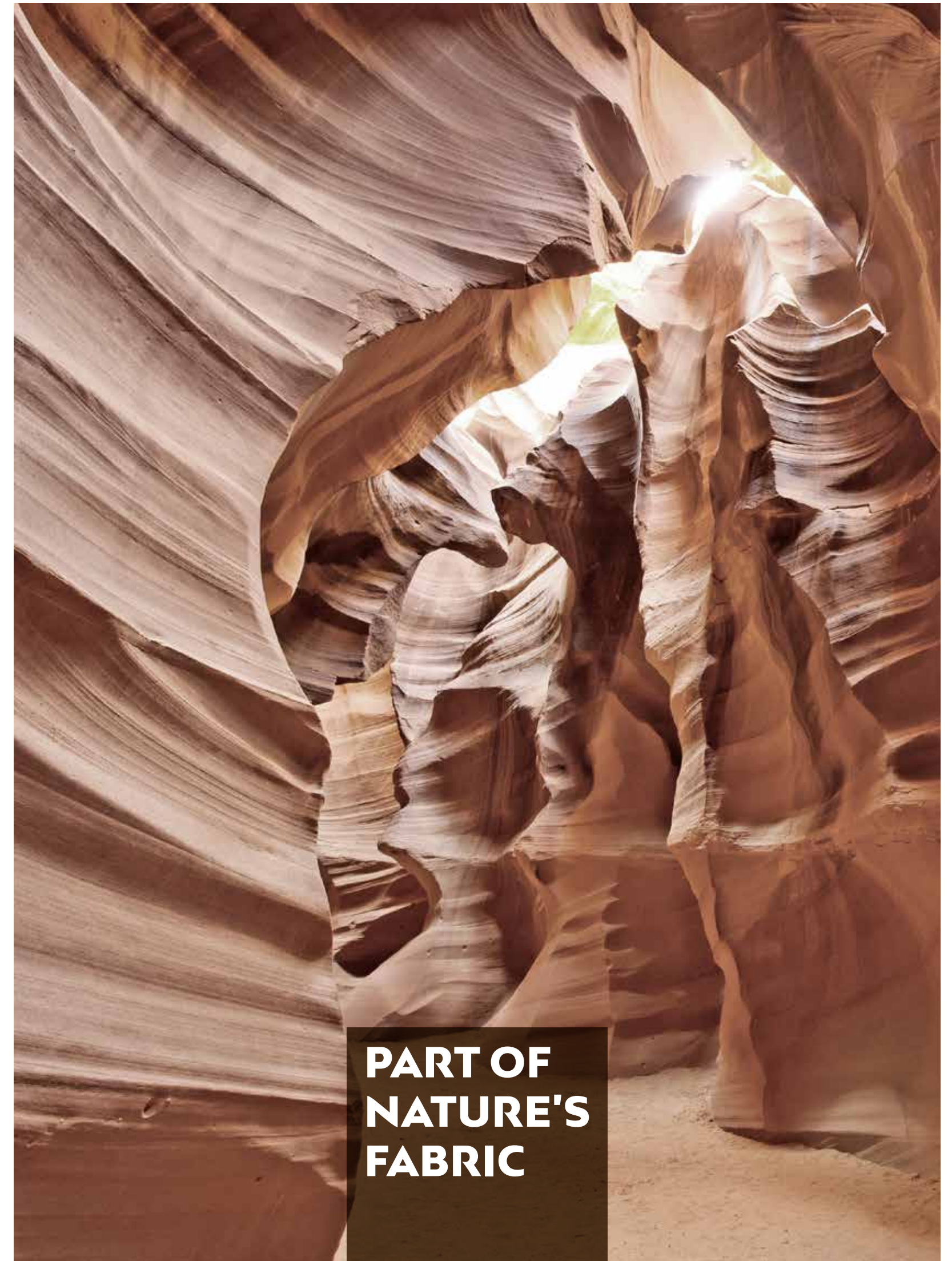




HAJAR

**PREMIUM STONE
VILLAS**

**AKOYA
OXYGEN**



**PART OF
NATURE'S
FABRIC**



PART OF HISTORY

Homes built of stone have been around for centuries. Standing the test of time, this beautiful natural material is seen in architecture all over the world.

Styles vary, and colours too; yet there is a constant: stone buildings inspire a sense of nostalgia – a wistful nod to the past where homes were created with love and careful attention paid to every detail.



PART OF MODERN LIFE

Hajar Villas combine an ancient material used throughout history, with artistic modern-day form. Not only strong, durable and beautiful, the stone build means these characterful homes are naturally warmer in winter and cooler in summer. Good looks are one thing but Hajar Villas are practical, energy-efficient and ultimately kinder to their environment as well.





PART OF NATURE

Expansive picture windows frame the lovely green vistas of the master community without, whilst private gardens and attractive balconies provide ample space to enjoy the outdoors.

For those in search of a luxurious home that's also low maintenance, a Hajar Villa is the perfect investment.



PART OF A COLLECTION

Set in their own private enclave of the international golf community, AKOYA Oxygen, Hajar Villas are available in various sizes and arrangements to cater to a broad spectrum of investors – from newly married couples to large families.





SPACIOUS THREE-BEDROOM HOMES

These provide ample room to start, and grow, your family. Along with the master bedroom, the second room can be converted into a nursery and the third can be kept as a guest room.

LARGE FOUR-BEDROOM VILLAS

These villas give each family member the space they deserve. While the living areas encourage togetherness and family bonding, the bedrooms allow family members individual space to relax and reflect.



A wide-angle photograph of a golf course during the golden hour. In the foreground, a large, well-manicured green is visible. To the left, a calm pond reflects the sky. Four golfers are on the green: three are standing together on the left side, and one is crouching in the center, likely preparing for a putt. A flagstick with a white flag is positioned on the right side of the green. The background shows rolling green hills and more of the golf course's landscape.

CHARMING SURROUNDINGS

Hajar Villas have access to the many amenities on offer at AKOYA Oxygen. With nature-inspired facilities, gourmet fare, retail boutiques, its own rainforest, an international golf club, and more, AKOYA Oxygen is a refreshing escape from the hustle and bustle of the city.



RELAXING PASTIMES

Vista Lux is the heart of AKOYA Oxygen. A stunning promenade alongside a lake and fountains, boasts an array of shopping and dining options, along with lush golf course views.

A CONVENIENT LOCATION

Just a short drive from the centre of the city, and yet feels like a world away. The strategic location allows easy access to four major highways and other networks that put the city within easy reach. Take the Umm Sugeim Expressway and find yourself at the gates of AKOYA Oxygen within 25 minutes.



VICTORIA CLUSTER

R4-EE R4-EM R4-M RN-EE RN-EM RN-M



VILLA TYPE
RN-EE

VILLA TYPE
RN-EM

VILLA TYPE
RN-M



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
RN-EE	485	606	434	218	1,743
RN-EM	485	606	434	218	1,743
RN-M	475	597	424	211	1,707

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. Areas shown are based on plans at the time of printing; actual dimensions could vary up to final 'as built' status and are not intended to form part of any contract or warranty.

All areas have been measured in square feet.

VILLA TYPE
R4-EE



GROUND FLOOR



FIRST FLOOR

VILLA TYPE
R4-EM



GROUND FLOOR



FIRST FLOOR

VILLA TYPE
R4-M



GROUND FLOOR



FIRST FLOOR

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Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
R4-EE	470	592	518	241	1,821
R4-EM	470	592	518	241	1,821
R4-M	460	583	506	234	1,783

All areas have been measured in square feet.

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.

LUXURY BY APPOINTMENT

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