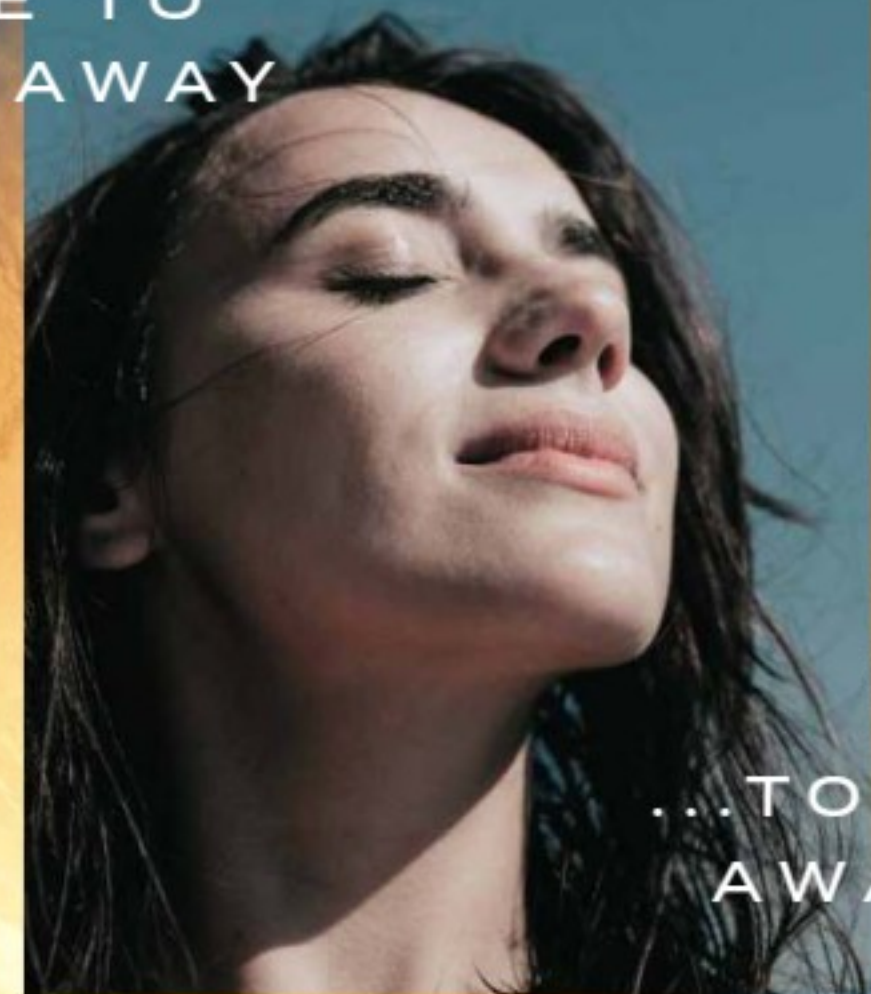


UTOPIA

URBAN RESORT VILLAS

DAMAC
HILLS

WHAT IF
YOU DIDN'T
HAVE TO
GET AWAY



...TO GET
AWAY?

WHAT
IF LIFE
WAS A
RESORT



...YOU
NEVER
HAD TO
CHECK-OUT
FROM?



WHAT IF
RAREFIED



...WAS ALWAYS
WITHIN REACH?



PRESENTING

UTOPIA

URBAN RESORT VILLAS

DAMAC
HILLS





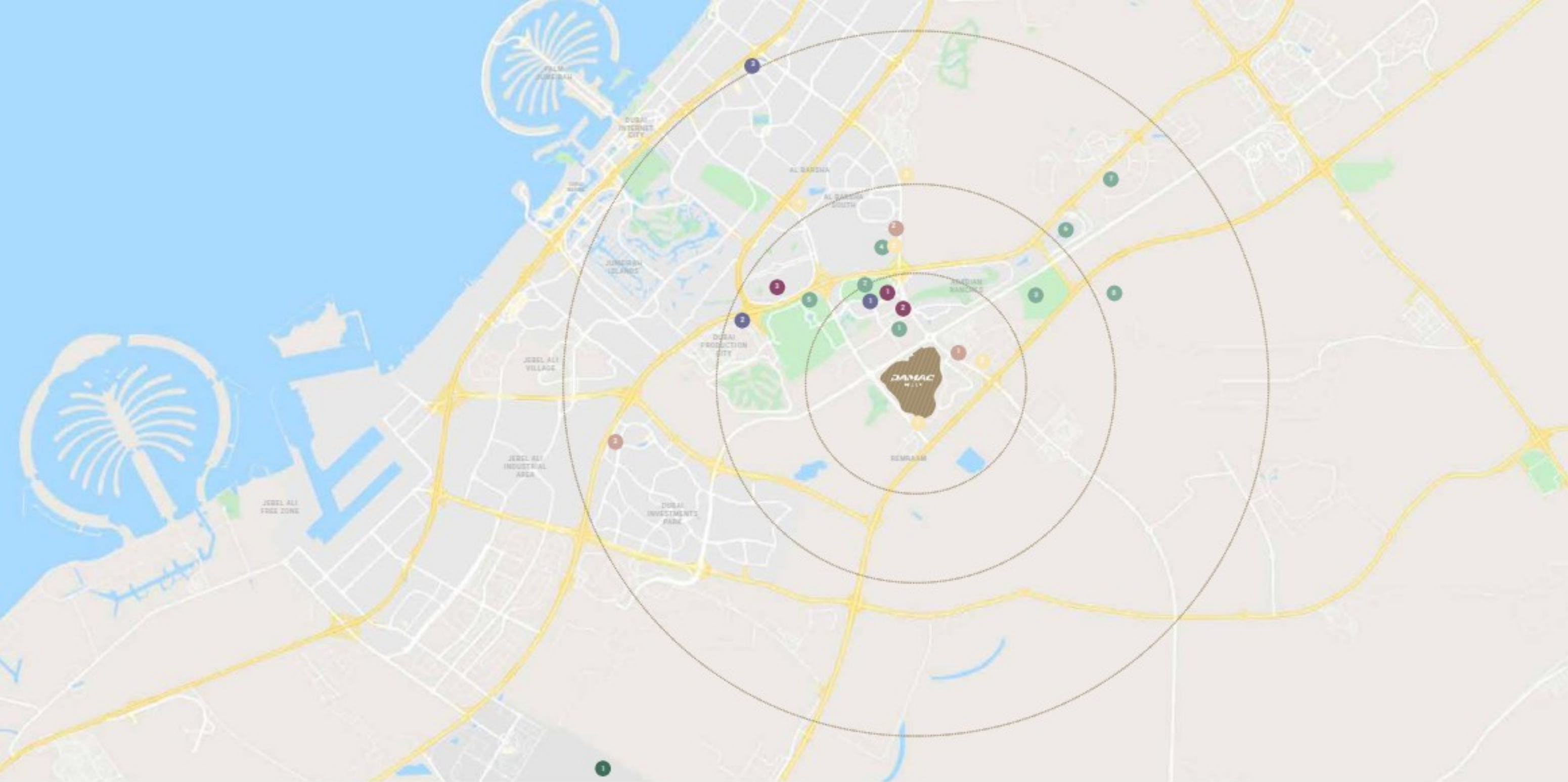


SPACE
TO BREATHE,
IN THE PLACE
TO BE

Utopia villas are situated in a secluded enclave within DAMAC Hills, yet well-connected to the incredible amenities of the established, 42 million sqft community.

From DAMAC Mall to the acclaimed Trump International Golf Club, Dubai, stables, skate park, Malibu Bay wave pool, luxury dining and entertainment options, multi-sports amenities and more.

You will truly want for nothing.



DAMAC HILLS: CLOSE TO EVERYTHING

SPORTS AND LEISURE

- 1 Dubai Polo & Equestrian Club – 10 minutes
- 2 Dubai Autodrome – 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 M'a'isem – 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

UTOPIA

URBAN RESORT VILLAS



DAMAC HILLS: MASTERPLAN

CLUSTERS

- | | |
|--------------------------------|--|
| 1 Trinity | 18 The Trump Estates |
| 2 Pelham | 19 Ventura Mall |
| 3 Rochester | 20 Golf Promenade 2, 3, 4, 5 |
| 4 Rockwood | 21 Loreto 1, 2, 3 |
| 5 Richmond | 22 Jasmine & Orchid |
| 6 Topanga | 23 Calero |
| 7 The Field | 24 Phoenix |
| 8 Piccadilly Green | 25 The Turf |
| 9 Queens Meadow | 26 The Flora |
| 10 Silver Springs | 27 Longview |
| 11 Legends | 28 Veneto |
| 12 Whitefield | 29 Golf Panorama, Veduta, Vista, Terrace |
| 13 Cavalli Estates | 30 Utopia |
| 14 Brookfield | |
| 15 Bellavista (Carson) A, B, C | |
| 16 Golf Vita | |
| 17 Artesia B, C, A | |

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 | 16 Fruit Park |
| 2 Football Court | 17 Wet Wadi Fountain |
| 3 Tennis Court | 18 Lake |
| 4 Cricket Field | 19 Fishing Lake |
| 5 Volleyball Court | 20 Malibu Bay |
| 6 BBQ Area | 21 Petting Farm |
| 7 Kids Play Area | 22 Golf Course |
| 8 Kids Crazy Golf | 23 Events Area |
| 9 Ice Rink | 24 Community Centre |
| 10 Horse Stables | 25 Padel Court |
| 11 Catch & Release | |
| 12 Jogging Track | |
| 13 Skate Park | |
| 14 Central Park | |
| 15 Picnic Park | |

WHERE
EXCLUSIVE,
IS EXCLUSIVELY
YOURS

Touch the sky with your toes in the grass from the luxury of your sanctuary within a sanctuary, Utopia. Twenty-seven exquisite, contemporary resort-style villas featuring everything you could ever want from even the most indulgent of escapes.

Each residence enjoys its own private infinity pool, basement entertainment arena, home cinema, water features, gym, spa...the list is as endless as the potential for a truly unique living experience steeped in the carefree bliss of a perpetual holiday.





CHANGE YOUR
PERCEPTION OF
SPACE & SELF

Geometric lines, natural, locally-sourced woods and cool metals. Each Utopia urban resort villa is a celebration of contemporary aesthetics where natural light is valued as highly as privacy, sweeping golf course or lake views and refreshing breezes.

Inspired by artistic, modern pavilions, the villas have been designed to resonate with your very soul, featuring high ceilings, indigenous foliage and stark forms complemented by flowing, organic shapes as well as rich marbles.





A CONTEMPORARY HAVEN OF YOUR OWN DEVICE

Utopia has three distinct villa typologies, ranging from five to seven spacious ensuite bedrooms where tranquil vistas of greenery or water greet you. Within, show kitchens give way to grand dining rooms and cosy family areas, intimate nooks and areas to entertain friends, loved ones or simply, yourself.

Soaring a subtle two stories as well as a liveable roof floor, and complete with well-equipped basements, the villas also have their own elevators in addition to staff quarters and multi-car garages with turntables.



V1000



V75



V55

UTOPIA CLUSTER PLAN



V55 - G
V75 - G
V1000-G



V75 - G
V1000-G

BREATHE IN THE DIVINE

Discover V1000, a grand and select collection of six-bedroom villas that include the signature features of Utopia, as well as a water feature off the rooftop primary bedroom and more space to live than you could ever dream of.

TYPE V1000







1
Timber Veneer



2
Armani Grey Marble



3
Serpentine Marble



4
Textured Wallpaper



5
Fluted Serpentine Marble

V1000 ENTRANCE LOBBY



1
Timber Veneer



2
Serpentine Marble



3
Brushed Bronze Metal



4
Armani Grey Marble

V1000 FORMAL DINING & LIVING



1
Timber Veneer



2
Serpentine Marble



3
Armani Grey Marble

V1000
FAMILY AREA
& SHOW KITCHEN



1
Timber Veneer



2
Textured Wallpaper



3
Textured Glass



4
Bronze Metal



5
Metal Mesh

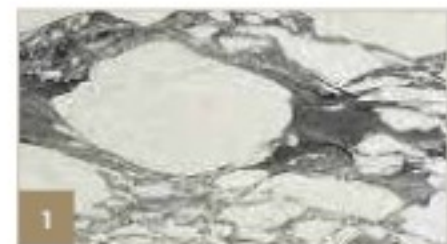


6
Parquet Flooring

V1000 PRIMARY BEDROOM



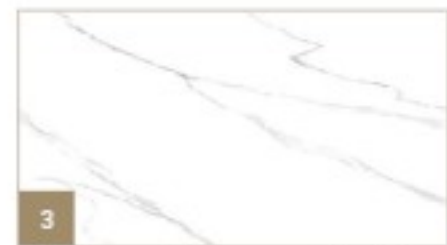
V1000 PRIMARY ENSUITE



1 Arabescato Corcia Porcelain Tile



2 Frosted Glass



3 White Marble Porcelain Tile



4 Semi-gloss Lacquer



V1000 WALK-IN CLOSET



1 Textured Wallpaper



2 Brushed Bronze Metal



3 Mesh Glass



4 Textured Glass



5 Parquet Flooring



1
Serpentine Marble



2
Nero Marquina Porcelain Tile



3
Fluted Timber



4
Parquet Flooring

V1000
ROOF FLOOR
MULTIPURPOSE ROOM



1
Orobico Porcelain Tile



2
Faux Suede Fabric



3
Bronze Metal



4
Armani Grey Marble

V1000
BASEMENT
ENTERTAINMENT
AREA



6-BEDROOM VILLA

V1000



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

DANCE WITH THE SUBLIME

Step into V75, seven-bedroom villas where wonder meets you no matter wherever you turn. With two impressive primary bedrooms complete with their own walk-in closets, the residences also have a private plunge pool on the roof, ideal for invigoration.

TYPE V75







1
Timber Veneer



2
Armani Grey Marble

V75
ENTRANCE
LOBBY



Orobico Porcelain Tile



Bronze Metal



Armani Grey Marble

V75
FORMAL LIVING
& DINING



1
Volakas Marble



2
Armani Grey Marble



3
Timber Veneer



4
Bronze Metal

V75
FORMAL LIVING
& DINING



Faux Suede Fabric



Calacatta Marble Porcelain Tile



Timber Veneer



Parquet Flooring



Bronze Metal

V75 FIRST FLOOR PRIMARY BEDROOM



V75 FIRST FLOOR PRIMARY ENSUITE



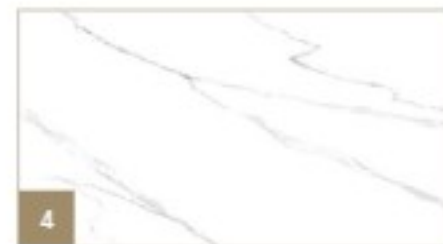
1
Serpentine Porcelain Tile



2
Timber Veneer



3
Lacquer



4
Calacatta Marble Porcelain Tile



V75 WALK-IN CLOSET



1
Timber Veneer



2
Textured Wallpaper



3
Mesh Glass



4
Brushed Bronze Metal



5
Tinted Glass



6
Parquet Flooring



1
Textured Wallpaper



2
Calacatta Porcelain Tile



3
Bronze Mirror



4
Parquet Flooring

V75
ROOF FLOOR
PRIMARY
BEDROOM



1
Serpentine Porcelain Tile



2
Timber Veneer



3
Fluted Porcelain Tile



4
Rubber Floor



5
Silver Mirror

V75
ROOF FLOOR
GYM

7-BEDROOM VILLA
V75



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

7-BEDROOM VILLA
V75

BATHE IN THE SERENE

Explore V55, five-bedroom villas that will leave you spoilt for choice on how to spend your days (and nights). While each floor revels in their own delights, the tranquil rooftop deck is ideal vantage point to bask not just in views of the community, but to reflect on what matters to you.

TYPE V55







Orobico Porcelain Tile



Timber



Armani Grey Marble

V55
ENTRANCE
LOBBY



Orobian Porcelain Tile



Timber Veneer



Armani Grey Marble

V55 FORMAL LIVING



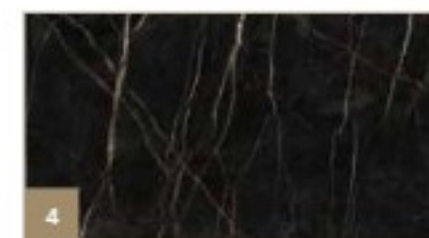
Orobico Porcelain Tile



Timber Veneer



Armani Grey Marble



Sahara Noir Porcelain Tile

V55 FAMILY DINING



1 Arabescato Corcia Tile



2 Timber Veneer



3 Textured Wallpaper



4 Bronze Mirror



5 Parquet Flooring



6 Fluted Timber

V55
PRIMARY
BEDROOM



V55 PRIMARY ENSUITE



Armani Grey Porcelain Tile



Sahara Noir Porcelain Tile



V55 WALK-IN CLOSET



Timber Veneer



Mesh Glass



Brushed Bronze Metal



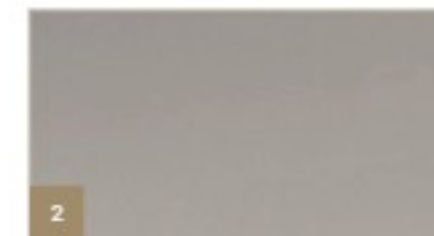
Tinted Glass



Parquet Flooring



1
Faux Suede Fabric



2
Bronze Mirror



3
Timber Veneer



4
Parquet Flooring



5
Brushed Bronze Metal

V55
PRIMARY WALK-IN
CLOSET & ENSUITE



1
Serpentine Marble



2
Brushed Bronze Metal



3
Armani Grey Marble



4
Textured Wallpaper



5
Timber Veneer

V55
MASTER WALK-IN
CLOSET & ENSUITE

5-BEDROOM VILLA

V55



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

5-BEDROOM VILLA

V55

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 and around the world, including the UAE, Saudi Arabia, Qatar, Jordan, Lebanon, Iraq, Maldives, Canada, United States and United Kingdom. Since then, the company has delivered approximately 46,000 homes, with a development portfolio of more than 33,000 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 with collaborations that include a golf course managed by The Trump Organization, and luxury homes in association with Versace, de GRISOGONO, Cavalli, Just Cavalli, Paramount Hotels & Resorts, Rotana and the 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. The Hussain Sajwani - DAMAC Foundation (HSDF), a joint initiative between DAMAC Group and Hussain Sajwani, announced the launch of the 'Fresh Slate' initiative in collaboration with the Dubai Police General Headquarters, aimed at aiding detainees in Dubai's Punitive and Correctional institutions who have been charged with petty offences.

The HSDF also pledged AED 5 million for the 1 Billion Meals Initiative launched by Vice President and Prime Minister of the UAE, and Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum, at the start of Ramadan 2022, aimed at providing meals to underprivileged communities in 50 countries across the world.

DAMAC has also supported the vision of Sheikh Mohammed to train one million Arab coders in creating an empowered society through learning and skills development, an initiative that successfully wrapped up in May 2022.

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

Park Towers - Sales Centre
Dubai International Financial Centre

AYKON City - Sales Centre
Floor 63, Sheikh Zayed Road

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
Al 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

KINGDOM OF SAUDI ARABIA

DAMAC Towers Riyadh
South Tower
Olaya District
King Fahd Road
PO Box 102460
Tel: +966 11 835 0300
E-mail: ksa@damacgroup.com

TURKEY

Levazm, Mah. Koru Sk.
Zorlu Centre No. 2
IC Kapl No. 347, Beşiktaş/Istanbul
Turkey
Tel: +90 212 892 0327
Fax: +90 212 890 7184
E-mail: 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

JORDAN

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

UNITED KINGDOM

DAMAC Tower
63-71 Bondway London SW8 1SQ
Tel: +44 (0) 207 590 8050
damactower.co.uk

CHINA | SHANGHAI

Building Name: 3 Corporate Avenue
Address: 106, Hubin Road, Huangpu District,
Shanghai 20F, units 2510-2511



*As of 30th June 2023.

