



CORAL REEF



CORAL REEF

*a larger-than-life
collaboration —unveiled*



VINCENT FAUDEMER

REVERED AS THE “LITTLE PRINCE OF CONTEMPORARY ART”, VINCENT FAUDEMER HAS A UNIQUELY PLAYFUL TAKE ON LIFE THAT HAS GARNERED HIM A LEGION OF FANS FROM ROYALTY TO A-LISTERS. IN A WORLD-FIRST, FAUDEMER IS CREATING BESPOKE PIECES OF HIS FAMED BABOLEX JUST FOR **DAMAC CORAL REEF**. THIS CREATIVE COLLABORATION BURSTS TO LIFE IN THE TOWER, WHERE RESIDENTS WILL BE TREATED TO EXCLUSIVE, ONE-OF-A-KIND SCULPTURES THAT STAND PROUD AS ICONS OF WHIMSY AND WONDER ALIKE.



BABOLEX

Tower Configuration

G+P6+48+R



Location

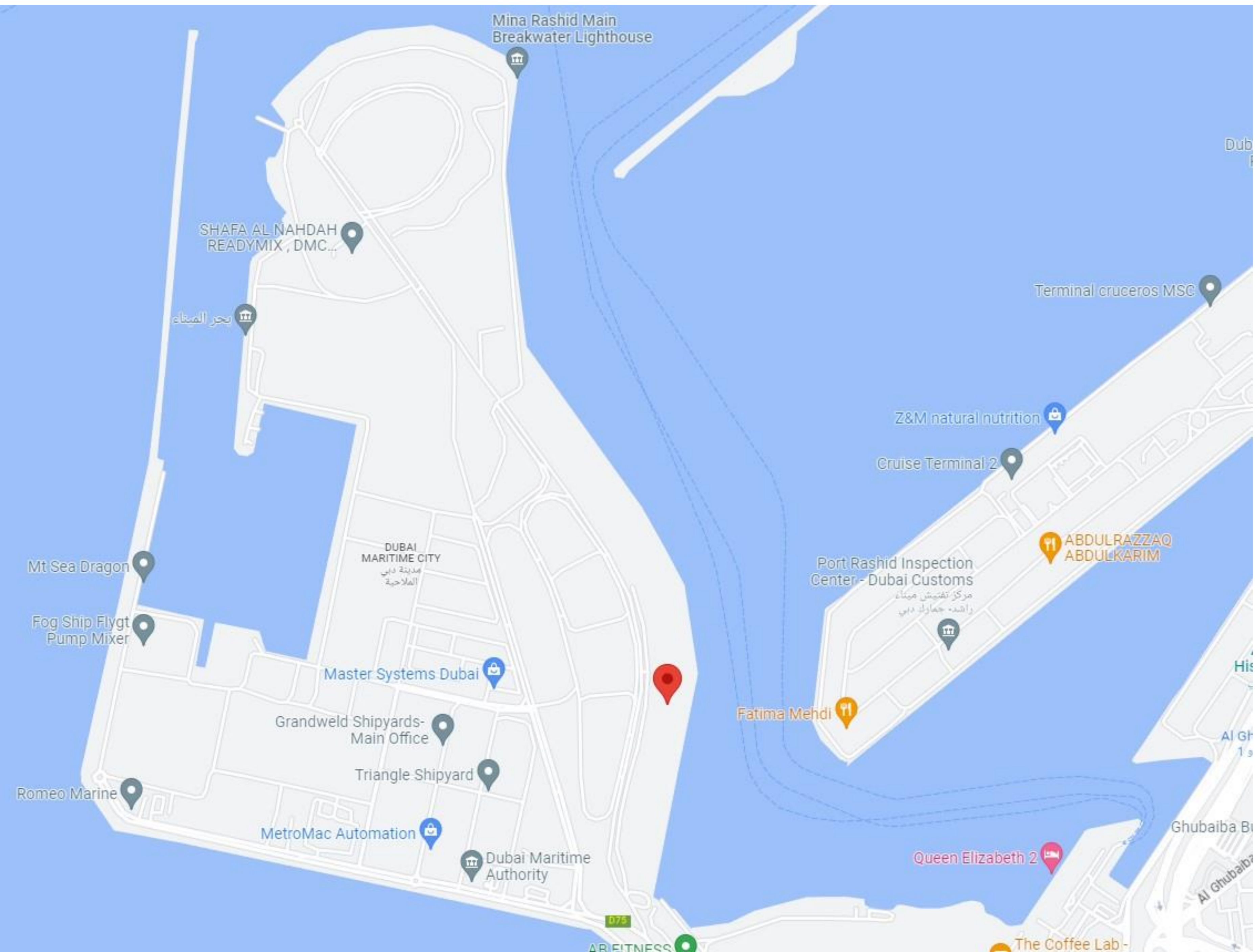


CORAL
REEF

*a bridge between the past and a
thrilling, unknown reality...the
future*

DAMAC CORAL REEF IS PROUD LY SITUATED IN DUBAI MARITIME CITY (DMC), AN ENVIABLE LOCATION THAT IS FAR AWAY FROM THE HUSTLE BUT CLOSE ENOUGH TO HAVE ITS FINGER ON THE PULSE OF CULTURE. NESTLED ON THE SHORES OF OLD DUBAI, ACROSS FROM PORT RASHID, DMC IS SPREAD OVER

249 HECTARES AND ALLOWS ITS RESIDENTS THE CHANCE TO LIVE IN A GLOBAL MARITIME HUB, 16 MINUTES FROM DUBAI INTERNATIONAL AIRPORT AND 18 MINUTES FROM DUBAI DESIGN DISTRICT AS WELL AS DOWNTOWN DUBAI.





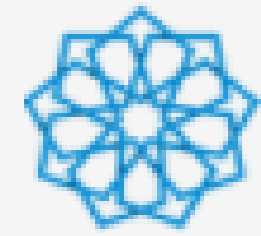
• CORAL
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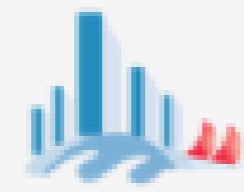
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Proximity to Key Demand Generators



EXPO 2020 Site

35.71 km



Dubai Marina

25.13 km



Hamdan Sports
Complex

24.86 km



Motor City

25.21 km



Jebel Ali

44.04 km



IMG World of
Adventures

21.57 km



Dubai Parks & Resorts

47.57 km



Dubai Cycling Course

47.4 km



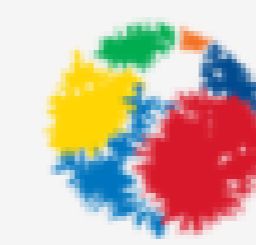
Sports City & Dubai
Swimming Academy

26.1 km



Downtown Dubai

8.43 km



Global Village

22.6 km



Dubai International
Airport

10.25 km



Al Maktoum
International Airport

43.16 km

THE
DUBAI MALL

Dubai Mall

8.05 km



Mall of the Emirates
Shopping is just the beginning

Mall of the Emirates

18.08 km



Mirdif City Centre

15.51 km



IBN BATTUTA MALL

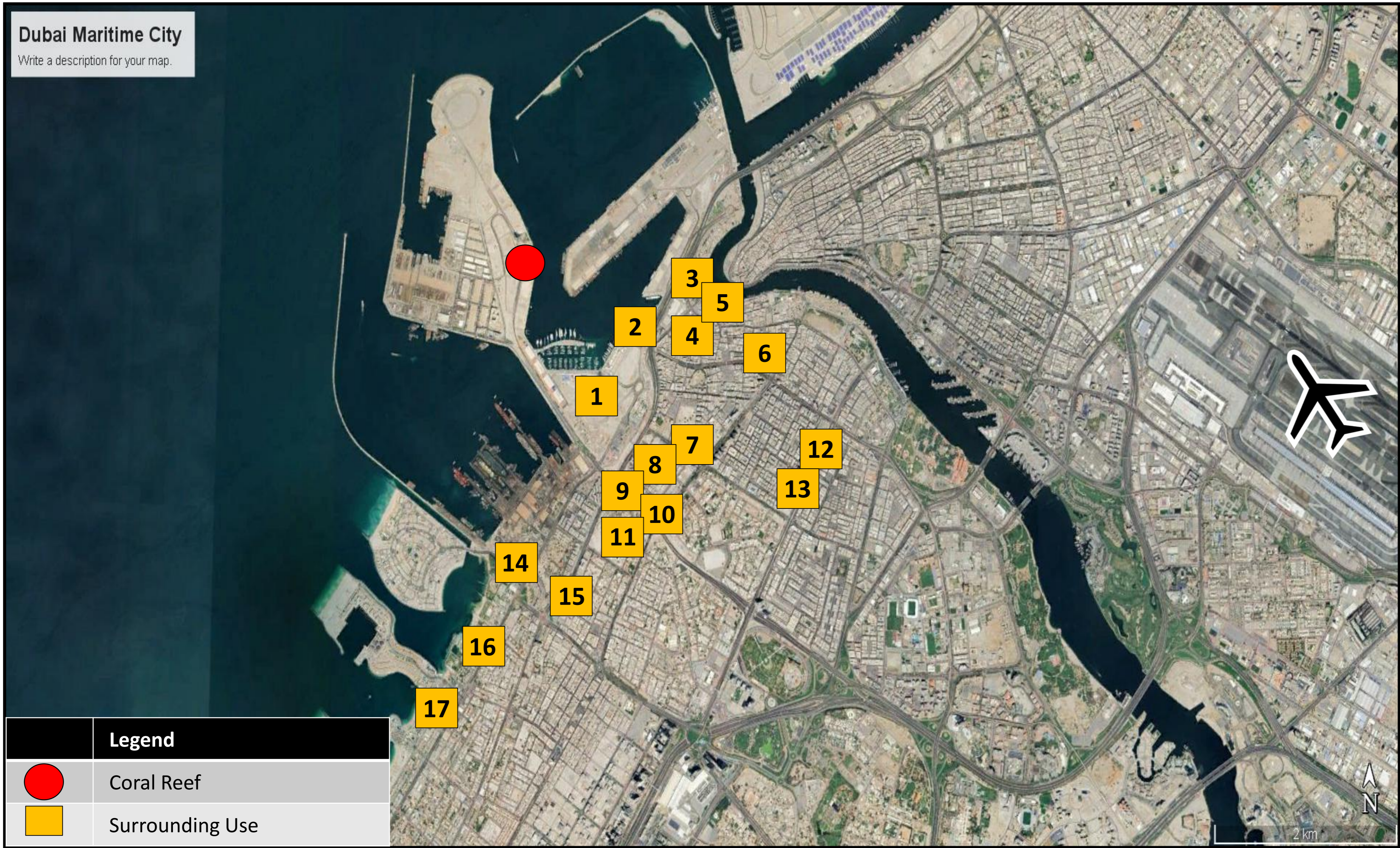
Ibn Battuta Mall

28.99 km

Key Surrounding Uses



The map and corresponding table below highlight major surrounding uses which are near the subject site. As highlighted below, the wider district features several diverse uses, including mixed-use developments, hospitals, educational institutions, hospitality, retail and entertainment facilities.



S.No	Surrounding Use	Type
1	Mina Rashid	Mixed-Use
2	Queen Elizabeth 2	Hospitality
3	Al Ghubaiba Metro Station	Metro
4	City Centre Al Shindagha	Retail
5	Al Shindagha Historic District	Museum
6	Dubai Museum	Museum
7	Aster Hospital	Hospital
8	New Academy School	School
9	International Modern Hospital	Hospital
10	Aloft Al Mina	Hospitality
11	Dubai Gem Nursery	Nursery
12	Burjuman Mall	Retail
13	DoubleTree by Hilton	Hospitality
14	Etihad Museum	Museum
15	Crown Plaza Hotel	Hospitality
16	Jumeirah Mosque	Mosque
17	La Mer Beach	Beach

An architectural rendering of a modern hotel's infinity pool. The pool is a long, rectangular body of water that extends from a glass-walled lounge area on the left to a low wall with a waterfall on the right. The lounge area is warmly lit with orange light and contains modern furniture, including sofas and armchairs, and large colorful sculptures. The pool is illuminated with a vibrant blue and green light. In the background, a sunset is visible over the ocean, with a few boats on the water. A landscaped promenade with palm trees and people walking runs alongside the pool on the right.

*dive into a
wonderland on
your doorstep*

HOWEVER, THE BEATING HEART OF
DAMAC CORAL
REEF IS ITS AMENITIES. THE TOWER
ENJOYS MULTIPLE POOLS, INCLUDING AN
INFINITY LED POOL, ENGINEERED TO
MAKE YOU FEEL LIKE YOU ARE
RELAXING AT THE EDGE OF THE HORIZON,
AND ONE WITH SURREAL GLASS
SCULPTURES THROUGHOUT...A QUICK DIP
WILL NEVER FEEL THE SAME AGAIN.

Pools dimensions is about 20mx7m and 17mx9m

Lobby



Floor to ceiling height
Lobby : 4.5m
Unit: 2.8m

Lift Lobby



SPA



GYM



Living Area



Bedroom

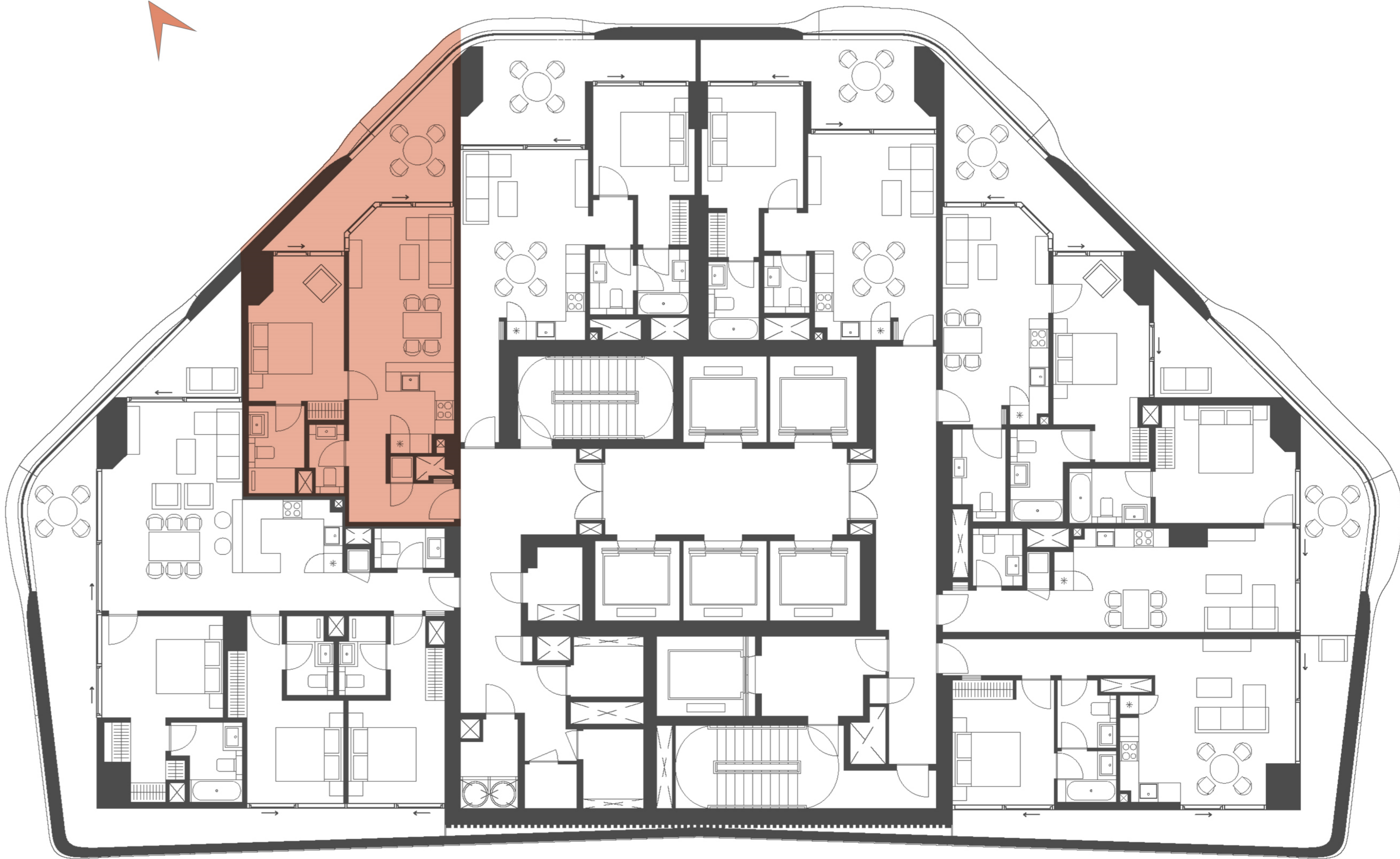
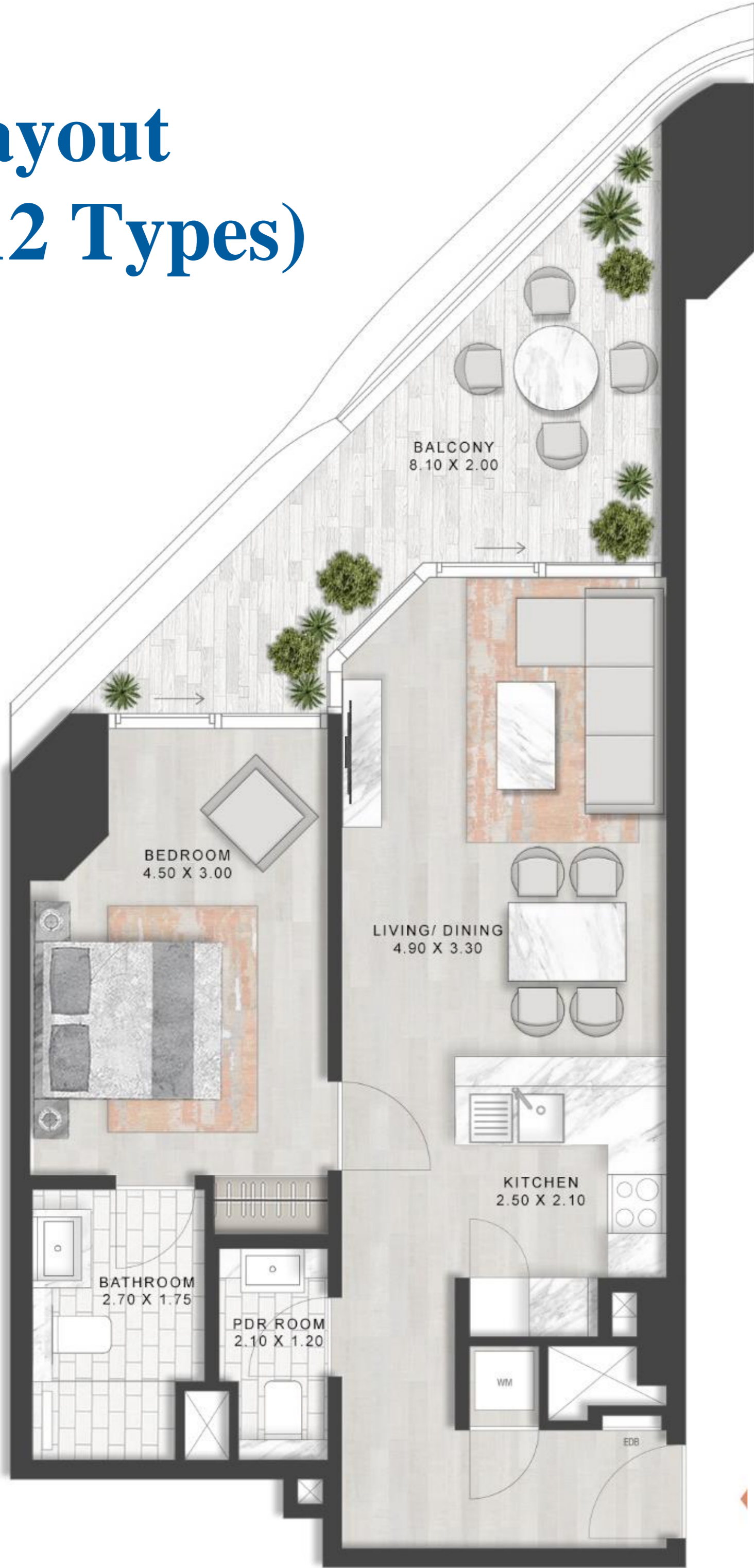


Bathroom



Unit Layout

1 BR (12 Types)



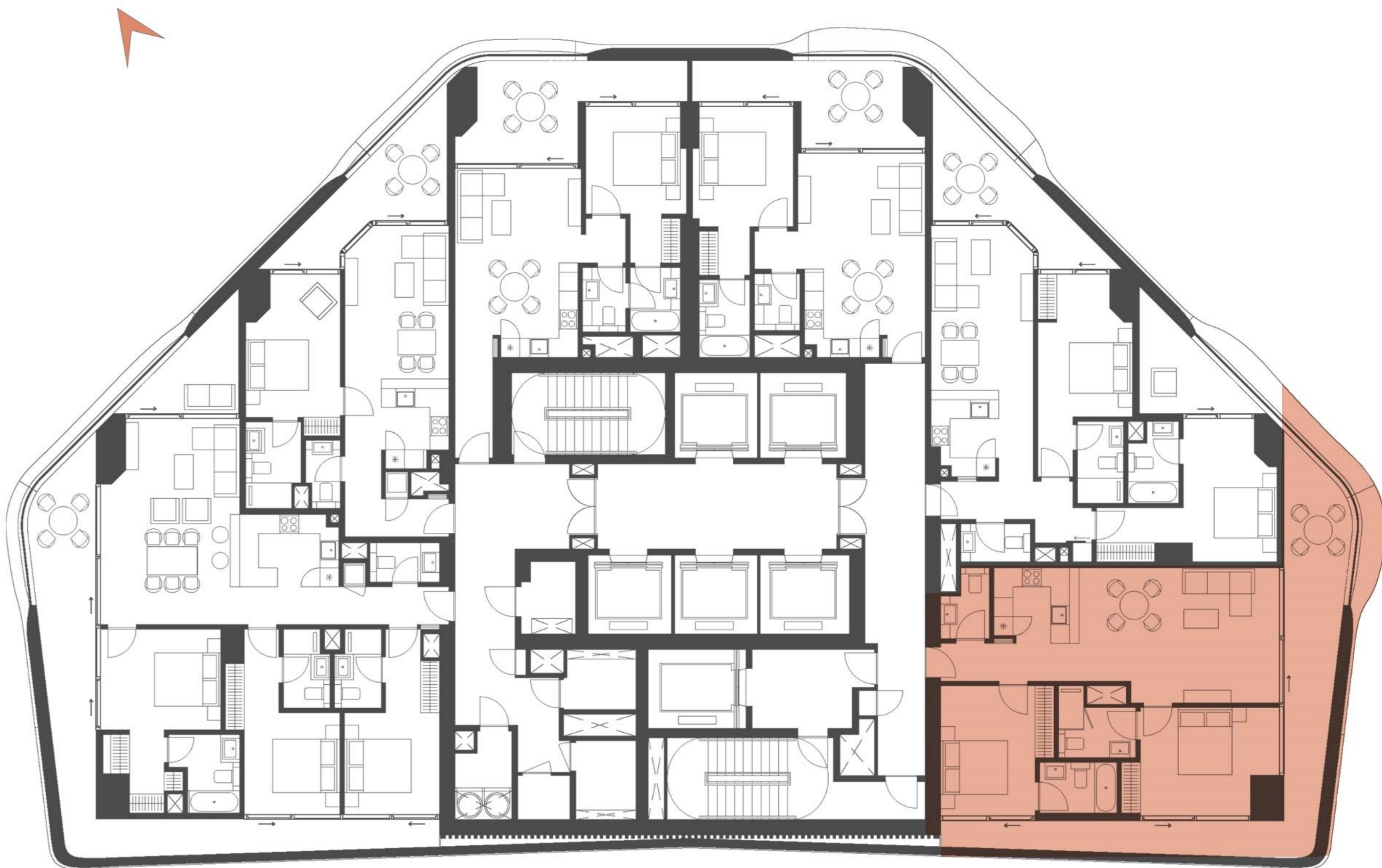
LEVEL 2,4,6,8,10,12,14,16,18,21,23,25,
27,29,31,33,35,37,39,43,45,47

Unit Layout

2 BR (4 Types)



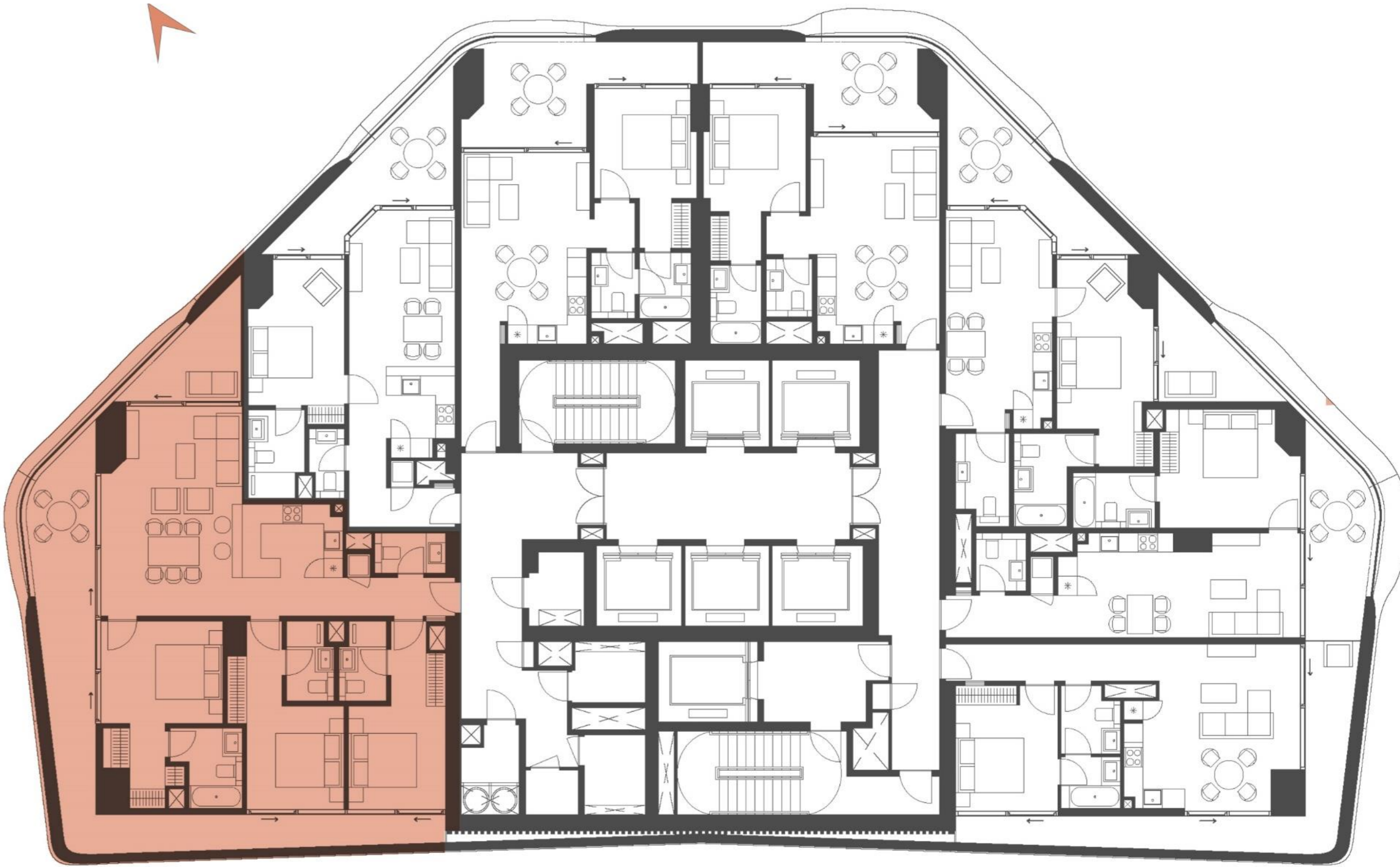
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LEVEL 6,8,10,12,14,16,18,21,23,25,27,29,
31,33,35,37,39,43,45,47

Unit Layout

3 BR (2 Types)



LEVEL 2,4,6,8,10,12,14,16,18,21,23,25
27,29,31,33,35,37,39,43,45,47

Living and Dining:

- Porcelain tiled floors
- Painted walls

Bedroom:

- Porcelain tiled floor.
- Painted walls
- Built in wardrobe

Amenities in the building:

- Grand drop-off.
- Gymnasium
- Resident's swimming pool

Kitchen:

- Kitchen fitted with cabinet and stone countertop.
- Kitchen appliances - Refrigerator, cooker, Kitchen hood
- Porcelain tiled flooring
- Painted Walls
- Stainless Steel sink with fittings

Bathroom Features:

- Porcelain tiles flooring
- Porcelain vanity top in all the bathroom
- Shower Enclosure
- Standard sanitary ware, fittings, and accessories
- Mirror in all the bathroom

Price & Area Summary



Coral Reef		Sellable Area (Sq. Ft.)			Price (AED)			SA PSF (AED)
Typology	Total Units	Min	Max	Avg.	Min	Max	Avg.	Avg.
1 BR	147	776	943	798	1,657,000	2,312,000	1,930,000	2,418
2 BR	86	1,197	1,399	1,286	2,527,000	3,749,000	2,997,000	2,329
3 BR	46	1,770	1,815	1,792	3,328,000	4,591,000	3,834,000	2,139
Grand Total	279	776	1,815	1,112	1,657,000	4,591,000	2,573,000	2,312

Payment Plan



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Rebate Structure
Full Floor: 2% Discount

Type	EOI Amount
1 BR	85K
2 BR	130K
3 BR	170K
Full Floor	700K

ACD: March 2028



Milestone Event	Value (%)
Immediate	24
Within 3 months of Booking	4
Within 6 months of Booking	4
Within 9 months of Booking	4
Within 12 months of Booking	4
Within 15 months of Booking	3
Within 18 months of Booking	3
Within 21 months of Booking	3
Within 24 months of Booking	3
Within 27 months of Booking	2
Within 30 months of Booking	2
Within 33 months of Booking	2
Within 36 months of Booking	2
Within 39 months of Booking	2
Within 42 months of Booking	2
Within 45 months of Booking	2
Within 48 months of Booking	2
On 70% Completion Milestone	2
On 80% Completion Milestone	2
On 90% Completion Milestone	2
On Completion	30
Total	104