

AKO₂YA
OXYGEN



THE BEACH

by

MaisonDeVille



WHERE EVERY DAY FEELS LIKE A HOLIDAY

- // 9 TOWERS
- // HOTEL, HOTEL APARTMENTS AND RESIDENCES
- // MOOD-ENHANCING AMENITIES
- // INSPIRING SERVICES
- // AN ENERGISING COMMUNITY SPIRIT



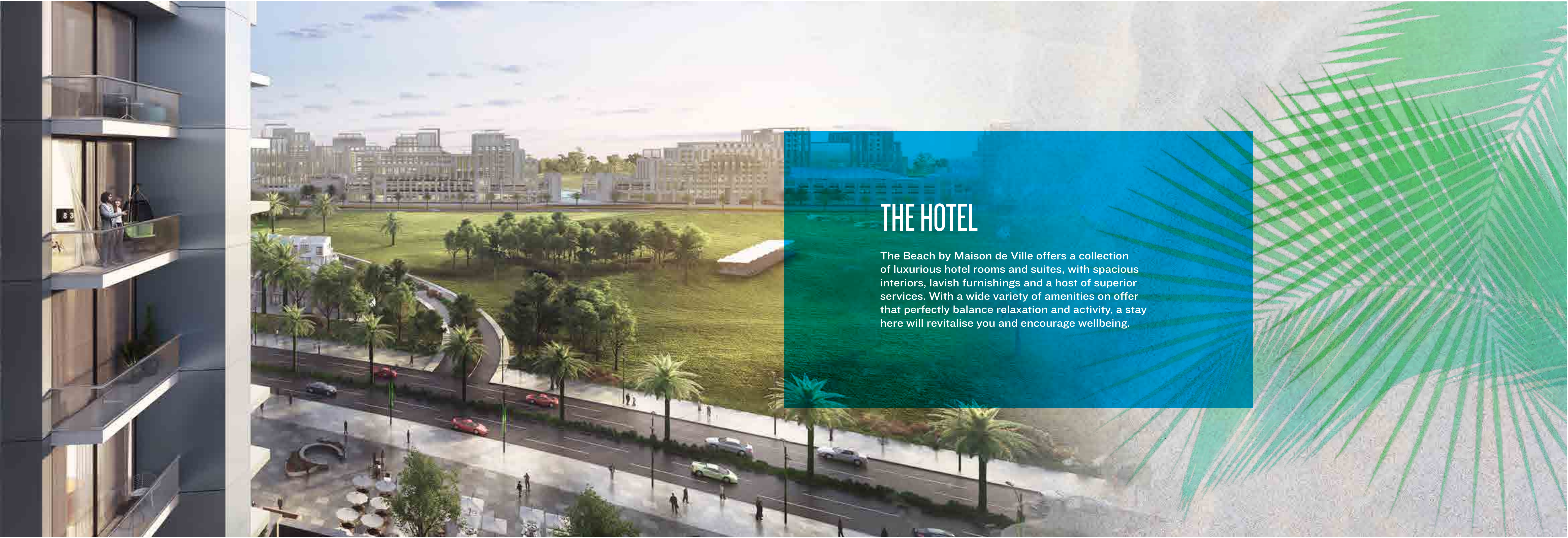
A BALANCED WAY OF LIFE

In today's busy world, there's a growing need for spaces that relax, recharge and reduce stress. The Beach by Maison de Ville has been developed on this premise. It's a place where you can unwind, disconnect and wash away any tension.

- // An array of dining and shopping options
- // Impressive swimming pool
- // Relaxing sun loungers and beds
- // Food and beverage services
- // Swim-up pool bar



INDULGE IN THE
COMFORTS AND
SERVICES OF OUR
HOTEL ROOMS



THE HOTEL

The Beach by Maison de Ville offers a collection of luxurious hotel rooms and suites, with spacious interiors, lavish furnishings and a host of superior services. With a wide variety of amenities on offer that perfectly balance relaxation and activity, a stay here will revitalise you and encourage wellbeing.



EACH ROOM ENCOURAGES REST AND RELAXATION

By investing in a hotel room, you'll be a part of Dubai's flourishing hospitality industry and earn high annual returns through a 40% share in room revenue.*

YEAR	2020	2021	2022	2023
AED PER NIGHT	530	535	551	562
OCCUPANCY	80%	80%	80%	80%
REVENUE PER ROOM	155,184	156,308	160,997	164,217
40% REVENUE SHARE	62,074	62,523	64,399	65,687
YIELD PERCENTAGE*	8.87%	8.93%	9.20%	9.38%
LIFESTYLE BENEFITS**	7,420	7,494	7,719	7,873
RETURN ON INVESTMENT*	9.93%	10.00%	10.30%	10.51%

*Based on initial investment of AED 450,000. **Comprising 14 nights' accommodation. 2020 is a leap year. Returns are based on a full fiscal year starting 2020. If this is not the case then the returns will move out one year. Forecasts are for illustrative purposes only. DAMAC Properties is not liable for market and economic fluctuations that may affect your investment.



ALL YOUR NEEDS
ARE TAKEN CARE
OF IN OUR HOTEL
APARTMENTS



DAMAC
MaisonDeVille
HOTELS & RESORTS

HOTEL APARTMENTS

An extensive choice of hotel apartments offers spacious suites that combine the comforts of home with the serviced luxury of DAMAC Maison de Ville's unique brand of hospitality. Each hotel apartment is fully furnished and boasts access to a host of world-class amenities along with our round-the-clock services.



RENTAL POOL

When you purchase a hotel apartment, you have the option to become part of our Rental Pool, managed exclusively by our hospitality division, DAMAC Hotels & Resorts. This means that as an owner, you can earn rental income from your property when you are not staying there yourself.

Our team members have a vast amount of experience within the luxury segment and wide knowledge gained across all continents. They are well-practiced in the marketing of these properties and best suited to maximising revenue on your behalf, while maintaining a watchful eye over your apartment. The result is your asset is advertised and actively promoted as well as being maintained to ensure it is always 'owner ready'.



A DYNAMIC LIFESTYLE
AWAITS YOU AT
OUR RESIDENTIAL
COLLECTION



RESIDENTIAL TOWERS

Each of our residential towers boasts access to an impressive pool area and championship-standard golf course. With its breathtaking views, relaxing leisure activities and assortment of restaurants; The Beach residences offer an easy-going, stress-free life.

- // Studios, one, two and three bedroom apartments
- // Elegant lobby
- // 24-hour concierge
- // Fitted kitchen
- // Temperature-controlled swimming pool
- // State-of-the-art gymnasium
- // Children's play area
- // Ample parking



AKOYA OXYGEN

Dubai's first residential green address, AKOYA Oxygen is a luscious development that's close to the city, yet far enough away from the bustle. This one-of-a-kind community inspires a unique way of life where everything you need, and more, is close to home.

- // Dubai's first rainforest
- // Trump World Golf Club Dubai
- // Cascading water features
- // An promenade with shops, restaurants and entertainment
- // Hydroponic café

THE BEACH
MaisonDeVille



AKOYA OXYGEN

- MASTER PLAN SERVICES
- RESIDENTIAL | RETAIL
- SCHOOLS
- VISTA LUX
- THE BEACH BY MAISON DE VILLE



LUXURY BY DESIGN

Contact us at any of our offices or visit damacproperties.com

UNITED ARAB EMIRATES

Tel: +971 4 301 9999

Dubai

Ocean Heights

Al Sufouh Road

Tel: +971 4 450 8777

Fax: +971 4 454 2891

E-mail: dubai@damacgroup.com

Park Towers

Dubai International Financial Centre

Tel: +971 4 376 3600

Fax: +971 4 373 1490

E-mail: dubai@damacgroup.com

AKOYA by DAMAC

Al Hebiah Third

Al Qudra Road

PO Box 2195, Dubai, UAE

Tel: +971 4 818 3300

E-mail: dubai@damacgroup.com

KINGDOM OF SAUDI ARABIA

Riyadh

14th Floor, Al Anoud Building

King Fahd Road

Tel: +966 11 293 2883

Fax: +966 11 279 2462

E-mail: ksa@damacgroup.com

Jeddah

Al-Shumeisi Building

2nd Bldg after Tahliah Shopping Centre

Tahliah Street

Tel: +966 1 2 284 5445

Fax: +966 1 2 284 5446

E-mail: ksa@damacgroup.com

QATAR

Office 04, 4th Floor

Al Qassar Tower

(next to Olympic Tower)

West Bay area, Doha

PO Box 18223

Tel: +974 44 666 986

Fax: +974 44 554 576

E-mail: doha@damacgroup.com

DAMAC – LIVE THE LUXURY

To date, DAMAC Properties has completed 16,000 units and currently has a development portfolio of over 44,000 units at various stages of planning and progress. DAMAC Properties' hospitality portfolio will extend to reach around 13,000 hotel rooms, serviced hotel apartments and serviced villas.*

With prestigious projects spanning the entire Middle East, the DAMAC brand is synonymous with quality and luxury.

*As of 30th June 2016.

DAMAC

DAMACPROPERTIES.COM