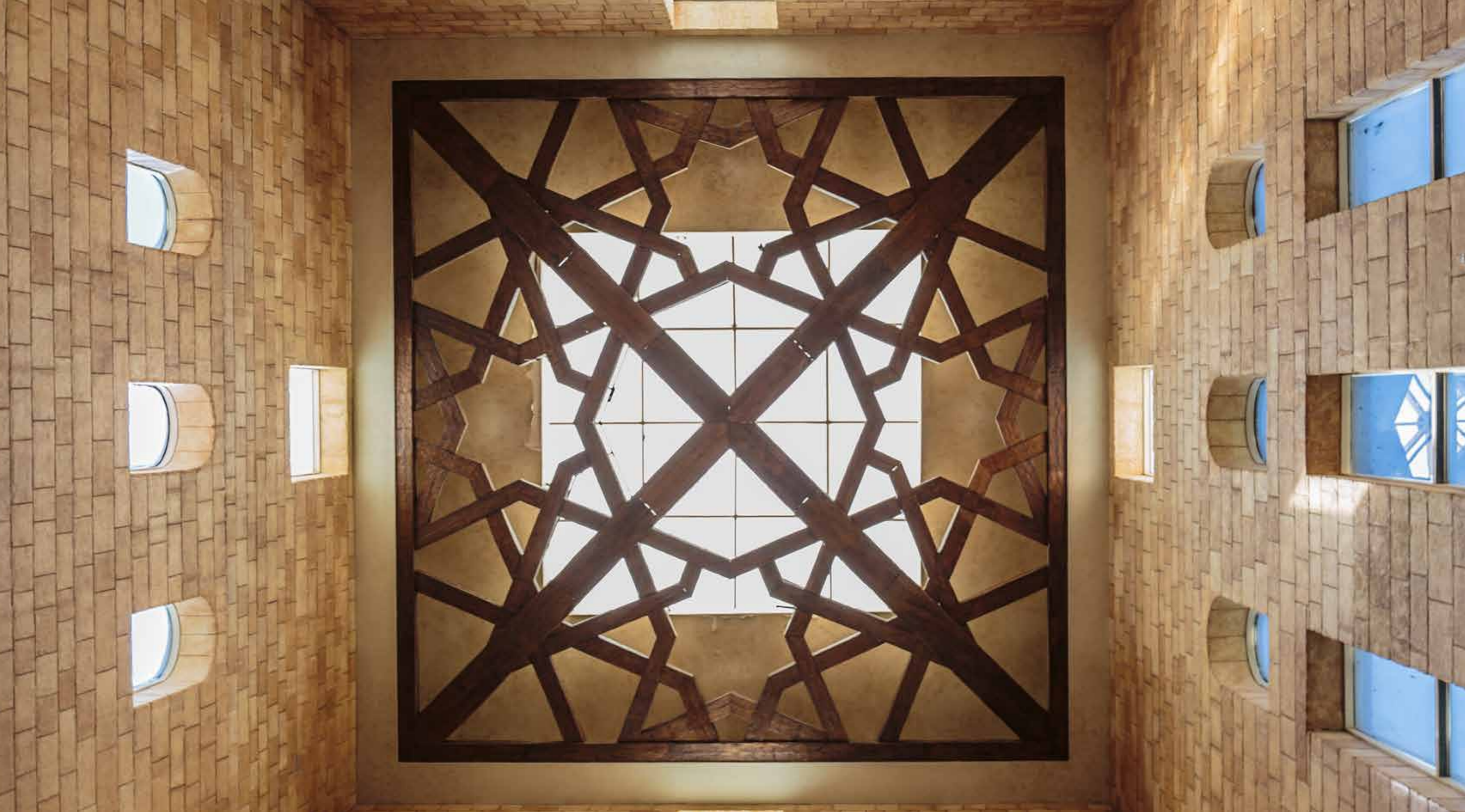


Bait Al Aseel

AKQYA OXYGEN

# A TIMELESS CONCEPT: HOME

The sense of 'home' has always been central to any society, through time immemorial. The feeling of 'belonging' and having a place to call one's own; somewhere that's comfortable to retreat to at the end of the day – these values are long-standing, universal and remain just as important today as they always have been.



# CELEBRATING ARABIAN HERITAGE

The traditional architectural charm of Arabia is still abundant in this part of the world and sits very comfortably alongside the stark modernity of the towering skyscrapers. The use of indigenous materials – sand and mud for bricks, along with date palms or mangroves for wood – is now a charming reference to a bygone era, where once it was all that was available.

# INTRODUCING BAIT AL ASEEL

The Bait Al Aseel villas are homage to the traditional Middle Eastern home, beautifully transported into the 21st century with the luxurious build and amenities you'd expect from an international golf community. The specially textured exterior walls lend an earthy feel of the old-world 'stone gus' so characteristic of the region, along with slightly crenulated elevations set with wooden mangrove beams.

FIRST FLOOR

GROUND FLOOR


LOWER GROUND FLOOR





## A BLEND OF TRADITION AND MODERNITY

Bait Al Aseel literally translates as 'authentic house' and here you'll certainly get a feel of traditional Arabian charm – expertly fused with modern luxury. The elegant floor-to-ceiling windows invite plenty of natural light in along with the green outdoors. Inside, rooms are bright, airy and a blank canvas waiting for you to add your signature style.



# EVERYTHING YOU HOPED FOR AND MORE

The three-bedroom Bait Al Aseel villas offer the ideal family environment for everyone. With an impressive 2,296 – 2,334 square-feet of space, the villas have a large living / dining area and closed kitchen, three balconies, two parking spaces and a garden. But the pièce de résistance has to be the multi-use lower ground floor area with natural light and the warmth of a traditional family home, giving you space to realise your dreams. Whether you'd like that state-of-the-art home cinema, a studio for dance or yoga, a gymnasium or perhaps a quiet place to paint or a majlis in which to sit and relax, you have an entire room that you can truly make your own.



Picture this:  
**AN ART STUDIO  
IN WHICH  
TO CREATE A  
MASTERPIECE**



Or:  
**A GAMES ROOM  
FOR HOURS OF  
ENTERTAINMENT AND  
GOOD TIMES**



Or perhaps you'd like:  
**A MEDIA ROOM TO  
RIVAL THE CINEMA AT  
THE MALL**



Or:  
**A GYMNASIUM  
THAT OUTPACES  
THE  
COMPETITION**

Whatever it is you like, this  
is your space to create  
your dream!



## A TRUE COMMUNITY

AKOYA Oxygen is a completely self-contained master development with everything required for a happy, healthy lifestyle, right there on-site. From buying everyday essentials and services, to schools and nurseries, along with a huge choice of shopping, dining and entertainment, the stunning backdrop of green open space and the international golf course present a remarkable setting.



# A COMPLETE LIFESTYLE

AKOYA Oxygen offers a wealth of amenities that mean you never need venture far from home. Here, you can watch the world go by over coffee and casual meals, or enjoy more formal dining experiences – all accompanied by breathtaking views of nature. For those who relish retail therapy, there will be high-end fashion and luxury lifestyle boutiques, in a relaxed environment that's miles away from the bustle of a typical shopping mall.





## GREEN LIVING

Healthy green living is easy at AKOYA Oxygen. From refreshing wellbeing areas, to parks and playgrounds scattered throughout the community, there are plenty of opportunities to recharge. The stunning green master development is a great place where friends and families can enjoy time spent relaxing in the great outdoors.

A full-page background image of a golfer in a blue shirt and pants, captured mid-swing on a golf course. The golfer is positioned on the right side of the frame, with their back to the camera. The golf club is extended behind them, and a golf ball is visible in the air. The background features a lush green golf course with sand traps, a line of trees, and a dramatic sky with large, colorful clouds illuminated by the setting or rising sun. The overall mood is serene and professional.

# A GOLFER'S HAVEN

AKOYA Oxygen brings the ultimate golfing lifestyle to your doorstep – with a championship-standard course and practice facilities complemented by PGA qualified coaches, along with a pro shop, state-of-the-art clubhouse and world-class dining.



## LOCATION

Take life at your own pace in a green community that's also considerate towards the environment. Many of the amenities are nature-inspired and promote a balanced way of life, yet the community's location provides easy access to major road networks. This ensures a fast and convenient commute to major business hubs and the city's attractions.



## MASTER PLAN



# VICTORIA

RRB-EE

RRB-EM

RRB-M





RRB-EE

RRB-M

RRB-M

RRB-EM

RRB-EE



LOWER FLOOR



GROUND FLOOR



FIRST FLOOR

RRB-M



LOWER FLOOR



GROUND FLOOR



FIRST FLOOR

RRB-EM



LOWER FLOOR



GROUND FLOOR



FIRST FLOOR

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

Unit type	Lower Level	Ground floor	First floor	AC/Area	Balcony / terrace & external covered area	Covered garage	Total area
RRB-EE	602	509	627	1,738	431	165	2,334
RRB-EM	602	509	627	1,738	431	165	2,334
RRB-M	592	502	619	1,713	421	162	2,296

# 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.

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DAMAC Properties

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.

***DAMAC***