

DAMAC

ELO 3

DAMAC HILLS 2

* All details and price are subject to availability

WHY ELO?

Strong end user-oriented project which also offers a high rental yield for investors

1

Competitive price point and PSF

4

For long term investors, strong appreciation opportunities as the location matures and is fully populated

2

Completion date of June 2027

5

Part of Damac's largest ready community, with access to all the amenities of the community, along with amenities within the building

3

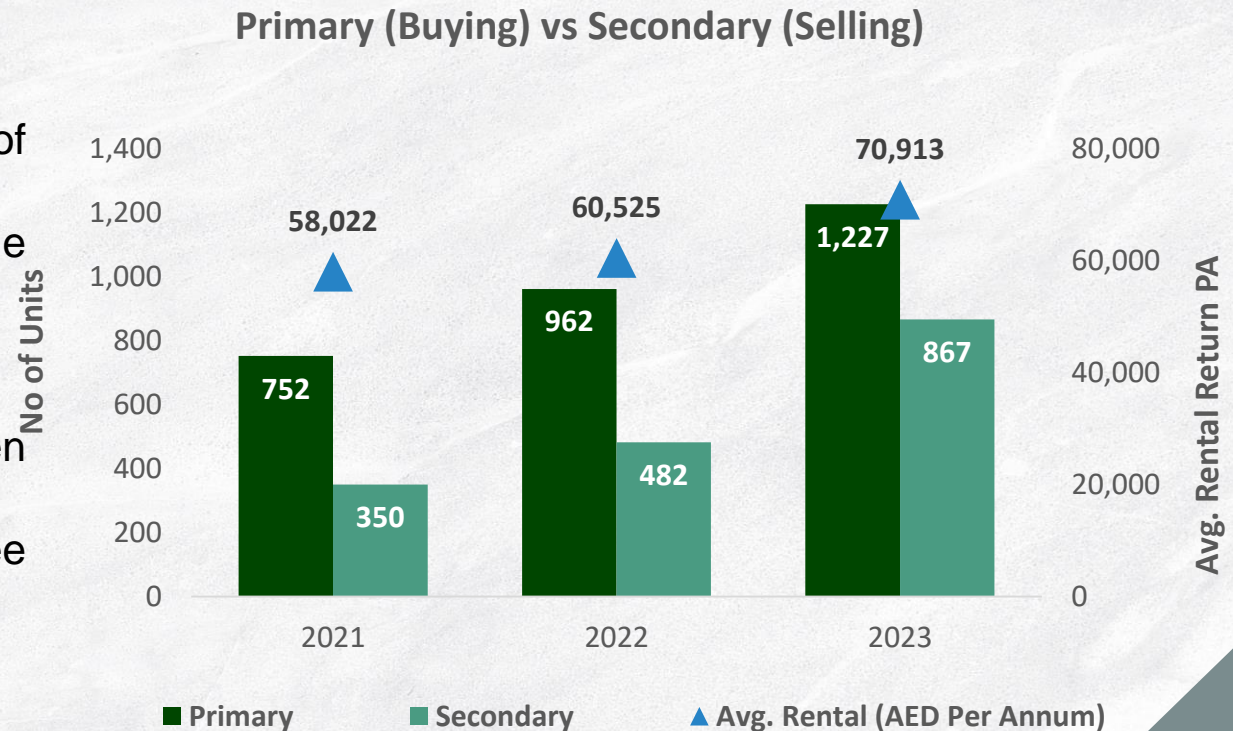
Easy access to entry / exit points of the community

6

D2 COMMUNITY PERFORMANCE

KEY TAKE AWAY

- The community recorded a total sale of **11,806** units since the inception of the community.
- Of which close to **1,700** units have been sold in secondary market in the last three years.
- 2023 recorded a surge in secondary sales due as the community started to offered higher yield attracting higher demand from investors and end-users alike.

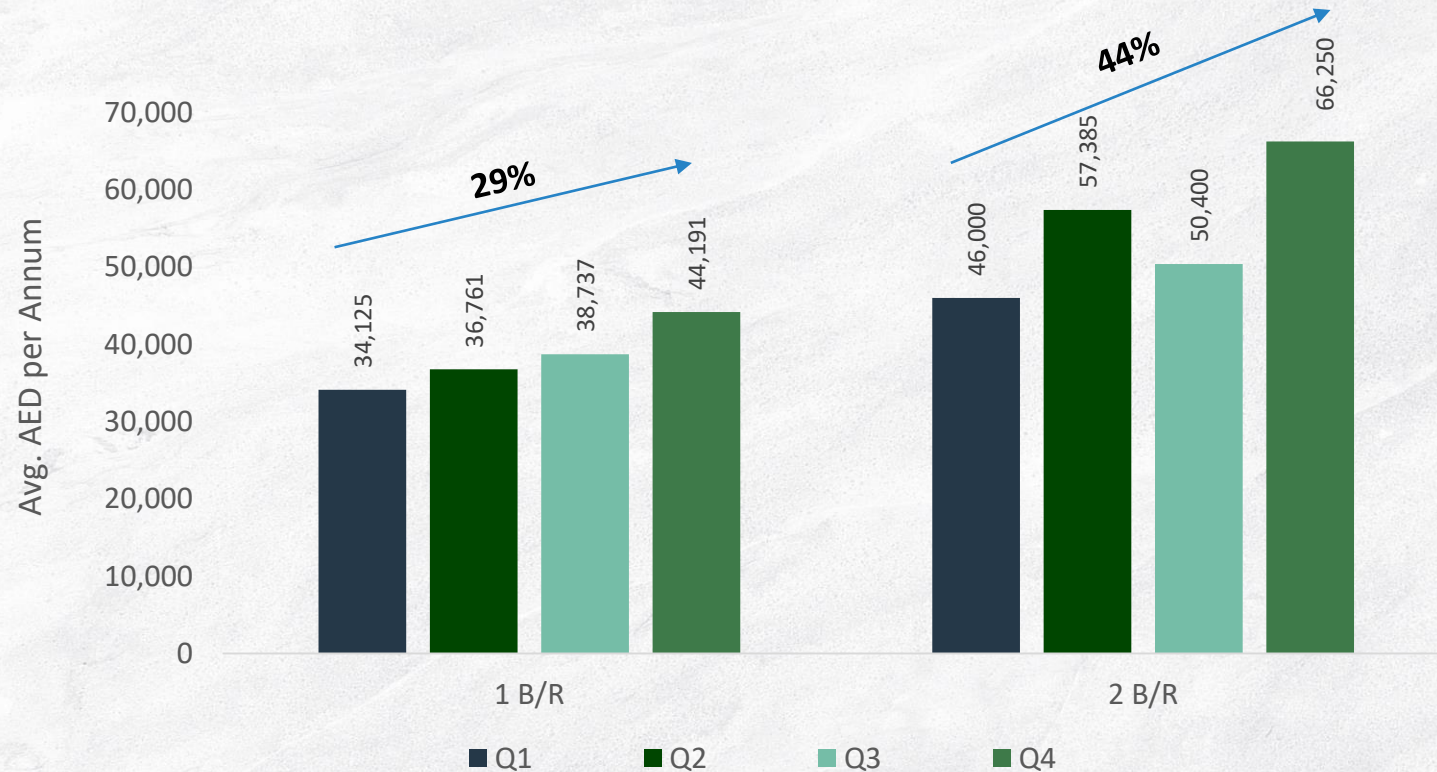


Source: DLD & Property Monitor Rental Index

ELO3

RENTAL PERFORMANCE (2023)

Apartment



Rental Yields

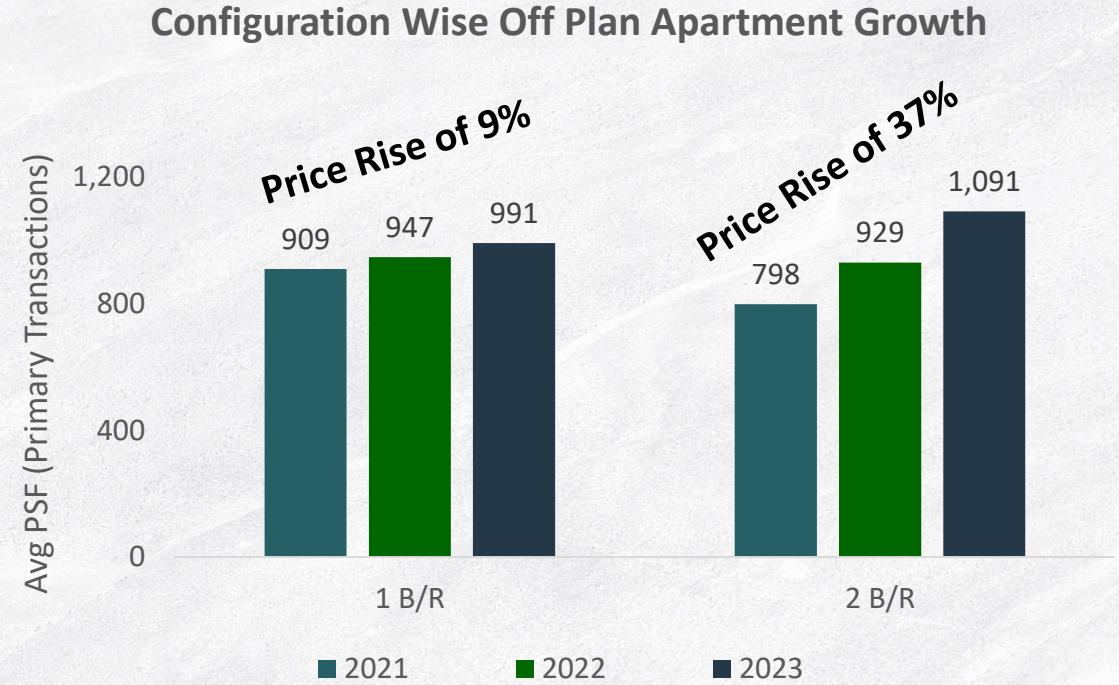
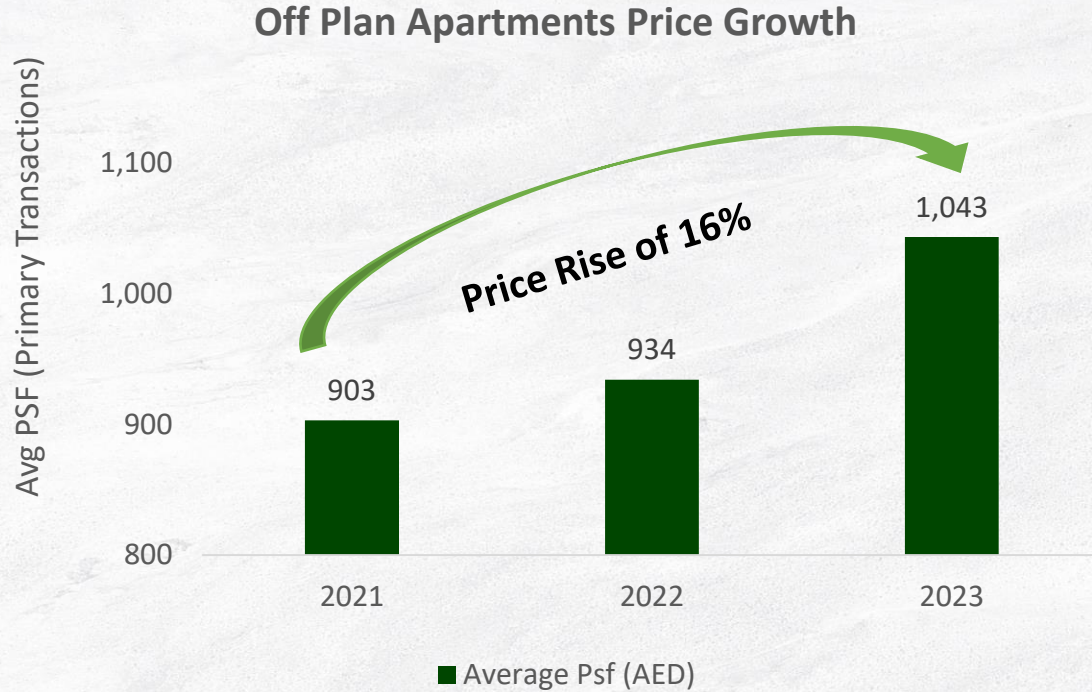
Configurations	Yield Range
1 BR	7.5% - 8.5%
2 BR	7.5% - 8.5%

* Yields are calculated based on the current rentals returns, may vary as per market conditions

KEY TAKE AWAY

- Demand from end users to shift from studios and 1 BR to higher configurations is driving the rental yields for DAMAC Hills 2 community.
- On the apartment side 2 BR configuration is the most sought-after rental property in DAMAC Hills – 2 with **44%** rental appreciation in three quarters.

DAMAC HILLS 2 – APARTMENTS PERFORMANCE



KEY TAKE AWAY

- Damac Hills – 2 off plan apartments average PSF registered a robust growth of **16%** as of Q4 2023 over 2021.
- 2 BR apartment type recorded **37%** growth in rental values over the last three years.

COMPETITION BENCHMARKING

1 BR Configuration (AED PSF)*

Project Name	Min Sq. ft	Max Sq. ft	Min SA PSF	Avg. SA PSF
SYMPHONY by Nshama – Town Square	648.1	648.1	1,219	1,219
FIA by Nshama - Town Square	626.2	631.9	1,166	1,236
ORA by Nshama – Town Square	624	686	1,227	1,243
DAMAC Hills 2 - Elo	525	646	1,047	1,195

2 BR Configuration (AED PSF)*

Project Name	Min Sq. ft	Max Sq. ft	Min SA PSF	Avg. SA PSF
SYMPHONY by NSHAMA - Town Square	955	972	1,118	1,127
FIA by Nshama - Town Square	1,011.05	1,193.5	1,138	1,138
ORA by Nshama – Town Square	1,010.19	1,186.94	1,139	1,161
DAMAC Hills 2 Elo	775	1,709	1,058	1,201

* All details and price are subject to availability

*Note: Competition Prices are based on recent transactions on property monitor and market quoted prices and may vary

DAMAC

LOCATION

ELO3

DAMAC HILLS 2

ELO 3



* All details and price are subject to availability

Saih Al Salam Scenic Route



DAMAC HILLS 2



Heritage initiatives	Camping, picnics and nature observation	Expo 2020 lake initiatives	Desert sports initiatives
<ol style="list-style-type: none"> 1 Saruq Al-Hadid archaeological site 2 Horse riding/horse racing 3 Al Marmoom Heritage Village 4 Camel riding/camel racing 	<ol style="list-style-type: none"> 1 Caravan park 2 Bird watching (observation towers) 3 Camping around the lakes 4 Yoga center 	<ol style="list-style-type: none"> 1 Retreat and domes 2 Vertical air balloon 3 Arabian Oryx viewing site 	<ol style="list-style-type: none"> 1 Skydiving 2 Air balloon activities 3 Safari activities 4 RC Aircraft Club 5 Off-road bikes / ATV rentals 6 RC Car Club 7 Off-road competitions 8 Desert off-road 9 Air taxi/helicopter tour
Al Maha platform initiatives <ol style="list-style-type: none"> 1 Open cinema 2 Art gallery 3 Cafe/Canteens 4 Trips to Saruq Al-Hadid 	Love lakes initiatives <ol style="list-style-type: none"> 1 Retreat and domes 2 Kayaks 3 Souvenir shop 4 Cafe 5 Vertical air balloon 	Means of transportation <ol style="list-style-type: none"> 1 Horse rental business 2 Off-road bicycle rental 3 Off-road autonomous vehicles 4 Existing bicycle path 5 Proposed cycling path 6 Desert trail path 	

Map key

- Air Balloon station
- Center and helipad
- Vehicle parking and flexible transportation center
- Existing bicycle path
- Proposed cycling path
- Desert trail path

* All details and price are subject to availability

ROAD NETWORKS FUTURE EXPANSION



MINUTES FROM IT ALL

15

MINS

DAMAC Hills

25

MINS

Global Village

25

MINS

IMG Worlds of Adventure

25

MINS

Dubai Outlet Mall

30

MINS

Al Maktoum International Airport

35

MINS

Dubai International Airport

ELO 3 DAMAC HILLS 2



ELO 3

* All details and price are subject to availability



* All details and price are subject to availability

PRESENTING

ELO 3



* All details and price are subject to availability

STAY NESTLED IN NATURE

Step into a world adorned with nature's splendour and lively energy. Revel in sun-kissed moments amidst verdant panoramas, as birds take flight, butterflies dance gracefully, and laughter fills the air with children play in pristine waters. Welcome to ELO 3 by DAMAC Hills 2.



DAMAC

* All details and price are subject to availability

LEVEL 1-14
APARTMENT UNITS
1BR & 2BR

LEVEL 1
SWIMMING POOL
+ POOL BAR
CHANGING ROOM
WALL CLIMBING
OUTDOOR CINEMA
BBQ AREA

G+P
PARKING AREA

G+P+14

LEVEL 1-14
APARTMENT UNITS
1BR & 2BR

G+P
PARKING AREA

Total 8 elevators
(4 for each wing)

1 Service elevator

4 Emergency staircases

* All details and price are subject to availability

DAMAC

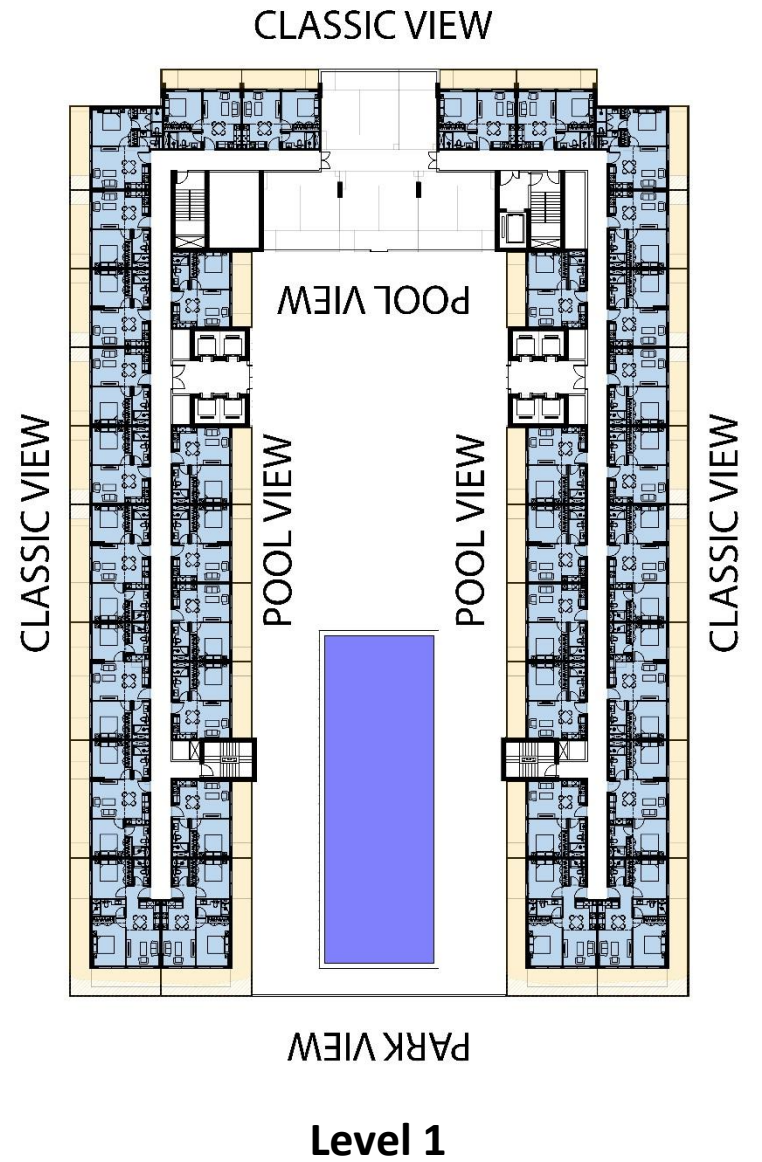
UNIT LAYOUTS

ELO3



* All details and price are subject to availability

DAMAC



ELO 3



1 BEDROOM | TYPE A1

Sellable Area : 525 SQFT

49 SQM

ELO 3



1 BEDROOM | TYPE B2

Sellable Area : 646 SQFT

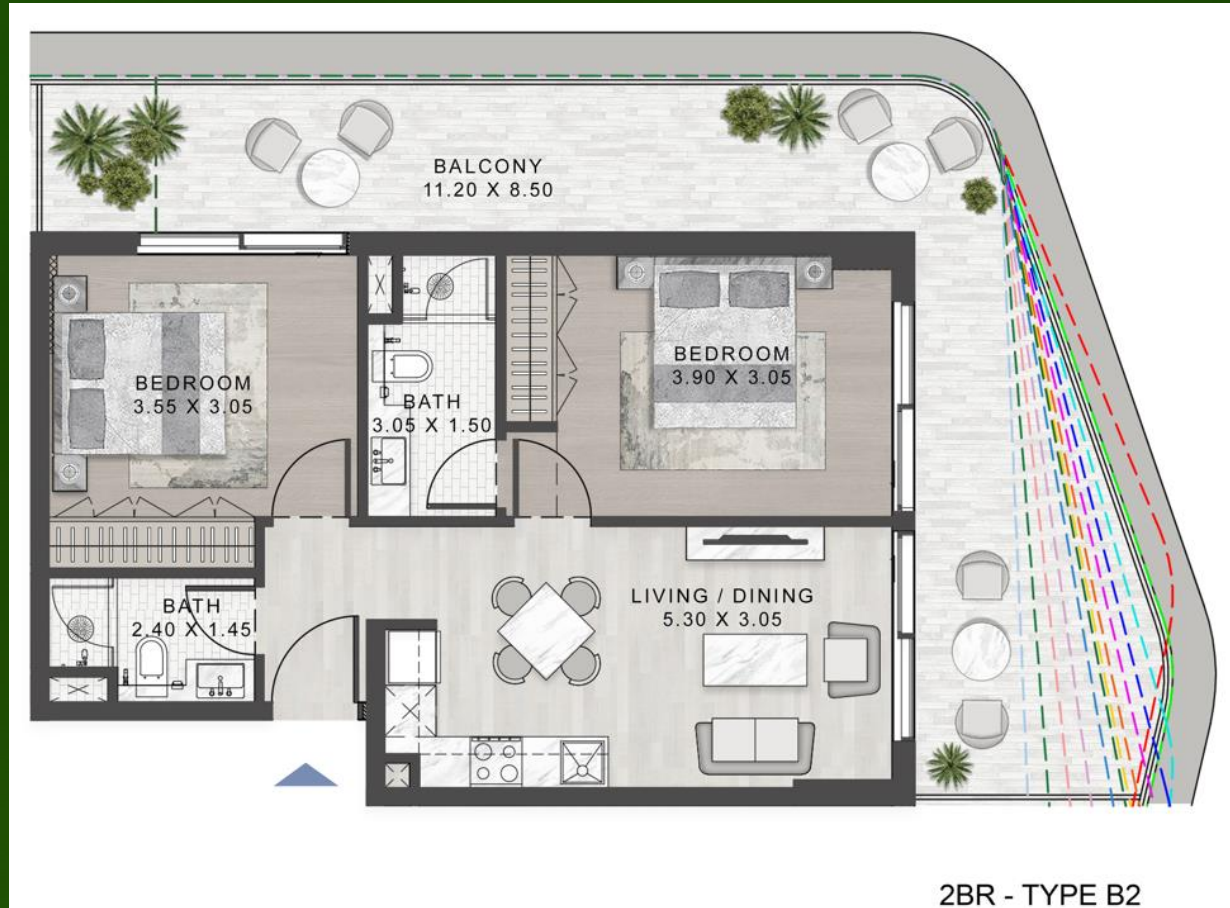
60 SQM

ELO 3



2 BEDROOM | TYPE A2
Sellable Area : 775 SQFT
72 SQM

ELO 3



2 BEDROOM | TYPE B2

Sellable Area : 948 – 1078 SQFT

88 - 100 SQM

DAMAC

INTERIOR DESIGN

ELO3

LIVING & DINING

ELO 3

Floor to Ceiling : 2.8m



LIVING & DINING

ELO 3

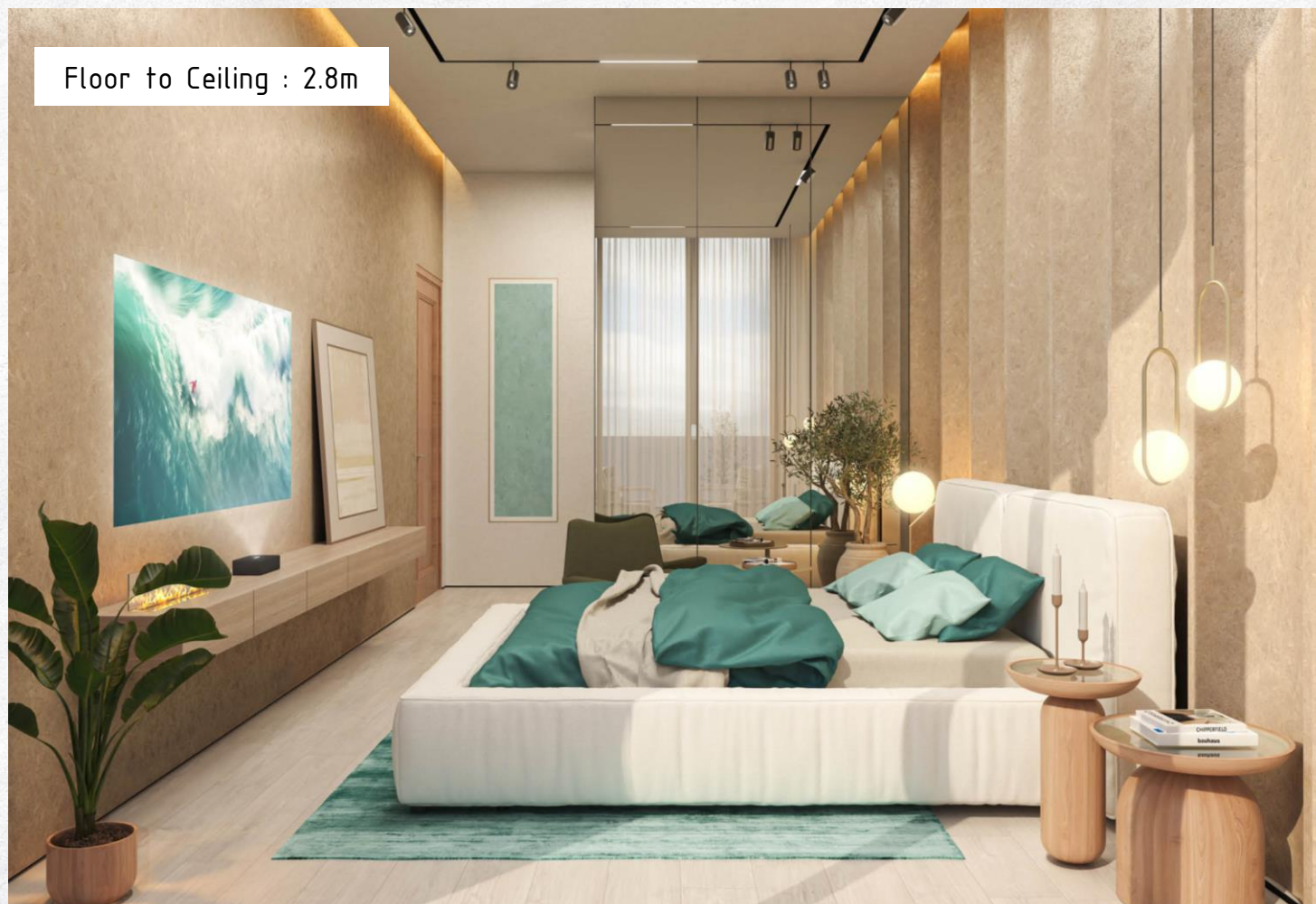


Floor to Ceiling : 2.8m

* All details and price are subject to availability

BEDROOM

ELO 3



Floor to Ceiling : 2.8m

BATHROOM

ELO 3



* All details and price are subject to availability

BALCONY

ELO 3



* All details and price are subject to availability

F & A

Common Areas

- Lobby with a concierge desk offering 24 hours services
- Gym with separate Male/Female changing rooms
- Swimming pool
- Elevators for all floors
- Security access control for common areas

Unit Features

- Balconies as per unit plan
- Centrally air conditioned
- Satellite TV and telephone connections points
- Wardrobes in bedrooms

Living & Dining

- Double glazed windows
- Ceramic tiled floors throughout
- Painted Plastered Walls and Soffit

Kitchen

- Kitchen cabinets with countertops, refrigerator, washing machine, hob and oven.
- Ceramic Tiled Floors
- Painted Plastered Walls
- Laminated Kitchen Cabinet
- Stone Countertop

Bathroom

- Floor/Wall Ceramic Tiles.
- Shower or bathtub with over shower in each bathroom.
- Vanity Units and Mirrors.

Maintenance

- Owners Association to manage the maintenance and upkeep of the common facilities in the building.

**Unless stated otherwise, all accessories like wall paper, chandeliers, furniture, electronics, white goods, curtains, decorative wall elements, wall mirrors, walk in closets and televisions etc. displayed in the show apartment and renders are not part of the Standard Unit and exhibited for illustrative purposes only*

* All details and price are subject to availability

DAMAC

AMENITIES

ELO 3

BBQ AREA



SWIM UP BAR



POOL



CLIMBING WALL



ELO3

AQUA SPORTS



GYM



KIDS PLAY AREA



OUTDOOR CINEMA



ELO3

DAMAC

PRICING & PAYMENT PLAN

ELO3

UNIT TYPOLOGY & PRICING LIST

ELO 3		Area (Sq. Ft.)			Price (AED)			AVG. PSF
Type	Unit	Min	Max	Avg	Min	Max	Avg	
1 BR	390	528	646	552	580,000	830,000	699,000	1,249
2 BR	167	773	1,084	861	855,000	1,494,000	1,090,000M	1,262
Total	557							

FLOOR CONFIGURATION

FLOOR	1 BR	2 BR	TOTAL
1	26	11	37
2	28	12	40
3	28	12	40
4	28	12	40
5	28	12	40
6	28	12	40
7	28	12	40
8	28	12	40
9	28	12	40
10	28	12	40
11	28	12	40
12	28	12	40
13	28	12	40
14	28	12	40
TOTAL	390	167	557

LAUNCH PAYMENT PLAN

ACD: JUNE 2027

Description	Milestone Event	Value %
Deposit	Immediate	20
1st Instalment	Within 3 month(s) of Sale Date	1
2nd Instalment	Within 4 month(s) of Sale Date	1
3rd Instalment	Within 5 month(s) of Sale Date	1
4th Instalment	Within 6 month(s) of Sale Date	1
5th Instalment	Within 7 month(s) of Sale Date	1
6th Instalment	Within 8 month(s) of Sale Date	1
7th Instalment	Within 9 month(s) of Sale Date	5
8th Instalment	Within 10 month(s) of Sale Date	1
9th Instalment	Within 11 month(s) of Sale Date	1
10th Instalment	Within 12 month(s) of Sale Date	1
11th Instalment	Within 13 month(s) of Sale Date	1
12th Instalment	Within 14 month(s) of Sale Date	1
13th Instalment	Within 15 month(s) of Sale Date	1
14th Instalment	Within 16 month(s) of Sale Date	1
15th Instalment	Within 17 month(s) of Sale Date	1
16th Instalment	Within 18 month(s) of Sale Date	5

17th Instalment	Within 19 month(s) of Sale Date	1
18th Instalment	Within 20 month(s) of Sale Date	1
19th Instalment	Within 21 month(s) of Sale Date	1
20th Instalment	Within 22 month(s) of Sale Date	1
21st Instalment	Within 23 month(s) of Sale Date	1
22nd Instalment	Within 24 month(s) of Sale Date	1
23rd Instalment	Within 25 month(s) of Sale Date	1
24th Instalment	Within 26 month(s) of Sale Date	1
25th Instalment	Within 27 month(s) of Sale Date	1
26th Instalment	Within 28 month(s) of Sale Date	1
27th Instalment	Within 29 month(s) of Sale Date	1
28th Instalment	Within 30 month(s) of Sale Date	1
29th Instalment	Within 31 month(s) of Sale Date	1
30th Instalment	Within 32 month(s) of Sale Date	1
31st Instalment	Within 33 month(s) of Sale Date	1
32nd Instalment	Within 34 month(s) of Sale Date	1
33rd Instalment	On 80% completion	5
34th Instalment	On 90% completion	5
35th Instalment	On Completion	30
Total		100

4% DLD fee to be paid with immediate deposit

* All details and price are subject to availability

REGULAR PAYMENT PLAN

ACD: JUNE 2027

Description	Milestone Event	Value %
Deposit	Immediate	20
1st Instalment	Within 3 month(s) of Sale Date	1
2nd Instalment	Within 4 month(s) of Sale Date	1
3rd Instalment	Within 5 month(s) of Sale Date	1
4th Instalment	Within 6 month(s) of Sale Date	1
5th Instalment	Within 7 month(s) of Sale Date	1
6th Instalment	Within 8 month(s) of Sale Date	1
7th Instalment	Within 9 month(s) of Sale Date	8
8th Instalment	Within 10 month(s) of Sale Date	1
9th Instalment	Within 11 month(s) of Sale Date	1
10th Instalment	Within 12 month(s) of Sale Date	1
11th Instalment	Within 13 month(s) of Sale Date	1
12th Instalment	Within 14 month(s) of Sale Date	1
13th Instalment	Within 15 month(s) of Sale Date	1
14th Instalment	Within 16 month(s) of Sale Date	1
15th Instalment	Within 17 month(s) of Sale Date	1
16th Instalment	Within 18 month(s) of Sale Date	8

17th Instalment	Within 19 month(s) of Sale Date	1
18th Instalment	Within 20 month(s) of Sale Date	1
19th Instalment	Within 21 month(s) of Sale Date	1
20th Instalment	Within 22 month(s) of Sale Date	1
21st Instalment	Within 23 month(s) of Sale Date	1
22nd Instalment	Within 24 month(s) of Sale Date	1
23rd Instalment	Within 25 month(s) of Sale Date	1
24th Instalment	Within 26 month(s) of Sale Date	1
25th Instalment	Within 27 month(s) of Sale Date	5
26th Instalment	Within 28 month(s) of Sale Date	1
27th Instalment	Within 29 month(s) of Sale Date	1
28th Instalment	Within 30 month(s) of Sale Date	1
29th Instalment	Within 31 month(s) of Sale Date	1
30th Instalment	Within 32 month(s) of Sale Date	1
31st Instalment	Within 33 month(s) of Sale Date	1
32nd Instalment	Within 34 month(s) of Sale Date	1
33rd Instalment	On 80% completion	5
34th Instalment	On 90% completion	5
35th Instalment	On Completion	20
Total		100

4% DLD fee to be paid with immediate deposit

* All details and price are subject to availability

DAMAC

ARCHITECTURE

Exterior

ELO3

PRESENTING

ELO 3



* All details and price are subject to availability

EMBRACE THE PRESENT, ENSURE THE FUTURE

ELO 3 residences epitomise remarkable returns on investment with a seamless investment process and attractive pricing, making it an ideal choice

for debut homeowners. Crafted as luxurious sanctuaries for young executives, they provide contemporary comfort and convenience today, along with assurance for the future.

ELO 3

