Chairman Hussain Sajwani, is supporting the One Million Arab Coders Initiative. The programme was launched by Vice President and Prime Minister of the UAE, and Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum, and is focused on creating an empowered society through learning and skills development.

*Figures as of 30th September 2017.



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LUXURY BY APPOINTMENT

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