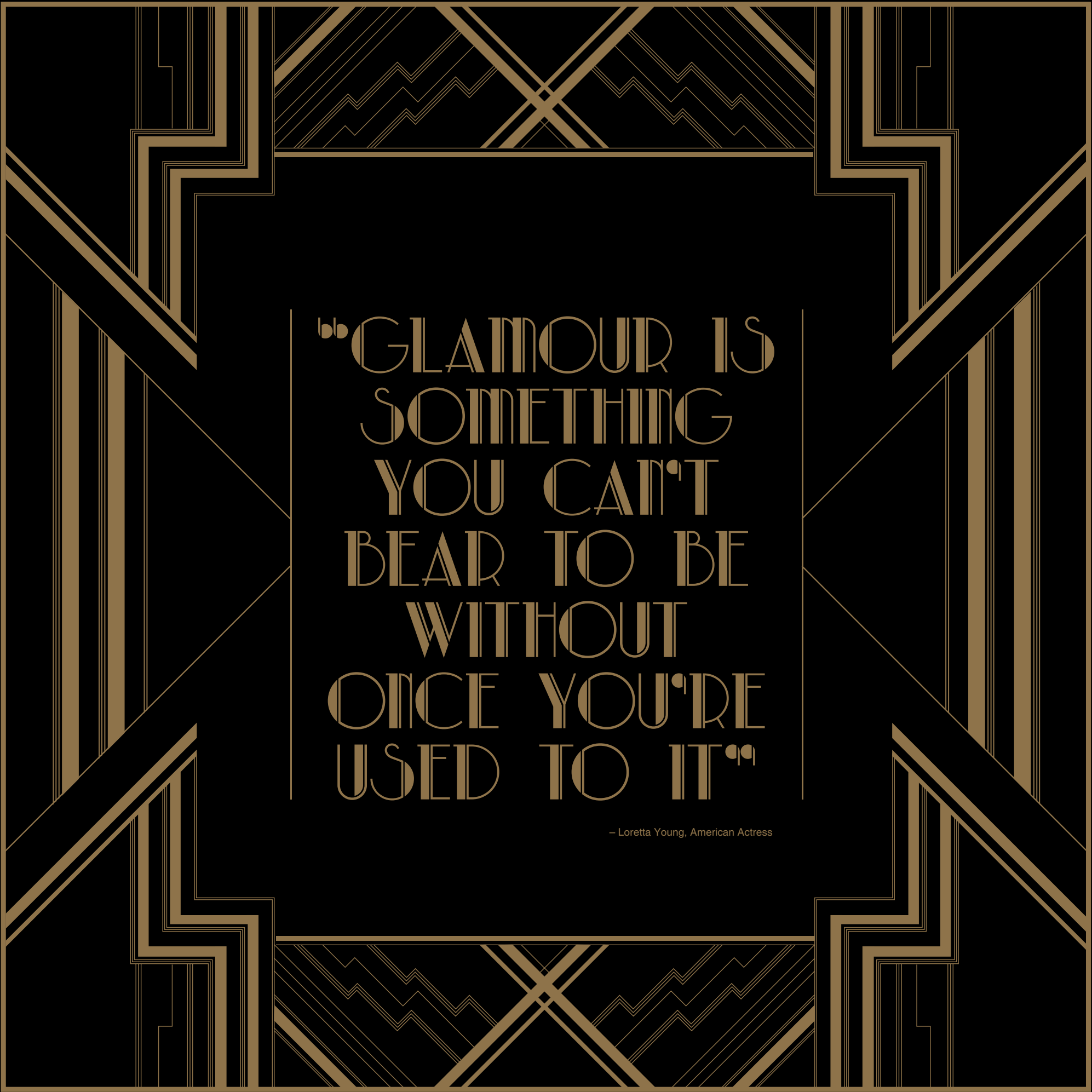


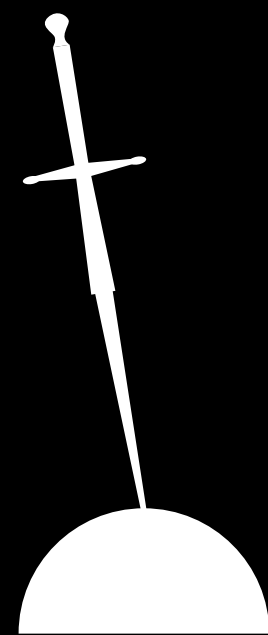


**DAMAC VILLAS**  
*by Paramount Hotels & Resorts*  
DUBAI



“GLAMOUR IS  
SOMETHING  
YOU CAN'T  
BEAR TO BE  
WITHOUT  
ONCE YOU'RE  
USED TO IT”

— Loretta Young, American Actress



“YOUR HEART  
IS FREE...  
HAVE THE  
COURAGE TO  
FOLLOW IT.”

– Braveheart

Hollywood is the place where legends are made. Where, when armed with just a dream and a story, you can be catapulted to a life beyond your own imagination. Elements of this lifestyle have been transported to DAMAC Hills to bring an unparalleled way of life in Dubai, the city of dreams.



"I'M THE  
KING OF THE  
WORLD"

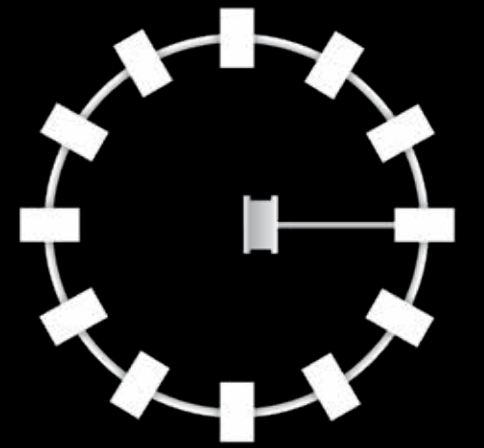
— Titanic

Paramount Pictures brings unique experiences to people all over the world. The logo has become an emblem of cinematic excellence while the company itself has helped launch the careers of many famous movie icons.

The Paramount brand of hospitality represents an array of services, spaces and amenities that are as precisely detailed and directed as the films themselves.

Warm and welcoming spaces are as effortlessly sophisticated as they are glamorous, with a supporting cast of exceptionally talented staff members backed up by state-of-the-art technology.





“WE USED TO  
LOOK UP AT  
THE SKY AND  
WONDER AT  
OUR PLACE IN  
THE STARS”

- Interstellar

Welcome to the star-studded  
DAMAC Villas by Paramount Hotels & Resorts

Drawing inspiration from Hollywood's classic lifestyle, DAMAC Villas by Paramount are a paradigm of impeccable design and décor. Sophisticated with a touch of drama, each villa makes every day feel extraordinary.

Unless stated otherwise, all accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, swimming pools) and other elements displayed in the brochure, or within the show apartment or between the plot boundary and the unit, are not part of the standard unit and are shown for illustrative purposes only.





Actual image of Paramount show villa



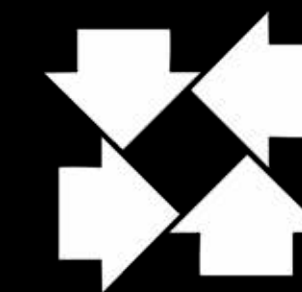
“THIS IS A  
NEW EXPERIENCE  
FOR ME.”

— Indiana Jones

Discover a new side of life at DAMAC Villas by Paramount, filled with luxury, glamour and comfort. Everything will be taken care of in your villa, starting with beautiful interior detailing and carefully selected furnishings, complete with the finest service from our hospitality team. The result will be an exquisitely finished home, where all you have to do is arrive.

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“IT’S ONLY A  
MATTER OF  
TIME BEFORE  
SOMEONE ELSE  
SEES THIS  
INVESTMENT. WE  
HAVE TO  
ACT NOW.”

– The Big Short

At DAMAC Villas by Paramount, you have the option to be part of our Rental Pool, managed exclusively by our team of hospitality specialists. As an owner, you can earn attractive rental returns from your property, when you are not staying there yourself.





"I HAVE A  
UNIQUE PRIVILEGE  
OF SERVING."

— Iron Man

You can opt for full services with your furnished hotel villa. Our highly skilled team is on hand round the clock to help you get the most from life. Whatever it is you'd like, we can make it happen.





Actual image of Paramount show villa



"I'M NOT A  
SMART MAN BUT  
I KNOW WHAT  
LOVE IS."

— Forrest Gump

At DAMAC Villas by Paramount, you'll fall in love with every detail. From luxurious textiles, romantic mood lighting and elegant furniture to spacious rooms, decadent drapes and lavish mirrors; each villa is both homely and hedonistic.

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Actual image of Paramount show villa



“ALL RIGHT,  
MR. DEMILLE,  
I AM READY  
FOR MY  
CLOSE-UP.”

– Sunset Boulevard

With colours and textures inspired by Mother Nature herself, bedrooms are wonderfully light and airy. Stylish yet comfortable; contemporary pieces have been added to the mix for a touch of panache while the windows offer an organic flow from the room to the green outdoors.

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Actual image of Paramount show villa



“MOST OF  
US LIVE OUR  
WHOLE LIVES...  
WITHOUT  
ANY REAL  
ADVENTURE  
TO CALL  
OUR OWN.”

– Vanilla Sky

Your villa comes with everything you need – both inside and out. Not only does your home overlook some of the most prestigious golfing greens in the emirate, it also offers an assortment of privileges like the Paramount Clubhouse, children’s play area, private cabanas and refreshing swimming pool. A life here is beyond the expected.

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## Members-only Paramount Clubhouse

"EXCUSE ME,  
MR. HUNT?  
WOULD YOU  
LIKE TO WATCH  
A MOVIE?"

— Mission: Impossible

As an owner, you can enjoy the members-only Paramount Clubhouse where an array of amenities and services await. From gourmet dining options to a cosy outdoor lounge with movie screen, refreshing pool, children's activities, Jacuzzi and gymnasium; the choice is yours to either entertain or be entertained.

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Members-only  
Paramount Clubhouse



“DIDN'T I TELL  
YOU THAT  
THIS WAS A  
WONDERFUL  
PLACE?”

– Breakfast at Tiffany's

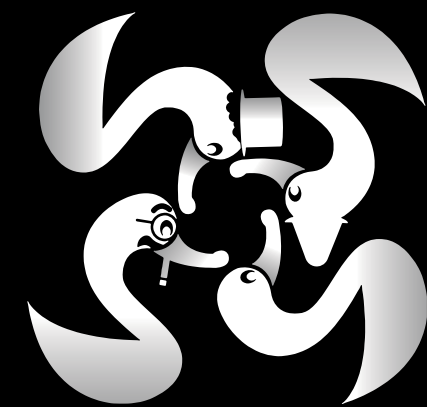
Bring your friends and family along to enjoy the sophisticated amenities. These relaxing breakaway spaces entertain, encourage wellbeing and are just a few steps from your villa.

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The Trump International Golf Club Dubai



“WELL THAT  
COVERS A LOT  
OF GROUND”

– Duck Soup

DAMAC Hills embodies a truly luxurious lifestyle with everything you need and more. Opulent homes, world-class retail and leisure spaces, along with spectacular living, spring to life across 42 million square feet of lush greenery.

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“IT’S NOT  
ABOUT HOW  
WELL YOU  
PLAY, IT’S  
HOW YOU FEEL  
ABOUT WHAT  
YOU PLAY.”

– Benjamin Button

The glittering community is home to the Trump International Golf Club Dubai – the first of its kind in the Middle East. The golf course is a spectacularly landscaped 18-hole, par 71 championship course designed by 2016 Olympic Games course architect, Gil Hanse, one of the most sought-after names in the game.

In addition, there’s a magnificent clubhouse featuring high-end restaurants, whilst a capacious pro shop stocks the latest in golf wear and accessories.



ON LOCATION



"I FIGURE  
LIFE'S A GIFT,  
AND I DON'T  
INTEND ON  
WASTING IT."

— Titanic



# DAMAC HILLS



Just a short drive from the bustling city centre, DAMAC Hills promises a more tranquil way of life. Conveniently located close to major road networks, you'll find all major business centres, landmark attractions and leisure destinations within easy reach.







TYPICAL FLOOR PLANS





Ground Floor



First Floor

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Ground Floor



First Floor

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TYPICAL FLOOR PLAN

V-7



Ground Floor



First Floor

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Ground Floor



First Floor

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Ground Floor



First Floor

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Ground Floor



First Floor

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THL-PH



Ground Floor



First Floor

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THK-PH



Ground Floor



First Floor

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THH-PH



Ground Floor



First Floor

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THD-PH



Ground Floor



First Floor

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# DAMAC PROPERTIES

## LIVE THE LUXURY

DAMAC Properties has been at the forefront of the Middle East's luxury real estate market since 2002, delivering award-winning residential, commercial and leisure properties across the region, including the UAE, Saudi Arabia, Qatar, Jordan, Lebanon, Oman and the United Kingdom. Since then, the Company has delivered over 21,700 homes, with a development portfolio of more than 40,000 at various stages of planning and progress. This includes 10,000 hotel rooms, serviced hotel apartments and hotel villas, managed by its wholly-owned DAMAC Hotels & Resorts.\*

Joining forces with some of the world's most eminent fashion and lifestyle brands, DAMAC has brought new and exciting living concepts to the market in collaborations that include a golf course by Tiger Woods Design, managed by The Trump Organization, and luxury homes in association with Versace, Fendi, Just Cavalli and Paramount Hotels & Resorts. With a consistent vision, and strong momentum, DAMAC Properties is building the next generation of Middle Eastern luxury living.

DAMAC places a great emphasis on philanthropy and corporate social responsibility. As such, the Hussain Sajwani - DAMAC Foundation, a joint initiative between DAMAC Group and its Chairman Hussain Sajwani, is supporting the One Million Arab Coders Initiative. The programme was launched by Vice President and Prime Minister of the UAE, and Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum, and is focused on creating an empowered society through learning and skills development.

\*30th June 2018.

### VAT

From 1st January 2018, commercial properties (including hotel rooms, hotel apartments, retail and office spaces, plus parking and storage areas if sold separately) are subject to Value Added Tax (VAT) at a rate of 5%. To date, residential property remains free of VAT.

All project information is correct as at the time of printing but may be subject to change without notice.

DAMAC Villas by Paramount Hotels & Resorts

The Villas being sold by DAMAC Crescent Properties LLC are not owned, developed or sold by PHR FZ-LLC (trading under the name Paramount Hotels & Resorts) or Paramount Licensing Inc. or any of its or their affiliates ("Licensor"); and the Licensor is not the developer, owner or the seller of the Villa and makes no representations, warranties or guarantees whatsoever with respect to the Villa or any other part of the Development.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.

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 DAMAC Properties

# LUXURY BY DESIGN

Contact us at any of our offices or visit  
[damacproperties.com](http://damacproperties.com)

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