

# DAMAC HILLS

## COMMUNITY GUIDE

DAMAC Hills is a luxurious residential community in Dubai, developed by DAMAC Properties. Known for its lush green landscapes, world-class golf course, and high-end amenities, DAMAC Hills offers a blend of villas, townhouses, and apartments catering to various lifestyles and preferences.



### Property Type

**Villas:** A wide range of villas from three to six bedrooms, featuring contemporary designs, spacious layouts, and private gardens.

**Townhouses:** Modern townhouses with three to four bedrooms, offering a balance between affordability and luxury.

**Apartments:** Various apartment complexes with one to three-bedroom units, ideal for singles, couples, and small families.



### Transportation

**Roads:** Conveniently located with easy access to major highways like Sheikh Zayed Bin Hamdan Al Nahyan Street and Hessa Street, connecting to other parts of Dubai.

**Public Transport:** Limited public transport options within the community; residents typically rely on private vehicles or taxis for commuting.

**Walking and Cycling Paths:** Well-maintained pedestrian and cycling paths promoting an active lifestyle.



### School & Healthcare

**Schools:** Several reputable schools are located nearby, including Jebel Ali School, Fairgreen International School, and GEMS Metropole School.

**Healthcare:** Proximity to healthcare facilities such as Mediclinic Parkview Hospital, Aster Clinic, and other medical centers.

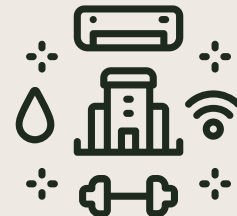


### Key Attraction

**Trump International Golf Club:** A world-class golf course with top-notch facilities, dining options, and stunning views.

**The Park:** A massive park with themed areas, including a petting zoo, fishing lake, and BBQ area, providing diverse recreational activities.

**Community Clubhouse:** Social and recreational hub offering events, activities, and dining options for residents.



### Amenities

**Golf Course:** The Trump International Golf Club Dubai is a centerpiece, featuring an 18-hole championship course, a golf academy, and a luxurious clubhouse.

**Parks and Open Spaces:** Numerous parks, playgrounds, and green spaces, including a 4-million square foot park, for outdoor activities and relaxation.

**Sports Facilities:** Multiple sports courts, including tennis, basketball, and volleyball, as well as a skate park, football fields, and fitness centers.

**Swimming Pools:** Several communal swimming pools and private pools in certain villa developments.

**Retail and Dining:** A variety of retail outlets, supermarkets, cafes, and restaurants within the community, including the DAMAC Hills Retail Centre.



### Security

**Security:** High level of security with gated entrances, 24/7 security patrols, and advanced surveillance systems ensuring a safe and secure living environment.



### Real Estate Market

**Property Prices:** DAMAC Hills offers a range of property prices, with high-end villas and townhouses on the higher end and more affordable apartments available. Property values are influenced by the proximity to the golf course and park areas.

**Rental Market:** A robust rental market exists, with demand driven by the community's reputation, amenities, and lifestyle offerings.



### Lifestyle

**Community Vibe:** DAMAC Hills offers a family-friendly, luxurious, and active lifestyle with a strong sense of community. The presence of extensive green spaces and recreational facilities enhances the quality of life.

**Events and Activities:** Regular community events, fitness classes, and family-oriented activities are organized to foster a vibrant community spirit.

