DAMAC

DAMAC BAY II

roberto cavalli

DAMAC BAY II

THE INSPIRATION

TROPICAL JUNGLE - INSPIRED BY NATURE

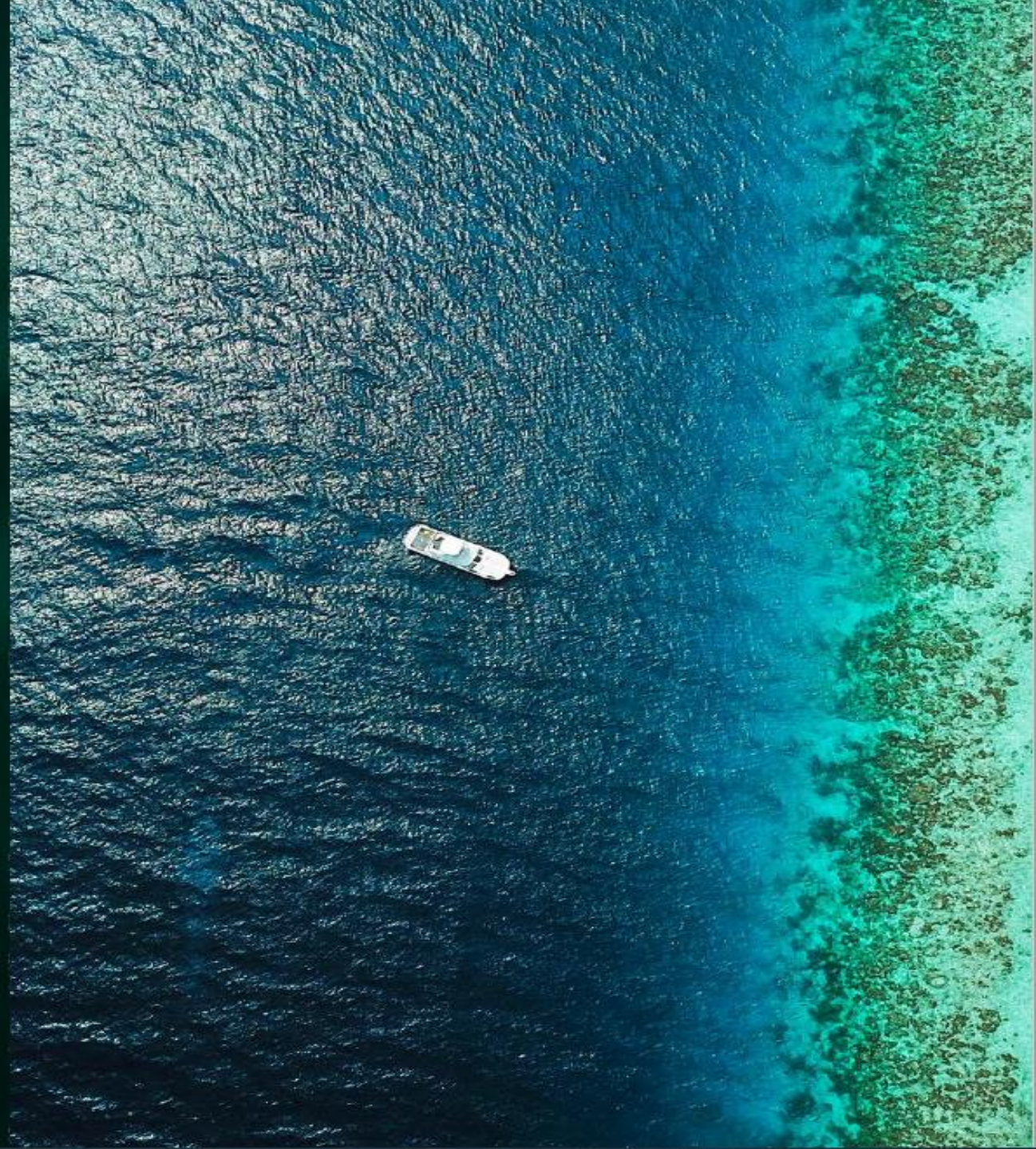
NATURE

CAVALLI DNA

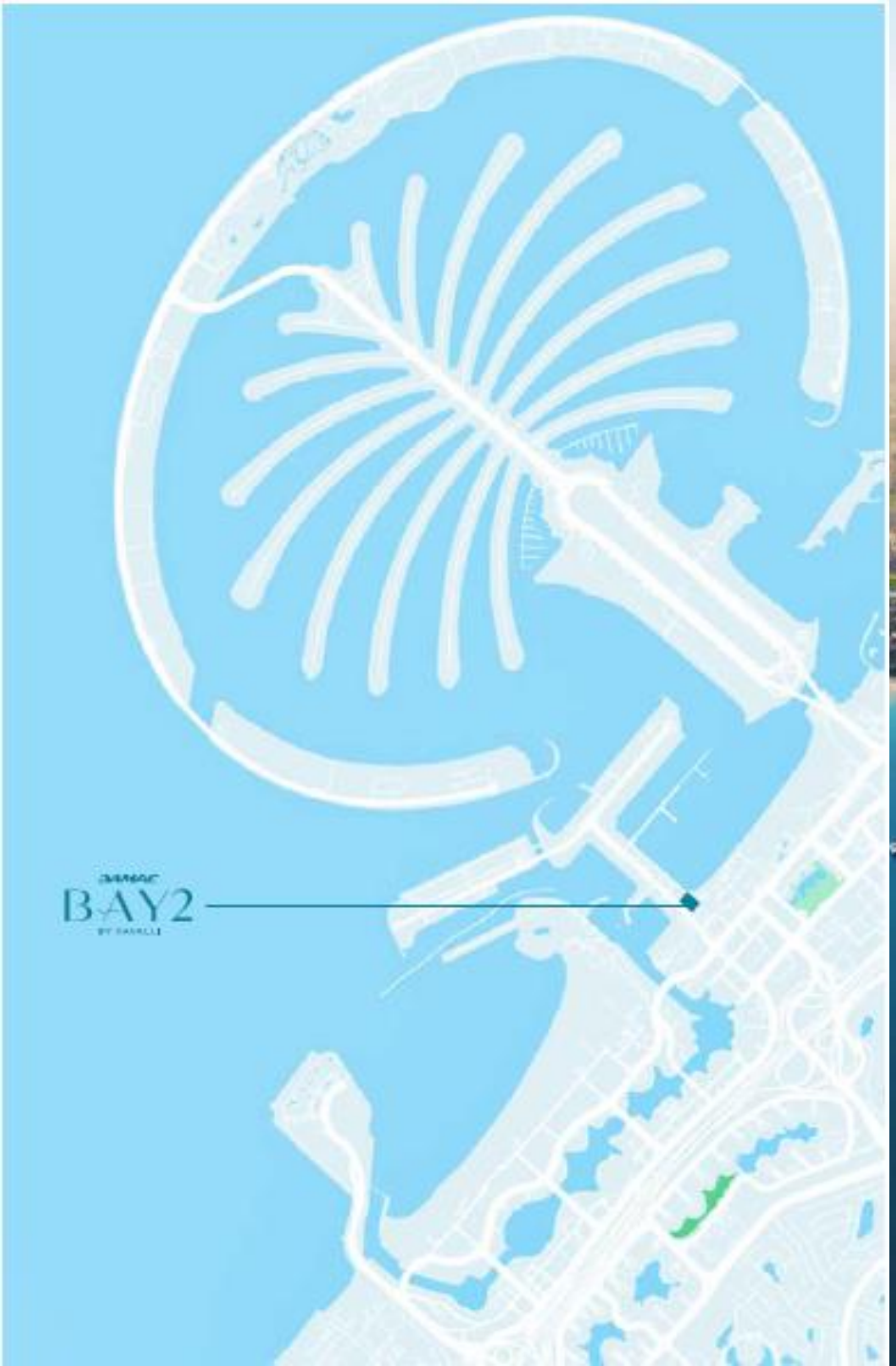


LUSH GREENERY

A WAY OF LIVING
CONCEALED FOR SO
LONG, UNTOUCHED
AND UNTAMED.




PRESENTING
DAMAC BAY 2.
WHERE YOUR
WILD SIDE MEETS
THE SEA.
DAMAC


BAY2
BY CAVALLI


BAY2
BY CAVALLI
BAY
BY CAVALLI

DAMAC BAY II

THE LOCATION

Damac Harbour is located at the intersection of the iconic Palm Jumeirah and Bluewater's, equidistant from Dubai International Airport and Al Maktoum International Airport.

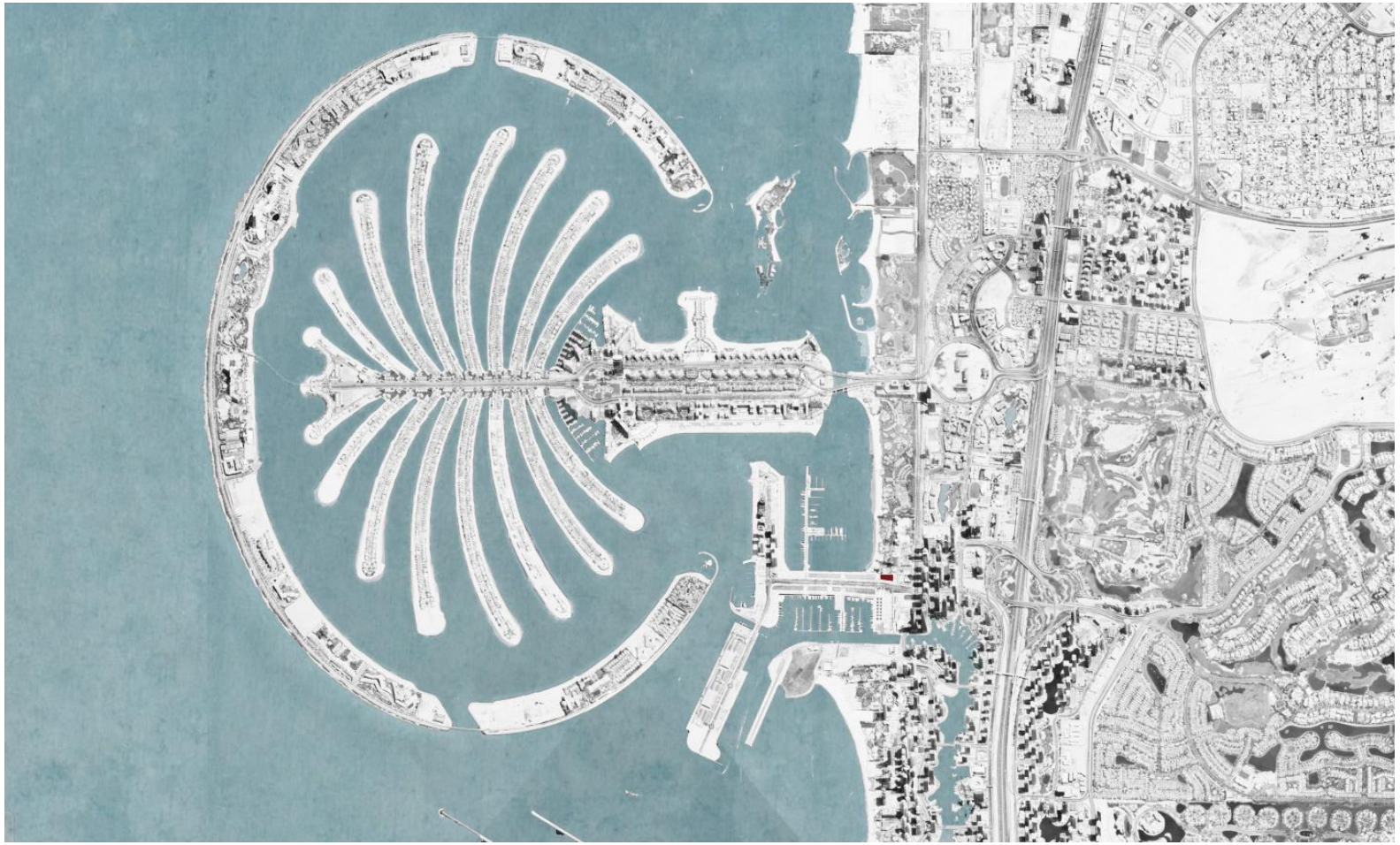
This unique waterfront neighborhood is a stone's throw away from the city's most-loved landmarks, beautiful beaches and world-famous attractions such as Ain Dubai and Burj Al Arab.

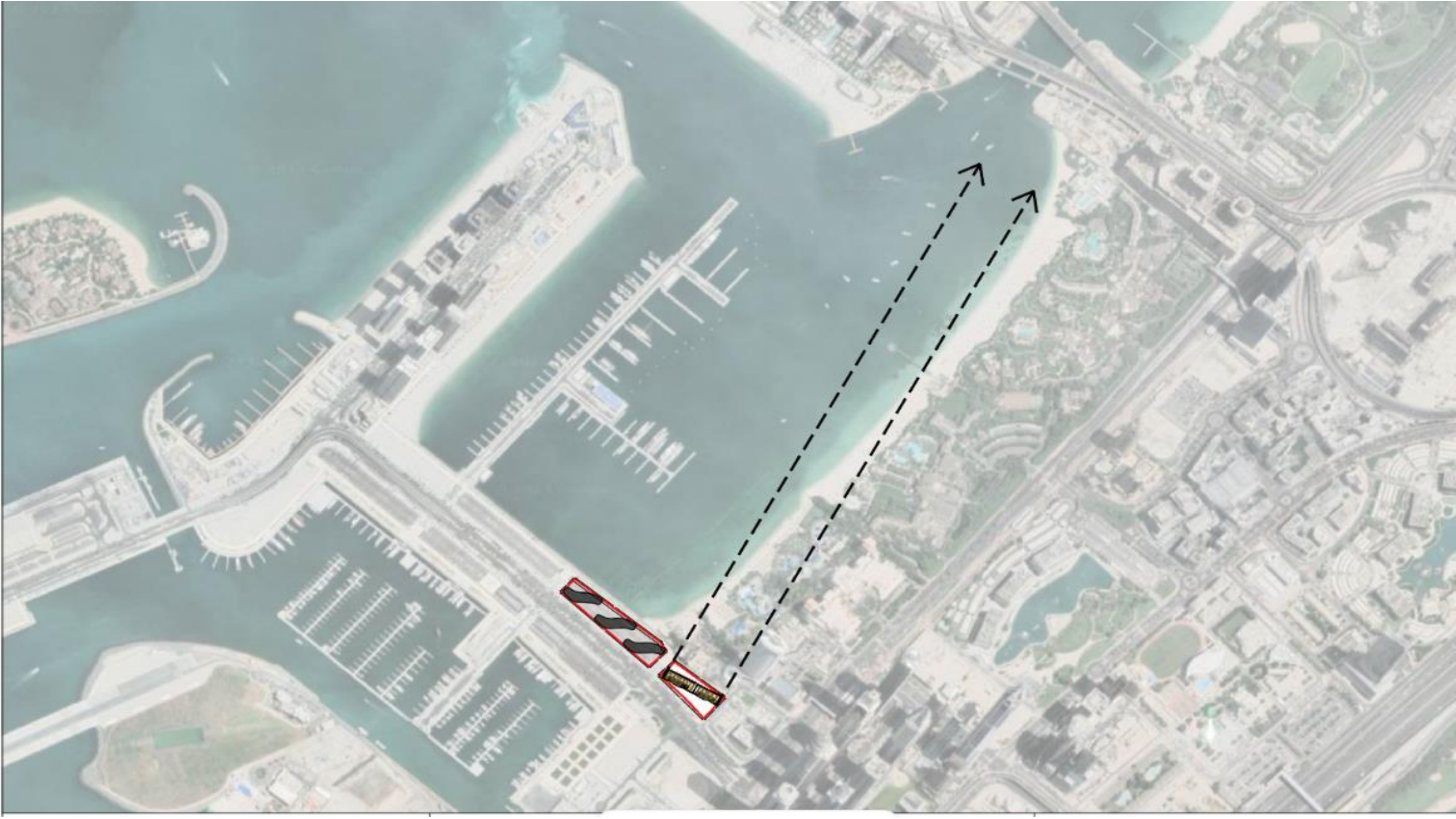
Unique backdrop, iconic vista and accessible location combined with a wide range of living, retail and hospitality choices as well as comprehensive berthing facilities.

The region's most unique lifestyle offering



SEAFRONT DISTRICT









YOUR COUTURE-INSPIRED LIFESTYLE

With DAMAC Bay we brought you the call of the sea. Now, feel fierce creativity next door, as Cavalli's iconic, nature-inspired fashion awakens our wild side, with DAMAC Bay 2.

cavalli

DAMAC BAY II

TYPICAL FLOOR PLAN

VIEW ANALYSIS

- PALM JUMEIRAH AND OPEN SEA
- DUBAI MARINA SKYLINE AND BEACH PROMENADE
- BLUEWATERS AND AIN DUBAI

- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM















DAMAC BAY II


LUXURY
BECOMES
SECOND
NATURE
A soothing and striking 49-storey property that spirits you away to the life you deserve.
Feel harmony and exhilaration in the presence of this dynamic and distinct paragon of luxury living, a sequel that feels alive.
DAMAC
DAMAC

DAMAC BAY II



DAMAC BAY II



DAMAC BAY II



DAMAC BAY II

TOWER CONFIGURATION

B1+G+4P+49F

LEVEL 44TH TO 49TH*

SUPER LUXURY 3BR, 4BR & 5BR DUPLEXES

37th or 43RD LEVEL AMENITIES*

INFINITY POOL
CAVALLI SUSHI BAR
THE PODS
TROPICAL TREATMENT ROOMS
BANANA LEAF BODY WRAP TREATMENTS
HYDRO THERAPY WALK THROUGH SHOWER
DREAM PODS

LEVEL 2nd TO 36th

LUXURY 1BR, 2BR & 3BR

1ST LEVEL AMENITIES

CAVALLI MUSEUM
VIRTUAL FITTING ROOM
CAVALLI ART & FASHION STUDIO
AQUA TREATMENT ROOMS
FLOATING SPA PODS
HOT BOAT TUBS
FLOATING TENTS RETREAT SPA
ORGANIC WALKWAYS THROUGH WATER
FLOATING THERAPY
YOGA AREA
JUICE BAR
SUNKEN SEATING

4 PODIUM LEVELS

GROUND LEVEL

TROPICAL F&B ON THE BEACH



**subject to GFA approval*

INTERIOR DESIGN
LOBBY

Enter into a glistening lobby with textured surroundings, including bedazzling chandeliers, earthy, rustic accents, muted tones and opulent marble finishes.

Lobby Height: 5 Meter



INTERIOR DESIGN

LOBBY



INTERIOR DESIGN
LOBBY



DAMAC BAY II

1ST LEVEL

AMENITIES





FLOATING SPA PODS



HOT BOAT TUBS

ORGANIC WATER WALKWAYS









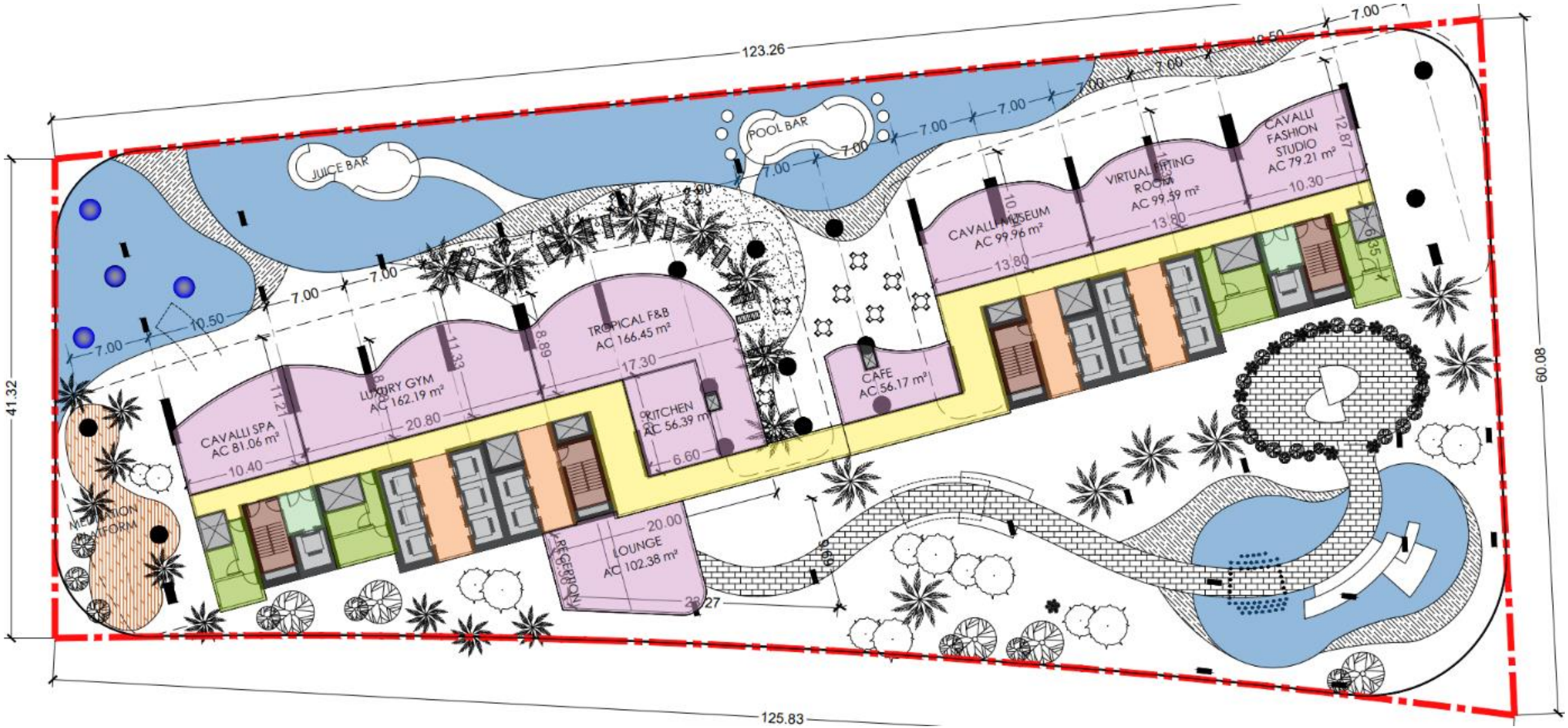
CAVALLI MUSEUM



FLOATING TENTS RETREAT SPA



VIRTUAL FITTING ROOM

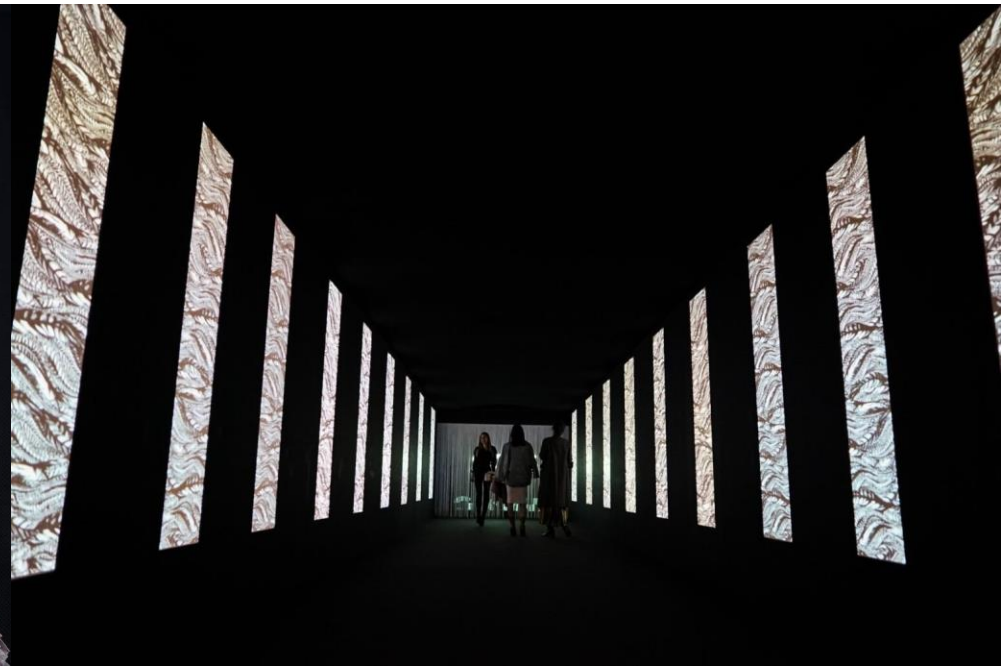

123.26
125.83
41.32
60.08
JUICE BAR
POOL BAR
CAVALLI SPA
AC 81.06 m²
LUXURY GYM
AC 162.19 m²
TROPICAL F&B
AC 166.45 m²
KITCHEN
AC 56.39 m²
CAFE
AC 56.17 m²
CAVALLI MUSEUM
AC 99.96 m²
VIRTUAL FITTING ROOM
AC 99.59 m²
CAVALLI FASHION STUDIO
AC 79.21 m²
LOUNGE
AC 102.38 m²
RECEPTION
MEDITATION UNIFORM

AMENITIES
CAVALLI MUSEUM

FIRST LEVEL







Cavalli museum:

A space where you can explore the newest trends and collections of Roberto Cavalli brand.

AMENITIES
VIRTUAL FITTING ROOM

FIRST LEVEL







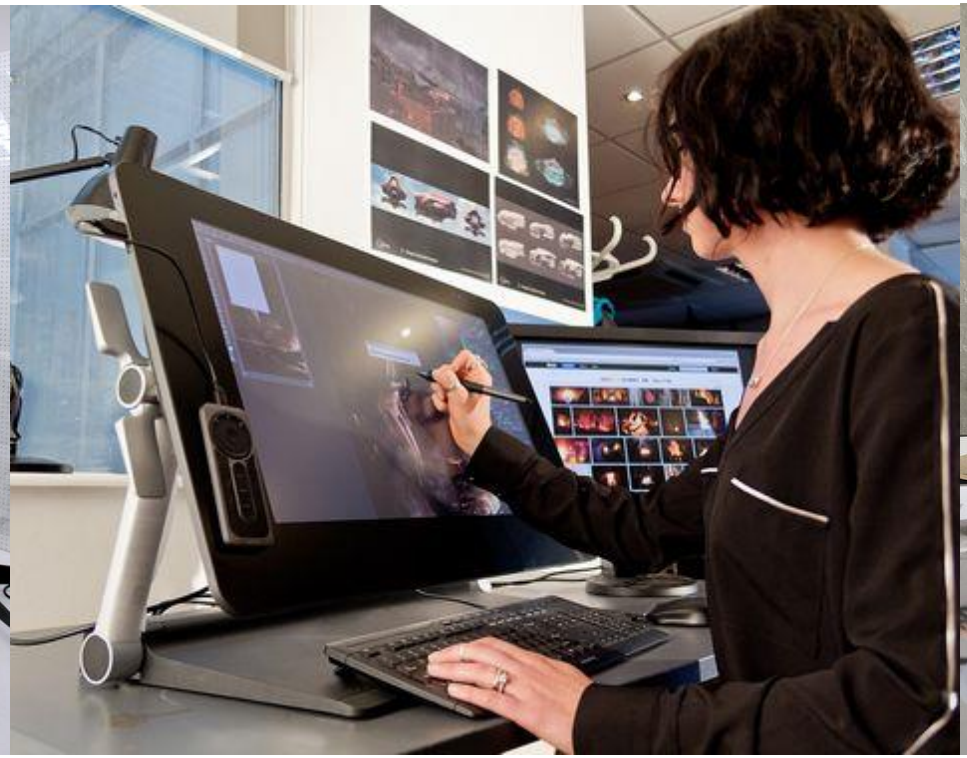
Virtual Fitting room:

A virtual fitting room allows shoppers to try on items without touching them. It works by overlaying an item on a live video feed of a customer via smartphones or mirrors. The shopper can see the size, style, and fit of an item before they buy it.

AMENITIES
CAVALLI ART & FASHION STUDIO

FIRST LEVEL







Cavalli art & Fashion studio:

Imagine, sketch and Create. Get creative and create your own fashion customized Cavalli master pieces. Make your ideas a real ity in the fashion studio.

AMENITIES
FLOATING SPA PODS

FIRST LEVEL

Feel a sense of stillness and find your stress melt away as you're suspended in profound silence in our flotation therapy pods.



AMENITIES
HOT BOAT TUBS

FIRST LEVEL



A myriad of water features flow throughout the property with a wonderful adventure not far away. Aqua treatments, including hydrotherapy walkthrough showers, provide moments of balance and a sense of wellbeing, while hot tub boats ensure your worries sail away.

AMENITIES
YOGA AREA

FIRST LEVEL



AMENITIES
CAFE & LOUNGE

FIRST LEVEL



AMENITIES
SUNKEN SEATING

FIRST LEVEL



Enjoy a colorful array of fragrant dishes at the sushi bar, where you can indulge in sensational flavors and textures, carefully crafted by skilled chefs who take pride in their creations.

AMENITIES
JUNGLE BAR

FIRST LEVEL



DAMAC BAY II

LEVEL 37th or 43rd*

AMENITIES

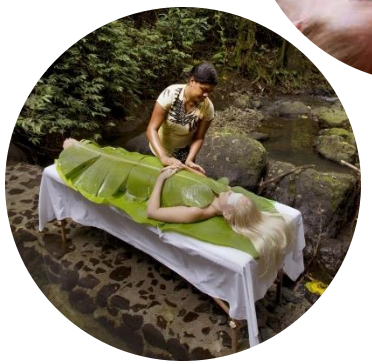


TROPICAL TREATMENT ROOMS



THE PODS





BANANA LEAF BODY WRAP TREATMENTS





HYDRO THERAPY WALK THROUGH SHOWER



CAVALLI SUSHI BAR





*subject to GFA approval


123.26
41.32
60.08
7.00
10.50
7.00
7.00
7.00
7.00
7.00
7.00
7.00
7.00
7.00
7.00
7.00
7.00
10.50
7.00
FLOATING TENTS
71.51 m²
10.28
DREAM PODS
52.03 m²
SPA RECEP
CHANGING ROOM (MALE)
66.42 m²
7.97
CAFE
CHANGING ROOM (FEMALE)
68.84 m²
F&B RECEP
CAVALLI SUSHI BAR
184.95 m²
6.85
5.57
14.59
9.28
12.05
6.24
9.60
KITCHEN
84.57 m²
BANANA LEAF BODY WRAP
75.67 m²
6.32
5.89
TOWER B
TOWER A

AMENITIES
INFINITY POOL

37th or 43RD LEVEL*



Swimming Pool size: 87.5m x [10m(average)]

On the 43rd level, find even more amenities that bring this unique world to life, including DAMAC Bay 2's infinity pool, which effortlessly blends art and nature so your feelings of serenity can stretch on forever.

**subject to GFA approval*

AMENITIES
FLOATING THERAPY PODS

37th or 43RD LEVEL*



**subject to GFA approval*

AMENITIES
TROPICAL TREATMENT ROOMS

37th or 43RD LEVEL*



**subject to GFA approval*

AMENITIES

BANANA LEAF BODY WRAP TREATMENT

37th or 43RD LEVEL*






Benefits of banana leaves for the skin:

Natural herbs can treat minor skin wounds and other skin disorders such as dandruff, eczema, and sunburn.
Use juice of fresh banana leaf juice will gradually heal from the root disturbance.
You can also soak the leaves with cold water and apply on skin sunburn.

**subject to GFA approval*

Banana leaves have medicinal properties that can relieve poisonous insect bites, bee stings, spider bites, rashes, skin irrit ation. The leaves are popularly known as a natural eraser. Cosmetic creams and lotions contain active ingredients are expensive so-called Allantoin found in plant leaves. Allantoin helps faster healing, kills germs and stimulates new skin cell growth.

AMENITIES

HYDROTHERAPY WALKTHROUGH SHOWER

37th or 43RD LEVEL*

hydrotherapy walkthrough showers, provide moments of balance and a sense of wellbeing, while hot tub boats ensure your worries sail away.



**subject to GFA approval*

AMENITIES

THE PODS THE SPEAKER YOU CAN ENTER

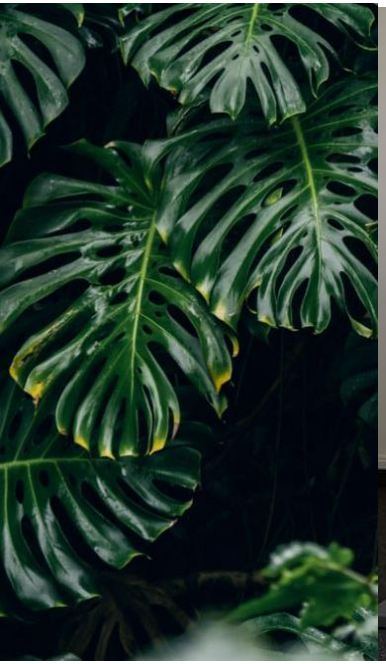
37th or 43RD LEVEL*



**subject to GFA approval*

AMENITIES
DREAM PODS

37th or 43RD LEVEL*







Dream pods:

The Metronap pod combines luxurious comfort, innovative technology and timeless design. The zero gravity position, specially composed sleep music, gentle wake sequence of programmed lights and vibrations. All features of the Energy Pod are designed to help you relax. The Energy Pod is powered by firmware developed around a simple principle: a 20 minute nap is beneficial for well-being and productivity. Features include a status indicator that communicates when the Energy Pod will next be free, and usage tracking to optimize facility management.

**subject to GFA approval*

AMENITIES
CAVALLI SUSHI BAR

37th or 43RD LEVEL*



**subject to GFA approval*

AMENITIES
CAVALLI SUSHI BAR

37th or 43RD LEVEL*







**subject to GFA approval*

DAMAC BAY II

INTERIOR DESIGN

SPA



DAMAC BAY II

INTERIOR DESIGN

SPA



DAMAC BAY II

INTERIOR DESIGN

LIVING ROOM



DAMAC BAY II

INTERIOR DESIGN

DINING ROOM

Floor to Ceiling Height:
Luxury 3.4m
Super luxury 4.2m



DAMAC BAY II

INTERIOR DESIGN

MASTER BEDROOM



DAMAC BAY II

INTERIOR DESIGN

MASTER BATHROOM



DAMAC BAY II

INTERIOR DESIGN

TERRACE



DAMAC BAY II

PARKING DETAILS

No Of Parking's

Luxury:
1br-1car
2br - 1car
3br- 2cars

Super Luxury:
3br- 2cars
4br - 3cars
5br - 4 cars

Total number of car parks: 781 cars

F&A

Apartment features:
Built-In Wardrobes
Balconies
Centrally air conditioned
Adequate TV / Phone infrastructure

Convenience:
Elevators to all floors

Living and Dining:
All rooms feature double glazed windows
Porcelain tiled floors
Painted plastered walls with accent on selected wall
Partial Painted gypsum ceiling

Kitchen:
Fitted kitchens with refrigerator, cooker, hob and washing machine
Porcelain tiled floors
Emulsion paints for walls
Countertop
Kitchen backsplash

Bathroom Features
Floor / Wall porcelain or ceramic tiles
Sanitary ware
Sanitary fittings and accessories
Mirror
Vanity with with under counter storage

Building Services & Amenities
Drop off and entrance
Concierge desk
Beach Pool and landscape plaza
Gym and Pool

COMMERCIAL TERMS & PAYMENT PLAN

Damac Bay 2

Summary	Units	Saleable Area (Min)	Saleable Area (Max)	Saleable Area (Avg)	Price		
					Min	Max	Avg
A	**180**	**733**	**3,375**	**1,280**	**2.99M**	**11.16M**	**5.22M**
1 BR	72	733	871	807	2.99M	3.80M	3.39M
2 BR	79	1,123	2,856	1,402	4.49M	9.44M	5.69M
3 BR	29	1,778	3,375	2,124	7.00M	11.16M	8.50M
B	**194**	**733**	**3,375**	**1,247**	**3.08M**	**11.75M**	**5.21M**
1 BR	93	733	873	814	3.08M	3.93M	3.50M
2 BR	72	1,123	2,996	1,459	4.74M	9.55M	6.05M
3 BR	29	1,778	3,375	2,109	7.38M	11.75M	8.63M
Grand Total	**374**	**733**	**3,375**	**1,263**	**2.99M**	**11.75M**	**5.22M**

DAMAC BAY II

COMMERCIAL TERMS & PAYMENT PLAN

Rebate Structure (applicable on retail units as well)

Full floor: 2% discount
DP 34%: 1% Rebate – additional DP over 24% must come from last instalments (applicable for retail & full floors)
Full floor + DP 34%: 2% discount & 1% Rebate.

EOI

Type	EOI
1 BR	150 K
2 BR	225 K
3 BR	350 K
Full Floor	1.6 Mn

Payment plan - ACD: Jan-2028. 4-year payment plan (80:20)

Milestone Event	Value (%)
Immediate	24
Within 3 Month(s) Of Sale Date	4
Within 6 Month(s) Of Sale Date	4
Within 9 Month(s) Of Sale Date	4
Within 12 Month(s) Of Sale Date	4
Within 15 Month(s) Of Sale Date	4
Within 18 Month(s) Of Sale Date	4
Within 21 Month(s) Of Sale Date	4
Within 24 Month(s) Of Sale Date	4
Within 27 Month(s) Of Sale Date	4
Within 30 Month(s) Of Sale Date	4
Within 33 Month(s) Of Sale Date	4
Within 36 Month(s) Of Sale Date	4
Within 39 Month(s) Of Sale Date	3
Within 42 Month(s) Of Sale Date	3
Within 45 Month(s) Of Sale Date	3
Within 48 Month(s) Of Sale Date	3
On completion	20

DAMAC BAY II

PRICING - FLOOR WISE

Floor Configuration – Tower A

Floor	1 BR	2 BR	3 BR	Total Units	Total Price
2	3	2	1	6	31.05M
3	3	2	1	6	27.14M
4	3	2	1	6	28.01M
5	3	2	1	6	29.65M
6	3	2	1	6	28.15M
7	3	2	1	6	27.41M
8	3	2	1	6	29.87M
9	6	1	1	8	39.49M
10	6	1	1	8	34.82M
11	6	1	1	8	34.49M
12	6	1	1	8	35.72M
13	6	1	1	8	34.66M
14	6	1	1	8	35.16M
15		4	1	5	32.98M
16		4	1	5	28.83M
17		4	1	5	30.53M
18		4	1	5	28.12M
19		4	1	5	29.04M
20		4	1	5	30.75M
22	3	3	1	7	42.19M
23	3	3	1	7	36.95M
24	3	3	1	7	35.81M
25	3	3	1	7	36.34M
26	3	3	1	7	37.20M
27		4	1	5	34.35M
28		4	1	5	30.03M
29		4	1	5	31.79M
30		4	1	5	29.27M
31		4	1	5	30.24M
Total	72	79	29	180	940M

Floor Configuration – Tower B

Floor	1 BR	2 BR	3 BR	Total Units	Total Price
2	6	1	1	8	38.68M
3	6	1	1	8	35.59M
4	6	1	1	8	34.94M
5	6	1	1	8	34.61M
6	6	1	1	8	35.85M
7	6	1	1	8	34.78M
8	6	1	1	8	35.28M
9	3	2	1	6	34.61M
10	3	2	1	6	29.31M
11	3	2	1	6	31.02M
12	3	2	1	6	28.60M
13	3	2	1	6	31.17M
14	3	2	1	6	29.60M
15	3	3	1	7	42.49M
16	3	3	1	7	35.55M
17	3	3	1	7	36.08M
18	3	3	1	7	36.94M
19	3	3	1	7	36.25M
20	3	3	1	7	35.89M
22		4	1	5	35.93M
23		4	1	5	30.38M
24		4	1	5	32.16M
25		4	1	5	30.52M
26		4	1	5	29.68M
27	3	3	1	7	44.20M
28	3	3	1	7	36.98M
29	3	3	1	7	37.52M
30	3	3	1	7	38.41M
31	3	3	1	7	37.69M
Total	93	72	29	194	1011M

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