



KENSINGTON  
PREMIUM PLOTS

KEY FACTS

1.	The type of unit to be constructed: Villas
2.	Combining two plots: No, plots cannot be combined.
3.	Basement Provision: The provision for a basement is subject to DDA approval and is at the discretion of the customer. Please note, additional charges may apply as per DAMAC's policies.
4.	Contractor Selection: Customers are responsible for managing private contractors.
5.	Architectural Services: Customers are responsible for managing private architects.
6.	Elevation and Facade Design: Customers are responsible for managing the design aspects unless specified by DAMAC.
7.	Setback Requirement: A 1.5-meter setback is mandatory from each side of the plot.
8.	Layout/Prototype: Reference layouts will be shared, and any client-proposed designs will be subject to approval by DAMAC Management.
9.	Floor Area Ratio (FAR): The Floor Area Ratio (FAR) stands at 1.
10.	Maximum Construction Allowance: Please refer to the Gross Floor Area (GFA) for specific construction limits.
11.	Parking Area: Parking should be accommodated within the plot area.
12.	Commencement of Construction: Construction may commence once the purchaser fulfills these conditions: obtaining a building permit from the relevant authority and completing payment of 104% of the purchase price. Please note, construction must begin within 24 months of the 'Possession Date'.
13.	Construction Completion Deadline: As outlined in our plot Sales and Purchase Agreement (SPA), the 'Construction Completion Date' signifies the certification of building completion by the relevant authority in compliance with development regulations. This date must not exceed 120 months from the 'Possession Date', unless specifically extended in writing by the Master Developer in accordance with clause 7.3. The 'Possession Date' is defined as the date stated in section 8 of the 'Particulars', on which the 'Purchaser' is granted possession of the plot. The 'Possession Date' marks the transfer of risks and benefits related to the plot to the 'Purchaser'.
14.	Unit Height: The permissible height for the unit stands at G+1.