

*DAMAC*  
RIVERSIDE  
VIEWS

A RIVER OF OPPORTUNITY,  
DAMAC RIVERSIDE RETURNS AWAIT



# WHY DUBAI INVESTMENT PARK

Dubai Investment Park (DIP) stands out as a strategic location offering exceptional value for residents and businesses:

- **Prime Location:** Direct access to major highways (E311 & E611), minutes from Al Maktoum International Airport and Expo City
- **Key Connections:** Close proximity to Dubai Marina, Jebel Ali Free Zone, and Downtown Dubai
- **Complete Community:** Integrated residential, commercial, and industrial zones with schools, healthcare, retail, and recreation
- **Peaceful Living:** Serene environment with green spaces, perfect for families
- **Living Choices:** Range of housing options from affordable to premium
- **Green Focus:** Commitment to sustainable development and eco-friendly practices





# DAMAC RIVERSIDE

Welcome to DAMAC Riverside, Dubai's first riverside community, where the flow of life mirrors the rhythm of the water. The community features:

**Two distinct living experiences:**

- Green Vein: Suburban tranquillity with lush landscapes
- Blue Vein: Urban energy along the shimmering waterfront

**Strategic Location in Dubai Investment Park:**

- Easy access to major highways
- Close to Al Maktoum International Airport
- Connected to key destinations

**Designed for holistic living:**

- Farm-to-table dining options
- Active lifestyle amenities
- Thriving community spaces
- Focus on health and well-being

**Perfect Balance:**

- Modern living meets natural tranquillity
- Urban convenience with peaceful surroundings
- Designed for lifelong wellness





# DAMAC RIVERSIDE VIEWS

Welcome to DAMAC Riverside Views, where waterfront elegance reaches new heights:

## Inspired Architecture:

- Fluid design reflecting riverfront location
- Seamless blend of modern and natural elements
- Striking waterfront presence

## Thoughtful Design:

- Contemporary urban sophistication
- Harmonious waterfront integration
- Natural flow throughout

## Exceptional Residences:

- Light-filled interiors
- Panoramic river views
- Modern design with organic touches
- Stylish yet welcoming spaces





# ULTIMATE DESIGNS

Step into DAMAC Riverside Views' thoughtfully designed residences:

## One-Bedroom Residences:

- Optimised layouts with less than 5% circulation space
- Expansive, light-filled living areas
- Meticulously planned kitchen for daily life and entertaining
- Luxury walk-in closet
- Oversized terrace for outdoor living

## Two-Bedroom Residences:

- Additional ensuite bedroom with walk-in closet
- Elegant foyer entrance
- Separated kitchen and living spaces
- Extended statement terrace
- Enhanced privacy features

## Design Excellence:

- Maximised space efficiency
- Premium comfort and functionality
- Seamless indoor-outdoor flow
- Natural light optimisation
- Riverside views throughout





# MORE REASONS TO INVEST

DAMAC Riverside Views presents a prime investment opportunity in Dubai’s first riverside community:

**Scenario 1: Flipping Opportunity**

- Rising Market Demand:
  - Strong Dubai real estate growth
  - High demand for premium developments
  - Unique riverside location premium
- Strategic Pre-Handover Benefits:
  - Early-phase investment value
  - Increased value near completion
  - Exclusive waterfront positioning

**Scenario 2: Rental ROIs Post-Handover**

- High Rental Yields:
  - Premium Dubai Investment Park location
  - Strong professional tenant demand
  - Consistent expatriate interest
- Location Advantages:
  - Near major highways
  - Close to Al Maktoum International Airport
  - Proximity to Expo City
  - Riverside exclusivity
- Long-Term Value:
  - Premium waterfront rental rates
  - Developing area infrastructure
  - Growing community amenities
  - Sustainable revenue growth

BUILDING UNIT MIX								
Building	Azure 2	Marine 3	Marine 4	Capri 2	Indigo 2	Royal 3	Royal 4	Total
1 BR	427	231	231	427	301	201	201	2019
2 BR	128	48	48	128	96	28	28	504
Total	555	279	279	555	397	229	229	2523

PRICE								
Building	Azure 2	Marine 3	Marine 4	Capri 2	Indigo 2	Royal 3	Royal 4	Total
1 BR	535 M	260 M	261 M	535 M	343 M	241 M	241 M	2,419 M
2 BR	255 M	89 M	88 M	255 M	189 M	61 M	61 M	997 M
Total	790 M	350 M	349 M	790 M	532 M	302 M	302 M	3,416 M

AREA’S   PRICES								
Building	Azure 2	Marine 3	Marine 4	Capri 2	Indigo 2	Royal 3	Royal 4	Total
Total Units	555	279	279	555	397	229	229	2523
Total Saleable Area(sq ft)	524,247	242,199	242,099	524,247	353,925	197,492	197,492	2,281,701
Price	790 M	350 M	349 M	790 M	532 M	302 M	302 M	3,416 M

INVEST NOW!

