

# UTOPIA

URBAN RESORT VILLAS

**DAMAC**  
HILLS

## The inspiration

### 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

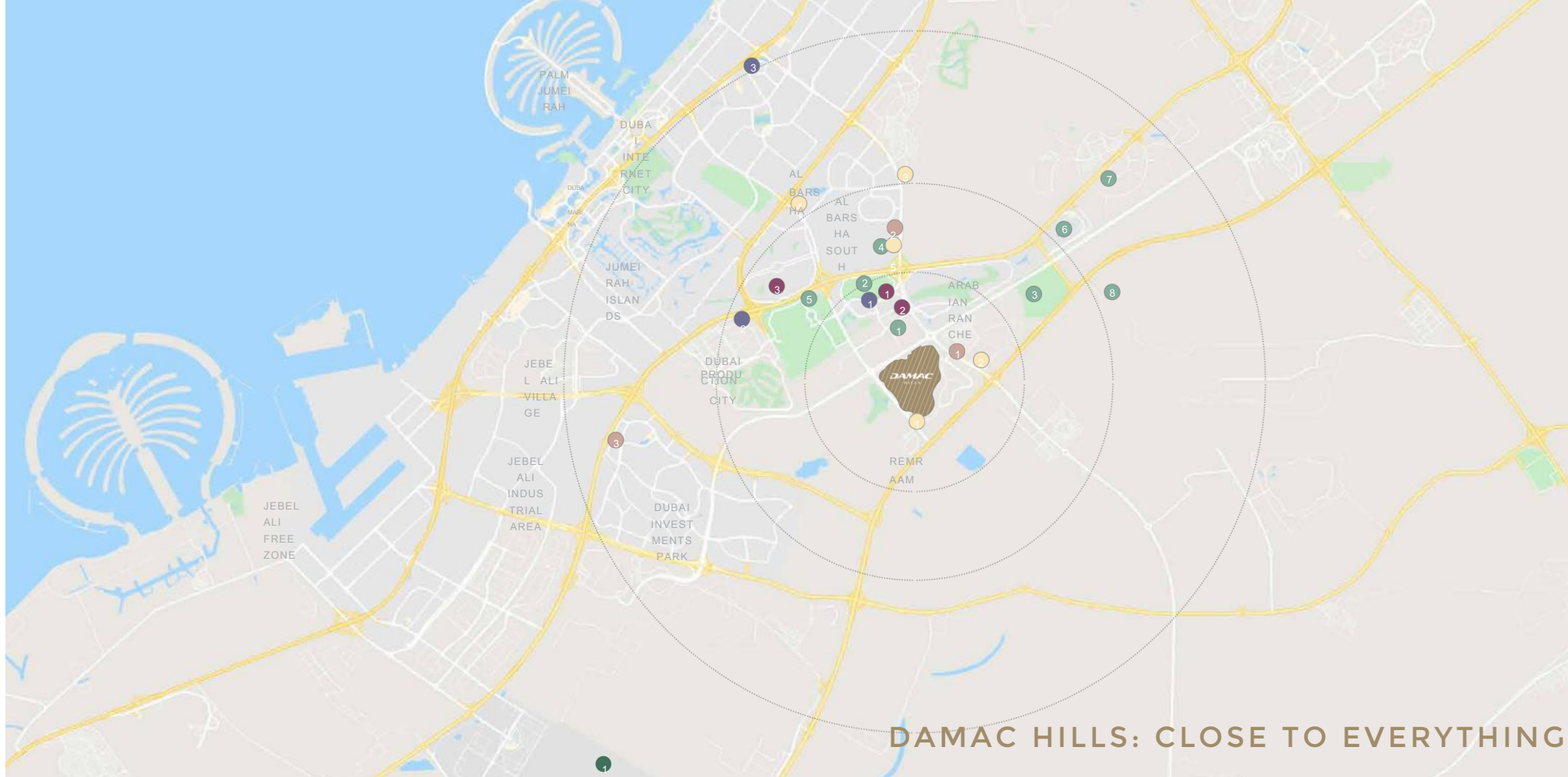
Experience the epitome of luxury with our resort-inspired villa design. This opulent retreat combines the sophistication of high-end resorts with tranquil green community living. The villa features spacious pavilions, lush gardens, and serene water features, providing a resort-like escape. Nestled in 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, symbolizing hope, abundance, and a perfect blend of nature's contrasting elements.





**DAMAC HILLS: CLOSE TO EVERYTHING**

**SPORTS AND LEISURE**

- 1 Dubai Polo & Equestrian Club – 10 minutes
- 2 Dubai Auto drome – 12 minutes
- 3 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 Worlds of Adventure – 14 minutes
- 8 Hamdan Sports Complex – 15 minutes

**MALLS**

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

**AIRPORT**

- 1 Al Maktoum International Airport – 28 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 Jumeirah Village Hotel – 19 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



- GOLF TOWN
- APARTMENTS ON THE PARK

**DAMAC HILLS**  
WHERE LIFE FINDS YOU

## The location

DAMAC Hills – Close to everything



## 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 1
- 31 Utopia 2

### 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

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# Amenities



## Clubhouse - Trump International golf club

Unique clubhouse design



## Sports facilities

Skate park, cricket field, football-basketball-volleyball court & more!





# UTOPIA

URBAN RESORT VILLAS

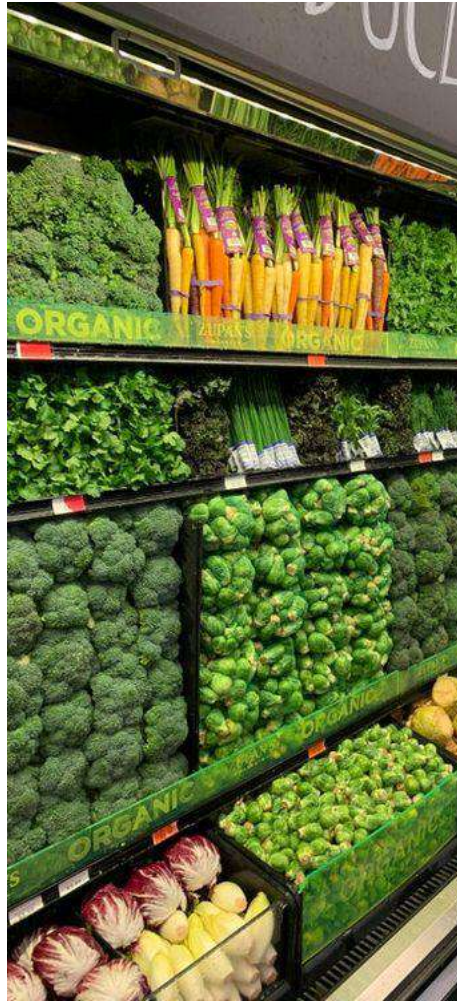
## The beach in your backyard

Malibu bay



## Doorstep services

Supermarkets, food trucks, F&B, salon, barber, nursery...



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URBAN RESORT VILLAS

# Cluster plan



## Cluster plan.

Damac hills - Charlotte  
7 UNITS

-  V75-G
-  V1000-G



# Cluster plan.

Damac hills - Augusta

20 UNITS

- V55-G
- V75-G
- V1000-G



■ V1000-G

Cluster plan.  
Damac hills



Cluster plan.  
Damac hills



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URBAN RESORT VILLAS

## Unit types







V1000 - 6 BR  
11 Units



V75 - 6 BR  
9 Units



V55 - 7 BR  
7 Units

# THE EXTERIOR

FRONT day - V55



# THE EXTERIOR

FRONT night - V55



# THE EXTERIOR

Side elevation - V55



# THE EXTERIOR

REAR day - V55

UTOPIA

URBAN RESORT VILLAS



# THE EXTERIOR

REAR night - V55



# Unit types

Basement - Ground - First - Second floor

V55 Saleable area: 13,555 sqft

Villa Config: B+G+2

# UTOPIA

URBAN RESORT VILLAS



BASEMENT



GROUND FLOOR



1ST FLOOR



2ND FLOOR

THE EXTERIOR  
FRONT day - V75





# THE EXTERIOR

FRONT night - V75



# THE EXTERIOR

side elevation - V75

UTOPIA  
URBAN RESORT VILLAS



THE EXTERIOR  
REAR day - V75



THE EXTERIOR  
REAR night - V75



# Unit types

Basement - Ground - First - Second floor

V75 Saleable area - 18,007 Sqft

Villa Config: B+G+2

# UTOPIA

URBAN RESORT VILLAS



BASEMENT



GROUND FLOOR



1st FLOOR



ROOF FLOOR

THE EXTERIOR  
FRONT day - V1000



THE EXTERIOR  
FRONT night - V1000



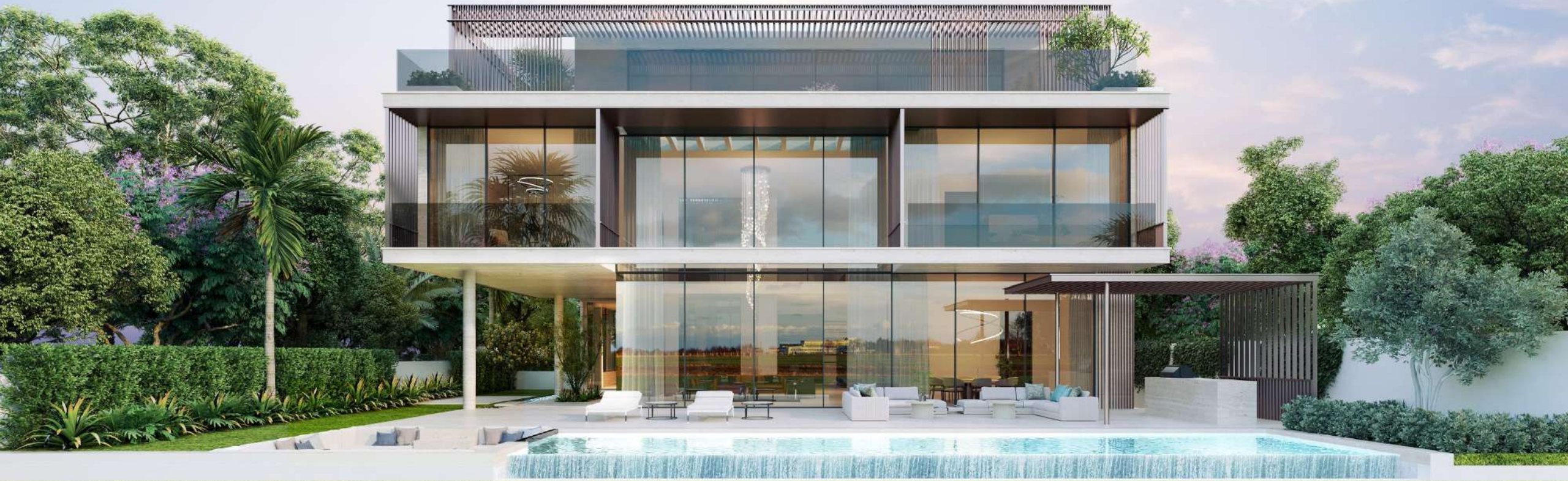
# THE EXTERIOR

Side elevation - V1000





THE EXTERIOR  
REAR day - V1000



# THE EXTERIOR

REAR night - V1000



# Unit types

Basement - Ground - First - Second floor

V1000 Saleable area: 25,317 Sqft

Villa Config: B+G+2

# UTOPIA

URBAN RESORT VILLAS



BASEMENT



Ground Floor



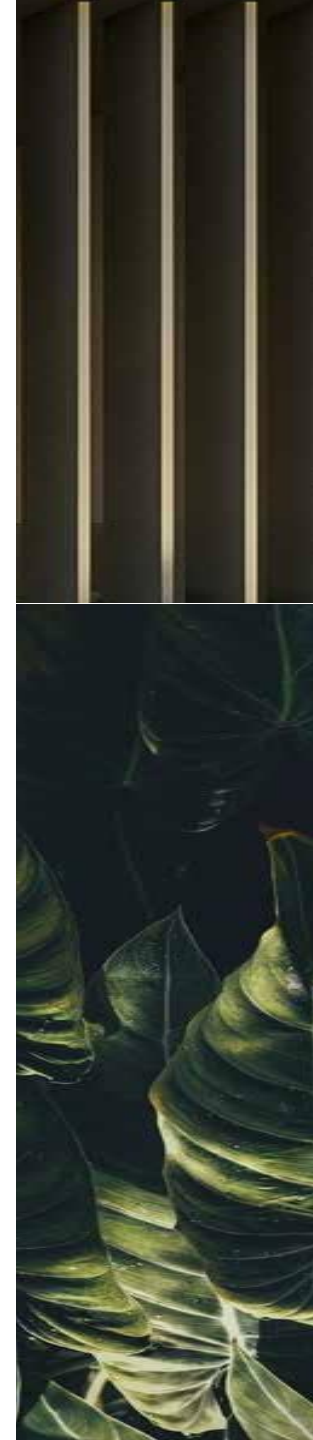
FIRST FLOOR



ROOF FLOOR

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URBAN RESORT VILLAS

Interior design



# Interior design v55

LIVING



Orobian Porcelain Tile



Timber Veneer



Armani Grey Marble

ITALIAN OROBIAN  
MARBLE - Porcelain  
Tile

CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY

TIMELESS LOOK  
SOPHISTICATED  
ELEGANT

# Interior design V55

LIVING



ITALIAN OROBICO  
MARBLE

Orobico Porcelain Tile



CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY

Solidwood



TIMELESS LOOK  
SOFISTICATED  
ELEGANT

Armani Grey Marble

# Interior design V75

FORMAL LIVING



ITALIAN OROBICO  
MARBLE

Orobico Porcelain Tile



WARM  
INVITING  
REFINED LOOK

Bronze Metal



TIMELESS LOOK  
SOFISTICATED  
ELEGANT

Armani Grey Marble

# Interior design v75

LIVING



1  
Timber Veneer

CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY



2  
Armani Grey Marble

TIMELESS LOOK  
SOFISTICATED  
ELEGANT



# Interior design V1000

FORMAL LIVING



1  
Timber Veneer

CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY



2  
Serpentine Marble

UNIQUE  
ELEVATED LOOK



3  
Brushed Bronze Metal

WARM  
INVITING  
REFINED LOOK



4  
Armani Grey Marble

TIMELESS  
SOFISTICATED  
ELEGANT  
TIMELESS LOOK

# Interior design v1000

## LIVING



1  
Serpentine Marble

UNIQUE  
ELEVATED LOOK



2  
Nero Marquina Porcelain Tile

ELEGANT



3  
Timber Veneer

CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY



4  
Bronze Metal (Shelves)

WARM  
INVITING  
REFINED LOOK



5  
Parquet Flooring

NATURAL  
CALMNESS  
ELEGANT



6  
Lacquer

SOPHISTICATED



7  
Fluted Timber

TEXTURED

## Interior design v1000

LIVING/LIBRARY



1  
Timber Veneer

CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY



2  
Armani Grey Marble

TIMELESS LOOK  
SOFISTICATED  
ELEGANT



3  
Serpentine Marble

UNIQUE  
ELEVATED LOOK



4  
Wallcovering

VISUAL INTEREST  
DEPTH



5  
Fluted Serpentine Marble

TEXTURED

# Interior design v55

FORMAL DINING



1  
Orobico Porcelain Tile

ITALIAN OROBITO  
MARBLE



2  
Timber Veneer

CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY



3  
Armani Grey Marble

TIMELESS LOOK  
SOFISTICATED  
ELEGANT



4  
Sahara Noir Porcelain Tile

ELEGANT

# Interior design V75

FORMAL DINING



1  
Volakas Marble (TBC)  
NATURAL GREEK MARBLE  
IRREGULAR PATTERN



2  
Armani Grey Marble  
TIMELESS LOOK  
SOFISTICATED  
ELEGANT



3  
Timber Veneer  
CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY



4  
Bronze Metal  
WARM  
INVITING  
REFINED LOOK

# Interior design v1000

FORMAL DINING



Timber Veneer

CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY



Serpentine Marble

UNIQUE  
ELEVATED LOOK



Armani Grey Marble

TIMELESS LOOK  
SOPHISTICATED  
ELEGANT

# Interior design V55

## BEDROOM



ARABESCO  
MARBLE

1  
Arabescato Corcia



CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY

2  
Timber Veneer



VISUAL INTEREST  
DEPTH  
COZY  
INVITING ATMOSPHERE

3  
Wallcovering



REFLECTIONS

4  
Bronze Mirror



NATURAL  
CALMNESS  
ELEGANT

5  
Parquet Flooring



TEXTURED

6  
Fluted Timber

# Interior design V55

## BEDROOM



VELVET SURFACE  
SOFT & LUXURY FEEL

1

Faux Suede fabric



REFLECTIONS

2

Bronze Mirror



CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY

3

Timber Veneer



NATURAL  
CALMNESS  
ELEGANT

4

Parquet Flooring



WARM  
INVITING  
REFINED LOOK

5

Brushed Bronze Metal



# Interior design V75

## MASTER BEDROOM



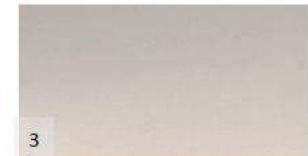
1  
Wallcovering

VISUAL INTEREST  
DEPTH  
COZY  
INVITING ATMOSPHERE



2  
Calacatta Porcelain Tile

UNIQUENESS  
SPACIOUS FEELING



3  
Bronze Mirror

REFLECTIONS



4  
Parquet Flooring

NATURAL  
CALMNESS  
ELEGANT

# Interior design v75

## BEDROOM



VELVET SURFACE  
SOFT & LUXURY FEEL

1  
Faux Suede Fabric



UNIQUENESS  
SPACIOUS FEELING

2  
Calacatta Porcelain Tile



CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY

3  
Timber Veneer



NATURAL  
CALMNESS  
ELEGANT

4  
Parquet Flooring



WARM  
INVITING  
REFINED LOOK

5  
Bronze Metal



VISUAL INTEREST  
DEPTH  
COZY  
INVITING ATMOSPHERE

6  
Wallcovering (To other walls)

# Interior design v1000

## MASTER BEDROOM



1  
Timber Veneer

CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY



2  
Textured Wallcovering

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

# Interior design V55

## BATHROOM



TIMELESS LOOK  
SOFISTICATED  
ELEGANT

Armani Grey Porcelain Tile

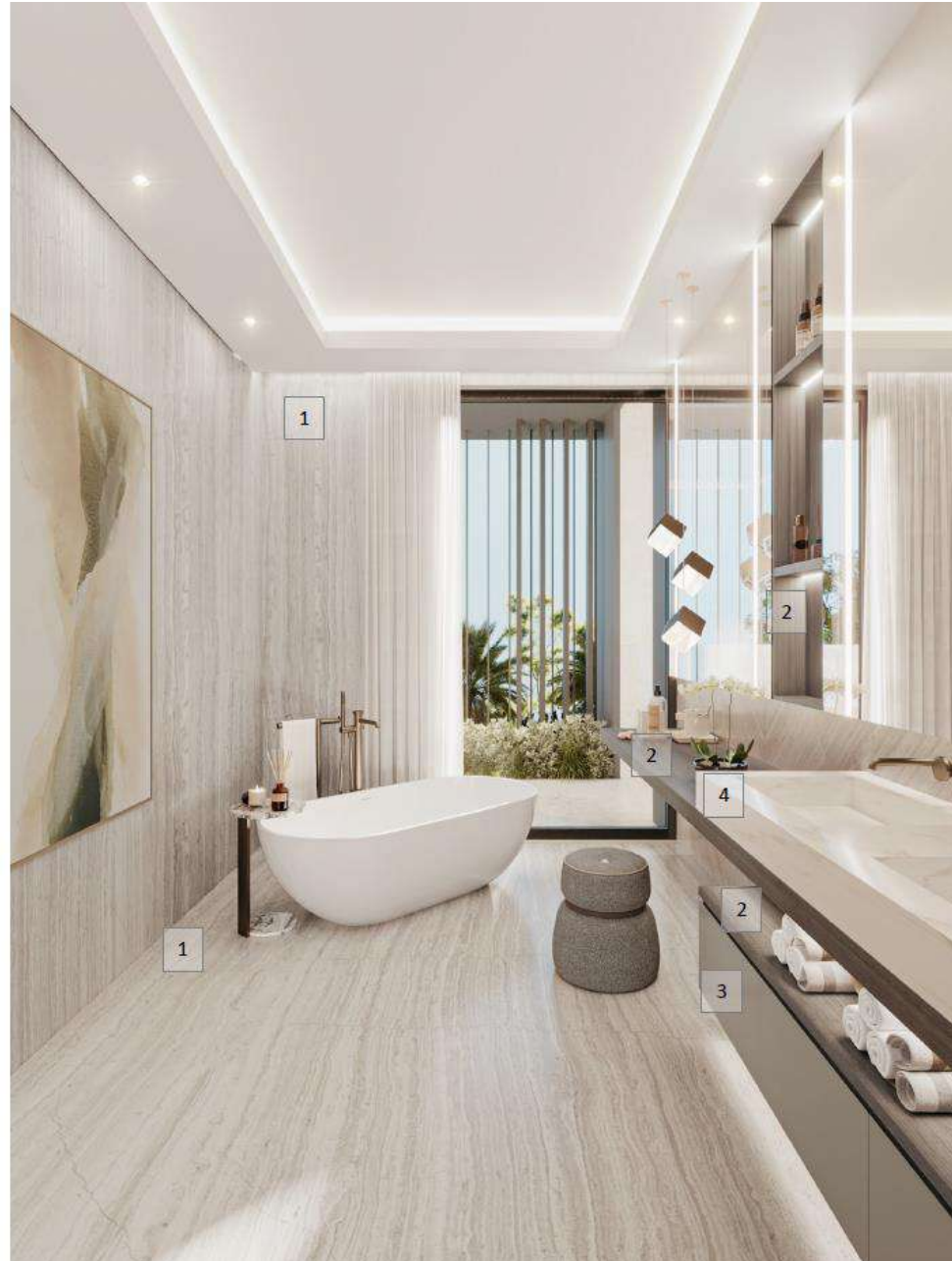


ELEGANT

Sahara Noir Porcelain Tile

# Interior design v75

## BATHROOM



1  
Serpentine Porcelain Tile

UNIQUE  
ELEVATED LOOK



2  
Timber Veneer

CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY



3  
Lacquer

ELEGANT

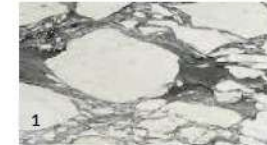


4  
Calacatta Porcelain Tile

UNIQUENESS  
SPACIOUS FEELING

# Interior design V1000

## MASTER BATHROOM



ARABESCO  
MARBLE

Arabescato Corcia Porcelain Tile



TRANSPARENCY

Frosted Glass



UNIQUENESS  
SPACIOUS FEELING

Calacatta Porcelain Tile

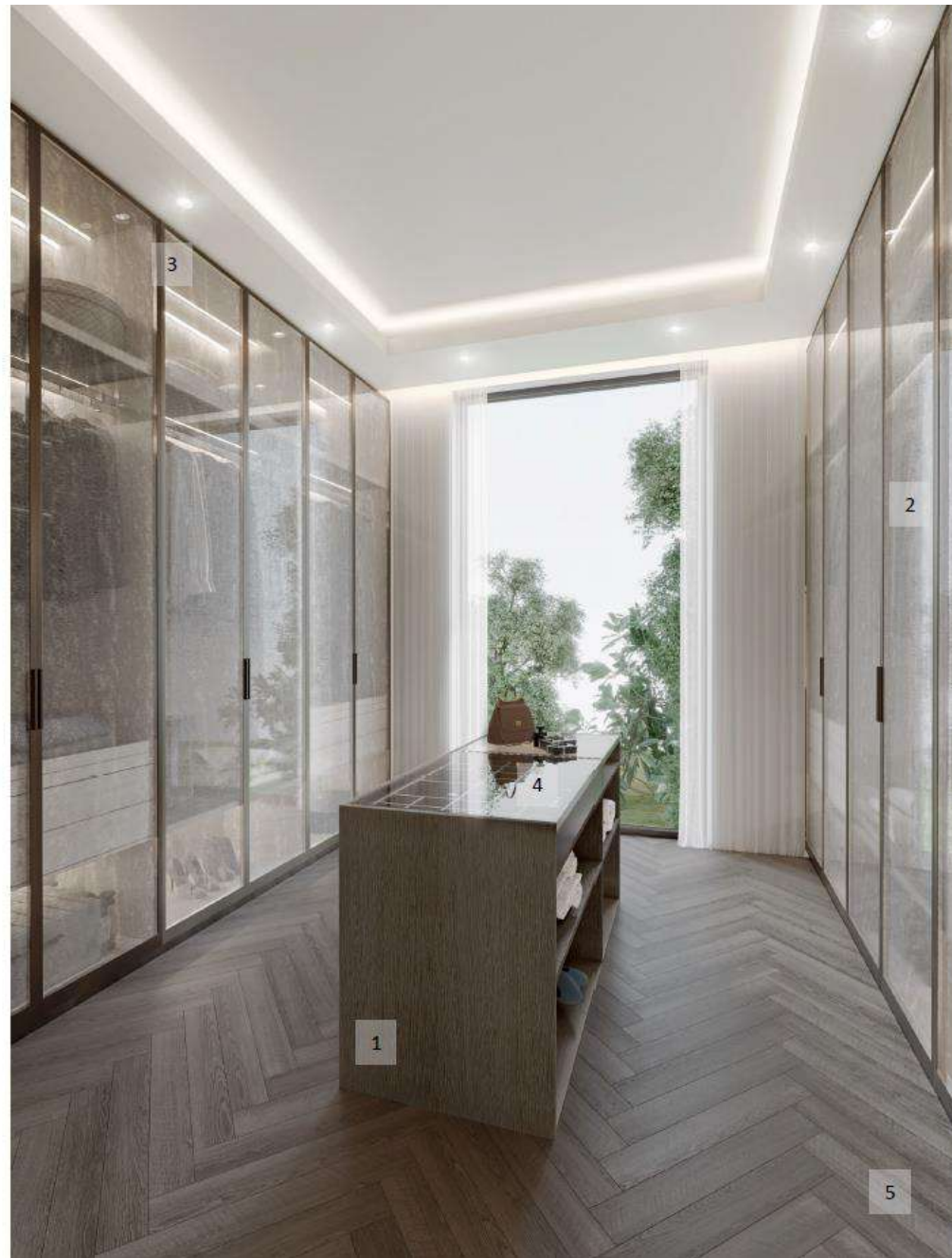


ELEGANT

Lacquer

# Interior design v55

WALK IN CLOSET



Timber Veneer

CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY



Mesh Glass

TEXTURED



Brushed Bronze Metal

WARM  
INVITING  
REFINED LOOK



Tinted Glass

TRANSPARENCY



Parquet Flooring

NATURAL  
CALMNESS  
ELEGANT

## Interior design v75

### WALK IN CLOSET



1  
Timber Veneer

SPACIOUS  
SOPHISTICATED



2  
Wallcovering

VISUAL INTEREST  
DEPTH  
COZY  
INVITING ATMOSPHERE



3  
Mesh Glass

TEXTURED



4  
Brushed Bronze Metal

WARM  
INVITING  
REFINED LOOK



5  
Tinted Glass

TRANSPARENCY



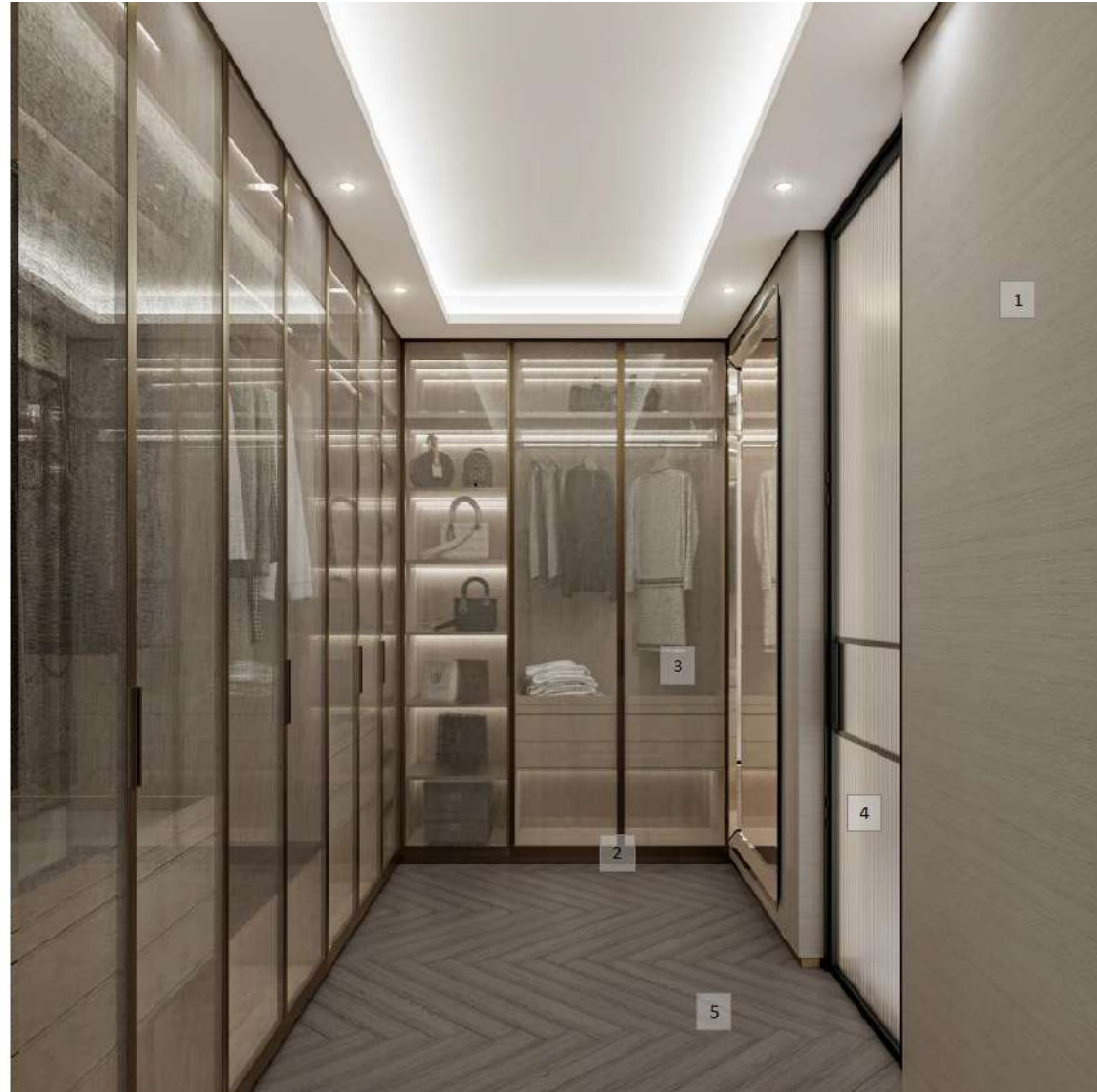
6  
Parquet Flooring

NATURAL  
CALMNESS  
ELEGANT



# Interior design V1000

## WALK IN CLOSET



1  
Wallcovering

VISUAL INTEREST  
DEPTH  
COZY  
INVITING ATMOSPHERE



2  
Brushed Bronze Metal

WARM  
INVITING  
REFINED LOOK



3  
Mesh Glass

TEXTURED



4  
Textured Glass

TRANSPARENCY



5  
Parquet Flooring

NATURAL  
CALMNESS  
ELEGANT

# Interior design V55

## GAMES ROOM



1  
Serpentine Marble

UNIQUE  
ELEVATED LOOK



2  
Brushed Bronze Metal

WARM  
INVITING  
REFINED LOOK



3  
Armani Grey Marble

TIMELESS LOOK  
SOFISTICATED  
ELEGANT



4  
Wallcovering

VISUAL INTEREST  
DEPTH  
COZY  
INVITING ATMOSPHERE



5  
Timber Veneer

CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY



6  
Mesh Glass

TEXTURED

# Interior design V75

GYM



1  
Serpentine Porcelain Tile

UNIQUE  
ELEVATED LOOK



2  
Timber Veneer

CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY



3  
Fluted Porcelain Tile

TEXTURED



4  
Rubber Floor

ELEGANT



5  
Silver Mirror

TRANSPARENCY

## Interior design v1000

### BAR



ITALIAN OROBICO  
MARBLE

Orobico Porcelain Tile



VELVET SURFACE  
SOFT & LUXURY FEEL

Faux Suede Fabric



WARM  
INVITING  
REFINED LOOK

Bronze Metal



CHARACTER  
SOPHISTICATION  
WELCOMING  
COZY

Timber Veneer



ELEGANT

Quartz Stone Countertop



TIMELESS LOOK  
SOPHISTICATED  
ELEGANT

Armani Grey Marble

# Interior design v1000

TERRACE



# UTOPIA

URBAN RESORT VILLAS

## Pricing List

DH- Utopia		Sellable Area (Sqft)	Price AED			SA PSF
Typology	Total Units		Min	Max	Avg.	Avg.
V1000 – U	11	25,317	33,940,000	34,905,000	34,328,000	1,356
V75 – U	9	18,007	24,112,000	25,521,000	24,919,000	1,384
V55 – U	7	13,555	18,087,000	18,280,000	18,134,000	1,338

***DAMAC HILLS***