



# VENICE

*DAMAC*  
Lagoons

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

**db**  
DUBRICKS  
POSSIBILITIES ARE LIMITLESS



LIFE FLOWS  
DIFFERENTLY



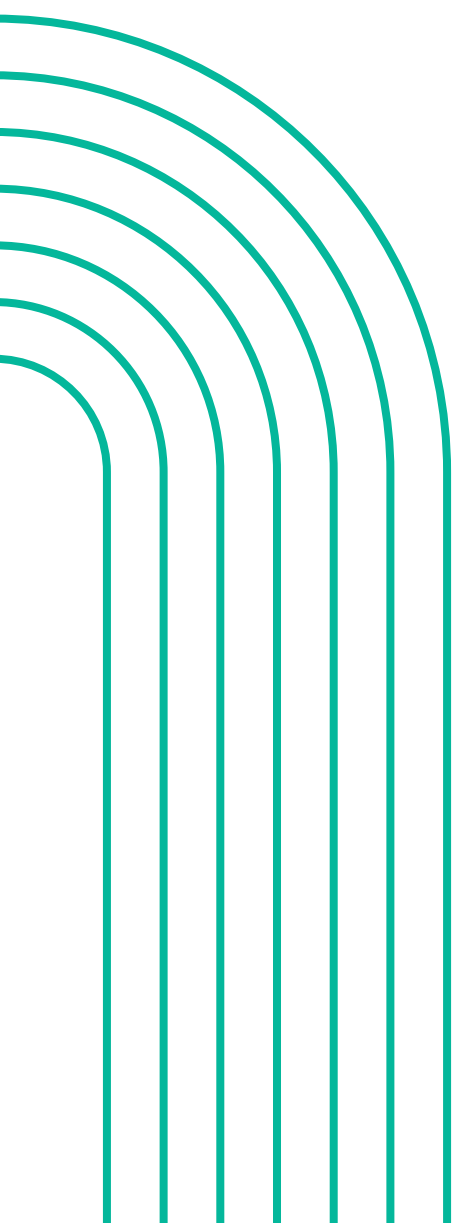
IN VENICE



# BEAUTIFUL & IMPROBABLE

They say it cannot exist...  
A place that flirts with land while  
courting the sea.

Where roads are submerged yet  
love blooms, ascendant.



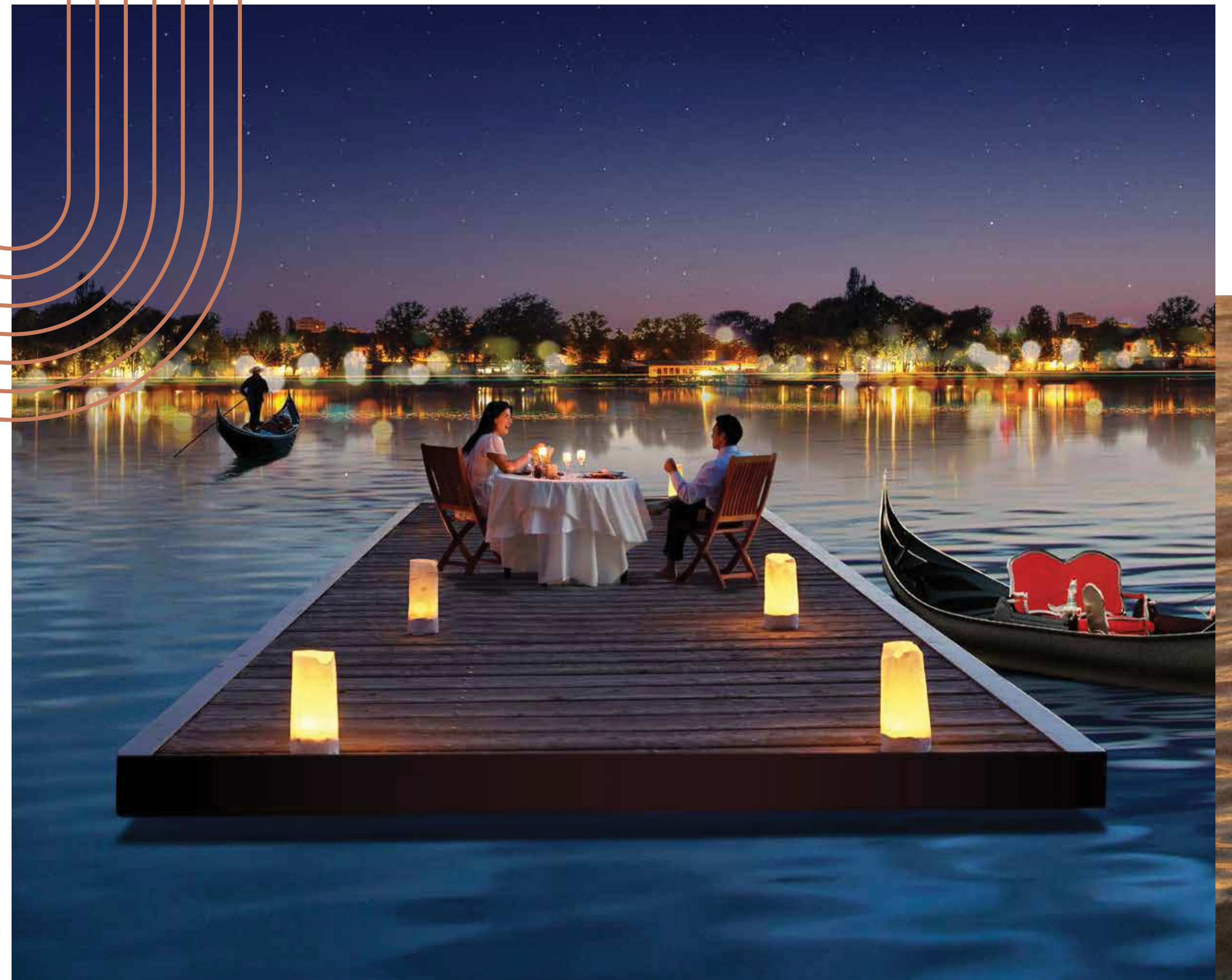





# YET HERE IT STANDS.

The floating city.  
La Dominante.  
La Serenissima.

The Queen of the Adriatic.







It takes a thousand words to describe Venice.  
A thousand. And one.

BREATHTAKING.

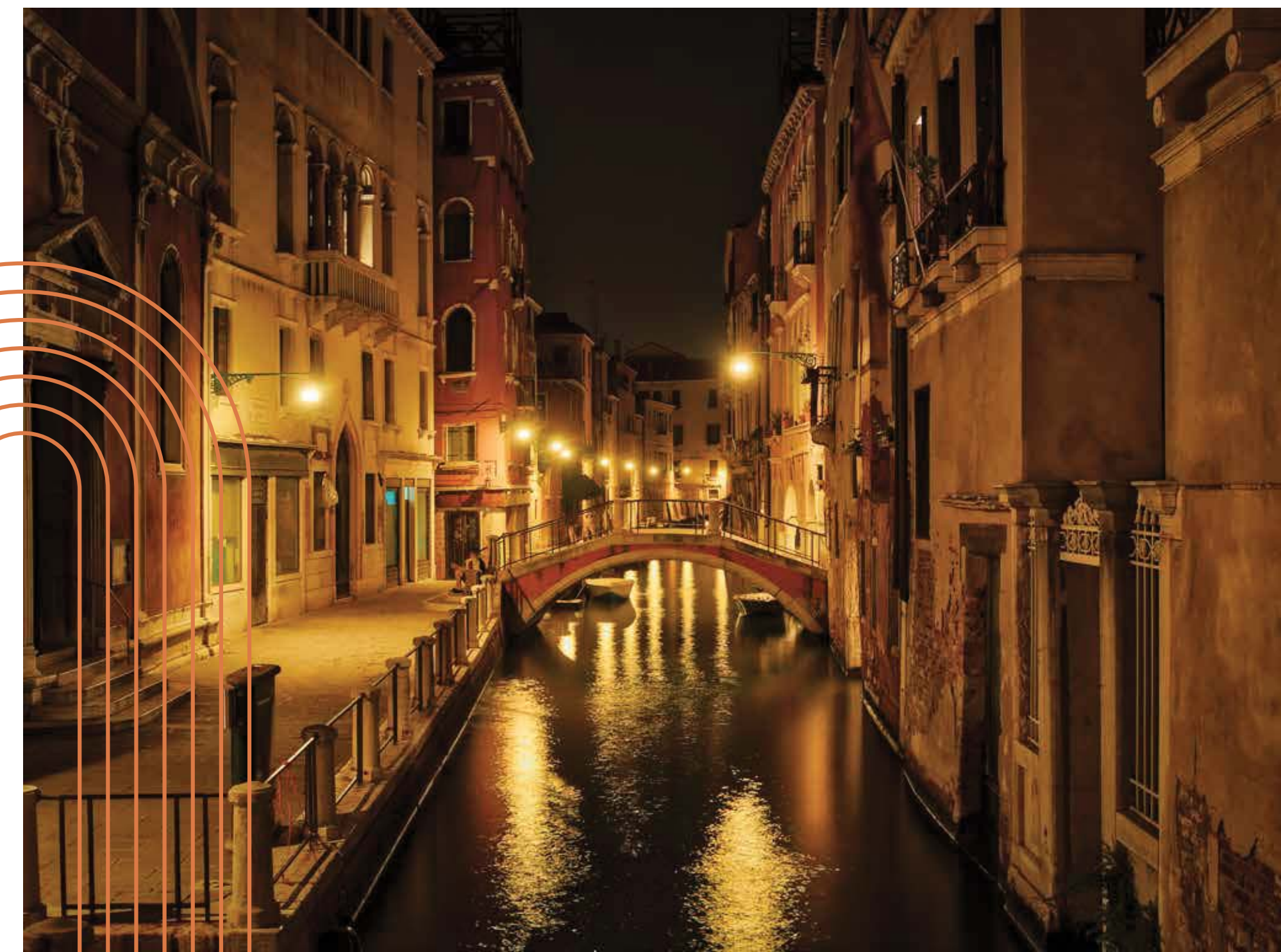




# LIVE THE ESSENCE OF THE CITY



As you tread the paved pathways or sail through its winding canals, you follow in the footsteps of countless adventurers, inventors, artists, geniuses and incurable romantics.



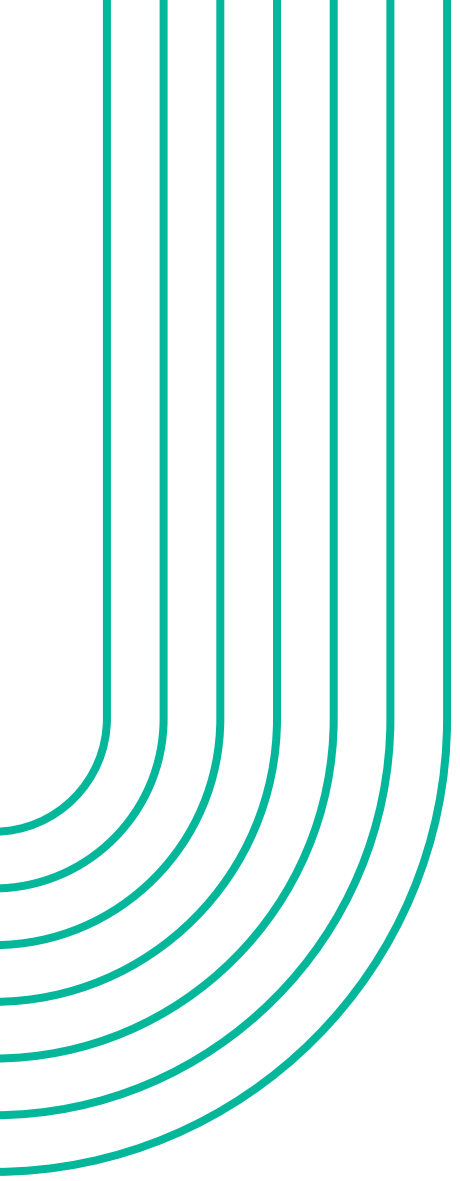


# MAKE WAY FOR WONDER

Effortlessly, the spell of Venice is cast.  
It inspires, inciting us to create.  
To express.  
To live, and to love.







# MAKE WAY FOR VENICE

Where hearts beat. Where souls meet.  
A dreamer's dream come true.





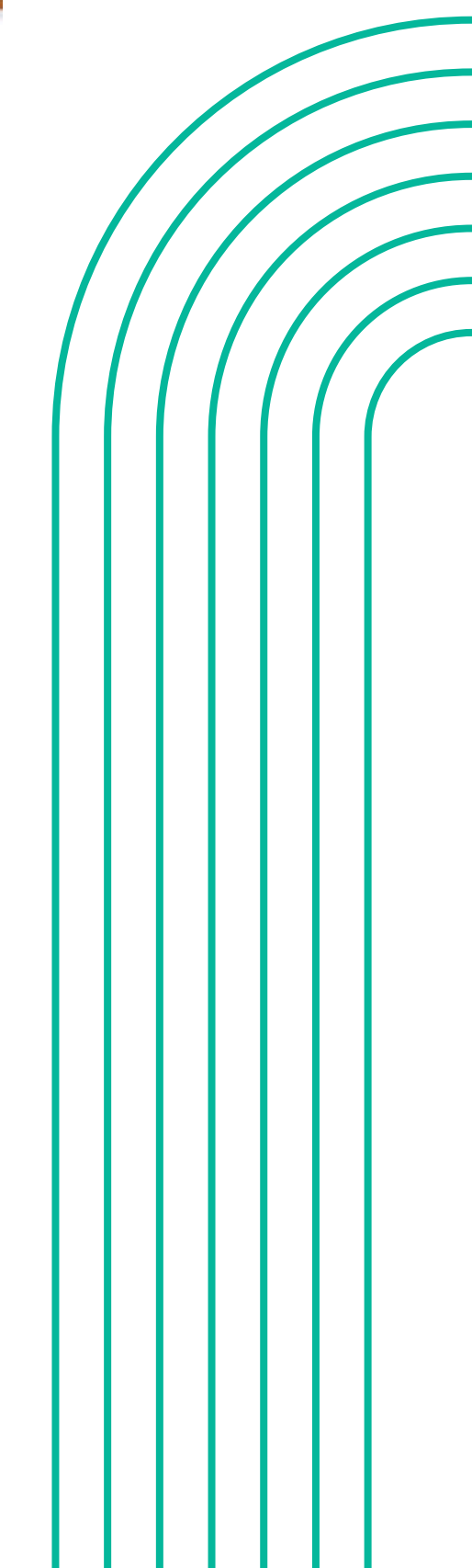
LIKE A RENAISSANCE PAINTING

# COME TO LIFE



Arching bridges pass over canals, as graceful gondolas ply the waters.

Cozy waterside cafes provide perfect spots from which to take in the resplendent view.





# LOVE IS IN THE AIR

The stage is set for an unforgettable proposal. Celebrate love for all eternity as musicians serenade you on a quiet, moonlit night.

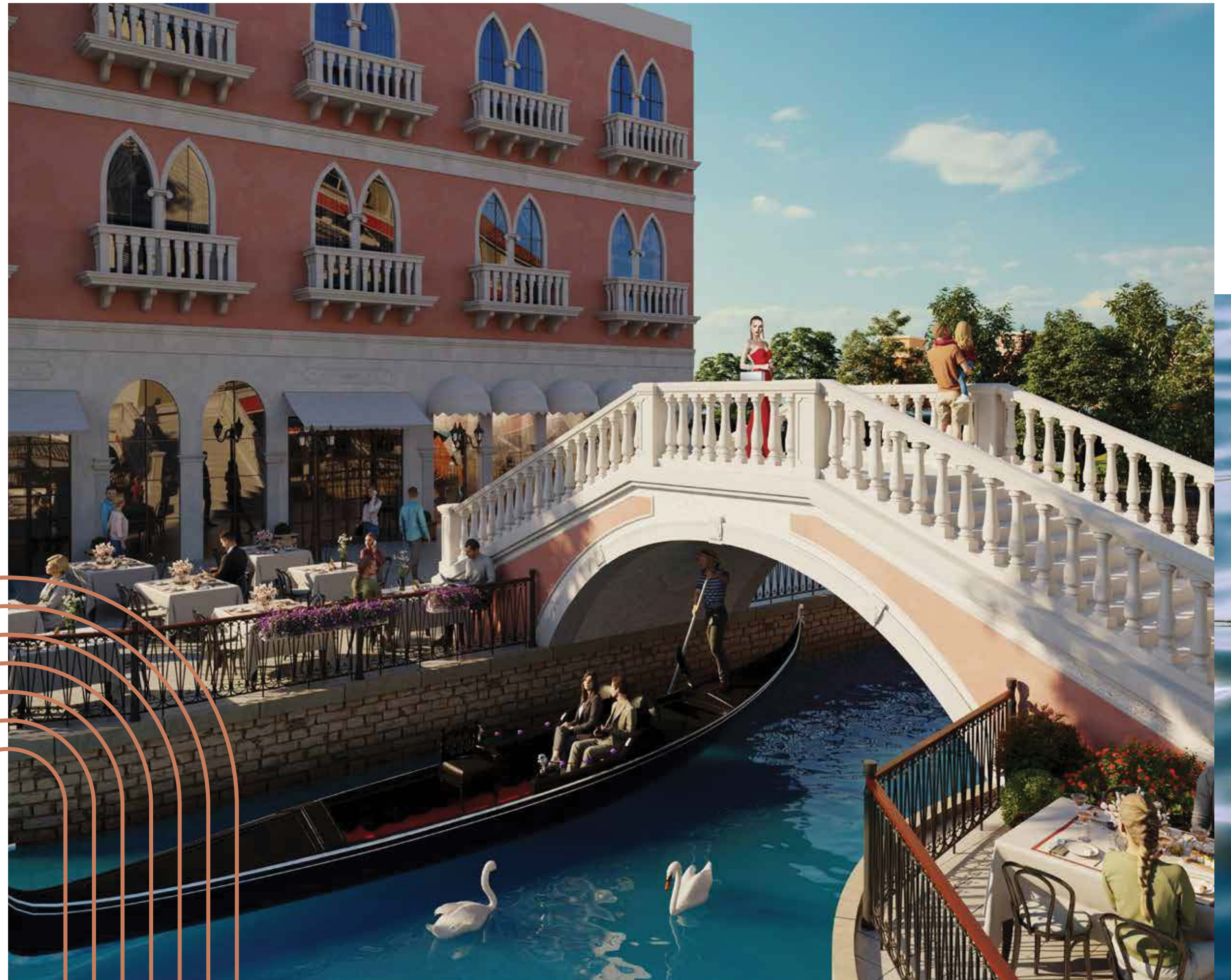




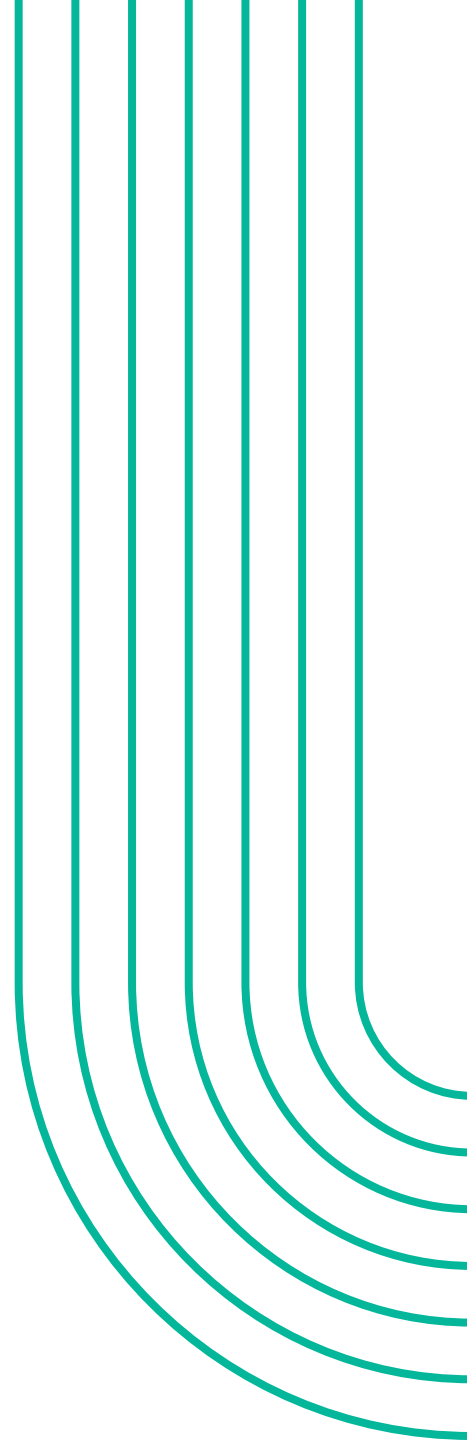


# EMBRACE LA BELLA VITA

Venice brings all the glitz and glamour of modern Italy to your doorstep. Shop at high-end retail stores and pick from a plethora of fine dining options.







# JOIN THE CELEBRATIONS

The party never ends at the heart of the Venetian cluster. Take part in the perpetual carnival with spectacular performances all year-round.



# ELEGANT LUXURIES

And finally, the jewel in the Venetian crown- the magnificent clubhouse.

Be transported to a Mediterranean dream from years past at a fully-equipped luxury spa or at the local fine-dining restaurant and bar.

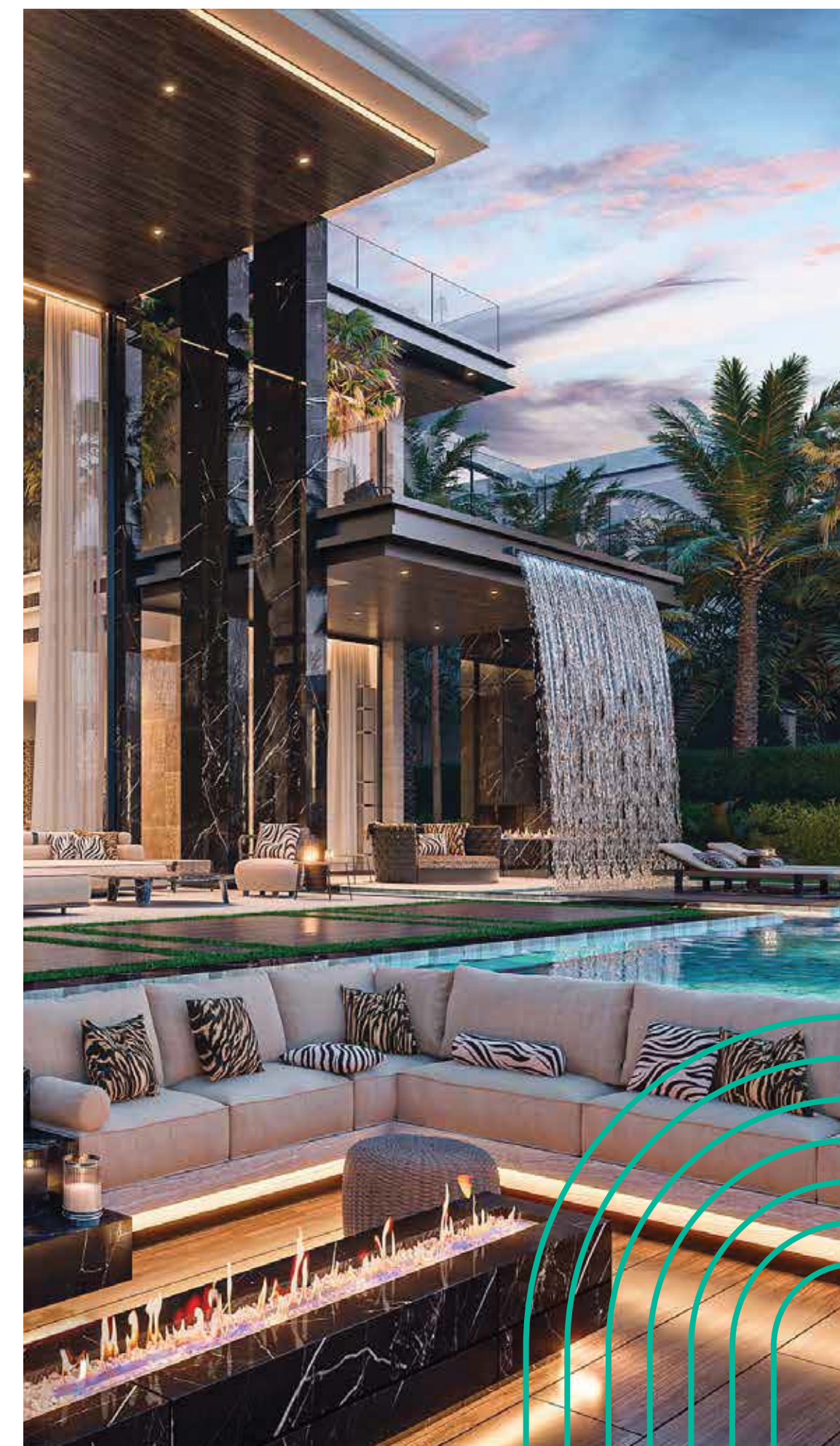






# ARCHITECTURAL MARVELS

The large, luxurious villas in Venice all enjoy sweeping views of the amazing lagoons. Their stunning, monochromatic architecture is very much influenced by the titular city.



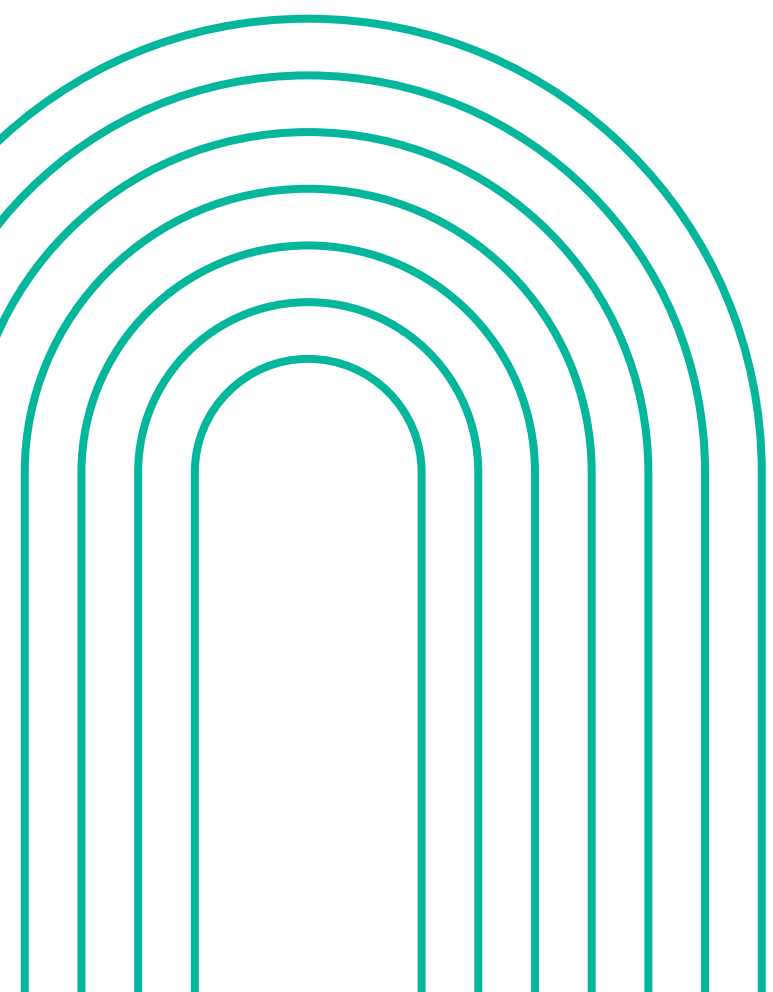


# A PALACE OF YOUR OWN

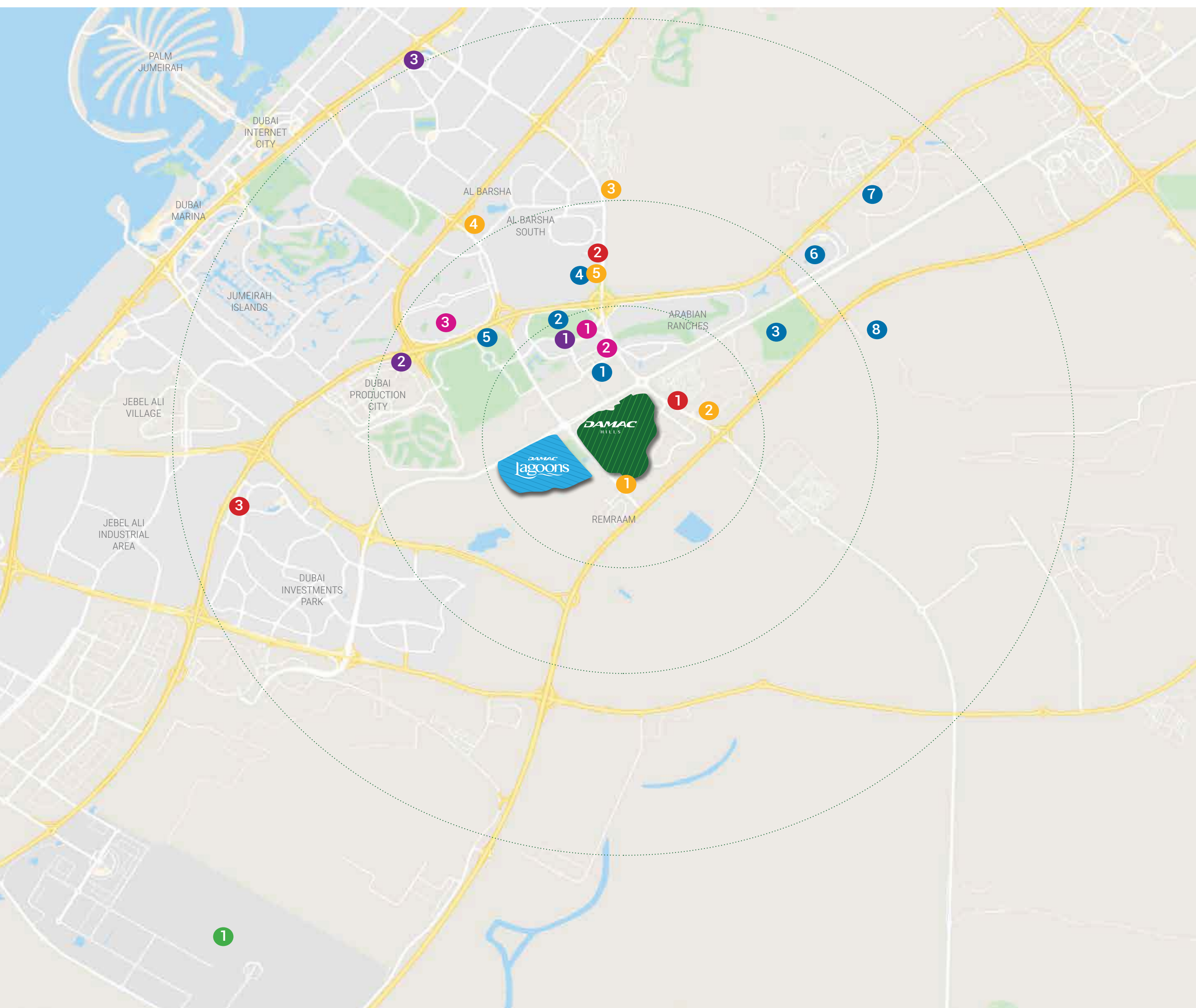
Interiors lined with black and grey marble accentuate the air of Italian luxury. Careful use of green and gold accent colours as well as indirect lighting and wood panels elevate your living experience to something truly sublime.











# The Luxury of Location

## SPORTS AND LEISURE

- 1 Dubai Polo & Equestrian Club – 10 minutes
- 2 Dubai Autodrome – 12 minutes
- 3 The 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 World – 14 minutes
- 8 Hamdan Sports Complex – 15 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

## MALLS

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

## HOSPITALS

- 1 Aster Medical Centre – 9 minutes
- 2 Mediclinic Parkview Hospital – 12 minutes
- 3 NMC Royal Hospital – 19 minutes

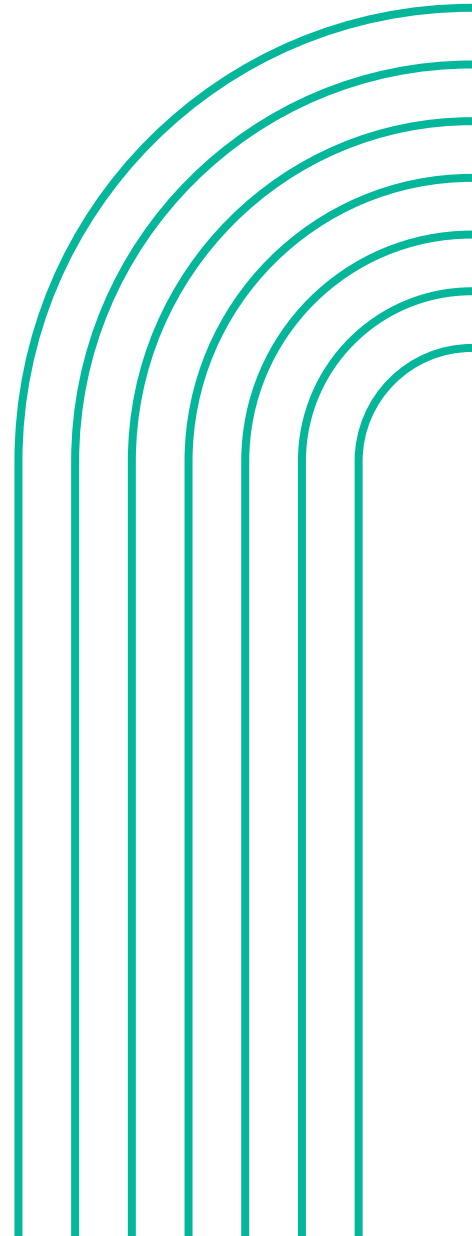
## HOTELS

- 1 Park Inn by Radisson – 10 minutes
- 2 Studio One Hotel – 9 minutes
- 3 Five Hotel Jumeirah Village Circle – 19 minutes

## AIRPORT

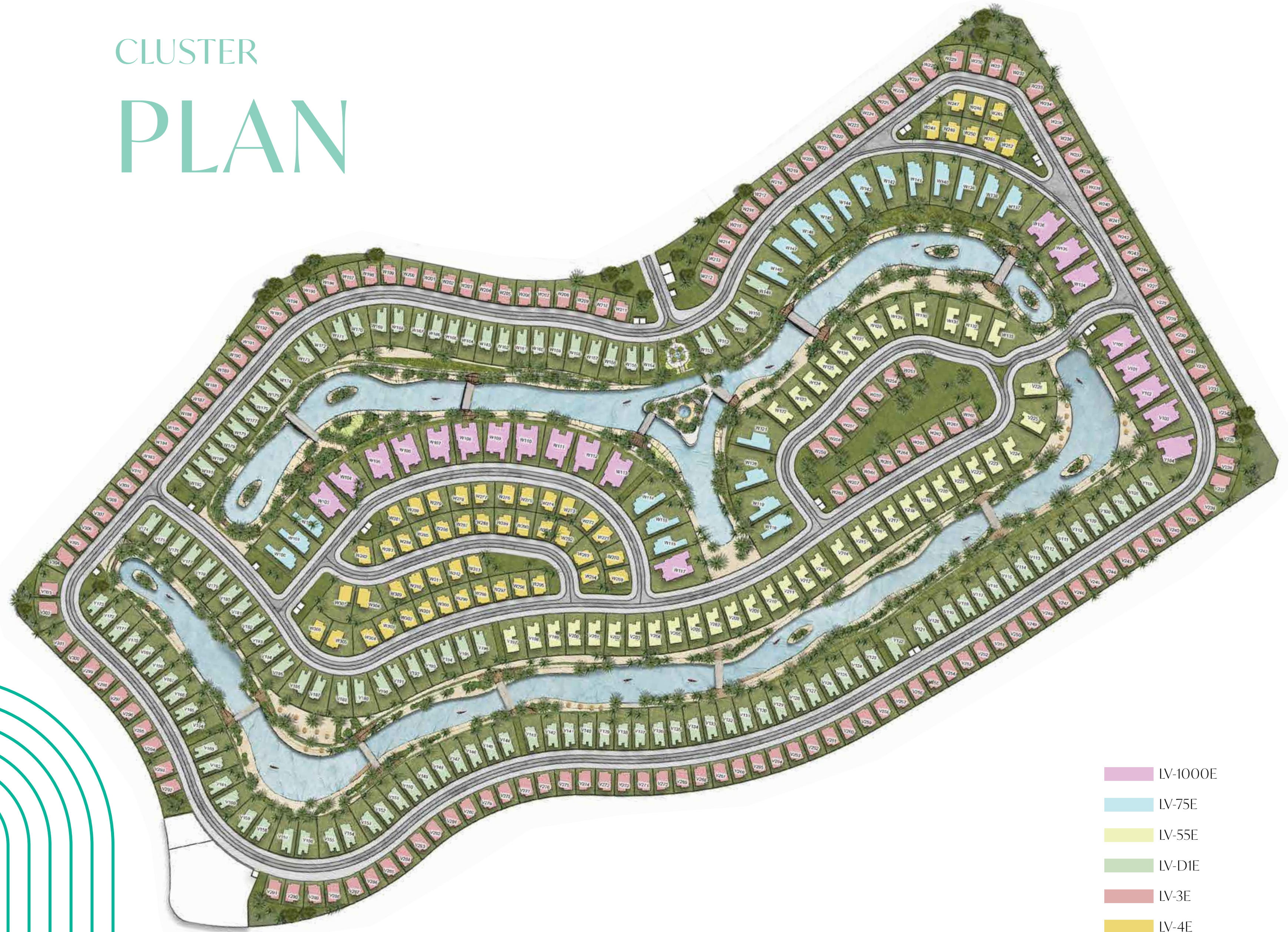
- 1 Al Maktoum International Airport – 28 minutes

DAMAC Lagoons is hidden away along Hessa Street right opposite DAMAC Hills community. The convenient location puts residents within minutes of the city's key arterial freeways such as Mohammed Bin Zayed Road, Emirates Road and Al Khail Road.



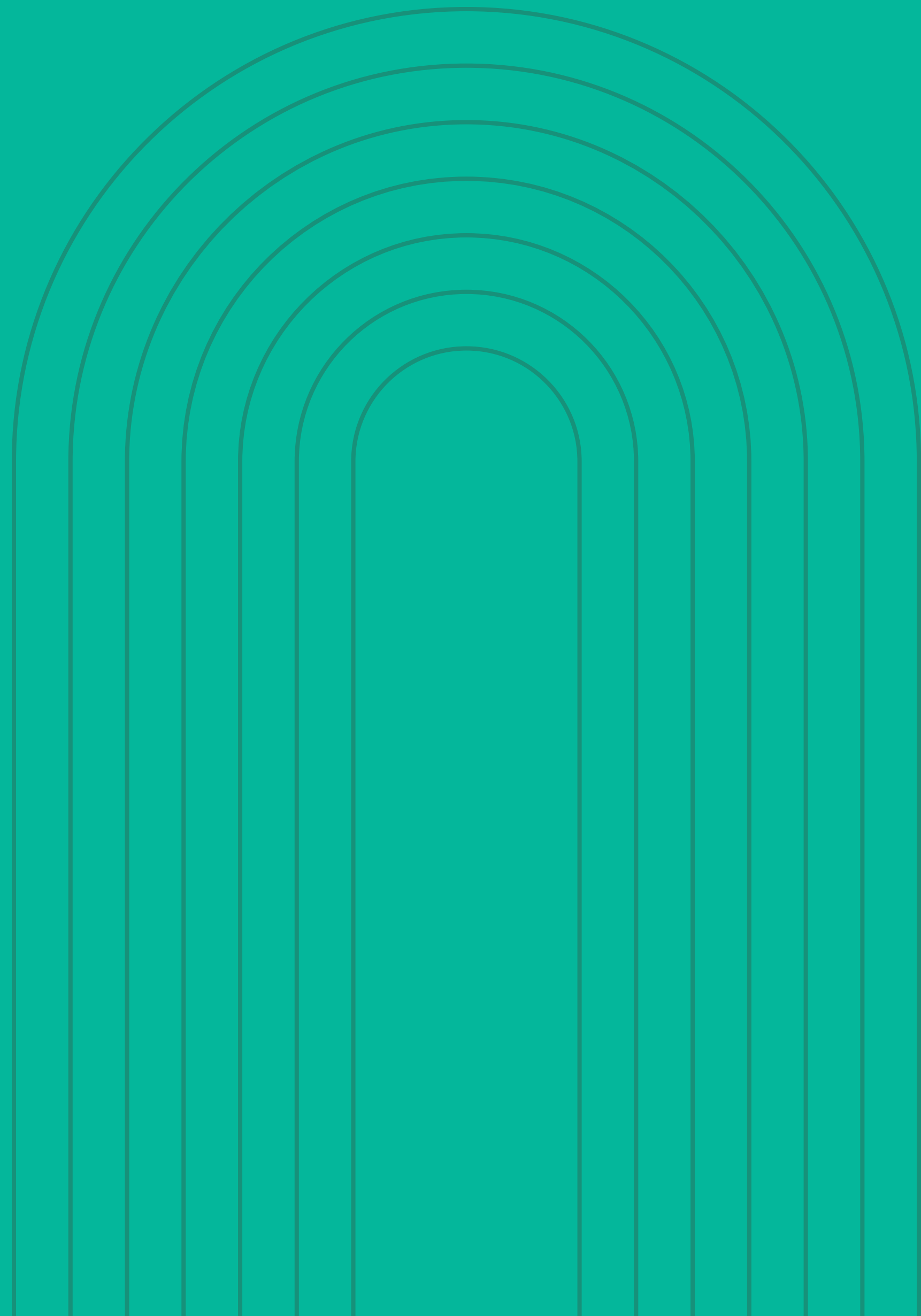


# CLUSTER PLAN



- LV-1000E
- LV-75E
- LV-55E
- LV-DIE
- LV-3E
- LV-4E





# FLOOR PLANS





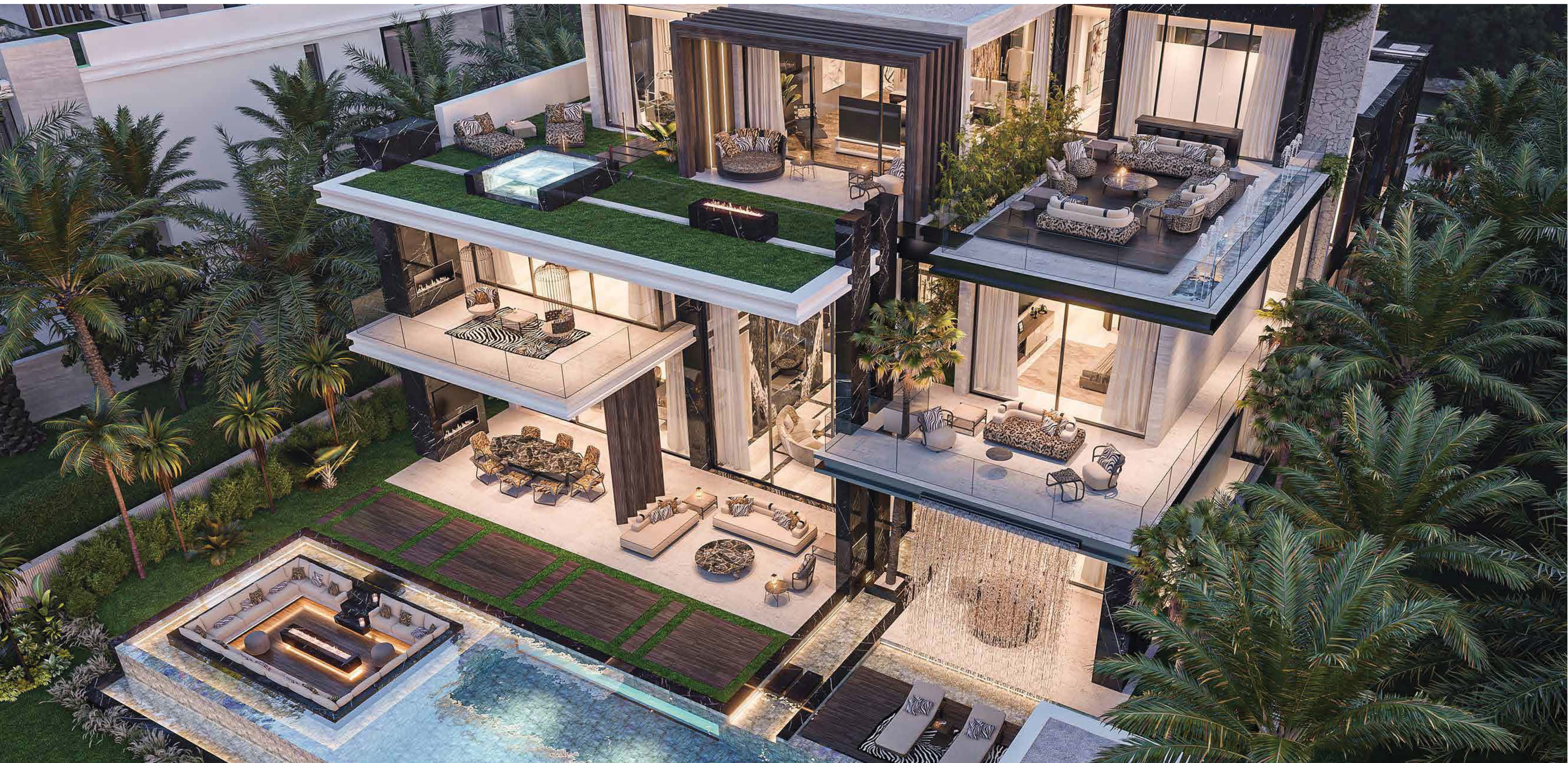


## 6 BEDROOM VILLA





## 6 BEDROOM VILLA





6 BEDROOM VILLA

floor plan



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

6 BEDROOM VILLA

floor plan



## 7 BEDROOM VILLA





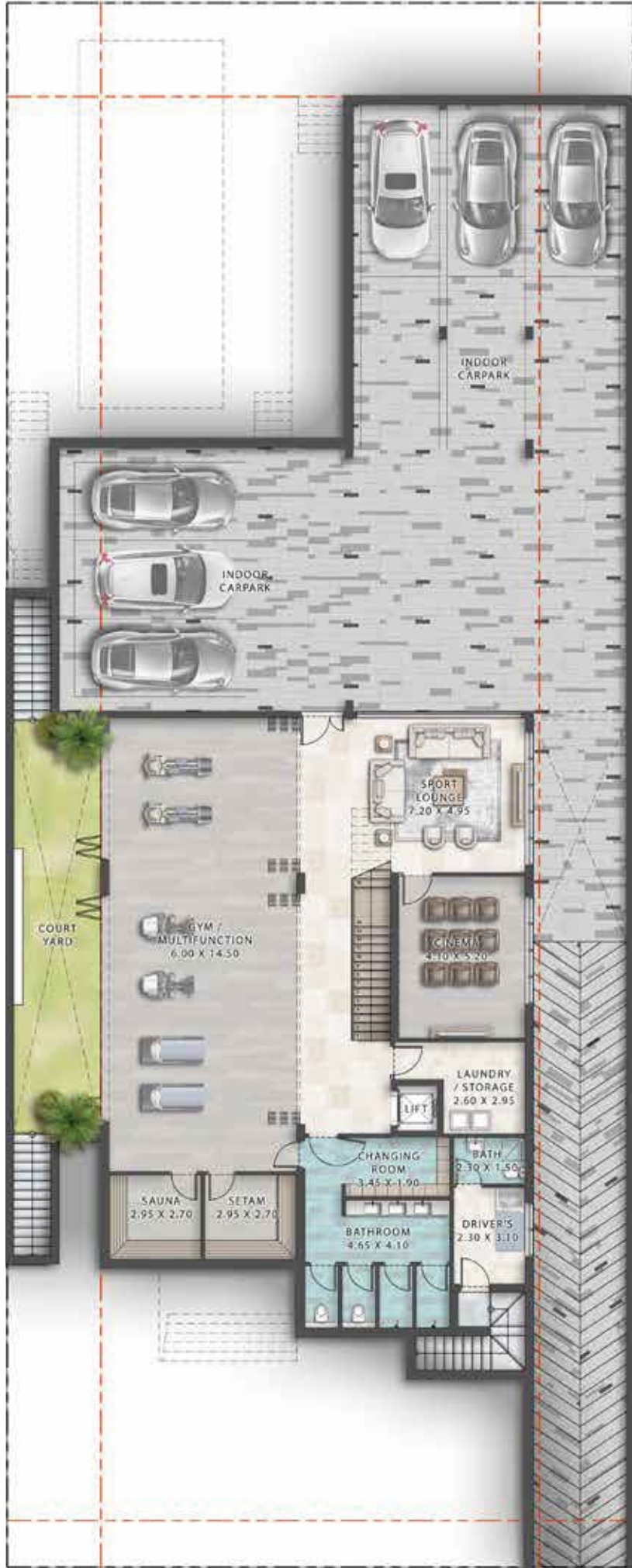
## 7 BEDROOM VILLA





floor plan

7 BEDROOM VILLA



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

floor plan

7 BEDROOM VILLA

Total Sellable Area: 17590.92 SQ.FT



## 6 BEDROOM VILLA





## 6 BEDROOM VILLA





floor plan

6 BEDROOM VILLA



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

floor plan

6 BEDROOM VILLA



## 7 BEDROOM VILLA





## 7 BEDROOM VILLA





7 BEDROOM VILLA

floor plan



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

7 BEDROOM VILLA

floor plan



## 6 BEDROOM VILLA





floor plan

6 BEDROOM VILLA



GROUND FLOOR



FIRST FLOOR

Total Sellable Area: 4572.83 SQ.FT

floor plan

6 BEDROOM VILLA



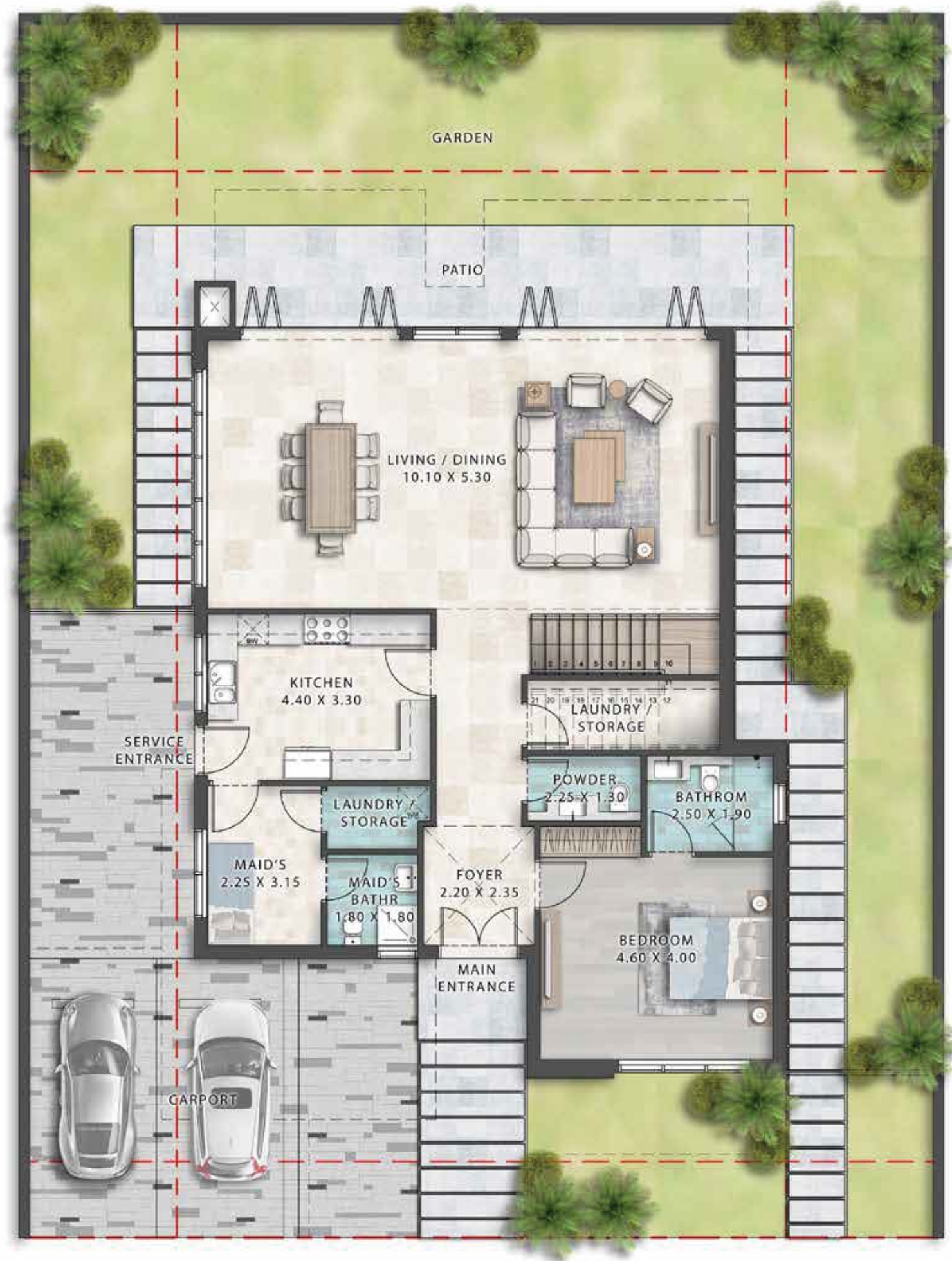
## 6 BEDROOM VILLA





floor plan

6 BEDROOM VILLA



GROUND FLOOR



FIRST FLOOR

Total Sellable Area: 4066.82 SQ.FT

floor plan

6 BEDROOM VILLA



# DAMAC Properties

## LIVE THE LUXURY

DAMAC Properties has been at the forefront of the Middle East's luxury real estate market since 2002, delivering award-winning residential, commercial and leisure properties across the region, including the UAE, Saudi Arabia, Qatar, Jordan, Lebanon, Canada and Maldives, as well as the United Kingdom. Since then, the Company has delivered close to 39,400 homes, with a development portfolio of more than 28,000 at various stages of planning and progress.\*

Joining forces with some of the world's most eminent fashion and lifestyle brands, DAMAC has brought new and exciting living concepts to the market in collaborations that include a golf course managed by The Trump Organization, and luxury homes in association with de GRISOGONO, Versace, Fendi Casa, Just Cavalli, Paramount Hotels & Resorts, Rotana and Radisson Hotel Group. With a consistent vision, and strong momentum, DAMAC Properties is building the next generation of Middle Eastern luxury living. DAMAC places a great emphasis on philanthropy and corporate social responsibility. As such, the Hussain Sajwani – DAMAC Foundation, a joint initiative between DAMAC Group and its Chairman, Hussain Sajwani, is supporting the One Million Arab Coders Initiative. The programme was launched by Vice President and Prime Minister of the UAE, and Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum, and is focused on creating an empowered society through learning and skills development.

As at 30th September 2021

Exterior villa renders used in the 'DAMAC Lagoons – Venice' brochure have been conceptualized and designed by B8 Architecture.

# LUXURY BY APPOINTMENT

Contact us at any of our offices or visit [damacproperties.com](https://damacproperties.com)

### UNITED ARAB EMIRATES

Dubai  
Tel: 800-DAMAC (800-32622)  
E-mail: [dubai@damacgroup.com](mailto:dubai@damacgroup.com)

Park Towers – Sales Centre,  
Dubai International Financial Centre

Aykon City – Sales Centre,  
Floor 63, Sheikh Zayed Road

DAMAC Hills - Sales Centre,  
Sheikh Zayed bin Hamdan Al Nahyan  
Street

DAMAC Hills - Sales Centre,  
Golf Veduta, Townhouse TH2

DAMAC Hills - Sales Centre,  
Bellavista, Carson Building

DAMAC Hills 2 - Sales Centre  
Amazonia Cluster, Villa 333

DAMAC Hills 2 – Sales Centre,  
Water Town

### QATAR

Building 90, New Solta Area  
Ali bin Abi Talib Street  
Next to Omar bin Al Khattab Health  
Centre  
Tel: +974 44 666 986  
Fax: +974 44 554 576  
E-mail: [doha@damacgroup.com](mailto:doha@damacgroup.com)

### KINGDOM OF SAUDI ARABIA

Riyadh  
DAMAC Towers Riyadh

South Tower  
Olaya District  
King Fahd Road  
PO Box 102460  
Tel: +966 11 835 0300  
E-mail: [ksa@damacgroup.com](mailto:ksa@damacgroup.com)

### TURKEY

Levazım, Mah. Koru Sk. Zorlu Center  
No: 2  
İc Kapi No: 347 Beşiktaş/İstanbul,  
Turkey  
Tel: +90 212 892 0327  
Fax: +90 212 890 7184  
E-mail: [turkey.office@damacgroup.com](mailto:turkey.office@damacgroup.com)

### LEBANON

Unit 1801, 18th Floor  
DAMAC Tower  
Omar Daouk Street  
Mina El Hosn, Beirut Central District  
Tel: +961 81 647 200  
E-mail: [beirut@damacgroup.com](mailto:beirut@damacgroup.com)

### JORDAN

Al Istithmar Street  
Abdali Project  
Amman  
Opposite Abdali Mall Gate #1  
Tel: +962 6 510 7000  
Fax: +962 6 565 7896  
E-mail: [amman@damacgroup.com](mailto:amman@damacgroup.com)

### UNITED KINGDOM

4th Floor, 100 Brompton Road  
Opposite Harrods  
Knightsbridge, London  
SW3 1ER, United Kingdom  
Tel: +44 (0) 207 590 8050  
E-mail: [sales@damactower.co.uk](mailto:sales@damactower.co.uk)









# VENICE

FOR MORE INFORMATION PLEASE CONTACT



**REAL ESTATE**

STAY AHEAD, INVEST SMART

 +971 55 476 7630  
 +971 4 368 7878  
 [info@afsrealestate.com](mailto:info@afsrealestate.com)  
 [www.afsrealestate.com](http://www.afsrealestate.com)



**DUBRICKS**

POSSIBILITIES ARE LIMITLESS

 +971 50 674 2020  
 +971 4 368 7878  
 [info@dubricks.com](mailto:info@dubricks.com)  
 [www.dubricks.com](http://www.dubricks.com)

***DAMAC***