



VILLA COMMUNITIES IN DUBAILAND

Learn about the unique villa communities in Dubailand such as Arabian Ranches, Mudon, DAMAC Hills and The Sustainable City.



Popular communities
in Dubailand

Discover Bayut's unique
and innovative features

Learn about the
lifestyle in Dubailand



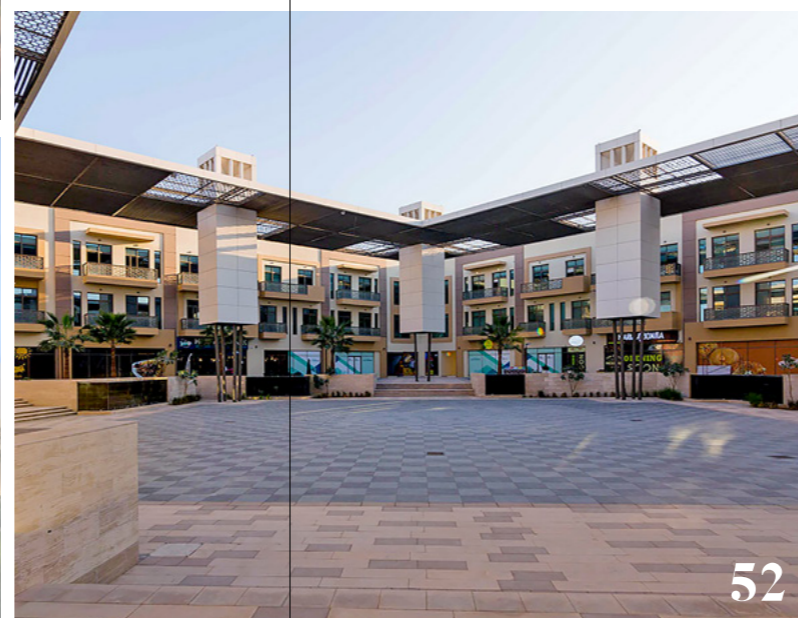
VILLA COMMUNITIES IN DUBAILAND

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DUBAILAND | ISSUE 2022

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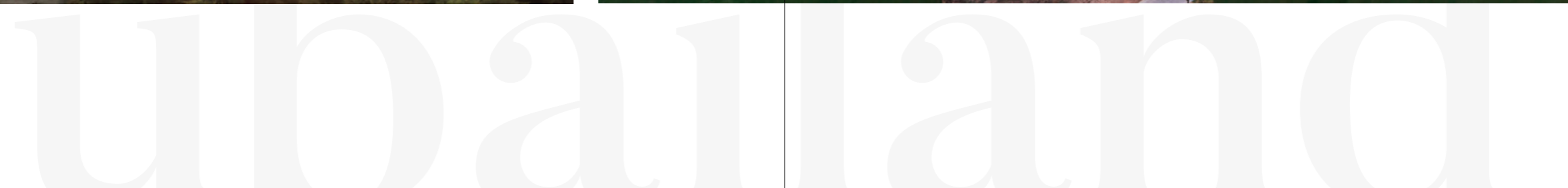
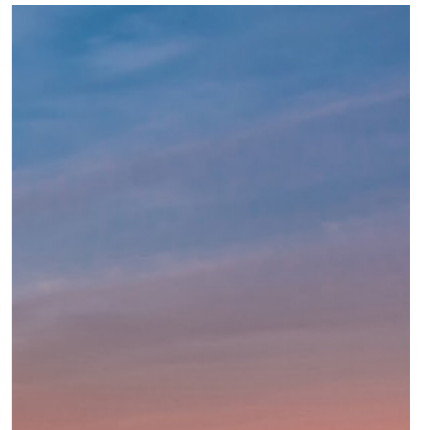
Welcome to Dubailand







Dubailand is one of the most ambitious residential developments and tourist hotspots in Dubai which was originally launched by Tatweer in 2003. It was initially proposed as a 2 billion sq. ft. master plan with unique themed communities, integrated with customised residential, commercial and entertainment projects. Today, Dubailand sprawls across 3 million sq. ft. and is divided into several districts, many of which have already been handed over. It is also a highly popular area for off-plan projects, since there are several iconic projects which are still under development. Based on the scale and popularity of this one-of-a-kind project, it is not far-fetched to say that Dubailand is a city within Dubai, home to a themed adventure park, polo club, hotels and a wide range of properties.

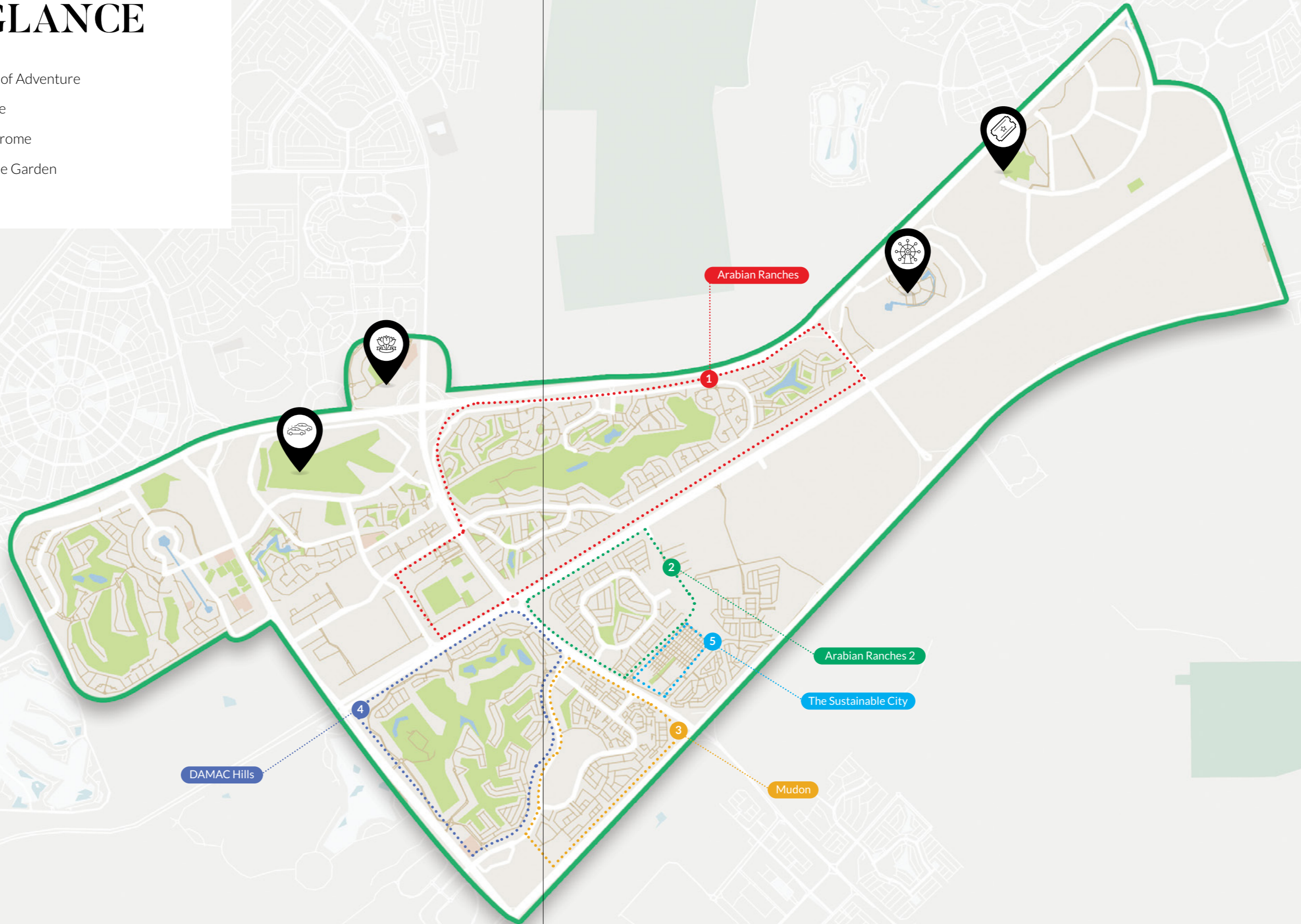


Dubailand was originally planned to feature six themed worlds within the residential communities and attractions. The master plan has since then been taken over by Dubai Properties Group and divided into individual projects, some of which are more popular by their own names. A few of these projects which were part of the original plan include Mudon, DAMAC Hills, The Sustainable City and Arabian Ranches.



DUBAILAND AT A GLANCE

-  IMG Worlds of Adventure
-  Global Village
-  Dubai Autodrome
-  Dubai Miracle Garden



Welcome to Arabian Ranches

Arabian Ranches is one of Dubai's first suburban freehold neighbourhoods developed and conceptualised by Dubai's premier developer, Emaar Properties. Launched in 2004 and spread over 1,650 acres, the Arabian Ranches community attracts professional couples and families from all over the world.

The neighbourhood feels a world away from the rest of Dubai, nestled in lush, green, family-friendly tranquillity. Completely landscaped, all the different enclaves feature amenities such as swimming pools (including a children's paddling pool), landscaped parks, BBQ pits, basketball courts, tennis courts and even a skate park.

Those thinking of moving to Arabian Ranches will find that the neighbourhood is pedestrian-friendly. Walking and jogging trails snake through the entire community, residents can often be seen running or taking their pets for a walk.



Image Credit: Emaar Properties









Image Credit: Emaar Properties

AVERAGE PRICES AND ROI





BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
2	116,000	2,063,000	5.54%
3	155,000	3,052,000	5.03%
4	265,000	4,588,000	5.32%
5	334,000	5,752,000	5.28%
6	463,000	9,511,000	4.83%

ARABIAN RANCHES AT A GLANCE






ARABIAN RANCHES

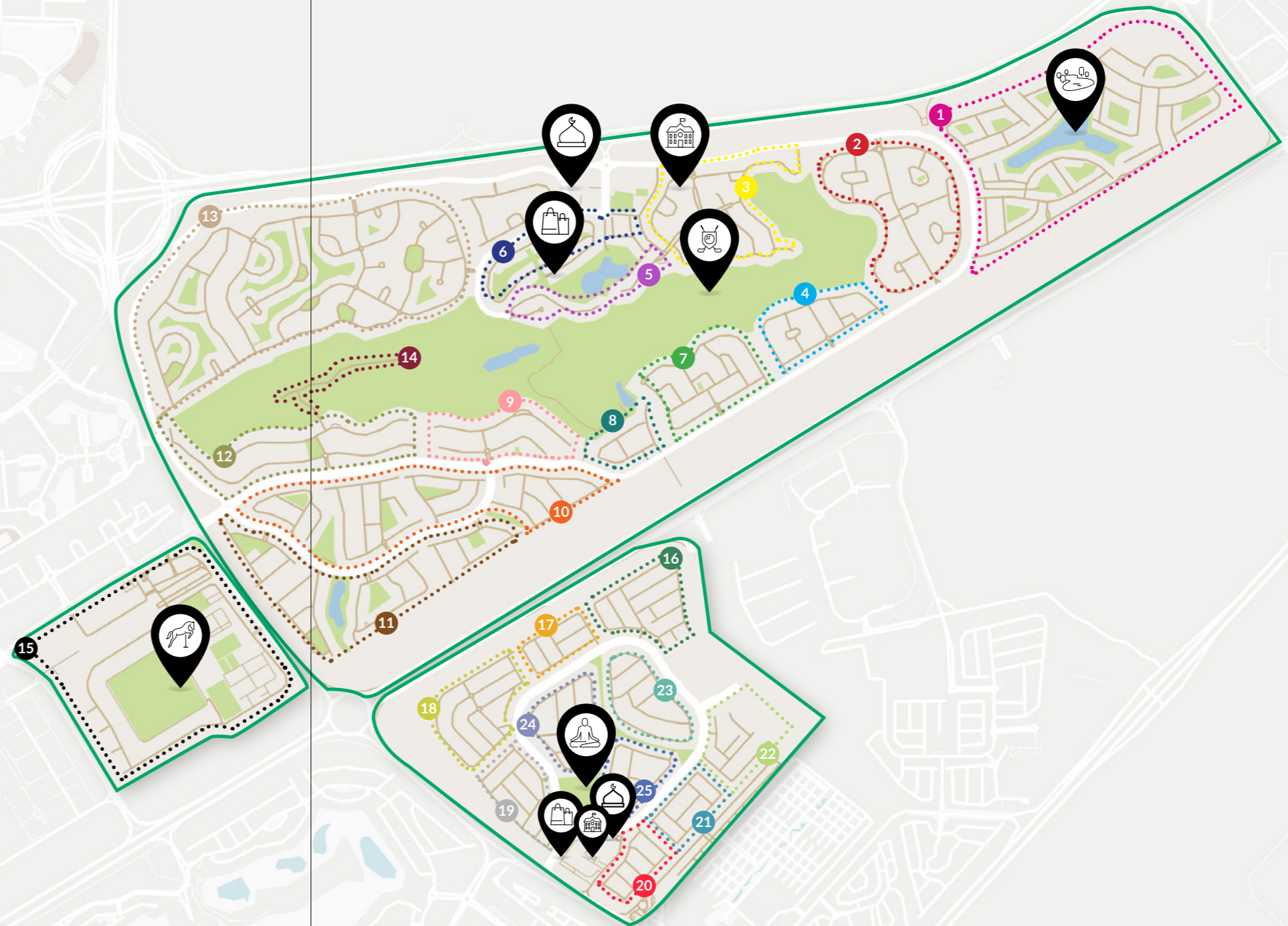
-  Arabian Ranches Golf Club
-  Jumeirah English Speaking School
-  Arabian Ranches Retail Centre
-  Masjid Salam
-  Lake Al Reem
-  Dubai Polo and Equestrian Club

ARABIAN RANCHES 2

-  The Ranches Souk
-  The Ranches Primary School
-  The Leisure Centre
(Fitness First, Blossom Nursery)
-  Al Shakoor Mosque

NEARBY

-  **Global Village**
5 minutes
-  **Downtown Dubai**
20 minutes
-  **Dubai Marina**
25 minutes
-  **Dubai International Airport**
25 minutes
-  **Al Maktoum International Airport**
30 minutes



- | | | | | |
|--|---|---|---|---|
|  1 Al Reem |  6 Alma |  11 Palmera |  16 Lila |  21 Reem Community |
|  2 Mirador |  7 Al Mahra |  12 Mirador La Coleccion |  17 Palma |  22 Camelia |
|  3 Savannah |  8 Aseel |  13 Saheel |  18 Casa |  23 Rosa |
|  4 Terra Nova |  9 Hattan |  14 Golf Homes |  19 Samara |  24 Rasha |
|  5 La Avenida |  10 Alvorada |  15 Polo Homes |  20 Azalea |  25 Yasmin |



TruValue™

The UAE's first-ever fully automated price valuation tool designed to provide easily accessible estimated value of residential properties in the UAE.

Uses advanced machine learning and data intelligence to learn the fair market value of any residential property for rent or sale in the UAE.

THIS WILL HELP:

Property Seekers

To determine whether a certain advertised property offers **Great**, **Good** or **Fair Value** and which properties may be considered as **Overvalued** or **Highly Overvalued**

Sellers & Landlords

To set the right asking price and sell or lease their property in a faster, more efficient manner



UAE العربية Site settings



Blog Find an Agency Floor Plans Guides Market Intelligence Agent Portal

PURPOSE: Rent
LOCATION: Arabian Ranches
PROPERTY TYPE: Villa
BEDS: 3
BATHS: 4
AREA (SQFT): 2500

TruValue™

To get a more accurate TruValue™ range, choose a more specific location
Palmera Al Reem Aseel Saheel
VIEW ALL

Fair value range				
Great Value	Good Value	Fair Value	Overvalued	Highly Overvalued
Below AED 119.8k	AED 119.8k - AED 130.5k	AED 130.5k - AED 158k	AED 158k - AED 160k	Above AED 160k

range of the fair prices for properties.
Sellers and landlords can use this data to price their properties for a quick closing, while buyers and tenants can rest assured they're getting the best value deal!

your criteria:

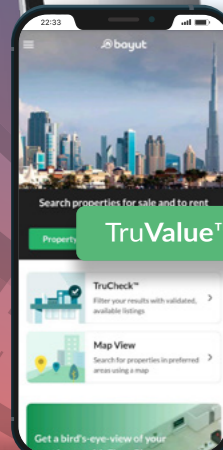
AED 160,000 Yearly HOT

Al Reem 1, Al Reem, Arabian Ranches, Dubai

Villa

Immaculate Property | Private Pool | Huge Plot

3 4 2,724 sqft



Popular Communities in Arabian Ranches

AL REEM

The most sought-after neighbourhood for homes in Arabian Ranches is Al Reem. Properties in this quaint neighbourhood boast lakefront views and private gardens.

BEDROOMS	2	3
RENTAL PRICE	114,000	150,000
SALES PRICE	1,996,000	2,855,000
ROI	5.48%	5.13%

- 2 and 3-bed townhouses
- Features 1,000+ residences
- Spanish and Arabic styled units



Image Credit: Emaar Properties

ALVORADA

Aside from the beautifully-designed homes, Alvorada is home to cycle tracks, a fitness centre, swimming pools and tree-lined pathways.

BEDROOMS	3	4	5
RENTAL PRICE	173,000	286,000	329,000
SALES PRICE	3,515,000	5,181,000	5,692,000
ROI	4.95%	5.56%	5.41%

- 3, 4 and 5-bed villas
- Features 320 residences
- Portuguese styled units

PALMERA

Located at the edge of the development, Palmira is dotted with lush green landscapes and enjoys proximity to a world-class polo and equestrian club.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
2	116,000	2,100,000	5.54%
3	167,000	3,151,000	4.80%

- 2 and 3-bed townhouses
- Features 594 residences
- Spanish styled units



Image Credit: Emaar Properties

SAHEEL

Another well known community within Arabian Ranches, Saheel features luxurious 3 and 5-bedroom villas with floor to ceiling windows, community pools, barbecue areas, landscaped gardens and other amenities.

AVERAGE PRICES AND ROI

BEDROOMS	3	5
RENTAL PRICE	177,000	326,000
SALES PRICE	3,686,000	5,764,000
ROI	5.15%	5.53%

- 3 and 5-bed villas
- Features 829 residences
- Contemporary styled units



Image Credit: Emaar Properties



MIRADOR

A distinct development featuring elegant Spanish-style villas, Mirador is known for its verdant views, outdoor swimming pools and palm tree-lined boulevards. This villa community in Arabian Ranches is also one of the larger enclaves in the development.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
4	257,000	4,544,000	5.15%
5	300,000	5,660,000	4.58%
6	381,000	7,516,000	5.64%

- 4,5,6 and 7 -bed villas
- Features 280 residences
- Spanish styled units



SAVANNAH

Savannah is a tranquil neighbourhood with spacious, contemporary villas in Arabian Ranches. This particular gated villa community enjoys a central location close to JESS and the entry/exit points of Arabian Ranches.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	170,000	3,550,000	4.96%
5	351,000	6,179,000	5.54%

- 3 and 5-bed villas
- Features 220 residences
- Contemporary styled units



Image Credit: Emaar Properties

ALMA

Alma is ideal for people in search of smaller residential units. Living in Alma puts residents close to the Arabian Ranches Retail Centre. Most villas in Alma also provide scenic views of the Arabian Ranches Golf Club.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	157,000	3,037,000	5.02%

- 3-bed villas
- Features 200+ residences
- Spanish styled units

Other popular communities in Arabian Ranches include:

POLO HOMES

When it comes to luxury living in Arabian Ranches, few sub-communities can match the opulence of the Polo Homes. The high-end neighbourhood of Polo Homes features palatial residences and is located right next to the Dubai Polo and Equestrian Club.

Rental prices starting from **AED 549k** | Sales prices starting from **AED 9.1M**

5, 6 and 7-bed villas Features 71 residences Next to the Dubai Polo & Equestrian Club



AL MAHRA

Another area with significantly larger villas in the Ranches, Al Mahra is known for its Arabesque architecture, swimming pools, community parks, basketball court and play areas for kids.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
4	242,000	4,731,000	4.96%
5	340,000	5,772,000	5.11%
6	374,000	7,022,000	4.93%

4,5,6 and 7 -bed villas Features 160 residences Arabesque styled units



ASEEL

Aseel is another small community with 55 Spanish-themed villas, located towards the south of Arabian Ranches bordering Arabian Ranches 2.

Rental prices starting from **AED 192k**
Sales prices starting from **AED 4.6M**


4, 5, 6 and 7-bed villas
 Features 55 residences
 Spanish styled units

MIRADOR LA COLECCION

Yet another upscale community in The Ranches, Mirador La Coleccion is popular for its luxury golf course-facing homes and massive plot sizes, which offer privacy and comfort for residents.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
4	275,000	4,733,000	5.92%
5	335,000	6,057,000	4.81%
6	416,000	9,712,000	5.11%
7	593,000	12,083,000	5.24%

 4,5,6 and 7 -bed villas

 Spanish styled units



TERRA NOVA

The exclusive Santa-Fe style villas at Terra Nova come with premium views of the golf course providing a modern lifestyle to its residences.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
4	268,000	4,623,000	4.61%
5	331,000	5,910,000	5.85%
6	361,000	7,499,000	5.58%

 4,5,6 and 7 -bed villas

 Features 158 residences

 Spanish styled units


HATTAN

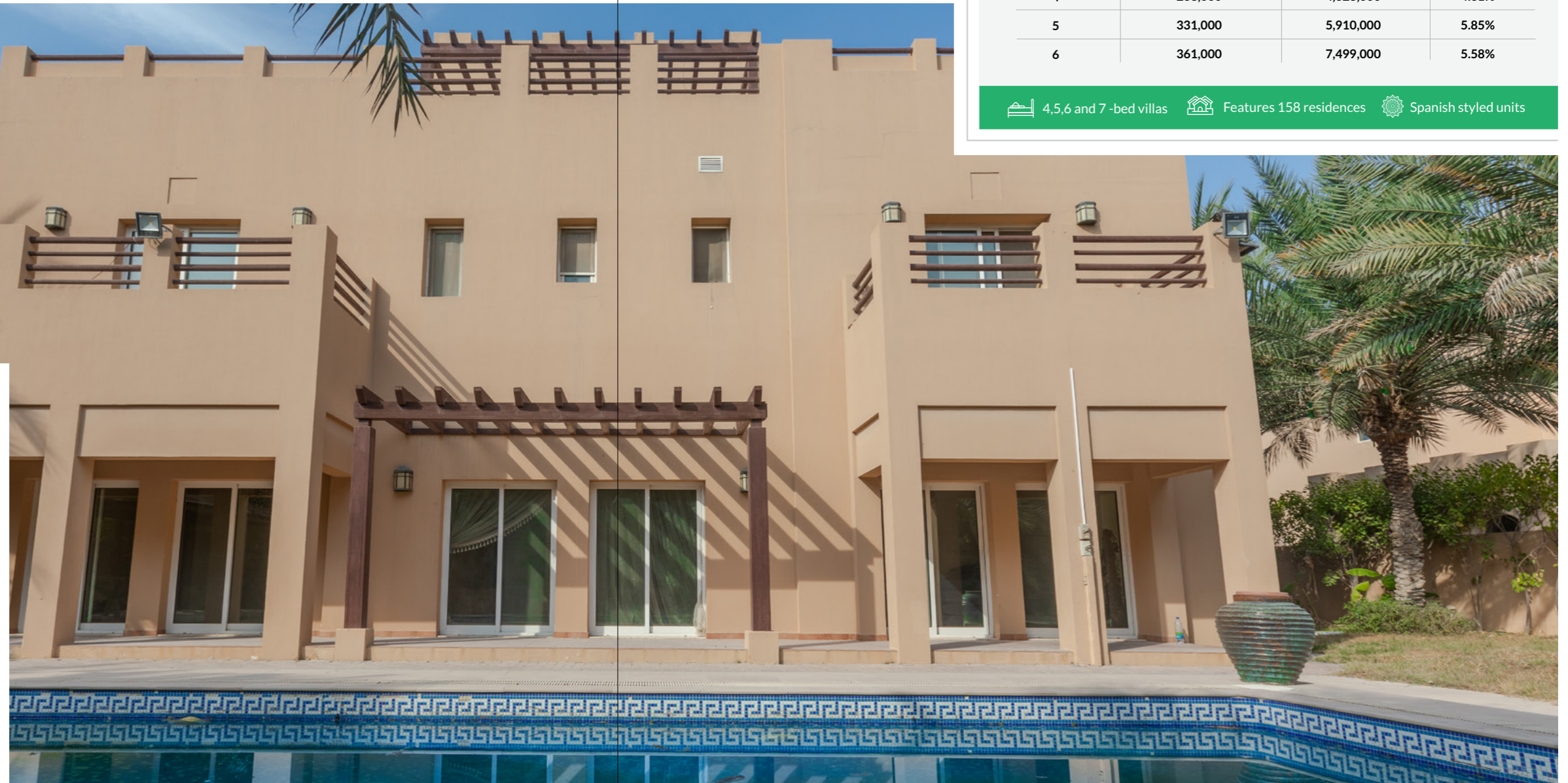
Hattan is another one of the luxury enclaves in the community. It is known for its three-storied villas with spacious courtyards and terraces. The Hattan homes are also popular for their large plot sizes which can go up to 20,000 sq. ft.

Rental prices starting from **AED 286k**
Sales prices starting from **AED 5.6M**

 4 and 5-bed villas

 Three-storey residences

 Arabesque styled units



LA AVENIDA

La Avenida is another exclusive residence in Arabian Ranches. It is popular for its luxury homes which are ideally located between Alma Lake and the Arabian Ranches Golf Club.

Sales prices starting from **AED 6.8M**

-  4,5 and 6-bed villa
-  Features 50 residences
-  Spanish and Portuguese style units



GOLF HOMES

For those looking for something truly exclusive, Golf Homes is one of the most unique enclaves in Arabian Ranches featuring 18 luxury villas in three district styles: Hacienda, Castilla and Suncadia. These Golf Homes are immensely popular due to their exclusivity and large living spaces which start from 7,000 sq. ft.

Sales prices starting from **AED 12.7M**

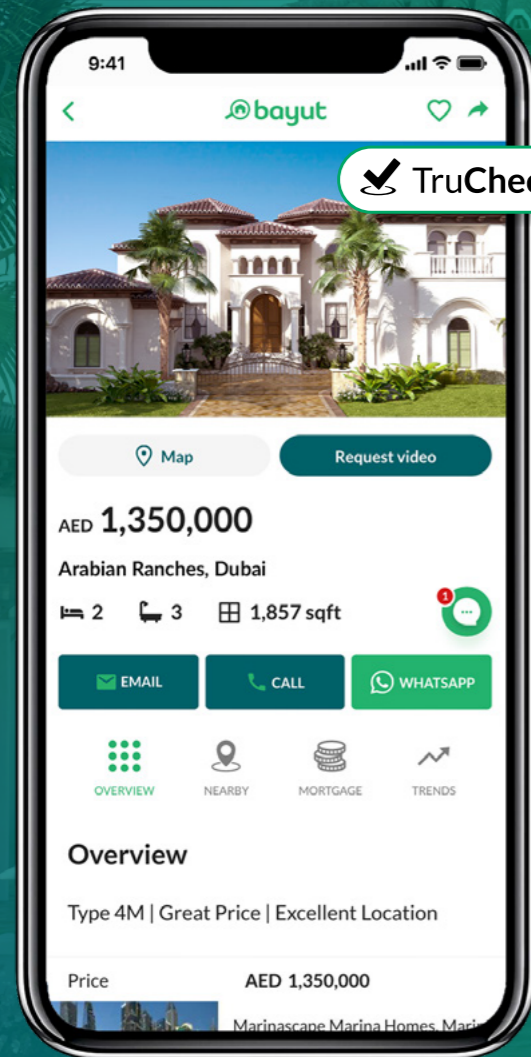
-  5, 6 and 7-bed villas
-  Features 18 residences
-  Spanish styled units



Image Credit: Arabian Ranches Golf Club



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Get a glimpse of the layout of your favourite listings from the comfort of your home with Bayut's exclusive 2D and 3D Floor Plans of over 45,000 properties!

3D Live Walk Through

You can also use the 3D Live walk through feature to virtually tour the property.



Welcome to Arabian Ranches 2

After the success of Arabian Ranches, Emaar decided to launch Arabian Ranches 2 in 2013 as a modern community focused on outdoor leisure. Set in a tranquil landscape of the desert, Arabian Ranches 2 consists of 10 individual villa sub-communities known as Casa, Lila, Palma, Rasha, Rosa, Yasmin, Samara and Azalea.

The two townhouse enclaves called Reem Community and Camelia are also a part of the neighbourhood. Collectively, there are 1,900+ luxurious townhouses and stand-alone villas distributed amongst these sub-communities.

Even though it is a suburban community, Arabian Ranches 2 contains a fine variety of dining, shopping and entertainment options. In addition to its strong sense of communal living, it is considered to be one of the best residential communities in Dubai.

One of the factors that families consider when shifting to a new neighbourhood is the presence of outdoor recreational facilities.

Arabian Ranches 2 grants those facilities in the form of community parks, neighbourhood gardens, landscaped walkways, football pitches, tennis courts, barbeque pits, communal pools and play areas for kids.



AVERAGE PRICES AND ROI

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	176,000	2,916,000	5.53%
4	233,000	3,924,000	5.43%
5	283,000	4,728,000	5.88%
6	418,000	7,012,000	5.69%

Popular Communities in Arabian Ranches 2

REEM COMMUNITY

Reem Community is one of the two townhouse-only enclaves in Arabian Ranches 2. The sub-community has many amenities including shared barbecue areas and parks.

BEDROOMS	3	4
RENTAL PRICE	135,000	155,000
SALES PRICE	1,979,000	2,464,000
ROI	6.35%	5.78%

3 and 4-bed townhouses

Feature 216 residences

Arabesque styled units



CASA

Located on the eastern side of Arabian Ranches 2, off Al Qudra Road, the sub-community of Casa offers easy access to nearby areas. A growing villa community, properties here feature Moroccan-style architecture built around a desert theme in homage to the UAE's past.

BEDROOMS	3	4
RENTAL PRICE	172,000	222,000
SALES PRICE	3,094,000	3,884,000
ROI	5.51%	5.55%

3 and 4-bed villas

Feature 253 residences

Moroccan styled units



SAMARA

Samara villas are popular for the large outdoor spaces and easy access to a children's park nearby. Those living in these villas also have access to barbecue areas and swimming pool facilities.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	181,000	3,237,000	5.27%
4	220,000	3,874,000	5.62%
5	275,000	4,708,000	5.85%

3, 4 and 5-bed villas

Features 177 residences

Spanish styled units



Image Credit: Emaar Properties

LILA

Lila features modern Spanish-inspired villas with unique design elements such as low-pitched terracotta tiled roofs and overhanging eaves with iron trimmings.

BEDROOMS	3	4	5
RENTAL PRICE	165,000	229,000	286,000
SALES PRICE	3,166,000	3,873,000	4,738,000
ROI	4.95%	5.56%	6.51%

 3, 4 and 5-bed villas

 Feature 219 residences

 Spanish styled units



ROSA

Rosa is known for its selection of luxury villas which boast large alfresco spaces. The homes in Rosa featured urban, Spanish-styled homes spread over two floors.

BEDROOMS	4	5	6
RENTAL PRICE	242,000	271,000	418,000
SALES PRICE	4,337,000	5,266,000	7,091,000
ROI	5.07%	4.56%	5.72%

 4, 5 and 6-bed villas

 Features 144 residences

 Spanish styled units



PALMA

Another popular sub-community, Palma includes spacious properties with a stunning view of the nearby golf courses and parks. Properties feature classic architecture with terracotta roof tiles and warm colours. Some of the amenities on offer in Palma include stylish open kitchens and landscaped gardens.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	182,000	3,307,000	5.69%
4	234,000	3,959,000	5.30%
5	283,000	4,719,000	5.54%

 3, 4 and 5-bed villas  Features 121 residences  Spanish styled units

Other popular communities in Arabian Ranches 2 include:



RASHA

Similar to many of the other sub-communities in Arabian Ranches 2, Rasha is also a popular neighbourhood with Spanish influences. Unlike the other communities though, the architecture for the houses in Rasha is influenced by Spanish coastal villas with large open garden spaces.

Rental prices starting from **AED 220k** | Sales prices starting from **AED 4.4M**

4, 5 and 6-bed villas Features 140 residences Spanish styled units



YASMIN

Yasmin is a luxury enclave in Arabian Ranches 2, that features elegantly designed villas with large outdoor spaces and brightly coloured exteriors.

Rental prices starting from **AED 210k** | Sales prices starting from **AED 4.2M**

4, 5 and 6-bed villas Features 98 residences Arabesque styled units



AZALEA

The villas in Azalea are inspired by contemporary Arabesque designs set against the stunning backdrops of Arabian Ranches 2.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	176,000	3,285,000	5.50%
4	237,000	3,984,000	5.40%
5	340,000	4,492,000	N/A*

3, 4 and 5-bed villas Features 108 residences Arabesque styled units

*Not available due to low/no historical inventory or influx of off-plan properties



CAMELIA

Camelia is the newest community in Arabian Ranches 2 as it was handed over in late 2021. It is the final community in Arabian Ranches 2 and is a townhouse-only enclave.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	137,000	1,939,000	7.09%
4	157,000	2,392,000	6.81%

3 and 4-bed townhouses Features 177 residences Arabesque styled units



Bayut Launches Industry-First TRANSACTION HISTORY

Sourced Straight From DLD

دائرة الأراضي والأموال
Land Department

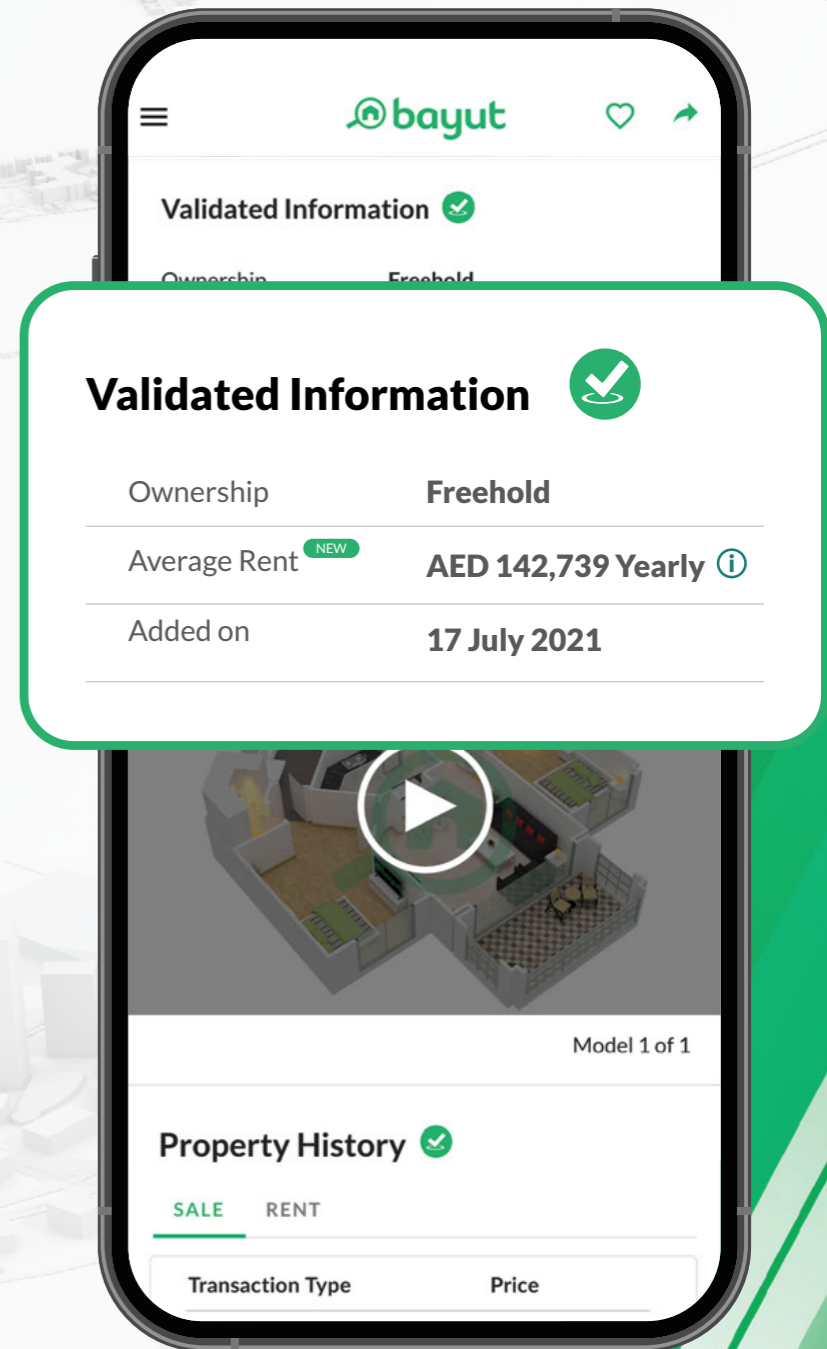


In a revolutionary effort to provide property seekers with data-driven, cutting edge solutions, Dubai Land Department (DLD) and Bayut have signed a

Memorandum of Understanding (MoU), paving the way for a strategic partnership and bringing greater transparency to the UAE property market.

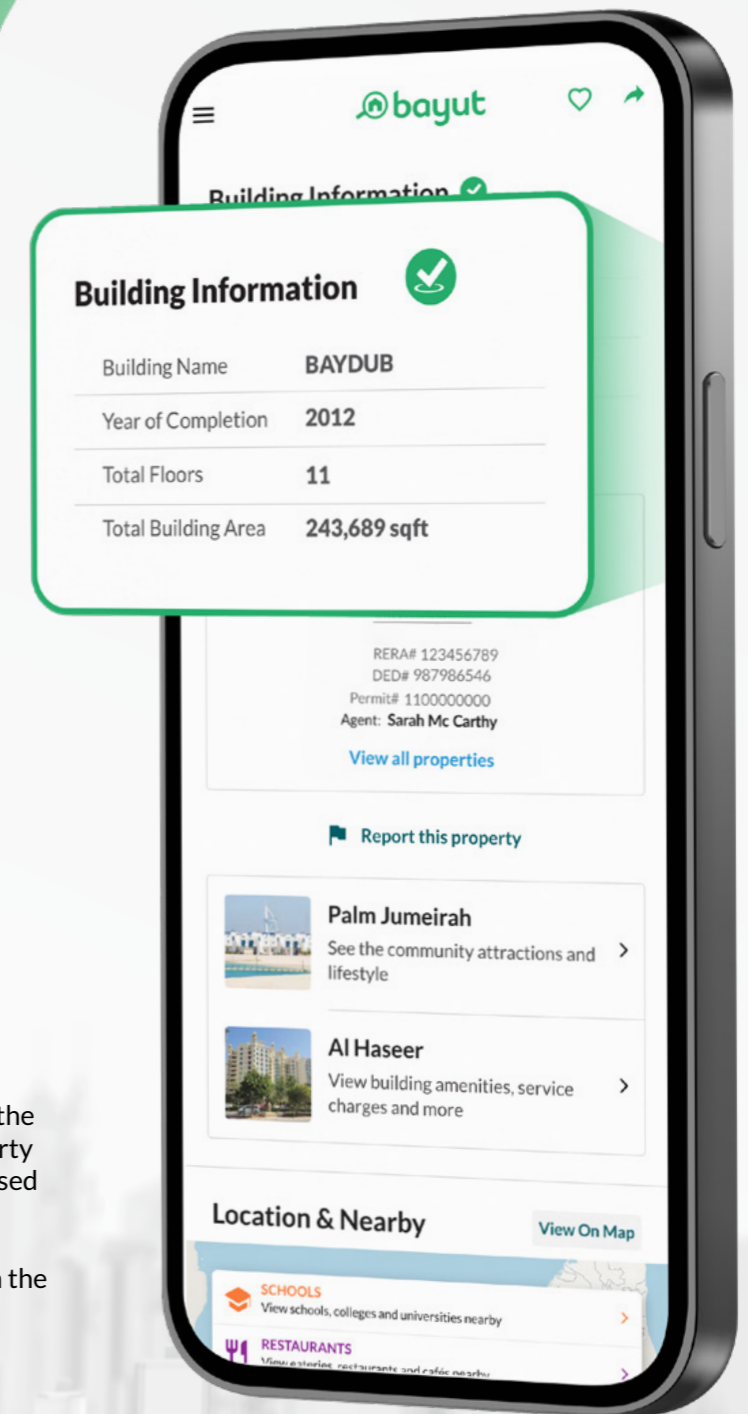
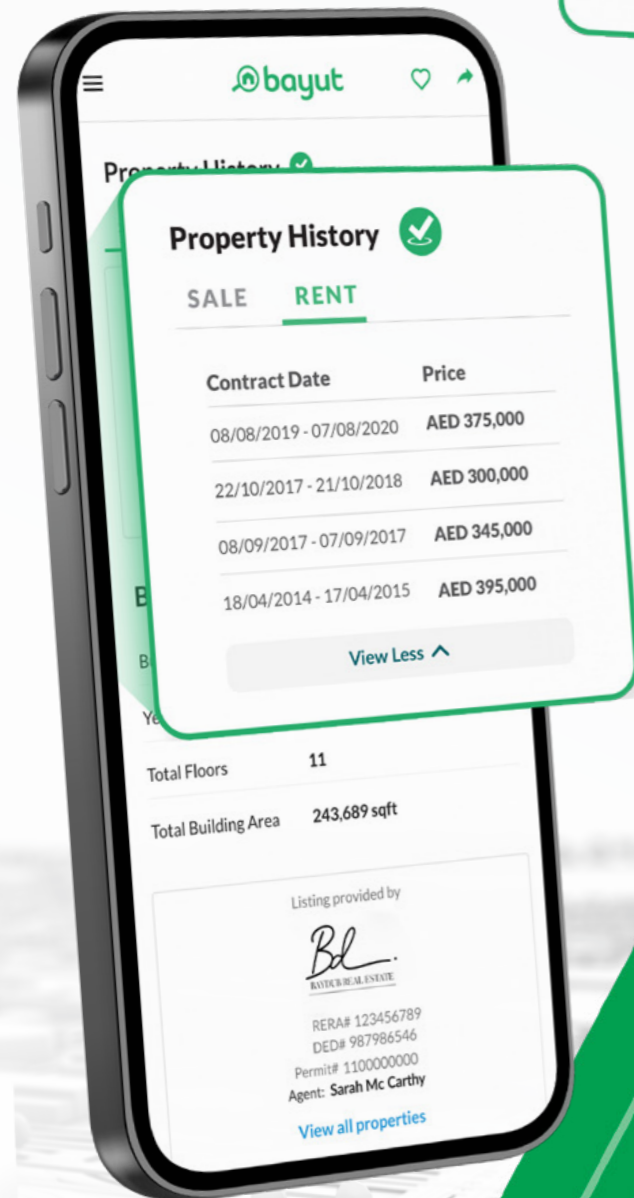
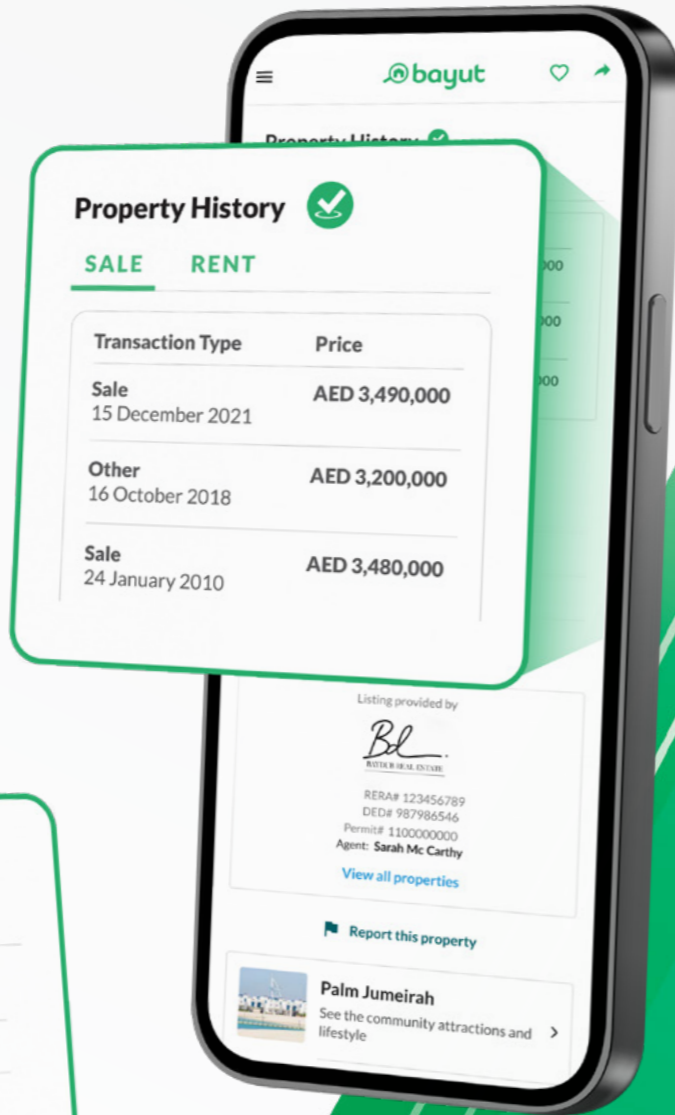
Property Information from DLD

Get access to property details sourced directly from the Dubai Land Department, exclusively on Bayut. You can now access information such as the developer, handover date, ownership type and more, available in the Property Overview section of the listings.



Property History

Bayut is the only property portal that features this first-of-its-kind Property History section where property seekers can view the rental and sale transaction history for that specific property and make informed financial decisions when it comes to real estate.*



Building Information from DLD

Building Information validated by the Dubai Land Department for property listings is also available for advertised listings on Bayut. This customised section will include the prominent features and amenities available in the building, as recorded by DLD.

* These features are being rolled out in a phased manner and are currently available on select listings on Bayut.

Welcome to Mudon

Mudon which translates into 'cities' in Arabic is a popular family-friendly villa community launched by Dubai Properties. The area is a fairly new housing development on the edge of Dubailand. The development features a collection of ready to move in townhouses and villas, with more off-plan additions to be delivered soon.

The gated residential project by Dubai Properties is one of the best areas for families in Dubai offering all kinds of lifestyle amenities closeby. It provides a tranquil yet active lifestyle where residents have access to a dedicated shopping centre, supermarket, schools, nursery, health club, medical centre, mosque, multiple swimming pools and a 1.8 million sq. ft. park.

Mudon offers mid-level luxury family homes and well planned townhouses. The area is predominantly composed of independent 3, 4 and 5-bedroom villas and has a healthy selection of 4-bedroom townhomes.






Offering a dynamic living experience, Mudon is known for its spacious homes with many amenities nearby, promoting an active lifestyle such as jogging tracks, landscaped park, sports fields and community pools. The massive Mudon Central Park has an array of recreational facilities including basketball courts, a dog park, a football pitch and more. If you're looking for a sporty lifestyle then Mudon is the place for you.







AVERAGE PRICES AND ROI








BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	117,000	2,168,000	5.27%
4	159,000	3,123,000	5.78%
5	236,000	4,911,000	4.08%

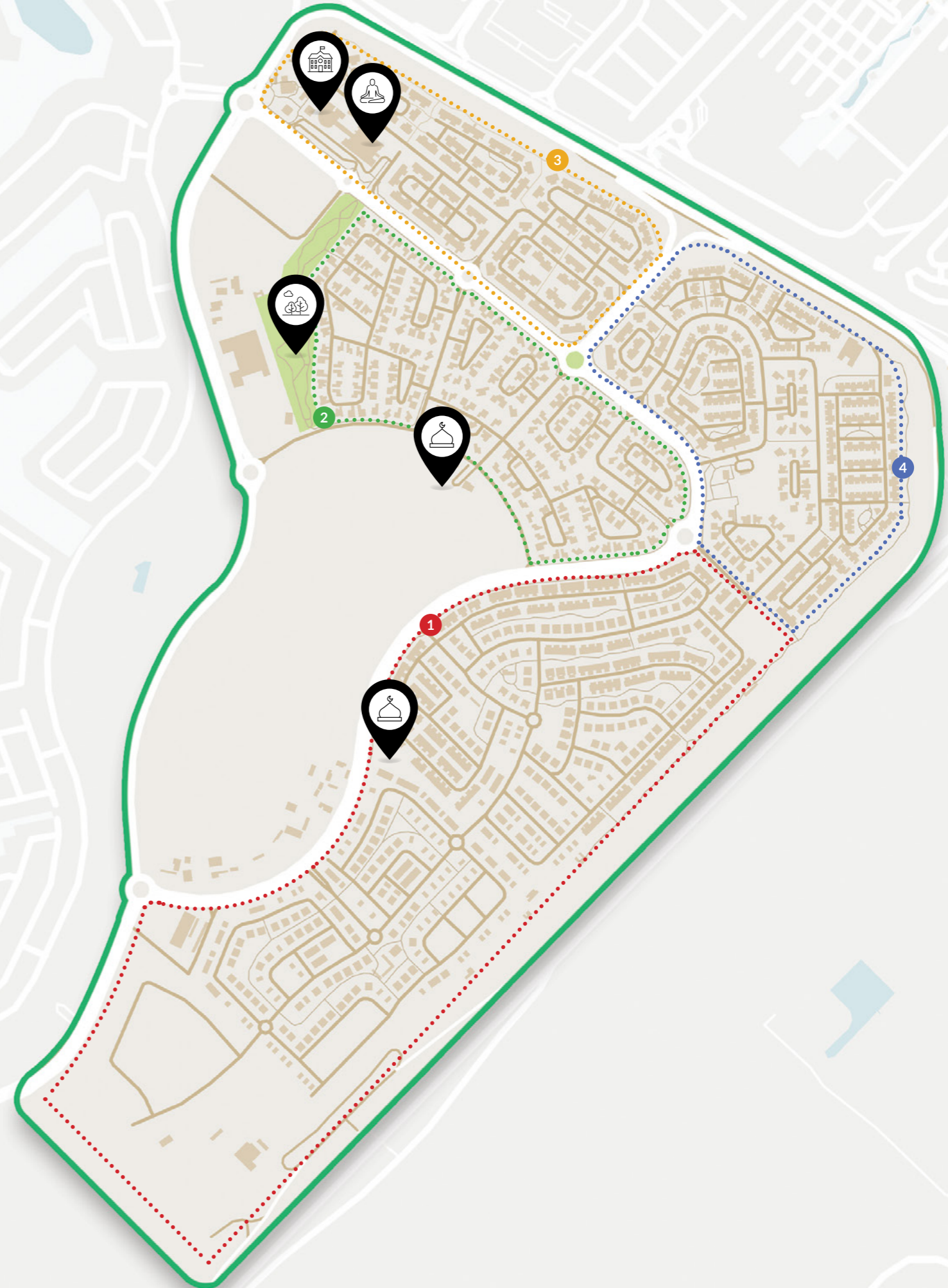
MUDON AT A GLANCE

-  Al Salam Community Centre
-  Blossom Mudon Nursery
-  Mudon Mosque
-  Mudon Central Park
-  Arabella Mosque

-  Arabella Townhouses
-  Rahat
-  Al Salam
-  Naseem

NEARBY

-  **Hamdan Sports Complex**
5 minutes
-  **Dubai Cycling Course**
5 minutes
-  **Global Village**
7 minutes
-  **IMG Worlds of Adventure**
7 minutes
-  **Al Maktoum International Airport**
15 minutes
-  **EXPO 2020 Site**
15 minutes
-  **Downtown Dubai**
30 minutes



Popular Communities in Mudon



AL SALAM

Al Salam was delivered as part of the first phase of Mudon and features 398, 4-bedroom townhouses which include a dedicated porch for two cars, a patio, garden and first-floor terrace. It is popular as it has its own community centre which houses the neighbourhood's retail, dining and entertainment options.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
4	173,000	3,172,000	6.26%

4-bed townhouses Features 398 residences Spanish styled units



ARABELLA TOWNHOUSES

Arabella Townhouses is the most popular community in Mudon. Due to the high demand for these properties, Dubai Properties launched the community in three phases named Arabella 1, 2 and 3. Arabella consists of 2, 3 and 4-bedroom attached and semi-attached townhouses and 5-bedroom villas that come with a maid's room and a private garden.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
2	90,000	1,550,000	5.74%
3	108,000	1,979,000	5.42%
4	133,000	2,744,000	5.38%
5	170,000	3,118,000	5.21%

2, 3, 4 and 5-bed townhouses and villas Features 177 residences Spanish styled units



RAHAT

The Rahat villas are known for their expansive layouts with 3-bed villas offering a minimum of 3,716 sq. ft. of living space, the 4-bedroom homes offer 4,755 sq. ft. of built-up space and the 5-bedroom villas range from 5,457 sq. ft. to 5,760 sq. ft. All of the Rahat villas have central courtyards and come with large private gardens.

Rental prices starting from **158k**
Sales prices starting from **AED 3M**

3, 4 and 5-bed villas
Features 362 residences
Spanish styled units



NASEEM

The residences which are part of Naseem enclave are known for their spacious layouts, high quality finishings, convenient location and reasonable prices. Naseem offers Arabic themed villas with 3, 4 and 5-bedrooms and semi-detached townhouses with 4-bedrooms.

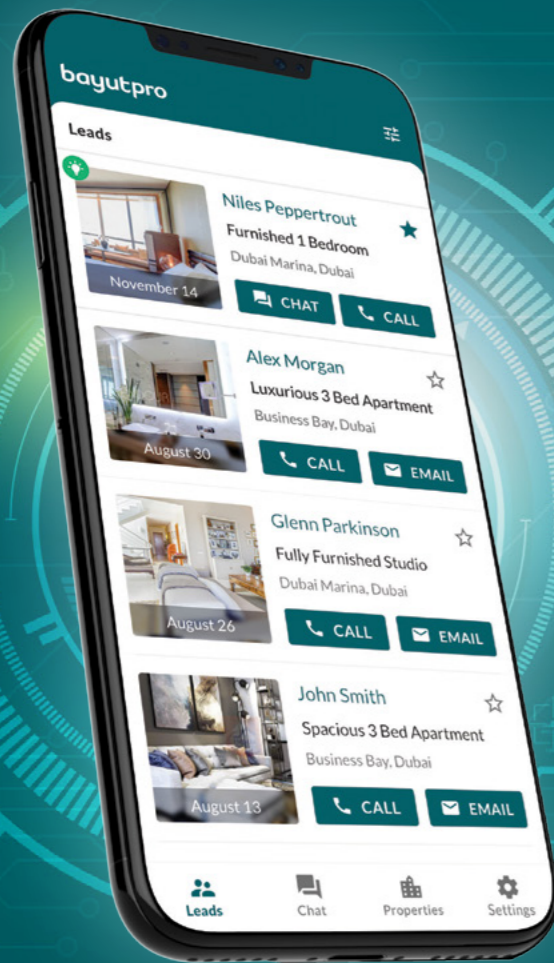
BEDROOMS	3	4	5
RENTAL PRICE	98,000	145,000	238,000
SALES PRICE	1,900,000	2,876,000	4,635,000
ROI	5.78%	5.63%	3.94%

3, 4 and 5-bed townhouses and villas
Feature 400 residences
Arabesque styled units

bayutpro

Manage your real estate business like a pro

Track your listings, leads, revenue, and more - all within a single app. BayutPro is exclusively available to our partners and helps agents maximize ROI and achieve great business results.



TruCheck™

Promote the authenticity of your property listings using the **TruCheck™** badge today! Gain an edge over competition by using **TruCheck™** on BayutPro and start getting

5x more leads
20x more impressions

SmartLeads™

SmartLeads™ is a high performing feature of BayutPro which helps agents understand the requirements of a prospect as soon as the lead is received. This helps agents to build value and trust with a potential client, right from the first contact.

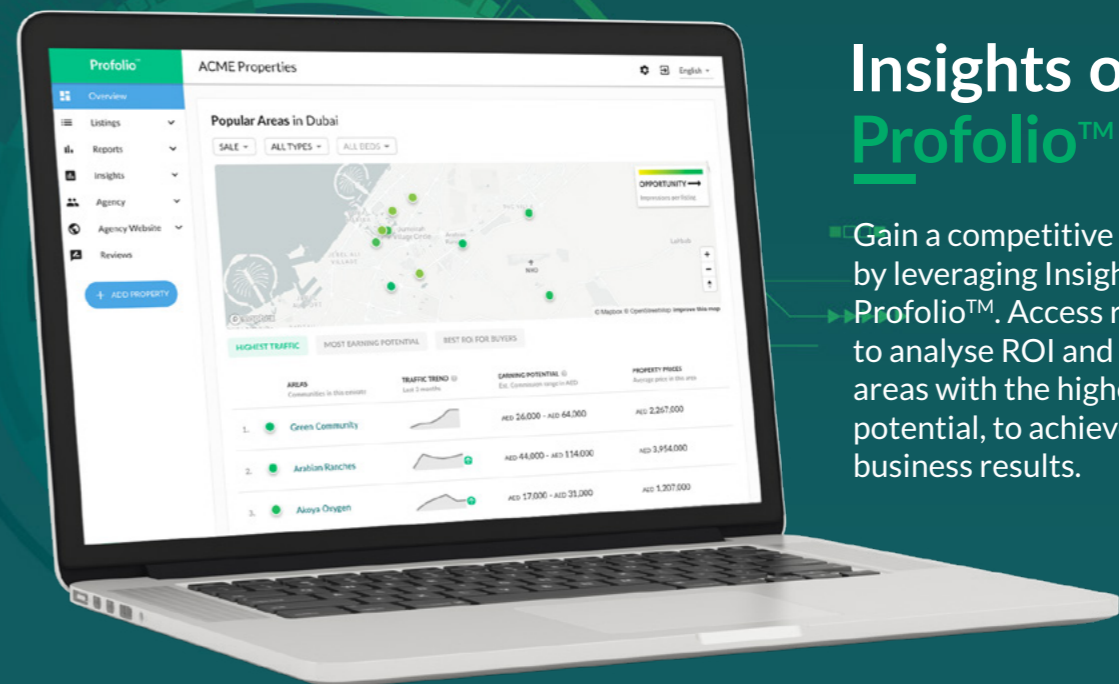
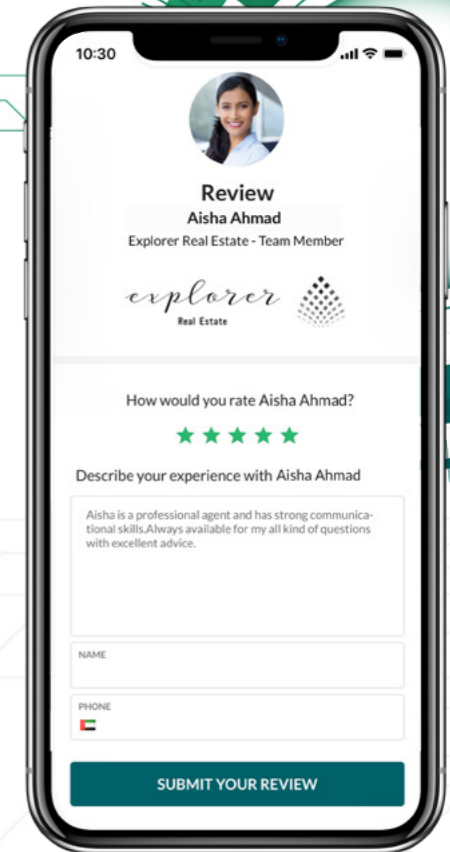
DOWNLOAD NOW!



Agent Reviews

Proudly display your achievements and customer service skills using Bayut's Agent Reviews!

By sharing reviews of happy customers on Bayut's website, you will not only boost your online presence on Bayut but build trust with other property seekers in the UAE too.



Insights on Profolio™

Gain a competitive edge by leveraging Insights in Profolio™. Access relevant data to analyse ROI and demand for areas with the highest earning potential, to achieve successful business results.



Welcome to DAMAC Hills

DAMAC Hills, is located in the heart of Dubailand. Built by master developer DAMAC Properties, DAMAC Hills which spans across 42 million sq. ft., is home to a variety of mix-use properties. It is located on Al Qudra Road (D63) and features townhouses, villas and apartments beside retail, sports, spa, wellness and leisure facilities.

The community is composed of three major parts, Akoya Park, Akoya Drive and the Trump International Golf Club. Akoya Park is a massive 4 million sq. ft. park featuring tranquil villas, walkways and small waterways.

The area is home to apartments, townhouses, and luxury themed villas in conjunction with Fendi, the Trump Organisation and Paramount Hotels & Resorts. There are many sub-communities within, including Rockwood, Queens Meadows and a few others.

The Trump International Golf Club is also a key aspect of the area. Located in the heart of the community, the 18-hole golf club also has a Trump Clubhouse which features restaurants, state of the art swimming pools, gymnasiums and a health club. It features many amenities including a few exclusive villas overlooking the course. The club also features an amphitheatre for all events in the area.












DAMAC Hills has many amenities such as the DAMAC Hills Skatepark, Malibu Bay Wave Pool, DAMAC Hills Green Zone Plant Nursery, DAMAC Hills Horse Stables and many open spaces, recreational facilities and children's play areas. In terms of education options, it is home to Jebel Ali School, an excellent British curriculum school and the CreaKids Nursery.






AVERAGE PRICES AND ROI

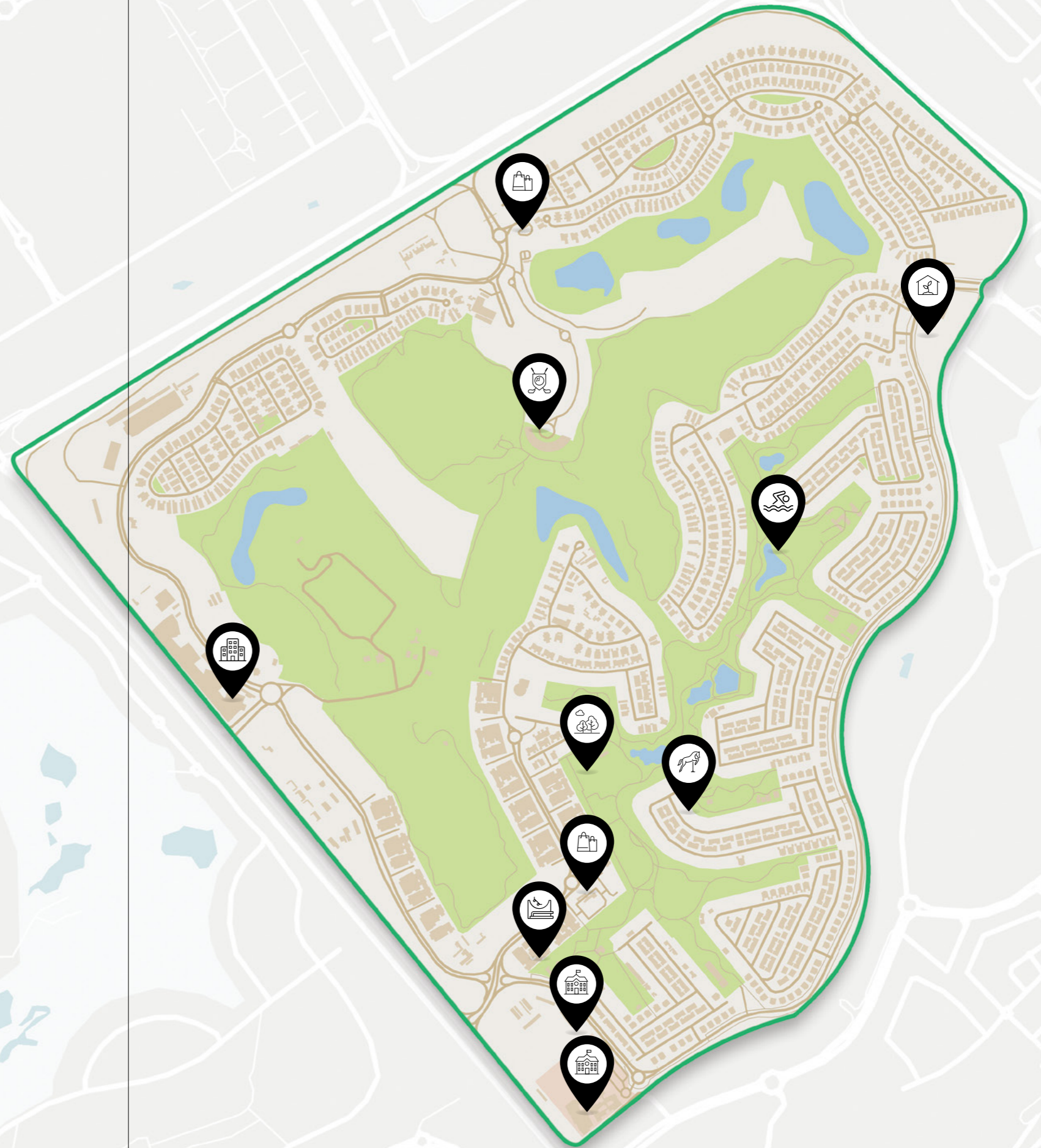
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
2	125,000	1,950,000	8.15%
3	135,000	2,235,000	6.04%
4	226,000	2,626,000	6.19%
5	346,000	4,861,000	6.64%

DAMAC HILLS AT A GLANCE

-  Spinneys Market
-  Trump International Golf Club
-  DAMAC Hills Skatepark
-  Jebel Ali School
-  DAMAC Hills Park
-  DAMAC Hills Horse Stables
-  CreaKids Nursery
-  Green Zone Plant Nursery
-  Radisson Hotel
-  Carrefour Supermarket
-  Malibu Bay Wave Pool

NEARBY

-  **Al Maktoum International Airport**
15 minutes
-  **EXPO 2020 Site**
15 minutes
-  **Downtown Dubai**
30 minutes



Welcome to The Sustainable City

As the name suggests, The Sustainable City by Diamond Developers is one of the most eco-friendly areas in Dubai. Established in 2015, the nature-friendly project is an iconic development that was conceptualised to align with the city's ambitious sustainability goals. It is the first zero-energy development in the United Arab Emirates located on Al Qudra Road. The residential properties part of The Sustainable City are built with the intention to conserve energy. However, the community has not compromised on the comfort or luxury of residents.

Featuring 500 villas and townhouses in 3, 4 and 5-bed configurations, The Sustainable City provides a clean and high quality of life for its residents. The holistic society features nature-inspired architecture, providing its citizens with a pure and fresh residential environment. The community includes solar panels, energy-efficient appliances and car-free zones in both residential and commercial units and reduces your electricity and water bills by 50%.






The Sustainable City is a unique development in many ways, it starts with the buffer zone. Residents can leave their cars in the solar car park and can use free-of-cost electric buses to commute through the neighbourhood so the city is a car-free zone. The city also has a farm with 11 greenhouses, a 15,000 sq. m. retail plaza, an equestrian club, an amphitheater, a mosque and Sanad Village which is the world's largest rehabilitation centre for People of Determination.







AVERAGE PRICES AND ROI

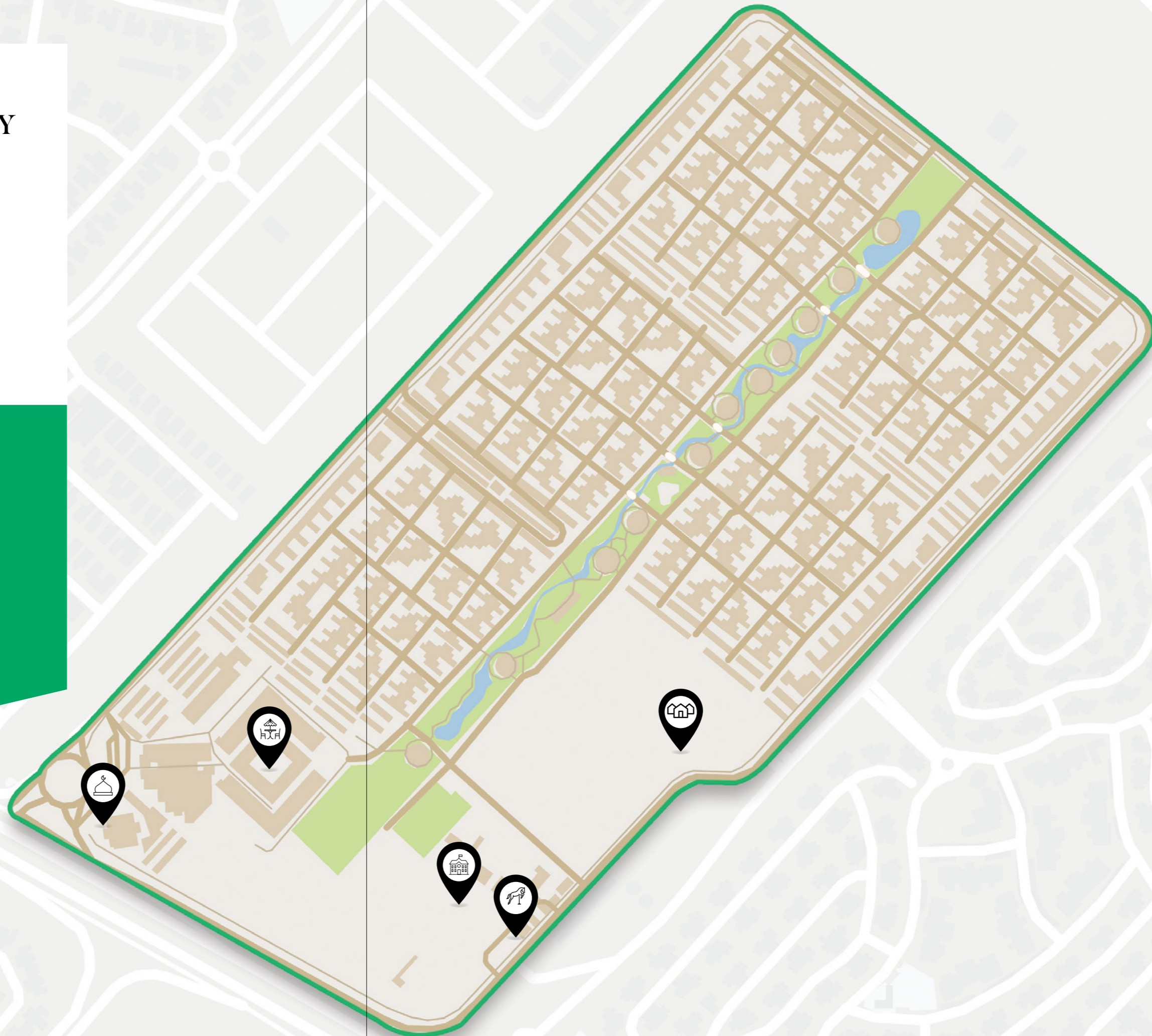
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	171,000	3,205,000	5.02%
4	177,000	3,694,000	4.94%

THE SUSTAINABLE CITY AT A GLANCE

-  The Sustainable Plaza
-  The Sustainable City Mosque
-  Fairgreen International School
-  Sanad Village
-  The Sustainable City Equestrian Club.

NEARBY

-  **Al Habtoor Polo Resort and Club**
10 minutes
-  **Al Maktoum International Airport**
15 minutes
-  **EXPO 2020 Site**
15 minutes
-  **Downtown Dubai**
25 minutes



OUR JOURNEY SO FAR...



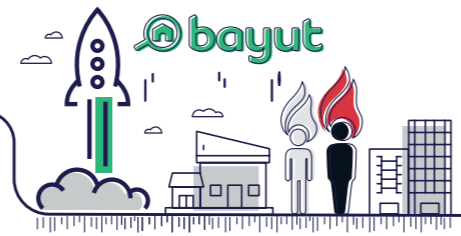
2005
dubizzle founded



2006
dubizzle hit 1 million monthly page views



2007
dubizzle got its first hire



2008
Bayut launches from a remote office.
dubizzle gets a redesign.



2009
dubizzle hit 10 million monthly page views



2010
dubizzle launched in MENA & 10x monthly views!



2014
Seasoned technology expert, Haider Ali Khan moves from USA to take charge of Bayut and establish the core team. The dubizzle app launched on iOS and Android



2019
Bayut launched the biggest, most successful PropTech summit in the region, B3DXB attended by 1000+ real estate agents and leaders and launched Bayut Pro app with integrated advanced solutions including TruCheck™, SmartLeads™ and Agent Reviews.



2019
Operates Bayut.sa Bayut.jo and Bayut.com in the Middle East region



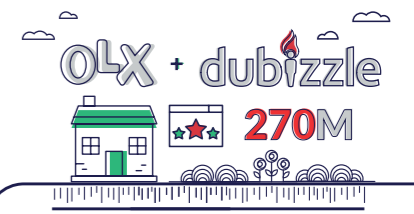
2018
EMPG raises \$100M in Series D.
dubizzle acquires companies and expands into premium services for car buyers and sellers, and offers property CRM solutions



2017
Bayut raises another \$20M in Series C



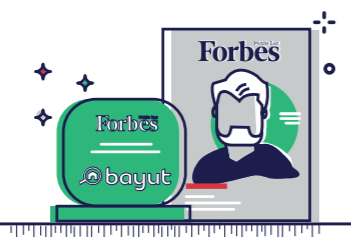
2016
Bayut closes Series B round with \$9M funding



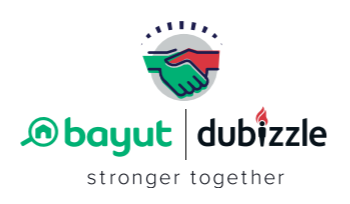
2015
OLX acquires dubizzle across MENA, monthly page views hit 270 million



2019
Chris Hemsworth unveiled as the face of Bayut in the UAE with the biggest commercial in the region directed by Robert Stromberg



2019
Awarded 'Best Property Portal' in the region by Forbes Middle East with Haider Ali Khan on the cover of the November edition in Arabic



2020
dubizzle merges with bayut, as part of the EMPG/OLX MENA merger to create the UAE's first homegrown unicorn

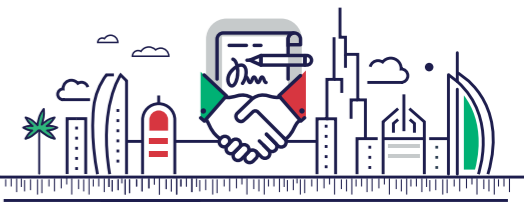


2021
Launched TruCheck™ Leaderboard and Content Corner on Agent Portal

Hosted our first-ever Bayut & dubizzle Stronger Together Awards 2020 in March 2021, recognising and rewarding top-performing agents and agencies in the UAE

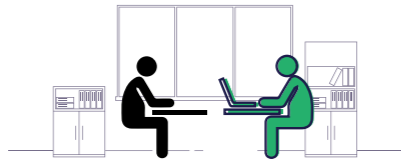


2021
Hosted the first-ever people's choice awards celebrating the best of Dubai with the Bayut Your Home Your Choice Awards 2021

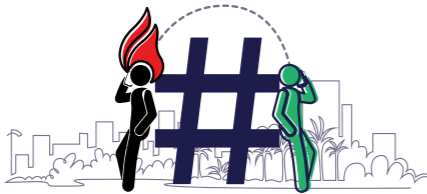


2022
Bayut and the Dubai Land Department (DLD) entered into a strategic partnership by signing a Memorandum of Understanding (MoU) to provide residents with data-driven, cutting-edge solutions.

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stronger together

