

UTOPIA

URBAN RESORT VILLAS

DAMAC
HILLS

THE INSPIRATION

UTOPIA
URBAN RESORT VILLAS

AQUA . SERENITY

The color of water evokes feelings of calmness, serenity and freshness. It inspires thoughts of purity, life and the soothing power of nature's most vital element.



RESORT

Experience the epitome of luxury with our resort-inspired villa design. This opulent retreat combines the sophistication of high-end resorts with tranquil and green community living. The villa features spacious pavilions, lush gardens and serene water features, providing a resort-like escape. Nestled in a green community, it offers an eco-conscious, lavish lifestyle, seamlessly blending opulence and nature for a unique living experience.



OASIS . TROPICAL ENVIRONMENT

Oases are nature's hidden gems, lush and vibrant sanctuaries nestled within arid landscapes. Oases embody the beauty of contrast and the power of transformation, symbolising hope, abundance and a perfect blend of nature's contrasting elements.



THE LOCATION

DAMAC HILLS – CLOSE TO EVERYTHING

UTOPIA
URBAN RESORT VILLAS



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DAMAC HILLS: A CLOSER LOOK

CLUSTERS

- 1 Trinity
- 2 Pelham
- 3 Rochester
- 4 Rockwood
- 5 Richmond
- 6 Topanga
- 7 The Field
- 8 Piccadilly Green
- 9 Queens Meadow
- 10 Silver Springs
- 11 Legends
- 12 Whitefield
- 13 Cavalli Estates
- 14 Brookfield
- 15 Bellavista (Carson) A, B, C
- 16 Golf Vita
- 17 Artesia B, C, A
- 18 The Trump Estates
- 19 Ventura Mall
- 20 Golf Promenade 2, 3, 4, 5
- 21 Loreto 1, 2, 3
- 22 Jasmine & Orchid
- 23 Calero
- 24 Phoenix
- 25 The Turf
- 26 The Flora
- 27 Longview
- 28 Veneto
- 29 Golf Panorama, Veduta, Vista, Terrace
- 30 Utopia

ESSENTIALS

- 1 Jebel Ali International School
- 2 CreaKids Nursery
- 3 Line Circle Cafe
- 4 Food Trucks
- 5 Carrefour Supermarket
- 6 Corner Barber
- 7 4Her Salon
- 8 Community Centre
- 9 Radisson Dubai DAMAC Hills
- 10 Trump International Golf Club, Dubai
- 11 Prato / 71 Sports Bar
- 12 Spinneys Supermarket
- 13 Bakericious Supermarket
- 14 Saudi German Clinic
- 15 Medicina Pharmacy
- 16 Viva Supermarket
- 17 Maison de Coiffure

AMENITIES

- 1 Basketball Court
- 2 Football Court
- 3 Tennis Court
- 4 Cricket Field
- 5 Volleyball Court
- 6 BBQ Area
- 7 Kids Play Area
- 8 Kids Crazy Golf
- 9 Ice Rink
- 10 Horse Stables
- 11 Catch & Release
- 12 Jogging Track
- 13 Skate Park
- 14 Central Park
- 15 Picnic Park
- 16 Fruit Park
- 17 Wet Wadi Fountain
- 18 Lake
- 19 Fishing Lake
- 20 Malibu Bay
- 21 Petting Farm
- 22 Golf Course
- 23 Events Area
- 24 Community Centre
- 25 Padel Court



AMENITIES

UTOPIA

URBAN RESORT VILLAS

CLUBHOUSE TRUMP INTERNATIONAL GOLF CLUB, DUBAI

UNIQUE CLUBHOUSE DESIGN



Trump International Golf Club
DUBAI



SPORTS FACILITIES

SKATE PARK, CRICKET, FOOTBALL, BASKETBALL, VOLLEYBALL & MORE!

DAMAC
HILLS



THE BEACH IN YOUR BACKYARD



DOORSTEP SERVICES

SUPERMARKETS, FOOD TRUCKS, F&B, SALON, BARBERSHOP, NURSERY & MORE!

DAMAC
HILLS



CLUSTER PLAN

UTOPIA

URBAN RESORT VILLAS

7 UNITS

UTOPIA
URBAN RESORT VILLAS



DAMAC HILLS - UTOPIA

— V75 - G
— V1000-G

20 UNITS

UTOPIA
URBAN RESORT VILLAS



DAMAC HILLS – UTOPIA

- █ V55 - G
- █ V75 - G
- █ V1000-G

UTOPIA

URBAN RESORT VILLAS



UTOPIA

URBAN RESORT VILLAS



UNIT TYPES

UTOPIA

URBAN RESORT VILLAS

THE EXTERIOR

FRONT, DAY – V55

UTOPIA
URBAN RESORT VILLAS



THE EXTERIOR

FRONT, NIGHT – V55

UTOPIA
URBAN RESORT VILLAS



THE EXTERIOR

SIDE ELEVATION – V55

UTOPIA
URBAN RESORT VILLAS



THE EXTERIOR

REAR, DAY – V55

UTOPIA
URBAN RESORT VILLAS



THE EXTERIOR

REAR, NIGHT – V55

UTOPIA
URBAN RESORT VILLAS



UNIT TYPES

BASEMENT - GROUND - FIRST - ROOF FLOOR - V55

SALEABLE AREA: 964 SQM - 10,376.40 SQFT

UTOPIA
URBAN RESORT VILLAS



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

THE EXTERIOR

FRONT, DAY – V75

UTOPIA
URBAN RESORT VILLAS



THE EXTERIOR

FRONT, NIGHT - V75

UTOPIA
URBAN RESORT VILLAS



THE EXTERIOR

SIDE ELEVATION – V75

UTOPIA
URBAN RESORT VILLAS



THE EXTERIOR

REAR, DAY - V75

UTOPIA
URBAN RESORT VILLAS



THE EXTERIOR

REAR, NIGHT – V75

UTOPIA
URBAN RESORT VILLAS



UNIT TYPES

BASEMENT - GROUND - FIRST - ROOF FLOOR - V75

SALEABLE AREA: 1208 SQM - 13,002.80 SQFT

UTOPIA
URBAN RESORT VILLAS



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

THE EXTERIOR

FRONT, DAY - V1000

UTOPIA
URBAN RESORT VILLAS



THE EXTERIOR

FRONT, NIGHT - V1000

UTOPIA
URBAN RESORT VILLAS



THE EXTERIOR

SIDE ELEVATION - V1000

UTOPIA
URBAN RESORT VILLAS



THE EXTERIOR

REAR, DAY - V1000

UTOPIA
URBAN RESORT VILLAS



THE EXTERIOR

REAR, NIGHT - V1000

UTOPIA
URBAN RESORT VILLAS



UNIT TYPES

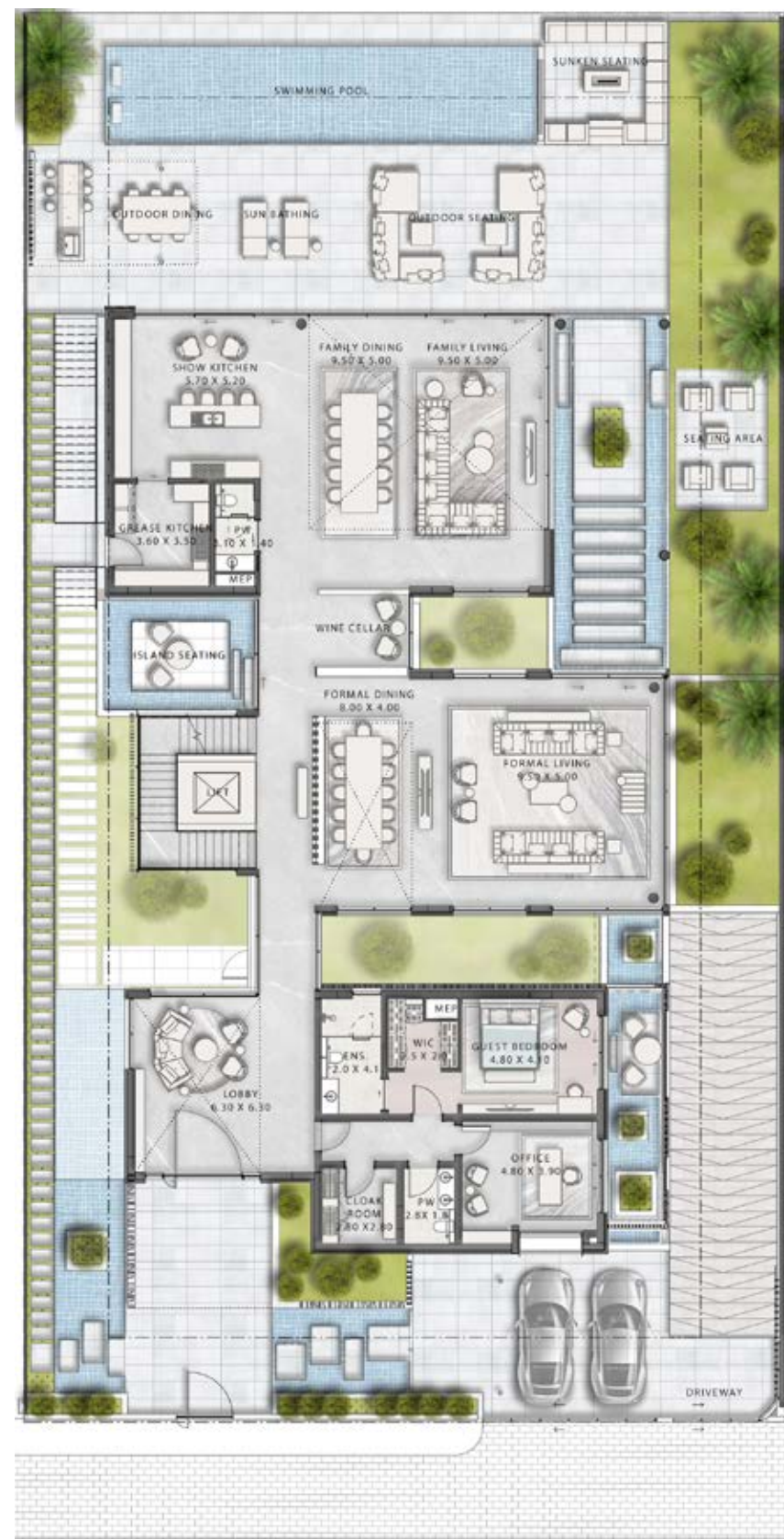
BASEMENT - GROUND - FIRST - ROOF FLOOR - V1000

SALEABLE AREA: 1658 SQM - 17,846.56 SQFT

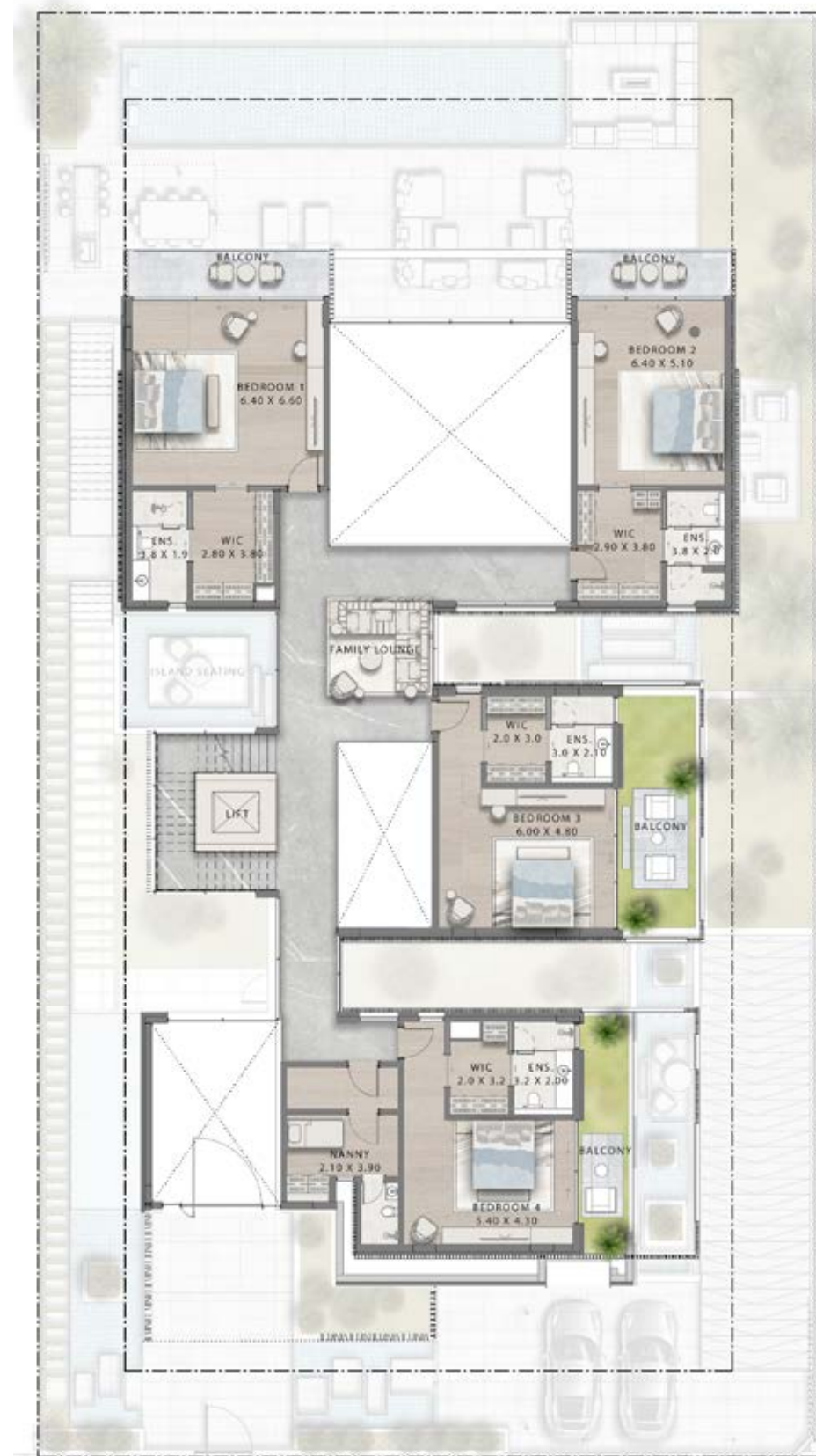
UTOPIA
URBAN RESORT VILLAS



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

INTERIOR DESIGN

UTOPIA

URBAN RESORT VILLAS



ITALIAN OROBICO
MARBLE

1
Orobico Porcelain Tile



2
Timber Veneer



3
Armani Grey Marble

CHARACTER
SOPHISTICATED
WELCOMING
COSY

TIMELESS LOOK
SOPHISTICATED
ELEGANT



ITALIAN OROBICO
MARBLE

Orobico Porcelain Tile



CHARACTER
SOPHISTICATED
WELCOMING
COSY

Timber Veneer



TIMELESS LOOK
SOPHISTICATED
ELEGANT

Armani Grey Marble



ELEGANT

Sahara Noir Porcelain Tile

FORMAL LIVING & DINING-V75

UTOPIA
URBAN RESORT VILLAS



ITALIAN OROBICO
MARBLE

1
Orobico Porcelain Tile



WARM
INVITING
REFINED LOOK

2
Bronze Metal



TIMELESS LOOK
SOPHISTICATED
ELEGANT

3
Armani Grey Marble

FORMAL LIVING & DINING-V75

UTOPIA
URBAN RESORT VILLAS



1
Volakas Marble

NATURAL GREEK MARBLE
IRREGULAR PATTERN



2
Armani Grey Marble

TIMELESS LOOK
SOPHISTICATED
ELEGANT



3
Timber Veneer

CHARACTER
SOPHISTICATED
WELCOMING
COSY



4
Bronze Metal

WARM
INVITING
REFINED LOOK

FORMAL DINING & LIVING-V1000

UTOPIA
URBAN RESORT VILLAS



1
Timber Veneer

CHARACTER
SOPHISTICATED
WELCOMING
COSY



2
Serpentine Marble

UNIQUE
ELEVATED LOOK



3
Brushed Bronze Metal

WARM
INVITING
REFINED LOOK



4
Armani Grey Marble

TIMELESS
SOPHISTICATED
ELEGANT
TIMELESS LOOK

FAMILY AREA & SHOW KITCHEN-V1000

UTOPIA
URBAN RESORT VILLAS



Timber Veneer

CHARACTER
SOPHISTICATED
WELCOMING
COSY



Serpentine Marble

UNIQUE
ELEVATED LOOK



Armani Grey Marble

TIMELESS LOOK
SOPHISTICATED
ELEGANT

PRIMARY BEDROOM-V55



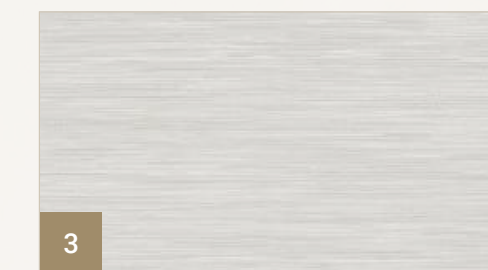
1 Arabescato Corcia Tile

ARABESCO
MARBLE



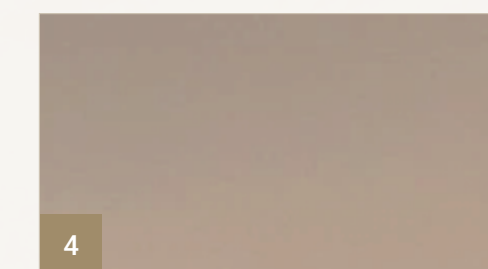
2 Timber Veneer

CHARACTER
SOPHISTICATED
WELCOMING
COSY



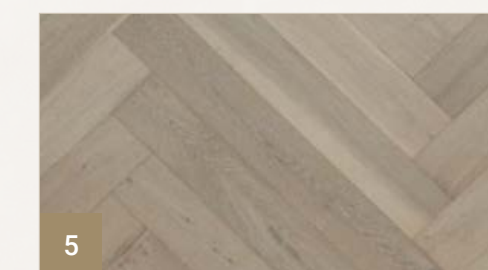
3 Textured Wallpaper

VISUAL INTEREST
DEPTH
COSY
INVITING ATMOSPHERE



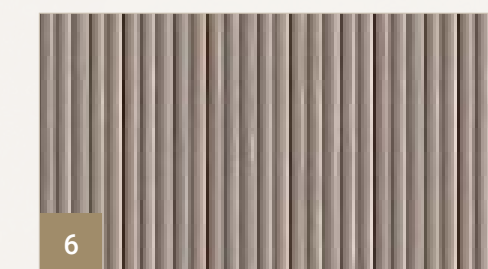
4 Bronze Mirror

REFLECTIONS



5 Parquet Flooring

NATURAL
CALMNESS
ELEGANT



6 Fluted Timber

TEXTURED

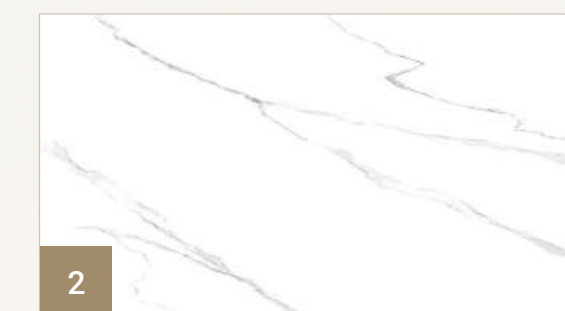
ROOF FLOOR PRIMARY BEDROOM-V75

UTOPIA
URBAN RESORT VILLAS



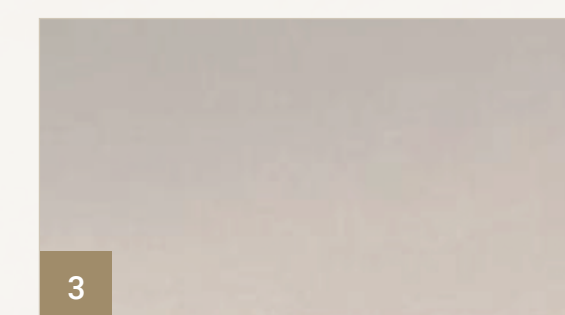
1
Textured Wallpaper

VISUAL INTEREST
DEPTH
COSY
INVITING ATMOSPHERE



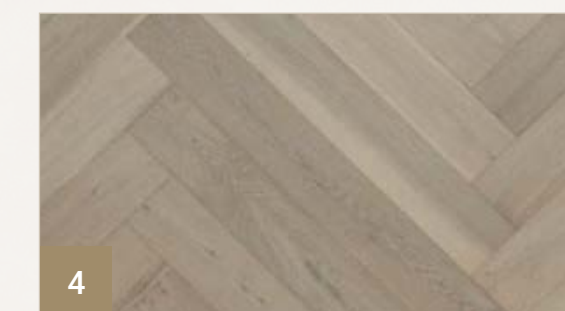
2
Calacatta Porcelain Tile

UNIQUENESS
SPACIOUS FEELING



3
Bronze Mirror

REFLECTIONS



4
Parquet Flooring

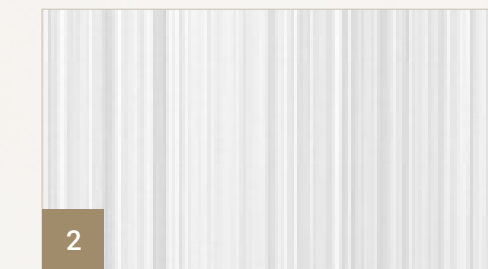
NATURAL
CALMNESS
ELEGANT

PRIMARY BEDROOM-V1000



1
Timber Veneer

CHARACTER
SOPHISTICATED
WELCOMING
COSY



2
Textured Wallpaper

VISUAL INTEREST
DEPTH
HELPS SPACE
FEEL TALLER



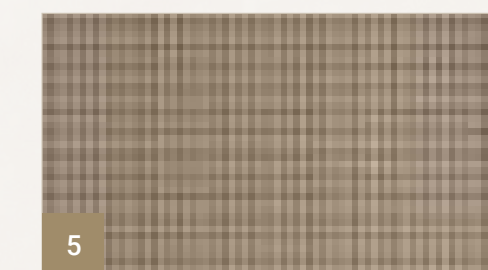
3
Textured Glass

TRANSPARENCY



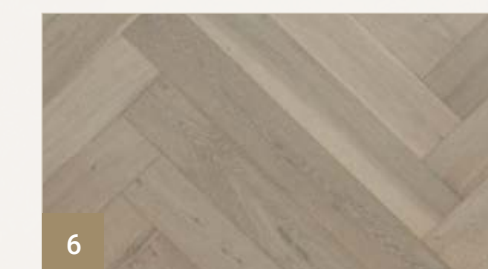
4
Bronze Metal

WARM
INVITING
REFINED LOOK



5
Metal Mesh

TEXTURED



6
Parquet Flooring

NATURAL
CALMNESS
ELEGANT

PRIMARY ENSUITE-V55

UTOPIA
URBAN RESORT VILLAS



Armani Grey Porcelain Tile

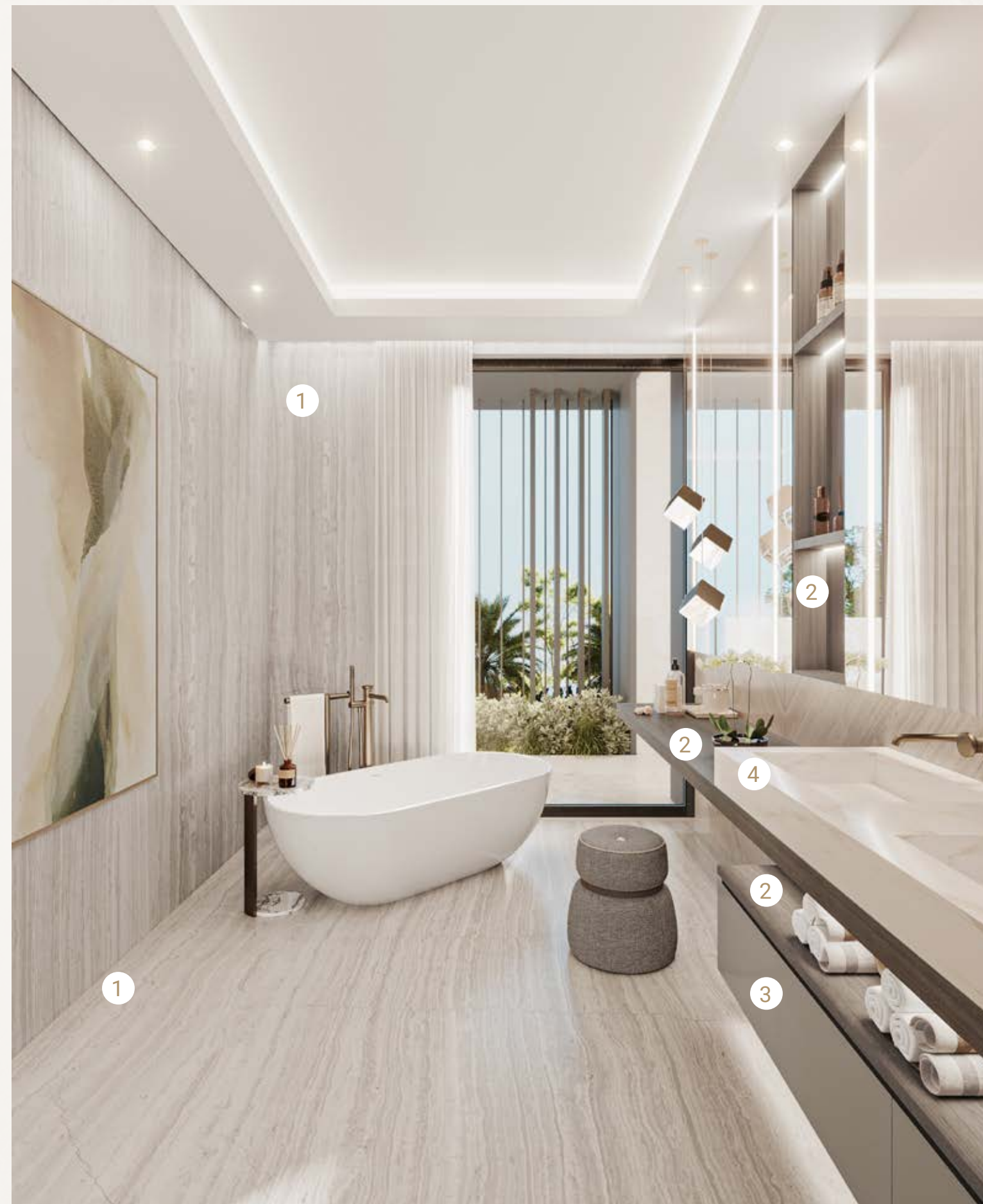
TIMELESS LOOK
SOPHISTICATED
ELEGANT



Sahara Noir Porcelain Tile

ELEGANT

FIRST FLOOR PRIMARY ENSUITE-V75



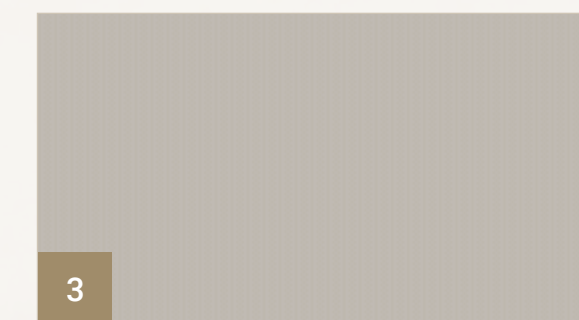
1
Serpentine Porcelain Tile

UNIQUE
ELEVATED LOOK



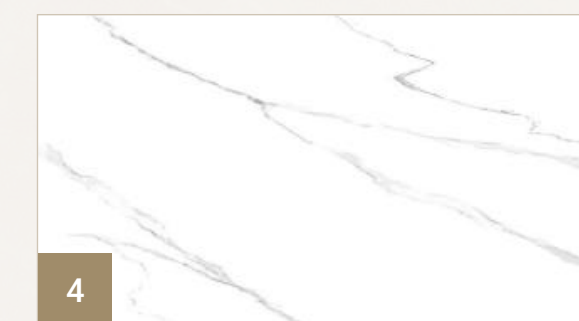
2
Timber Veneer

CHARACTER
SOPHISTICATED
WELCOMING
COSY



3
Lacquer

ELEGANT



4
Calacatta Marble Porcelain Tile

UNIQUENESS
SPACIOUS FEELING

PRIMARY ENSUITE-V1000

UTOPIA
URBAN RESORT VILLAS



ARABESCO
MARBLE

1

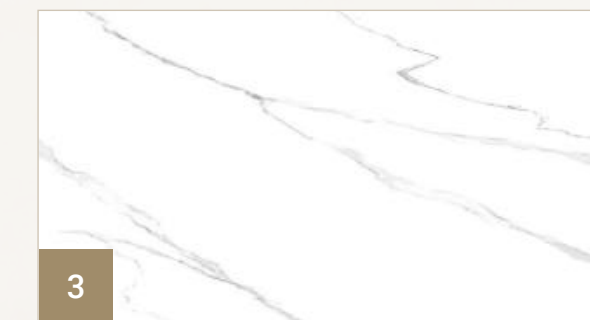
Arabescato Corcia Porcelain Tile



TRANSPARENCY

2

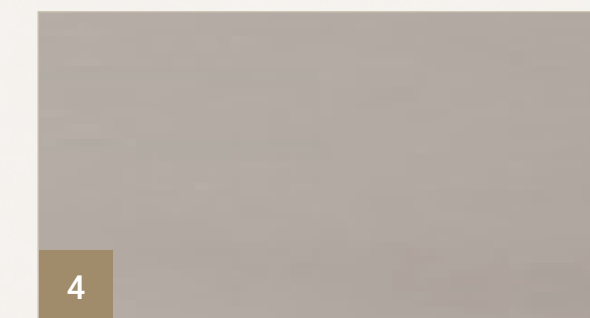
Frosted Glass



UNIQUENESS
SPACIOUS FEELING

3

White Marble Porcelain Tile

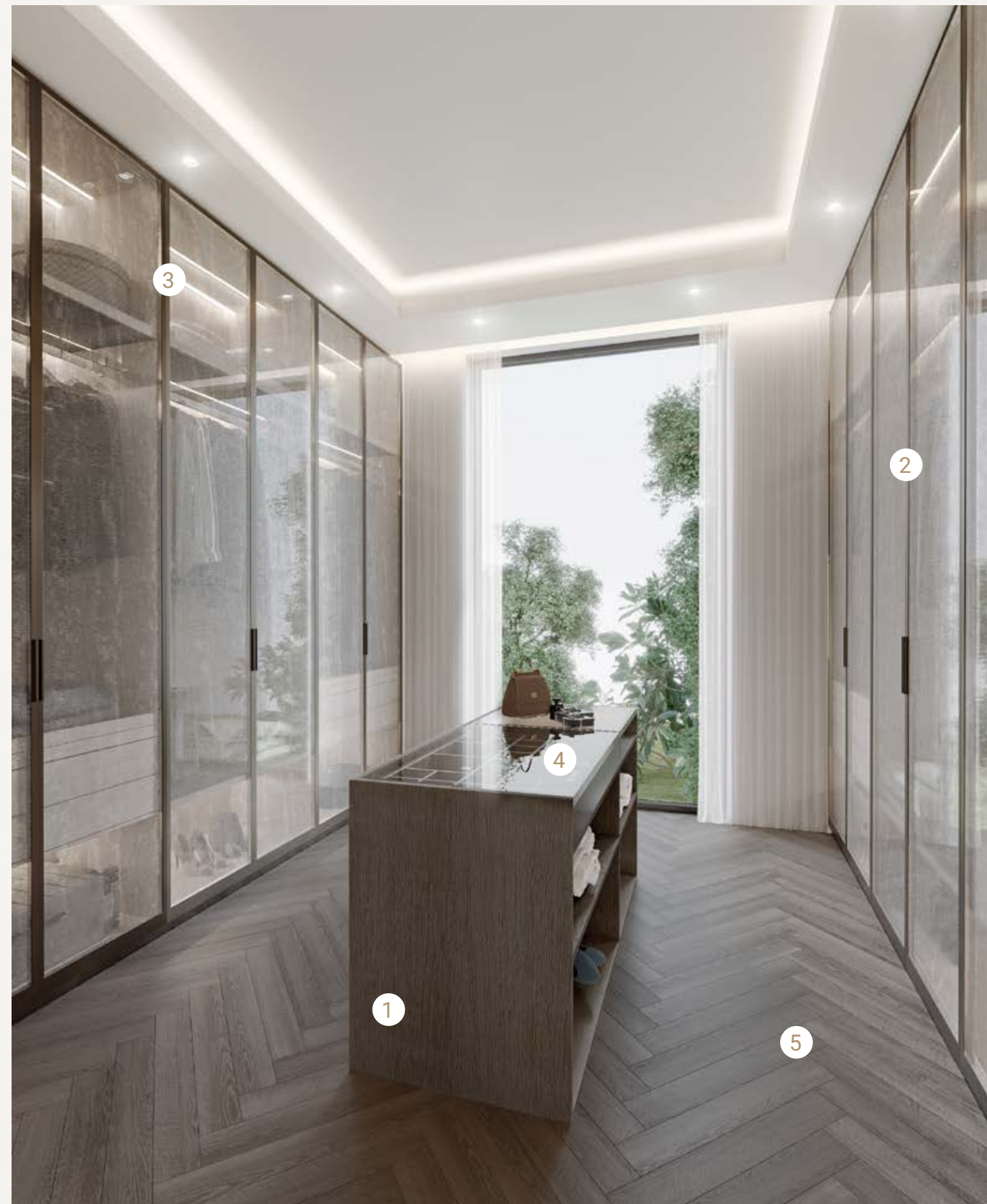


ELEGANT

4

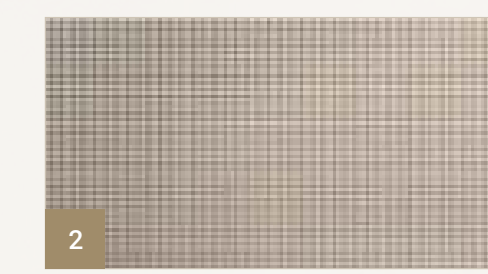
Semi-gloss Lacquer

WALK-IN CLOSET-V55



Timber Veneer

CHARACTER
SOPHISTICATED
WELCOMING
COSY



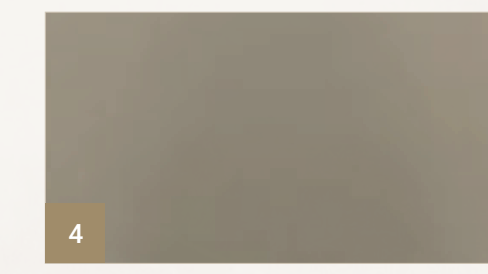
Mesh Glass

TEXTURED



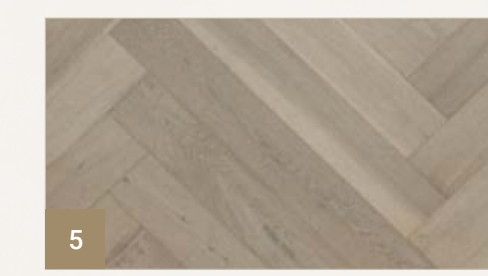
Brushed Bronze Metal

WARM
INVITING
REFINED LOOK



Tinted Glass

TRANSPARENCY



Parquet Flooring

NATURAL
CALMNESS
ELEGANT

WALK-IN CLOSET-V75



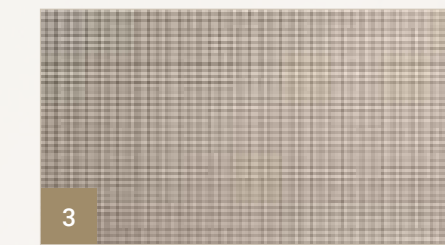
1
Timber Veneer

SPACIOUS
SOPHISTICATED



2
Textured Wallpaper

VISUAL INTEREST
DEPTH
COSY
INVITING ATMOSPHERE



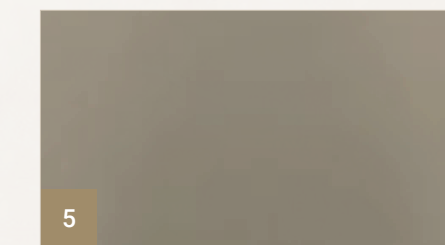
3
Mesh Glass

TEXTURED



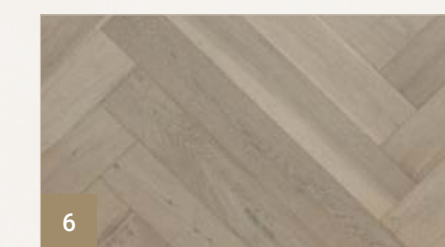
4
Brushed Bronze Metal

WARM
INVITING
REFINED LOOK



5
Tinted Glass

TRANSPARENCY

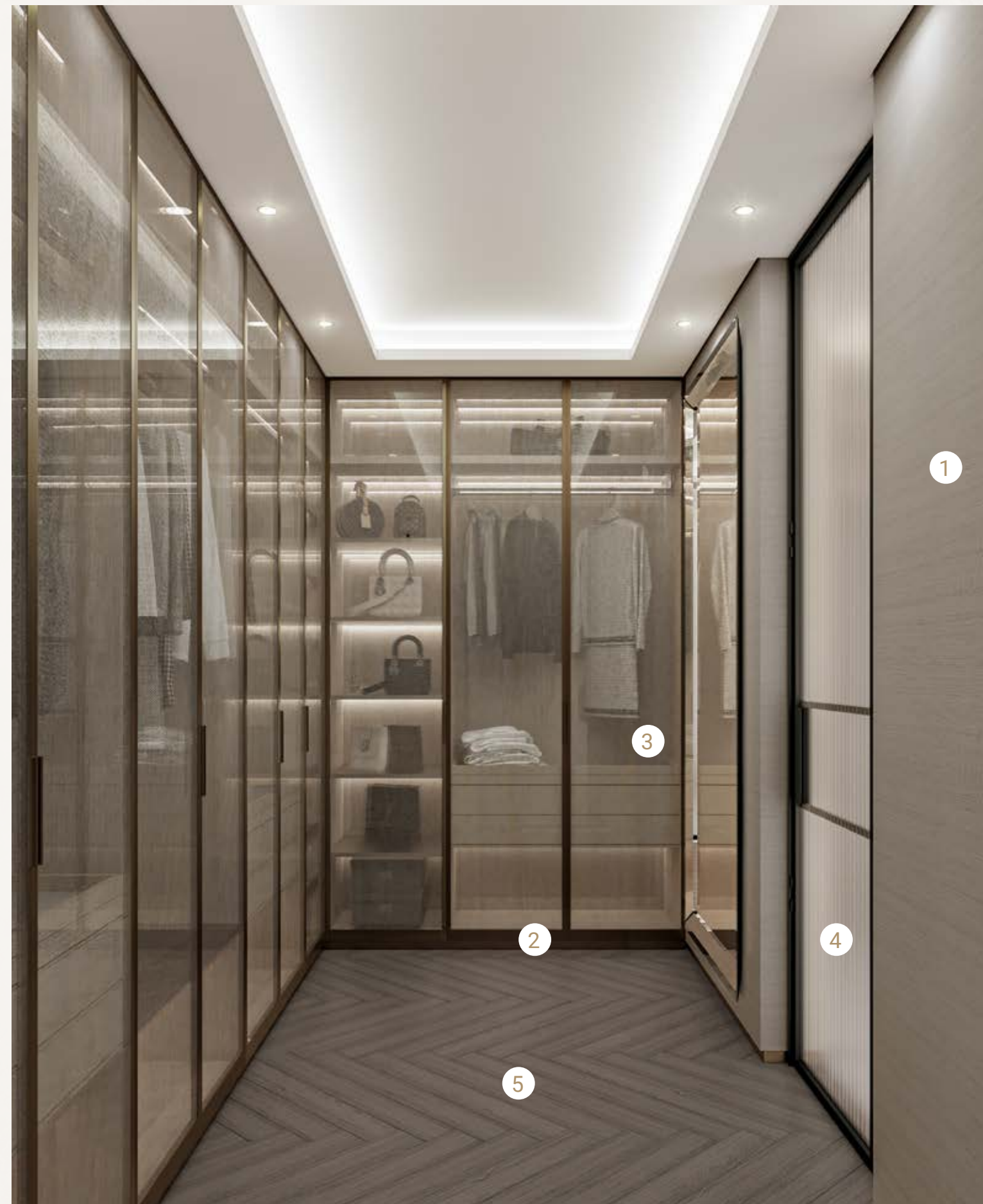


6
Parquet Flooring

NATURAL
CALMNESS
ELEGANT

WALK-IN CLOSET-V1000

UTOPIA
URBAN RESORT VILLAS



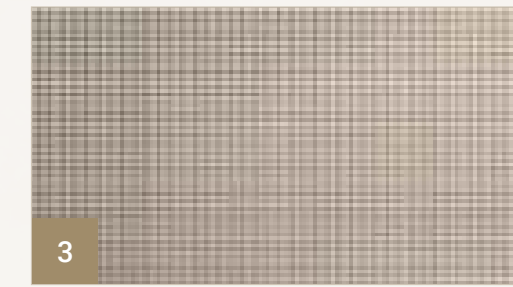
1
Textured Wallpaper

VISUAL INTEREST
DEPTH
COSY
INVITING ATMOSPHERE



2
Brushed Bronze Metal

WARM
INVITING
REFINED LOOK



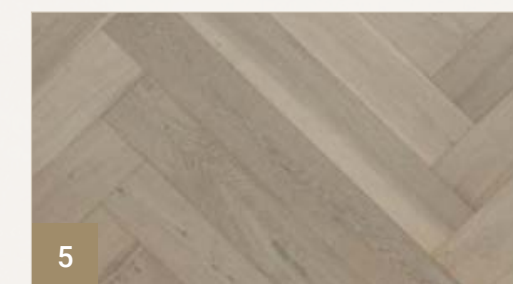
3
Mesh Glass

TEXTURED



4
Textured Glass

TRANSPARENCY



5
Parquet Flooring

NATURAL
CALMNESS
ELEGANT

GAMES ROOM-V55



1
Serpentine Marble

UNIQUE
ELEVATED LOOK



2
Brushed Bronze Metal

WARM
INVITING
REFINED LOOK



3
Armani Grey Marble

TIMELESS LOOK
SOPHISTICATED
ELEGANT



4
Textured Wallpaper

VISUAL INTEREST
DEPTH
COSY
INVITING ATMOSPHERE



5
Timber Veneer

CHARACTER
SOPHISTICATED
WELCOMING
COSY



6
Mesh Glass

TEXTURED



1
Serpentine Porcelain Tile

UNIQUE
ELEVATED LOOK



2
Timber Veneer

CHARACTER
SOPHISTICATED
WELCOMING
COSY



3
Fluted Porcelain Tile

TEXTURED



4
Rubber Floor

ELEGANT



5
Silver Mirror

TRANSPARENCY

ENTERTAINMENT AREA-V1000

UTOPIA
URBAN RESORT VILLAS



ITALIAN OROBICO
MARBLE

Orobico Porcelain Tile



VELVET SURFACE
SOFT & LUXURY FEEL

Faux Suede Fabric



WARM
INVITING
REFINED LOOK

Bronze Metal



CHARACTER
SOPHISTICATED
WELCOMING
COSY

Timber Veneer



ELEGANT

Quartz Stone Countertop



TIMELESS LOOK
SOPHISTICATED
ELEGANT

Armani Grey Marble

TERRACE-V1000

UTOPIA
URBAN RESORT VILLAS



COMMERCIAL TERMS & PAYMENT PLAN

V1000

Starting from AED

33.1M

V75

Starting from AED

24.1M

V55

Starting from AED

18.1M

DESCRIPTION	MILESTONE EVENT	(%) VALUE
Deposit	Immediate	20
1st Installment	Within 3 Months of Sale Date	1
2nd Installment	Within 4 Months of Sale Date	1
3rd Installment	Within 5 Months of Sale Date	1
4th Installment	Within 6 Months of Sale Date	1
5th Installment	Within 7 Months of Sale Date	1
6th Installment	Within 8 Months of Sale Date	5
7th Installment	Within 9 Months of Sale Date	1
8th Installment	Within 10 Months of Sale Date	1
9th Installment	Within 11 Months of Sale Date	1
10th Installment	Within 12 Months of Sale Date	1
11th Installment	Within 13 Months of Sale Date	1
12th Installment	Within 14 Months of Sale Date	1
13th Installment	Within 15 Months of Sale Date	1
14th Installment	Within 16 Months of Sale Date	1
15th Installment	Within 17 Months of Sale Date	1
16th Installment	Within 18 Months of Sale Date	5
17th Installment	Within 19 Months of Sale Date	1
18th Installment	Within 20 Months of Sale Date	1
19th Installment	Within 21 Months of Sale Date	1
20th Installment	Within 22 Months of Sale Date	1
21st Installment	Within 23 Months of Sale Date	1
22nd Installment	Within 24 Months of Sale Date	1
23rd Installment	Within 25 Months of Sale Date	1
24th Installment	Within 26 Months of Sale Date	1
25th Installment	Within 27 Months of Sale Date	1
26th Installment	Within 28 Months of Sale Date	5
27th Installment	Within 29 Months of Sale Date	1
28th Installment	Within 30 Months of Sale Date	1
29th Installment	On Completion	40

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

DAMAC