

FLOOR PLANS

TYPES

TYPICAL FLOOR PLAN



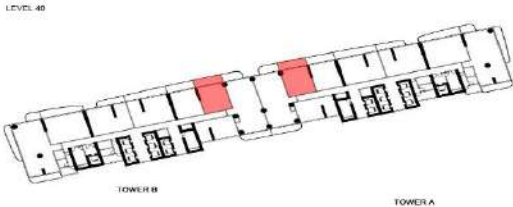
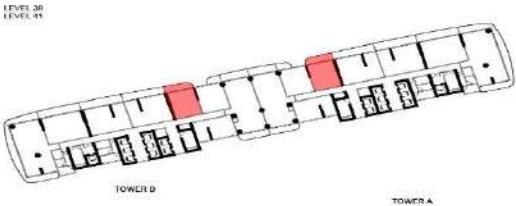
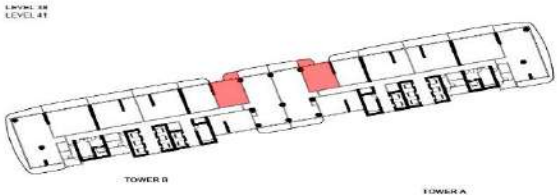
1BR TYPE 01



1BR TYPE 02



1BR TYPE 03



TYPICAL FLOOR PLAN



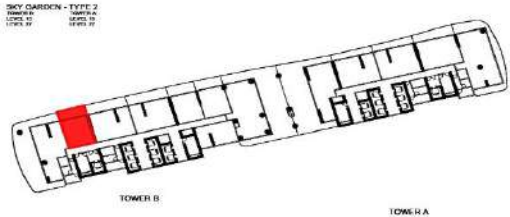
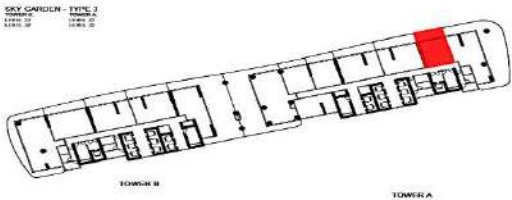
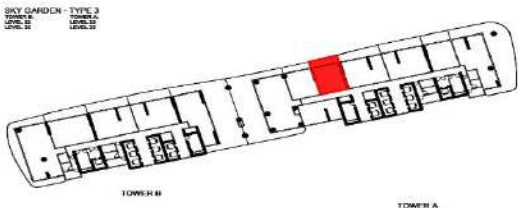
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1BR TYPE 20



1BR TYPE 21



TYPICAL FLOOR PLAN



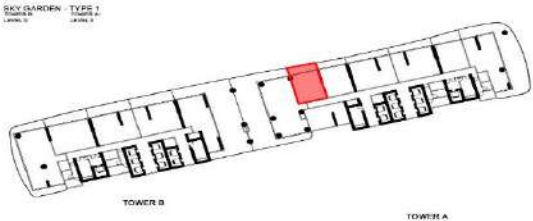
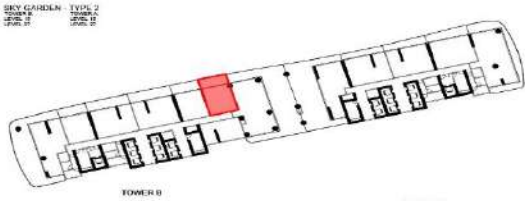
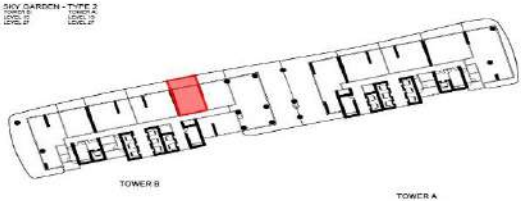
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1BR TYPE 23



1BR TYPE 24



TYPICAL FLOOR PLAN



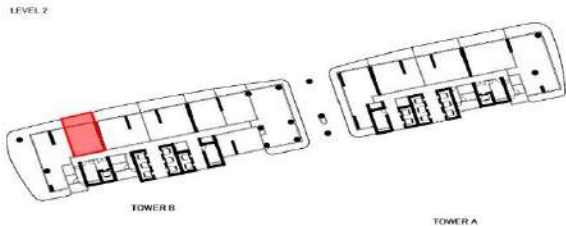
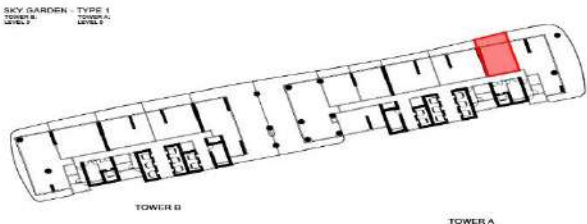
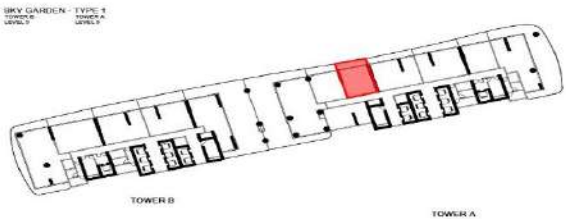
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1BR TYPE 26



1BR TYPE 27



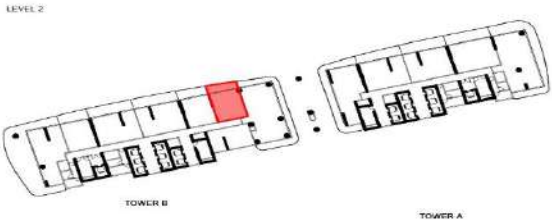
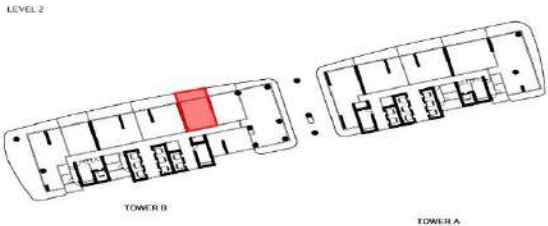
TYPICAL FLOOR PLAN



1BR TYPE 28



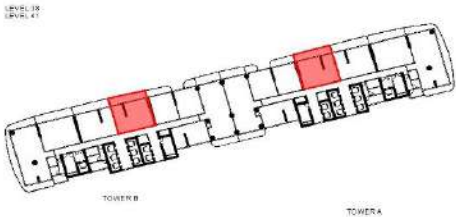
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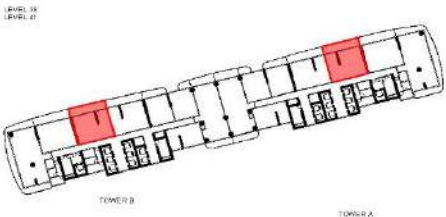
TYPICAL FLOOR PLAN



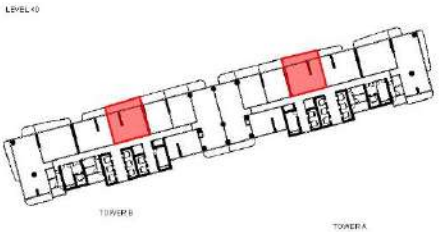
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2BR TYPE D02



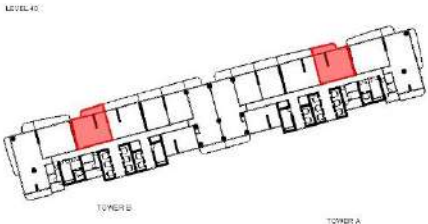
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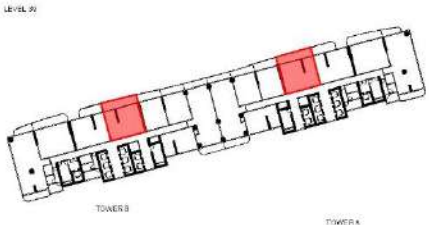
TYPICAL FLOOR PLAN



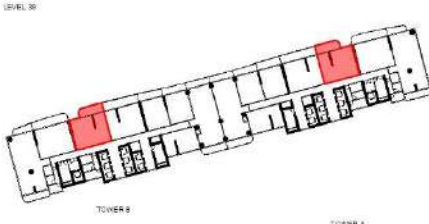
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2BR TYPE D05



2BR TYPE D06

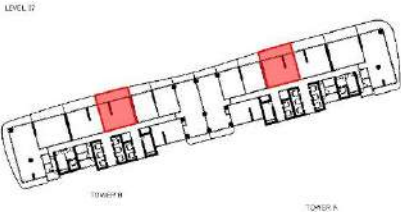


DAMAC BAY II

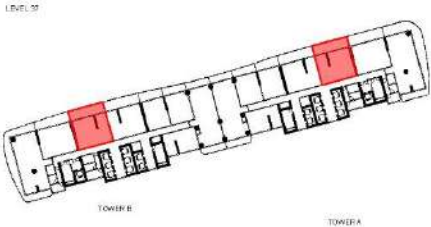
TYPICAL FLOOR PLAN



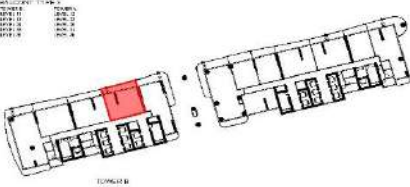
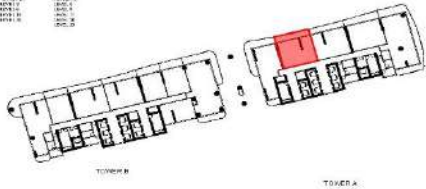
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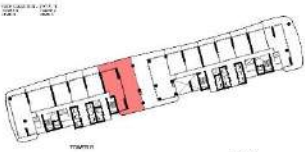
2BR TYPE D09



TYPICAL FLOOR PLAN



2BR TYPE B01



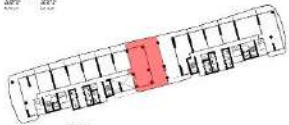
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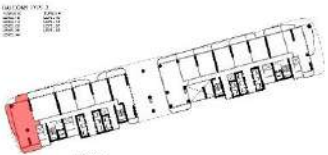
TYPICAL FLOOR PLAN



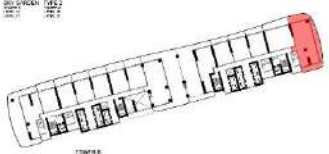
3BR TYPE B01



3BR TYPE A03



3BR TYPE A01



FLOOR WISE - UNIT BREAKUP (Luxury)

Tower A	1 BR	2 BR	3 BR	Total Units	Tower B	1 BR	2 BR	3 BR	Total Units
Level 2	3	2	1	6	Level 2	6	1	1	8
Level 3	3	2	1	6	Level 3	6	1	1	8
Level 4	3	2	1	6	Level 4	6	1	1	8
Level 5	3	2	1	6	Level 5	6	1	1	8
Level 6	3	2	1	6	Level 6	6	1	1	8
Level 7	3	2	1	6	Level 7	6	1	1	8
Level 8	3	2	1	6	Level 8	6	1	1	8
Level 9	6	1	1	8	Level 9	3	2	1	6
Level 10	6	1	1	8	Level 10	3	2	1	6
Level 11	6	1	1	8	Level 11	3	2	1	6
Level 12	6	1	1	8	Level 12	3	2	1	6
Level 13	6	1	1	8	Level 13	3	2	1	6
Level 14	6	1	1	8	Level 14	3	2	1	6
Level 15	0	4	1	5	Level 15	3	3	1	7
Level 16	0	4	1	5	Level 16	3	3	1	7
Level 17	0	4	1	5	Level 17	3	3	1	7
Level 18	0	4	1	5	Level 18	3	3	1	7
Level 19	0	4	1	5	Level 19	3	3	1	7
Level 20	0	4	1	5	Level 20	3	3	1	7
Level 21	MEP								

**subject to GFA approval*

Tower A	1 BR	2 BR	3 BR	Total Units	Tower B	1 BR	2 BR	3 BR	Total Units
Level 22	3	3	1	7	Level 22	0	4	1	5
Level 23	3	3	1	7	Level 23	0	4	1	5
Level 24	3	3	1	7	Level 24	0	4	1	5
Level 25	3	3	1	7	Level 25	0	4	1	5
Level 26	3	3	1	7	Level 26	0	4	1	5
Level 27	0	4	1	5	Level 27	3	3	1	7
Level 28	0	4	1	5	Level 28	3	3	1	7
Level 29	0	4	1	5	Level 29	3	3	1	7
Level 30	0	4	1	5	Level 30	3	3	1	7
Level 31	0	4	1	5	Level 31	3	3	1	7
Level 32	3	3	1	7	Level 32	0	4	1	5
Level 33	3	3	1	7	Level 33	0	4	1	5
Level 34	3	3	1	7	Level 34	0	4	1	5
Level 35	3	3	1	7	Level 35	0	4	1	5
Level 36	3	3	1	7	Level 36	0	4	1	5
Level 37	2	3	2	7	Level 37	2	3	2	7
Level 38	2	3	2	7	Level 38	2	3	2	7
Level 39	2	3	2	7	Level 39	2	3	2	7
Level 40	2	3	2	7	Level 40	2	3	2	7
Level 41	2	3	2	7	Level 41	2	3	2	7
Level 42	MEP								
Level 43	Amenities								
Total Units - Luxury	97	109	44	250		103	107	44	254

FLOOR WISE - UNIT BREAKUP (Super Luxury)

Tower A	3 BR	4 BR	5 BR	Total Units	Tower B	3 BR	4 BR	5 BR	Total Units
Level 44 & 45 Duplex	1	1	1	3	Level 44 & 45 Duplex	2	1	0	3
Level 46 & 47 Duplex	2	1	0	3	Level 46 & 47 Duplex	2	1	0	3
Level 48 & 49 Duplex	1	0	1	2	NA				
Total Units - Super Luxury	4	2	2	8		4	2	0	6

**subject to GFA approval*

DAMAC BAY II
INTERIOR DESIGN
SPA



DAMAC BAY II
INTERIOR DESIGN
SPA



DAMAC BAY II
INTERIOR DESIGN
LIVING ROOM



DAMAC BAY II

INTERIOR DESIGN

DINING ROOM

Floor to Ceiling Height:
Luxury 3.4m
Super luxury 4.2m



DAMAC BAY II
INTERIOR DESIGN
MASTER BEDROOM



DAMAC BAY II
INTERIOR DESIGN
MASTER BATHROOM



DAMAC BAY II
INTERIOR DESIGN
TERRACE



DAMAC BAY II

PARKING DETAILS

No Of Parking's

Luxury:

1br-1car

2br - 1car

3br- 2cars

Super Luxury:

3br- 2cars

4br - 3cars

5br - 4 cars

Total number of car parks: 781 cars

F&A

Apartment features:

Built-In Wardrobes

Balconies

Centrally air conditioned

Adequate TV / Phone infrastructure

Convenience:

Elevators to all floors

Living and Dining:

All rooms feature double glazed windows

Porcelain tiled floors

Painted plastered walls with accent on selected wall

Partial Painted gypsum ceiling

Kitchen:

Fitted kitchens with refrigerator, cooker, hob and washing machine

Porcelain tiled floors

Emulsion paints for walls

Countertop

Kitchen backsplash

Bathroom Features

Floor / Wall porcelain or ceramic tiles

Sanitary ware

Sanitary fittings and accessories

Mirror

Vanity with under counter storage

Building Services & Amenities

Drop off and entrance

Concierge desk

Beach Pool and landscape plaza

Gym and Pool

COMMERCIAL TERMS & PAYMENT PLAN

<u>Damac Bay 2</u>					Price		
Summary	Units	Saleable Area (Min)	Saleable Area (Max)	Saleable Area (Avg)	Min	Max	Avg
A	180	733	3,375	1,280	2.99M	11.16M	5.22M
1 BR	72	733	871	807	2.99M	3.80M	3.39M
2 BR	79	1,123	2,856	1,402	4.49M	9.44M	5.69M
3 BR	29	1,778	3,375	2,124	7.00M	11.16M	8.50M
B	194	733	3,375	1,247	3.08M	11.75M	5.21M
1 BR	93	733	873	814	3.08M	3.93M	3.50M
2 BR	72	1,123	2,996	1,459	4.74M	9.55M	6.05M
3 BR	29	1,778	3,375	2,109	7.38M	11.75M	8.63M
Grand Total	374	733	3,375	1,263	2.99M	11.75M	5.22M

COMMERCIAL TERMS & PAYMENT PLAN

Rebate Structure (applicable on retail units as well)

Full floor: 2% discount
DP 34%: 1% Rebate – additional DP over 24% must come from last instalments (applicable for retail & full floors)
Full floor + DP 34%: 2% discount & 1% Rebate.

EOI

Type	EOI
1 BR	150 K
2 BR	225 K
3 BR	350 K
Full Floor	1.6 Mn

Payment plan - ACD: Jan-2028. 4-year payment plan (80:20)

Milestone Event	Value (%)
Immediate	24
Within 3 Month(s) Of Sale Date	4
Within 6 Month(s) Of Sale Date	4
Within 9 Month(s) Of Sale Date	4
Within 12 Month(s) Of Sale Date	4
Within 15 Month(s) Of Sale Date	4
Within 18 Month(s) Of Sale Date	4
Within 21 Month(s) Of Sale Date	4
Within 24 Month(s) Of Sale Date	4
Within 27 Month(s) Of Sale Date	4
Within 30 Month(s) Of Sale Date	4
Within 33 Month(s) Of Sale Date	4
Within 36 Month(s) Of Sale Date	4
Within 39 Month(s) Of Sale Date	3
Within 42 Month(s) Of Sale Date	3
Within 45 Month(s) Of Sale Date	3
Within 48 Month(s) Of Sale Date	3
On completion	20

DAMAC BAY II

PRICING - FLOOR WISE

Floor Configuration – Tower A

Floor	1 BR	2 BR	3 BR	Total Units	Total Price
2	3	2	1	6	31.05M
3	3	2	1	6	27.14M
4	3	2	1	6	28.01M
5	3	2	1	6	29.65M
6	3	2	1	6	28.15M
7	3	2	1	6	27.41M
8	3	2	1	6	29.87M
9	6	1	1	8	39.49M
10	6	1	1	8	34.82M
11	6	1	1	8	34.49M
12	6	1	1	8	35.72M
13	6	1	1	8	34.66M
14	6	1	1	8	35.16M
15		4	1	5	32.98M
16		4	1	5	28.83M
17		4	1	5	30.53M
18		4	1	5	28.12M
19		4	1	5	29.04M
20		4	1	5	30.75M
22	3	3	1	7	42.19M
23	3	3	1	7	36.95M
24	3	3	1	7	35.81M
25	3	3	1	7	36.34M
26	3	3	1	7	37.20M
27		4	1	5	34.35M
28		4	1	5	30.03M
29		4	1	5	31.79M
30		4	1	5	29.27M
31		4	1	5	30.24M
Total	72	79	29	180	940M

Floor Configuration – Tower B

Floor	1 BR	2 BR	3 BR	Total Units	Total Price
2	6	1	1	8	38.68M
3	6	1	1	8	35.59M
4	6	1	1	8	34.94M
5	6	1	1	8	34.61M
6	6	1	1	8	35.85M
7	6	1	1	8	34.78M
8	6	1	1	8	35.28M
9	3	2	1	6	34.61M
10	3	2	1	6	29.31M
11	3	2	1	6	31.02M
12	3	2	1	6	28.60M
13	3	2	1	6	31.17M
14	3	2	1	6	29.60M
15	3	3	1	7	42.49M
16	3	3	1	7	35.55M
17	3	3	1	7	36.08M
18	3	3	1	7	36.94M
19	3	3	1	7	36.25M
20	3	3	1	7	35.89M
22		4	1	5	35.93M
23		4	1	5	30.38M
24		4	1	5	32.16M
25		4	1	5	30.52M
26		4	1	5	29.68M
27	3	3	1	7	44.20M
28	3	3	1	7	36.98M
29	3	3	1	7	37.52M
30	3	3	1	7	38.41M
31	3	3	1	7	37.69M
Total	93	72	29	194	1011M

