



*DAMAC*

SUN  CITY

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**AFS**  
REAL ESTATE  
STAY AHEAD, INVEST SMART

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**db**  
DUBRICKS  
POSSIBILITIES ARE LIMITLESS

A stylized sun logo featuring a central white circle with orange rays at the top and brown rays at the bottom. A thick, curved orange band arches across the middle, passing behind the text. Two orange triangles are positioned on the right and left sides of the band.

LIVE ON THE BRIGHT SIDE OF LIFE

CONNECTING  
TO WILDLIFE &  
NATURE







DAMAC

SUN  CITY

MINUTES  
FROM ALL



METRO

20 MIN



AIRPORT

29 MIN



EXPO 202

23 MIN



DAMAC MALL

20 MIN









# AMENITIES





# 01

BODY

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FOREST HIKING  
MONKEY BAR ARENA  
CAMPING IN THE JUNGLE  
SUSPENSION BRIDGE



# 02

SKIN

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ORGANIC WORLD  
OUTDOOR SAUNA  
ICE BATH THERAPY



# 03

MIND

---

CRYSTAL HEALING  
YOGA IN THE PARK  
BAREFOOT-RELAXOLOGY



# 04

SOUL

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LIBRARY  
AMPHITHEATRE  
GRAND FOUNTAIN





ICE BATH THERAPY  
OUTDOOR SAUNA  
CRYSTAL HEALING  
BAREFOOT-RELAXOLOGY



SUNRISE OUTDOOR GYM  
MONKEY BAR



AMPHITHEATRE



FOREST HIKING  
SUSPENSION BRIDGE



LIBRARY



YOGA



ORGANIC WORLD



CAMPING



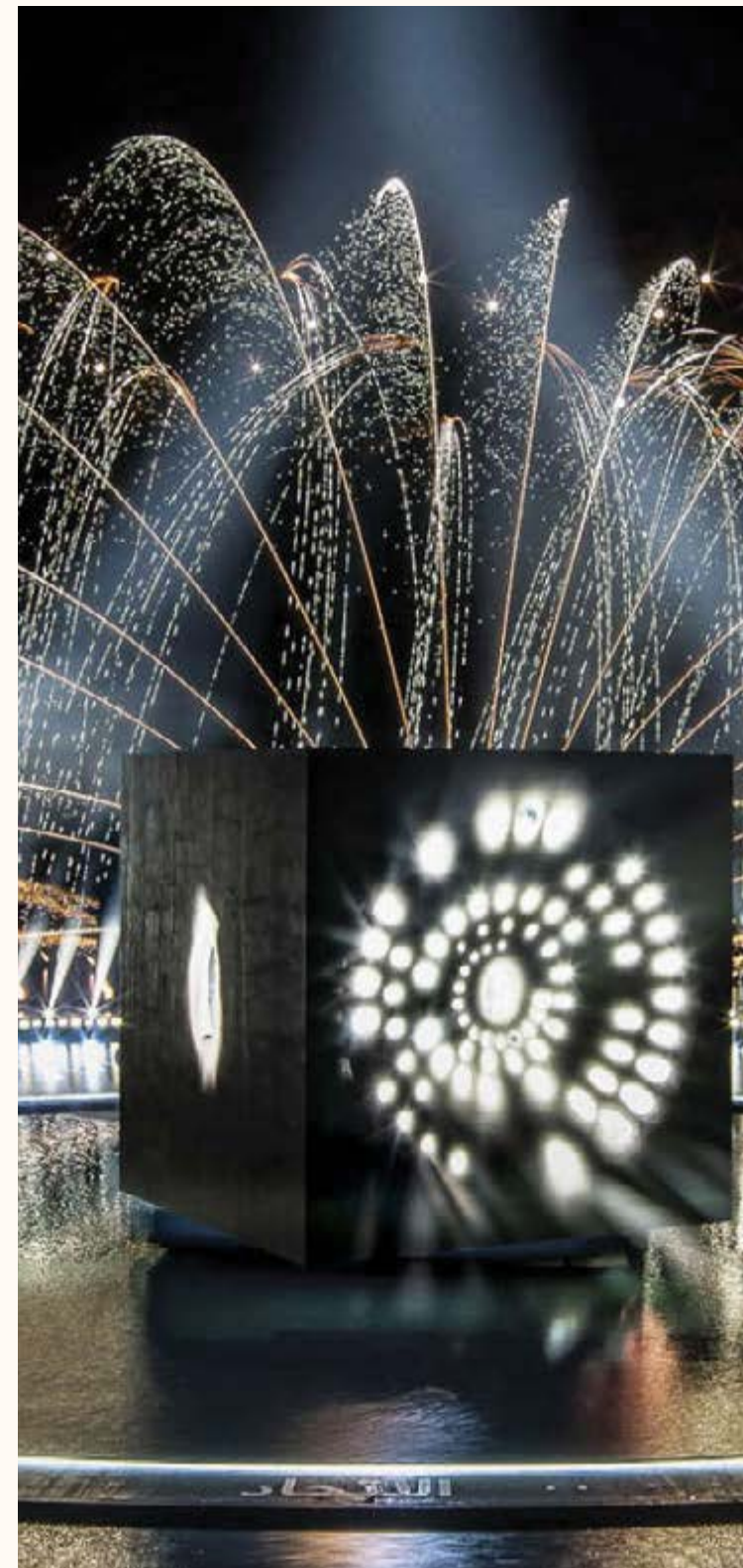
FOUNTAIN





# THE GRAND WATER FOUNTAIN

The main eye-catching feature in the heart  
of the community.







## FOREST HIKING TRAIL

A convenient access to the trail and natural landscape, encouraging physical activity & exploration without having to travel far.



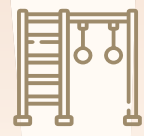


# GO BAREFOOT - REFLEXOLOGY

Walk barefoot on the ground, including  
stepping on stones, for better health & to  
reconnect with nature.

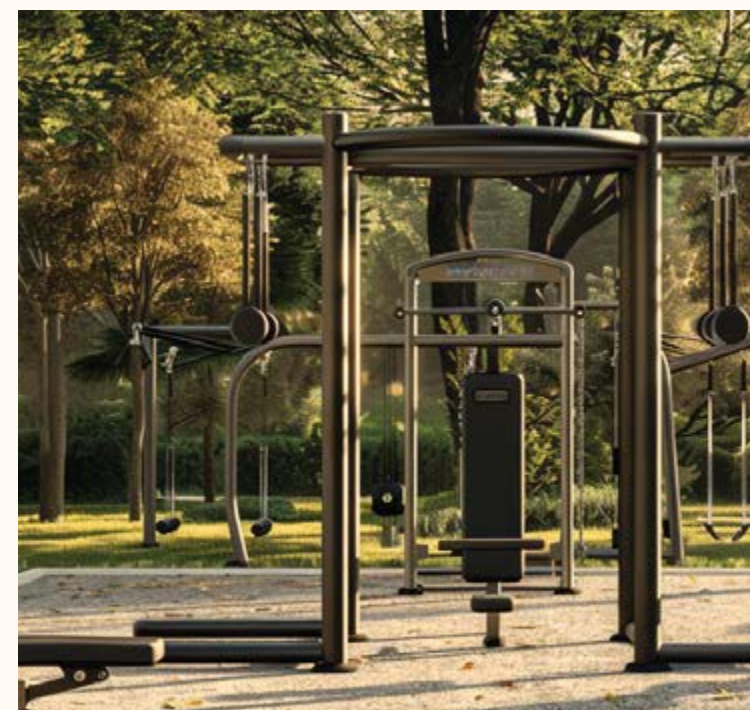
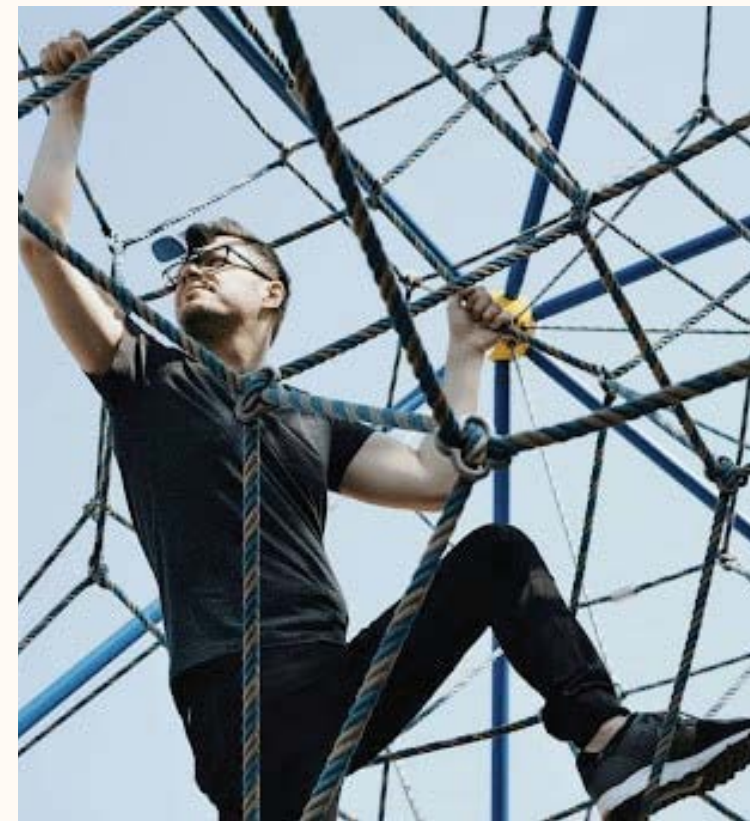






## SUNRISE GYM & MONKEY BAR ARENA

Synchronise your body with nature. When your biological clock is coordinated with the nature's clock, you get a better sleep. You can also explore an exciting jungle gym with bars for hanging, climbing challenges and swinging activities.





# CAMPING IN THE JUNGLE

Enjoy the tranquillity of camping in the park, surrounded by nature's beauty, offering a chance to unwind and connect with the outdoors







## ORGANIC WORLD

A place where you can shop organic facial products amidst a serene, all-natural environment. Elevate your skincare routine with pure, botanical treasures.







# OUTDOOR SAUNA CABINS

A rejuvenating sanctuary amidst nature's beauty,  
offering relaxation and wellness through the  
ancient art of heat therapy

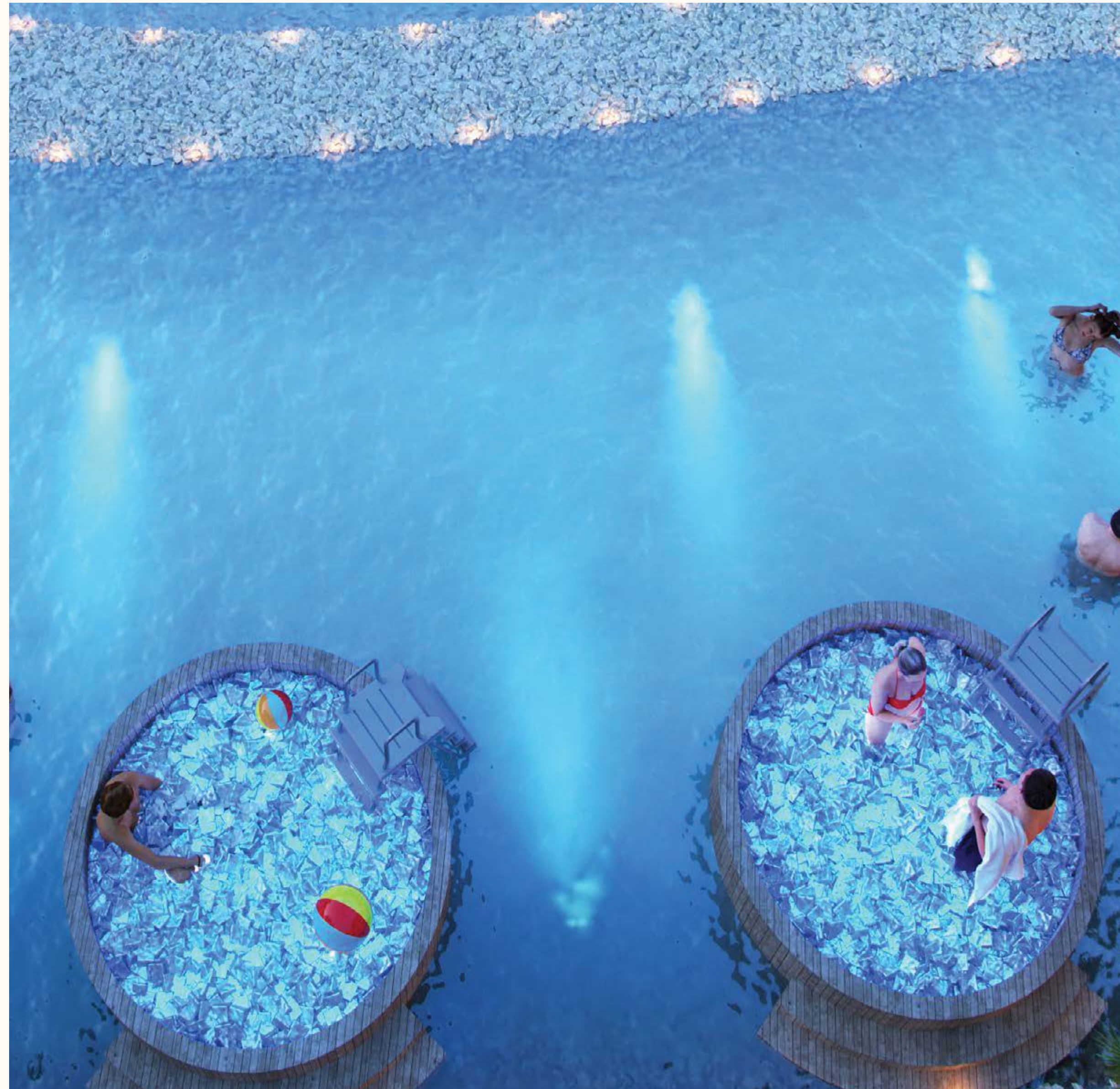






# ICE BATH THERAPY

Experience therapeutic rejuvenation and recovery in a controlled environment, harnessing the power of cold for wellness and revitalisation.







## CRYSTAL HEALING

A shop/crystal room where you can select crystals and craft personalised, or permanent bracelets aligned with your energies, fostering holistic well-being and spiritual connection.





SOUL

DAMAC  
SUN CITY



## YOGA IN THE PARK

Engage in rejuvenating yoga sessions in the park  
amidst nature's serenity, harmonising body and  
mind for holistic wellness and inner peace.







## LIBRARY CO-WORKING SPACE

An inspiring al fresco environment designed  
for collaborative work and creative synergy.  
Where knowledge meets fresh air for  
productive working sessions.







# AMPHITHEATRE

A picturesque venue tailored for public speaking practice and training. It is nestled in nature's embrace, fostering growth and confidence.





# TOWNHOUSE FRONT VIEW





# TOWNHOUSE REAR VIEW







# INTERIORS



# LIVING ROOM





# DINING ROOM





# KITCHEN





# BEDROOM





# ENSUITE BATHROOM







# FLOOR PLAN



# 4-BR TOWNHOUSES

MIDDLE UNIT (THSC-M)



## GROUND FLOOR

### FEATURES

- Living Area
- Dining Area
- Kitchen
- Storage
- Main Entrance
- Foyer
- Powder Room
- Bedroom
- Parking (2)



## FIRST FLOOR

### FEATURES

- Balcony (2)
- Bedroom (2)
- Bathroom
- Walk-in Closet
- Master Bedroom + Ensuite Bathroom

FLOOR TYPE	SQ. M.	SQ. FT.
TOTAL AREA	215.46	2,319.19



5-BR TOWNHOUSES

END UNIT (THSC-E)



GROUND FLOOR

- FEATURES
- Living Area

Dining Area

Kitchen

Storage

Main Entrance

Foyer

Powder Room

Master Bedroom + Ensuite Bathroom

Parking (2)



FIRST FLOOR

- FEATURES
- Balcony (2)

Master Bedroom + Ensuite Bathroom (3)

Walk-in Closet (2)



SECOND FLOOR

- FEATURES
- Terrace

Extra Bedroom

Bathroom

Maid's Room + Bathroom

FLOOR TYPE	SQ. M.	SQ. FT.
TOTAL AREA	308.80	3,323.90





# COMMERCIAL PAYMENT TERMS



# PAYMENT PLAN



MILESTONE EVENT	VALUE (%)
IMMEDIATE	20
WITHIN 3 MONTHS FROM SALE	1
WITHIN 4 MONTHS FROM SALE	1
WITHIN 5 MONTHS FROM SALE	1
WITHIN 6 MONTHS FROM SALE	1
WITHIN 7 MONTHS FROM SALE	1
WITHIN 8 MONTHS FROM SALE	5
WITHIN 9 MONTHS FROM SALE	1
WITHIN 10 MONTHS FROM SALE	1
WITHIN 11 MONTHS FROM SALE	1
WITHIN 12 MONTHS FROM SALE	1
WITHIN 13 MONTHS FROM SALE	1
WITHIN 14 MONTHS FROM SALE	5
WITHIN 15 MONTHS FROM SALE	1
WITHIN 16 MONTHS FROM SALE	1
WITHIN 17 MONTHS FROM SALE	1
WITHIN 18 MONTHS FROM SALE	1
WITHIN 19 MONTHS FROM SALE	1
WITHIN 20 MONTHS FROM SALE	5
WITHIN 21 MONTHS FROM SALE	1
WITHIN 22 MONTHS FROM SALE	1
WITHIN 23 MONTHS FROM SALE	1
WITHIN 24 MONTHS FROM SALE	1
WITHIN 25 MONTHS FROM SALE	1
WITHIN 26 MONTHS FROM SALE	5

MILESTONE EVENT	VALUE (%)
WITHIN 27 MONTHS FROM SALE	1
WITHIN 28 MONTHS FROM SALE	1
WITHIN 29 MONTHS FROM SALE	1
WITHIN 30 MONTHS FROM SALE	1
WITHIN 31 MONTHS FROM SALE	1
WITHIN 32 MONTHS FROM SALE	5
WITHIN 33 MONTHS FROM SALE	1
WITHIN 34 MONTHS FROM SALE	1
WITHIN 35 MONTHS FROM SALE	1
WITHIN 36 MONTHS FROM SALE	1
WITHIN 37 MONTHS FROM SALE	1
ON COMPLETION	25

4-BEDROOM  
TOWNHOUSE  
FROM  
2.25M

5-BEDROOM  
TOWNHOUSE  
FROM  
3.01M

LAUNCH OFFER: 4% DLD FEE WAIVER

ACD : Mar 2028



# SUN CITY

FOR MORE INFORMATION PLEASE CONTACT

**AFS**  
**REAL ESTATE**

STAY AHEAD, INVEST SMART

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**DUBRICKS**

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