



*Canvas*  
Premium Plots

***DAMAC HILLS***





*Uniquely you*



Every artist has a distinct way of imagining things, and bringing ideas to life. Just like you. You see life differently. Your needs are unique. So are your wants. So when it comes to a home, shouldn't it be just the same?



# *Your own masterpiece*

What if you could build your home the way you imagined it? What if you had the freedom to express your creativity?

Presenting Canvas, premium plots at DAMAC Hills. You're the artist. And this is your masterpiece in the making.





## *Views you own*

You won't get more sweeping views of the golf course than from your own home. It's the next best thing to actually being out there on the fairways. Serene, scenic, lush... as far as the eyes can see.





*As lush as it gets*

Find yourself in illustrious company with Trump International Golf Club Dubai, right next door. Your plot quite literally just blends with the greens of the golf course. That glorious feeling is everlasting. Much like the views.



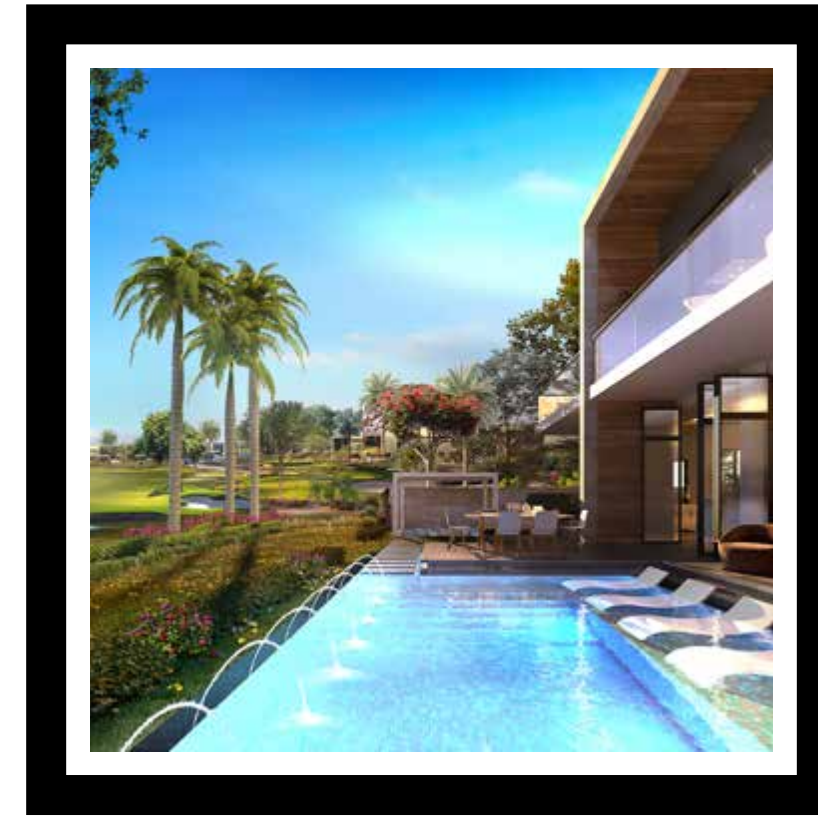
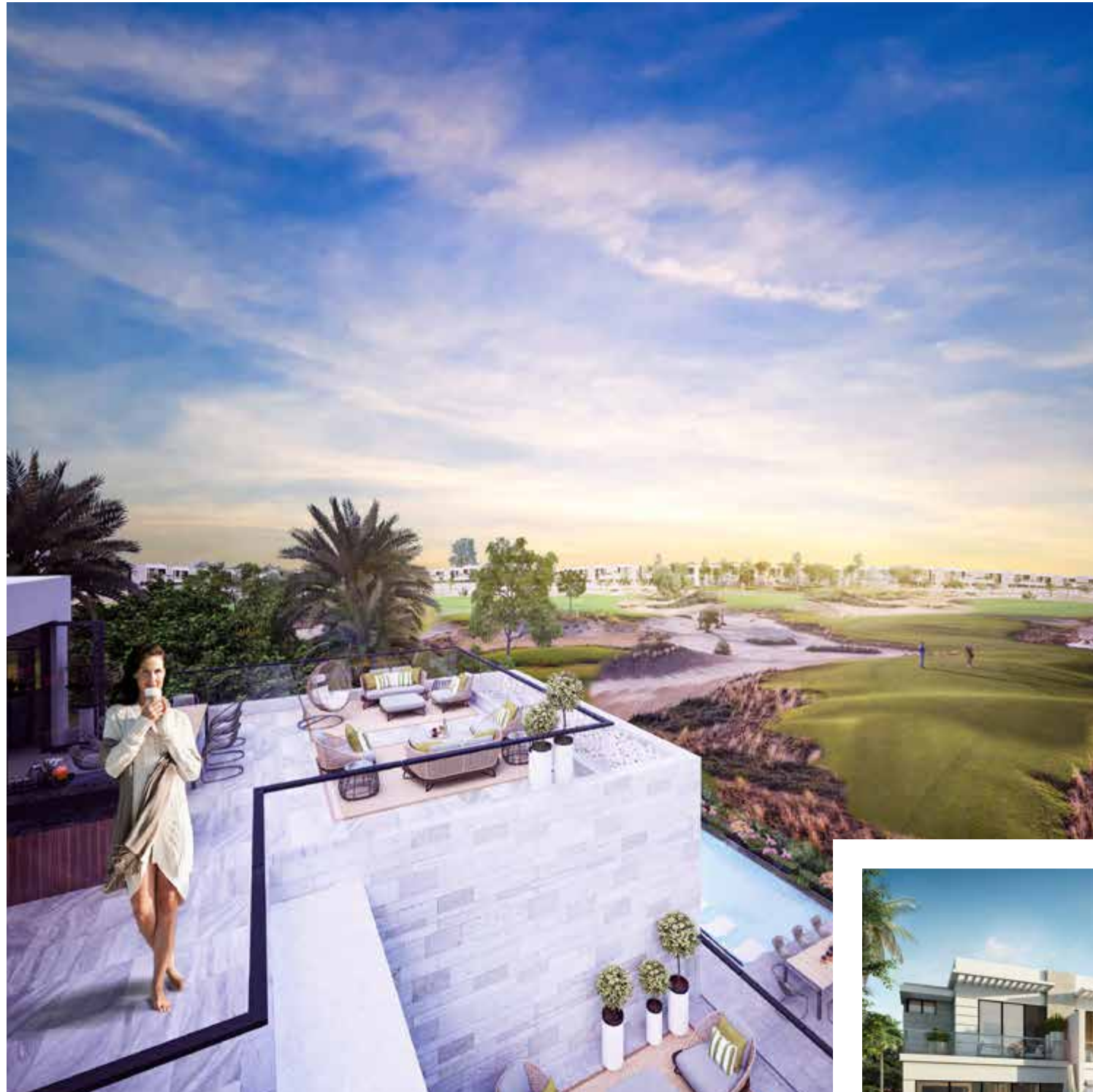


## *Distinctive by design*

True design is in the details. It's in the architectural style that you pick. The façade that bears your signature. Or the colours splashed on the walls of your villa. Let your home make a statement for you.







## *Artistic by choice*

Work your dream just like an artist with a blank canvas.  
Build a roof terrace for your weekend night-outs. Set up  
a music room in your basement. Combine two plots and  
build your own mansion. Design your world, your way.



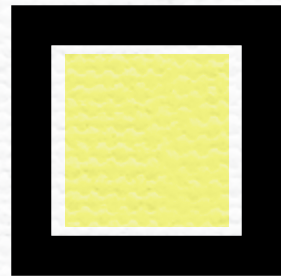


## *Dubai's preferred community*

Home to a championship golf course, four million square feet of parkland, wave pool, skate park, fishing lake, petting farm, dog park, sports arenas and much more; in every way, DAMAC Hills is the gift that keeps on giving.



Canvas



CLUSTERS

- 1

Trinity
- 2

Pelham
- 3

Rochester
- 4

Rockwood
- 5

Richmond
- 6

Topango
- 7

The Field
- 8

DAMAC Villas by Paramount  
Hotels & Resorts
- 9

Piccadilly Green
- 10

Queen's Meadow
- 11

Silver Springs
- 12

The Legend
- 13

Whitefield
- 14

The Range
- 15

Brookfield
- 16

Bellavista
- 17

Golf Vita
- 18

Kiara
- 19

The Trump Estates
- 20

Ventura
- 21

Golf Town
- 22

Park Town
- 23

Calero
- 24

Phoenix
- 25

The Turf
- 26

The Flora
- 27

Veneto

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

Stoke House Restaurant
- 12

Spinneys Supermarket
- 13

Bakericious Restaurant

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 Stable
- 11

Maze
- 12

Jogging Track
- 13

Skate Park
- 14

Paw Park
- 15

Picnic Park & Zarb Area
- 16

Fruit Park
- 17

Wadi Fountain
- 18

Love Lake
- 19

Fishing Lake
- 20

Malibu Bay - Wave Pool
- 21

Pet Farm
- 22

Golf Course

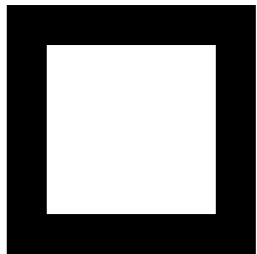
Closer Look



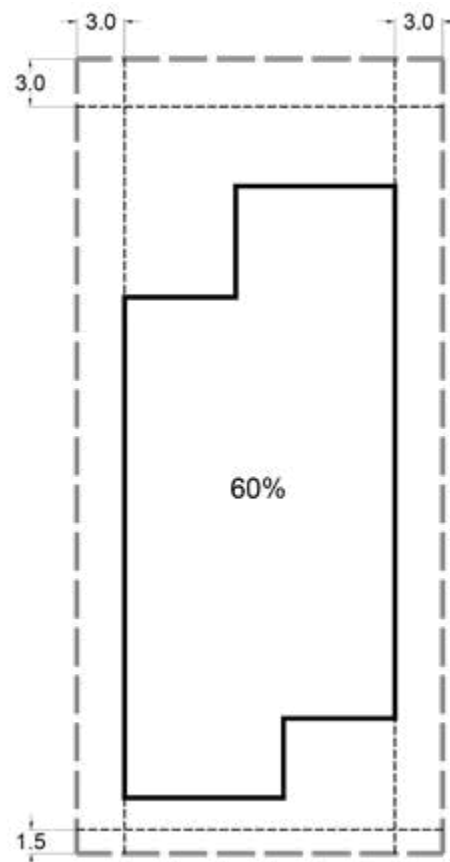
PLOT TYPES		AVERAGE DIMENSION (M)	AVERAGE PLOT SIZE (FT²)
PLOT -1		20 X 50-68	12,594
PLOT -2		24 X 55-71	17,721
PLOT -3		24 X 53-68	16,510
PLOT -4		18 X 50-55	10,548
PLOT -5		18 X 45-50	10,608
PLOT -6		18 X 40-45	7,441



# General Design Guidelines



Site Coverage and Setbacks



## 1. Floor Area Ratio (FAR)

Maximum 1

## 2. Minimum Building Setbacks

Street frontage: 1.5m

Park frontage: 3m

Side boundaries: 3m

## 3. Maximum Site Coverage

60% of plot area

Second floor shall not exceed

50% of first floor footprint

## 4. Maximum Building Height

G+2

14m to the top of parapet

## 5. Finished Floor Level

The finished floor level of the ground floor shall not be raised higher than 1m above the driveway level of the plot

## 6. Car Parking

Minimum 2 cars per villa in garage or carport within plot, maximum 4 cars total

## 7. Driveway Access

1 driveway per plot

## 8. Private Open Spaces

Major backgarden and front court to be provided as a minimum requirement

## 9. Amalgamated Plots

More than one plot can be purchased to construct a single villa taking into consideration the resulting plot size and setbacks

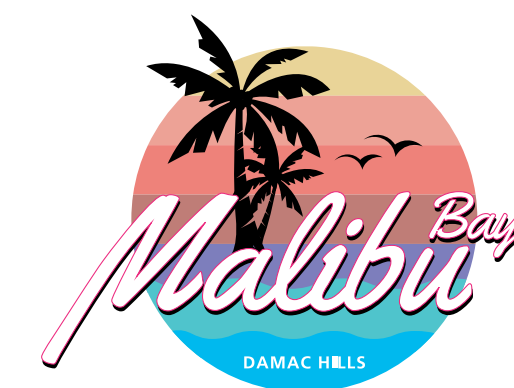
## 10. Design Codes

Villa design must comply with design codes of Dubai Municipality

## 11. Architecture

There is no limitation to the façade design subject to the master developer's approval

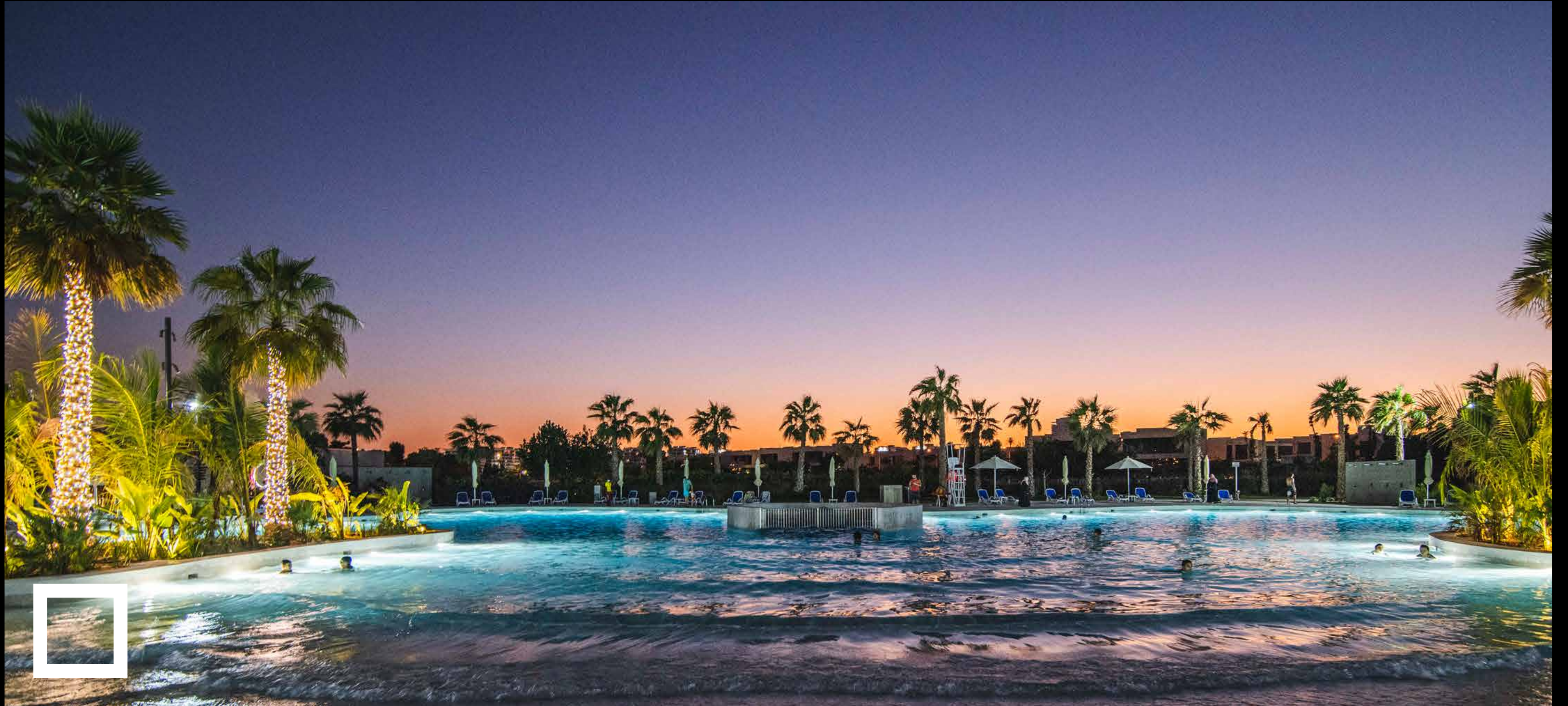




## *The beach in your backyard*

Slip into your swimwear, grab your goggles and cool off at Malibu Bay – the hip new wave pool at DAMAC Hills. Make time to bobble, dunk and jump the ocean-like waves or relax in the shallows with beach-like vibes, trendy F&B and lots more.







## *Make time to celebrate life*

Spend lively afternoons at the events park, sample something new at the outdoor food market or host a barbecue by the lake as you camp out for the night.



## *Feel a different thrill*

Little riders can take lessons from professionals at the Stables while the avid skaters learn new tricks at the Skate Park and the outdoor Ice Rink.



## *Discover your softer side*

Spend leisurely evenings by the fishing lake, make new friends at the petting farm and dog park or just get closer to nature at the Green Zone.

## *Play your natural game*

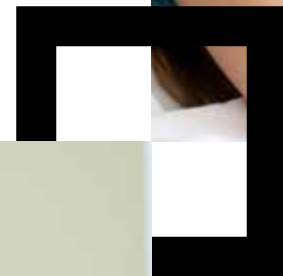
There's everything to play for with world-class venues and facilities for tennis, football, cricket, volleyball, basketball and other sports.





## *Your health matters*

Close to home you'll discover a complete family care facility with medical standards that are second to none. Feel at ease with smiling faces and caring hands. Here, the wellbeing of you and your loved ones is top priority.



## *Creating a bright future*

Quality education is just around the corner. When your children are ready for school, there's a reputed academic institution with the latest international curricula ready to welcome them and turn them into lifelong learners.



## *Mingle with the neighbours*

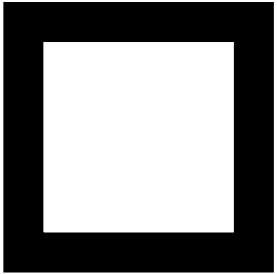
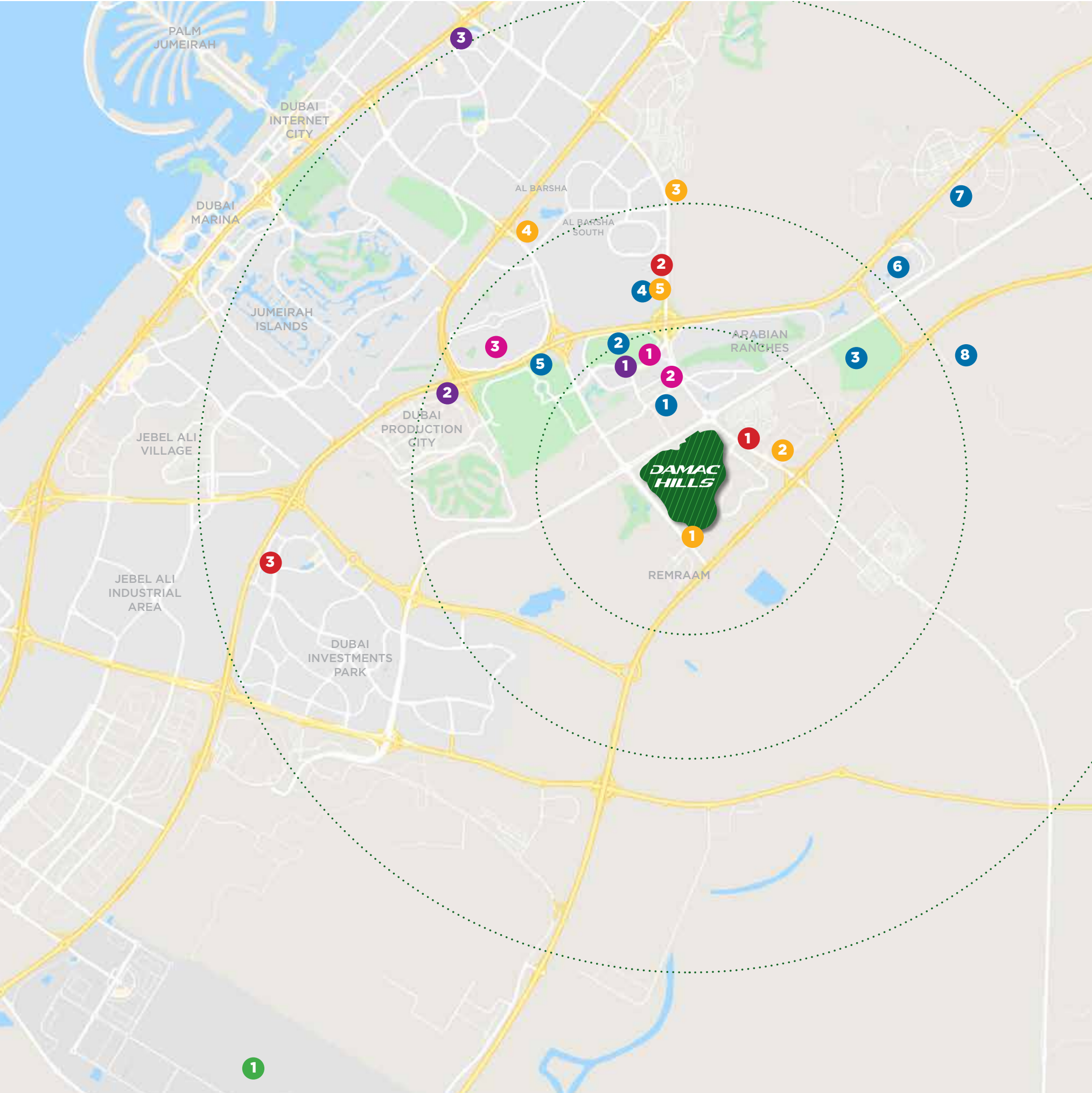
Find plenty of ways to turn your little ones into animal lovers. The community is home to a petting farm, horse riding and other fascinating opportunities to interact with nature's gentle creatures.

## *Basketsful of convenience*

Friends coming over? Just hop across to your neighbourhood Spinneys or Carrefour. Find all your weekly essentials or last-minute supplies without having to leave the community. Fancy a quick meal? It's all waiting for you at your local supermarket.







*Close to everything*

**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

**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

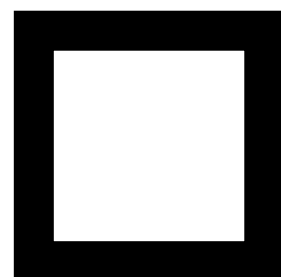
**SCHOOLS**

- 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



***DAMAC***

*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 and Lebanon, as well as the United Kingdom.

Since then, the Company has delivered close to 32,000 homes, with a development portfolio of more than 34,000 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 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.

\*Figures as of 31st December 2020.



# Luxury by appointment

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

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***DAMAC***