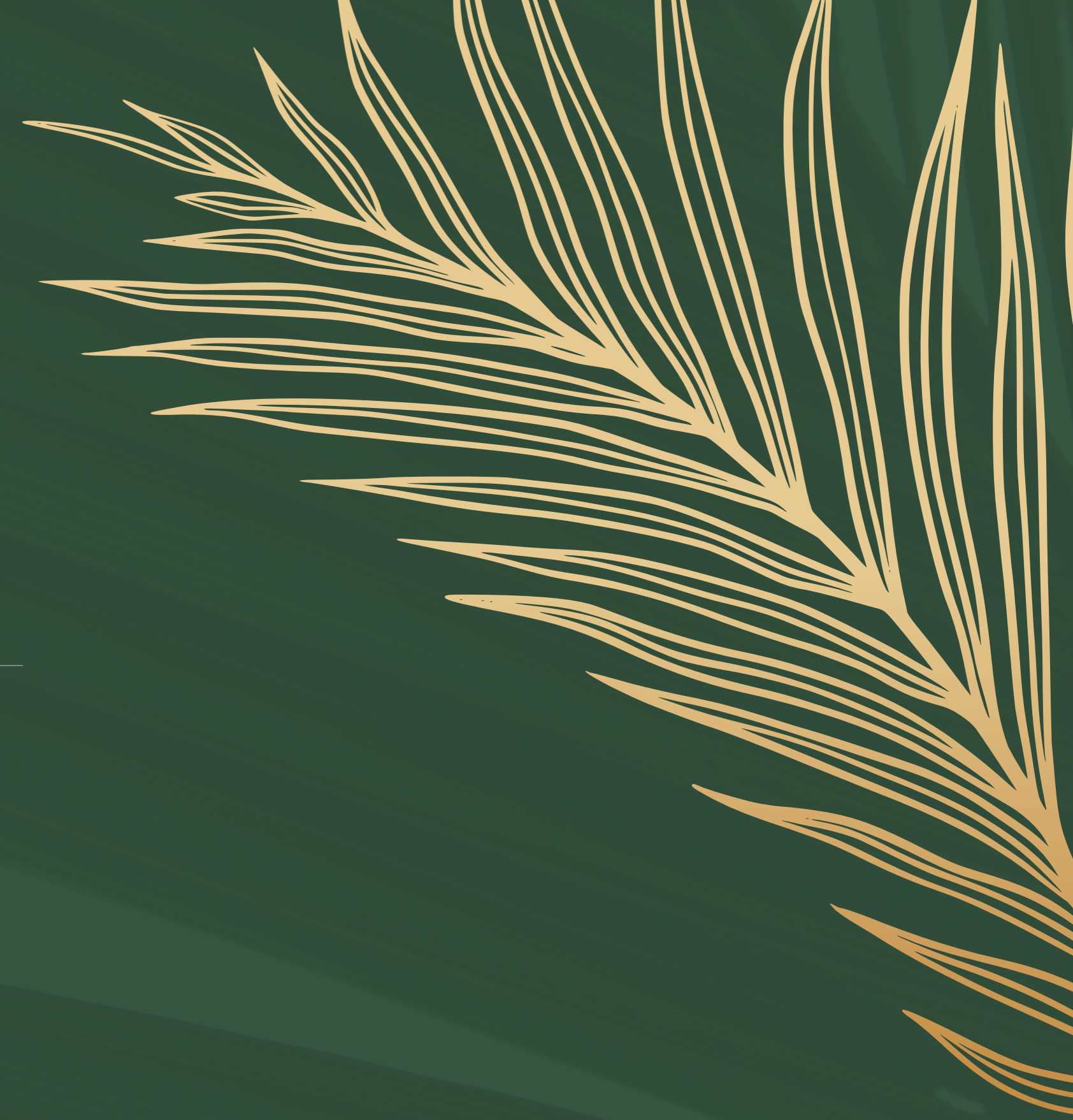


# MELROSE

LIMITED EDITION GOLF VILLAS

*DAMAC HILLS*

dxboffplan.com





## 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, and Oman, as well as the United Kingdom. Since then, the Company has delivered over 30,922 homes, with a development portfolio of more than 34,000 at various stages of planning and progress.\*

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 golf course by Tiger Woods Design, managed by The Trump Organization, and luxury homes in association with Versace, Fendi Casa, Just Cavalli, Paramount Hotels & Resorts, Rotana and Radisson Hotel Group. 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.



# SOAK IN CALIFORNIA CULTURE

California isn't just a dream of stardom.

It's a promise of a life that balances work and play, energy and serenity, urban and nature. Key elements of that globally coveted lifestyle have made their way to Dubai with effortlessly warm and plush spaces.



## FEEL THE LA VIBE

Imagine yourself at the heart of LA, the world's entertainment capital and one of the most populous metropolitan hubs on the planet. Here, the affinity for contemporary style becomes a backdrop for an enviable residential address.





# MELROSE ESTATES

## CALI VIBES, GOLF VIEWS

Find all the space you need for the life you always imagined. Introducing Melrose Estates, limited edition golf villas that capture the true essence of California. Life here is a subtle nod to the elements - the sky, the greenery and the vibes.

Melrose Estates speaks to connoisseurs of the high life. The design ethos brings the outside in and the inside out, creating warm, transparent living spaces enveloped by breathtaking surroundings including the 18-hole championship golf course.



## STRIKING FIRST IMPRESSIONS



Even as you enter, the double-height foyer entrance blurs the lines between the elegant interiors and the resplendent outdoors. The thoughtfully designed kitchen, dining area and living room inspire intimate family dinners or gatherings with friends.





## VIEW LIFE DIFFERENTLY



Take the stairs and arrive to your sanctuary. Three bedrooms give large families more space to get closer. The elegant master bedroom redefines the concept of space. When the glass doors slide open, endless conversations ensue into the sunset.





## OUTDOORS ABOVE ALL



Few homes can pride on rooftop terraces as emphatically as Melrose Estates. When you're not watching the sun go down or taking in a few rounds of golf, the rooftop terrace can double up as a game room, private outdoor cinema or gymnasium.





# MELROSE CLUSTER PLAN



V5b-V

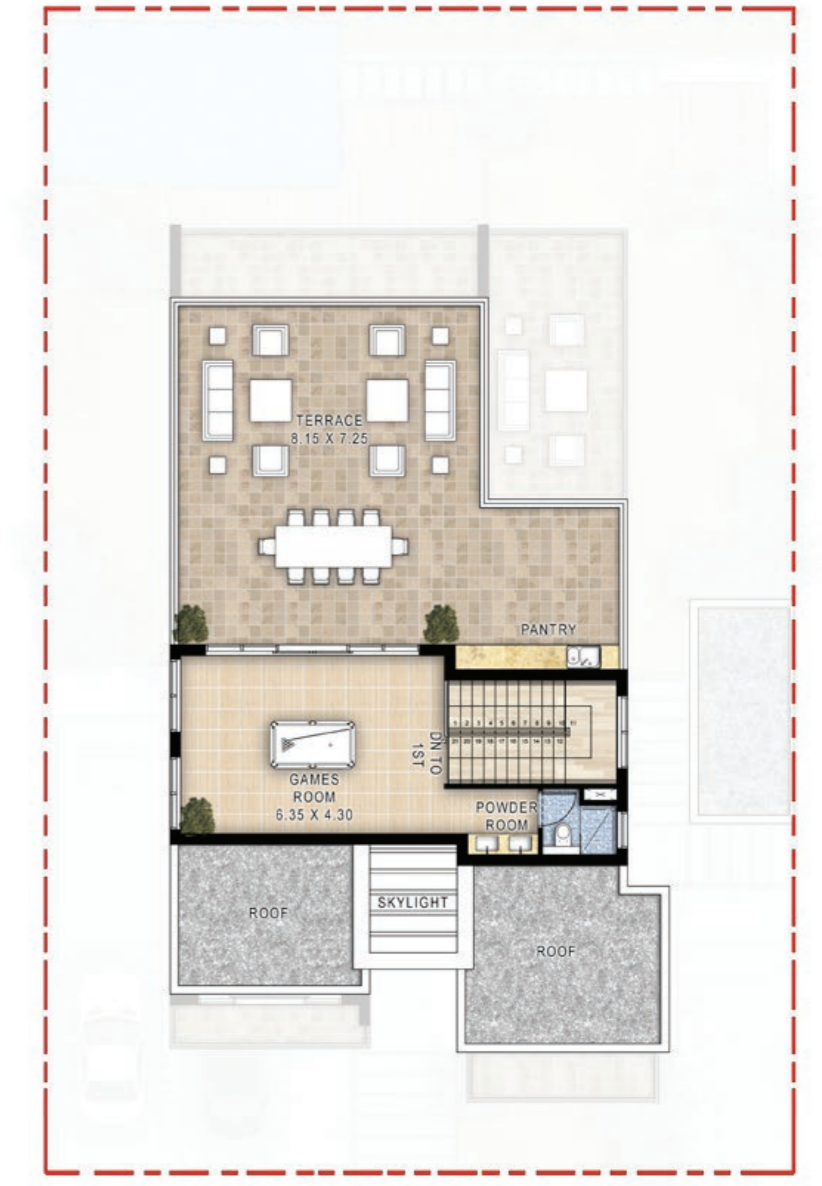
# FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

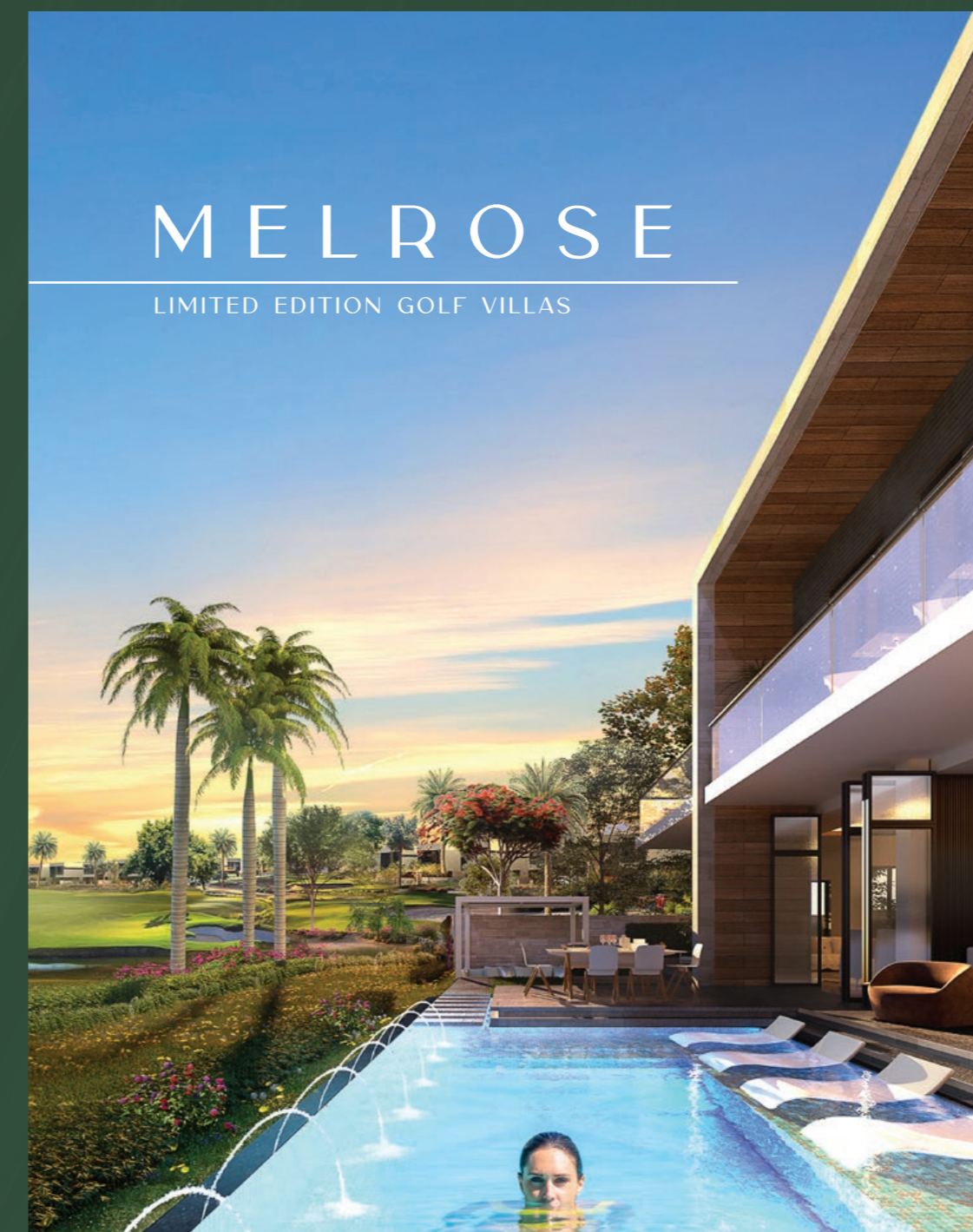


ROOF

# 2-YEAR 60/40 POST COMPLETION PAYMENT PLAN



	MILESTONE	%
Y1	DP	14
	Q1	5
	Q2	5
	Q3	5
	Q4	5
Y2	Q1	5
	Q2	5
	Q3	5
	Q4	5
	<b>COMPLETION</b>	<b>10</b>
Y3	Q1	5
	Q2	5
	Q3	5
	Q4	5
Y4	Q1	5
	Q2	5
	Q3	5
	Q4	5



## PRICE

FROM

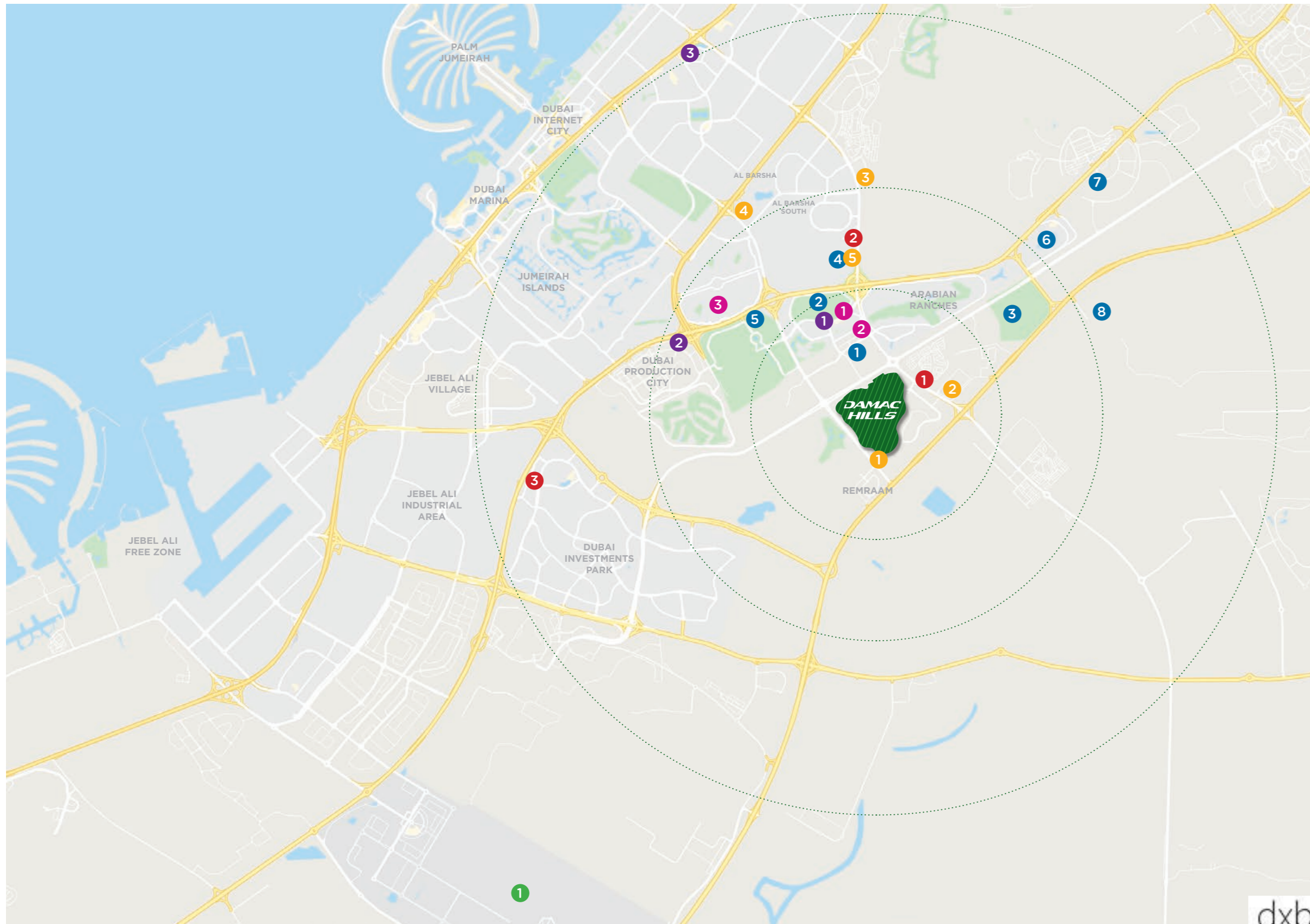
**AED 6,999,999**

PSF ON SALEABLE AREA FROM

**AED 1,145 / SQFT**

SALEABLE AREA

**6,112 SQFT**



# DAMAC HILLS CLOSE TO EVERYTHING

## SPORTS AND LEISURE

- 1 Dubai Polo & Equestrian Club - 10 minutes
- 2 Dubai Autodrome - 12 minutes
- 3 The Plantation Equestrian and Polo Club - 11 minutes
- 4 Miracle Garden - 13 minutes
- 5 Dubai International Stadium - 14 minutes
- 6 Global Village - 14 minutes
- 7 IMG World - 14 minutes
- 8 Hamdan Sports Complex - 15 minutes

## MALLS

- 1 First Avenue Mall - 11 minutes
- 2 City Centre Me'aisem - 14 minutes
- 3 Mall of the Emirates - 24 minutes

## HOSPITALS

- 1 Aster Medical Centre - 9 minutes
- 2 Mediclinic Parkview Hospital - 12 minutes
- 3 NMC Royal Hospital - 19 minutes

## HOTELS

- 1 Park Inn by Radisson - 10 minutes
- 2 Studio One Hotel - 9 minutes
- 3 Five Hotel Jumeirah Village Circle - 19 minutes

## AIRPORT

- 1 Al Maktoum International Airport - 28 minutes

## SCHOOLS

- 1 Jebel Ali School - 5 minutes
- 2 Fairgreen International School - 11 minutes
- 3 Global Indian International School - 16 minutes
- 4 Safa Community School - 18 minutes
- 5 Kings' School - 21 minutes



## APPRECIATE THE FINER THINGS IN LIFE

This is where opulent lifestyles, world-class retail and leisure spaces, along with spectacular outdoor living, spring to life across 42 million square feet in one of Dubai's most prestigious master developments.

Villas, townhouses, apartments and branded residences in association with celebrated names all have access to world-class retail and leisure spaces, along with spectacular outdoor areas and rich greenery in the form of Trump International Golf Club Dubai and The Park.





## THE BEACH IN YOUR BACKYARD

Slip into your swimwear, grab your goggles and cool off at Malibu Bay – the hip new wave pool at DAMAC Hills. Make time to bobble, dunk and jump the ocean-like waves or relax in the shallows with beach-like vibes, trendy F&B and lots more.



## PLAY YOUR NATURAL GAME

There's everything to play for with world-class venues and facilities for tennis, football, cricket, volleyball, basketball and other sports.



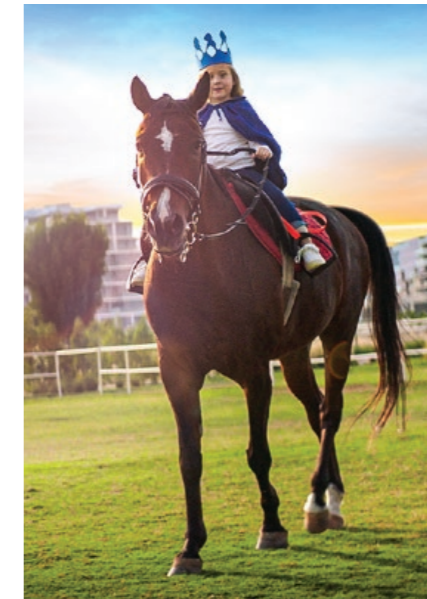
## DISCOVER YOUR SOFTER SIDE

Nature takes pride of place at the Green Zone. But it's just as blissful by the fishing lake or make new friends at the stables, petting farm and dog park.



## MAKE TIME TO CELEBRATE LIFE

Spend lively afternoons at the events park, sample something new at the outdoor food market or host a barbecue by the lake as you camp out for the night.



## FEEL A DIFFERENT THRILL

Little golfers can get started with mini golf while the more adventurous ones learn new tricks at the Skate Park and the outdoor Ice Rink.

# LUXURY BY APPOINTMENT

Contact us at any of our offices or visit [damacproperties.com](http://damacproperties.com)

## UNITED ARAB EMIRATES

Tel: +971 4 301 9999  
PO Box 2195, Dubai, UAE

### Dubai

Park Towers  
Dubai International Financial Centre  
Tel: +971 4 376 3600  
Fax: +971 4 373 1490  
Email: [dubai@damacgroup.com](mailto:dubai@damacgroup.com)

### DAMAC Hills Sales Centre, Gate 1

Sheikh Zayed bin Hamdan  
Al Nahyan Street  
Tel: +971 4 818 3300  
Email: [dubai@damacgroup.com](mailto:dubai@damacgroup.com)

## KUWAIT

Al Bawader Real Estate Broker WLL  
Office 42A, 12th Floor  
Panasonic Tower, Building 6, Block 14  
Al Qibla Street, Kuwait City  
Tel: +965 2249 8727  
Fax: +965 2245 6766  
Email: [kuwait@damacgroup.com](mailto:kuwait@damacgroup.com)

## LEBANON

Unit 1801, 18th Floor  
DAMAC Tower  
Omar Daouk Street  
Mina El Hosn, Beirut Central District  
Tel: +961 81 647 200  
Email: [beirut@damacgroup.com](mailto:beirut@damacgroup.com)

## QATAR

Building #90-820, Zone 40  
Ali bin Talib Street  
New Salata  
PO Box 18223  
Tel: +974 44 961 999  
Fax: +974 44 554 576  
Email: [doha@damacgroup.com](mailto:doha@damacgroup.com)

## JORDAN

Al Istithmar Street  
Abdali Project  
Amman  
Opposite Abdali Mall Gate #1  
Tel: +962 6 510 7000  
Fax: +962 6 565 7896  
Email: [amman@damacgroup.com](mailto:amman@damacgroup.com)

## KINGDOM OF SAUDI ARABIA Riyadh

DAMAC Towers Riyadh  
South Tower  
Olaya District  
King Fahd Road  
PO Box 102460  
Tel: +966 11 835 0300  
Email: [ksa@damacgroup.com](mailto:ksa@damacgroup.com)

## Jeddah

Al Jawharah Tower  
Next to Rosewood Jeddah Hotel  
Said Ibn Amir, Ash Shati  
Tel: +966 12 233 0210  
Fax: +966 12 284 5446  
Email: [ksa@damacgroup.com](mailto:ksa@damacgroup.com)

## UNITED KINGDOM

4th Floor, 100 Brompton Road  
Opposite Harrods  
Knightsbridge, London  
SW3 1ER, United Kingdom  
Tel: +44 (0) 207 590 8050  
Email: [sales@damactower.co.uk](mailto:sales@damactower.co.uk)

## CHINA

Beijing  
Offices 203, 205, 206  
Macau Centre  
No 8, Wangfujing East Street  
Dongcheng District, Beijing  
China, 100006  
Tel: +86 10 5989 8489

## Shanghai

Room 803  
8th Floor, Building 2  
1266 West Nanjing Road  
Jing'an District, Shanghai  
China, 200040  
Tel: +86 21 6086 1266