



# Dubai Structure Plan 2040 – Spatial Structure

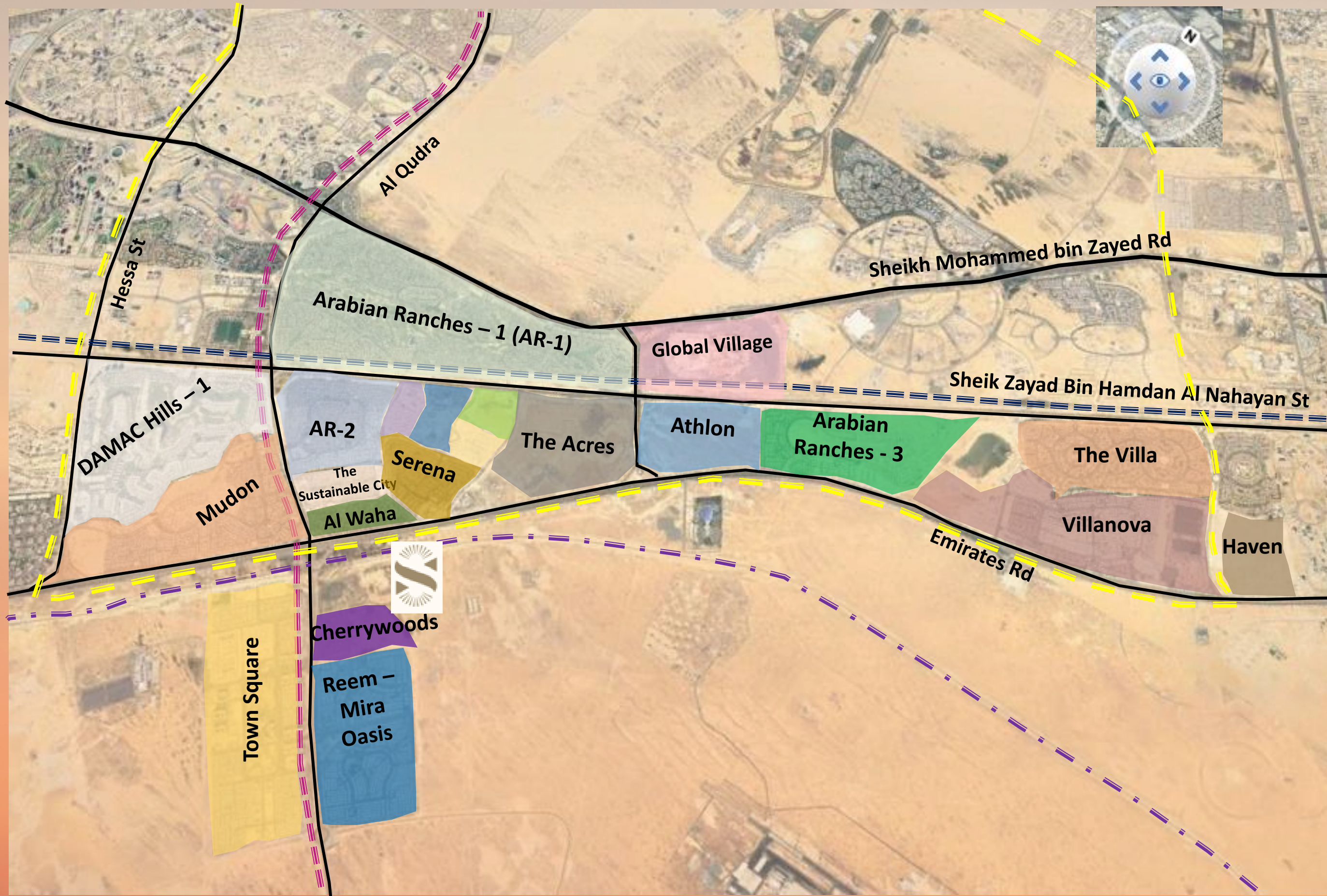


- 1. Limited land bank
- 2. Excellent investment opportunity
- 3. Centrally located between old & new Dubai
- 4. Seamless connectivity



Commercial	Mixed Use
Land Bank	Conservation Area
Residential	Industrial

# Dubai Land – Sun City- Future Connectivity



Icons	Infrastructure
	Etihad Rail
	Pink Line MOE to Townsquare
	Blue Line DWC to DXB
	Yellow Line Internet city to Maritime city
	Major Roads

Source: <https://gis.dda.gov.ae/DIS/>

Metro Line



AL MAKTUUM INTERNATIONAL AIRPORT

PALM JUMERAH

DUBAI MARINA

JUMEIRAH LAKE TOWERS

JVC

DUBAI SPORTS CITY

JUMEIRAH GULF ESTATES

DAMAC

DUBAI INVESTMENT PARK



DAMAC

SUN  CITY



METRO

20 MIN



AIRPORT

29 MIN



EXPO 2020

23 MIN

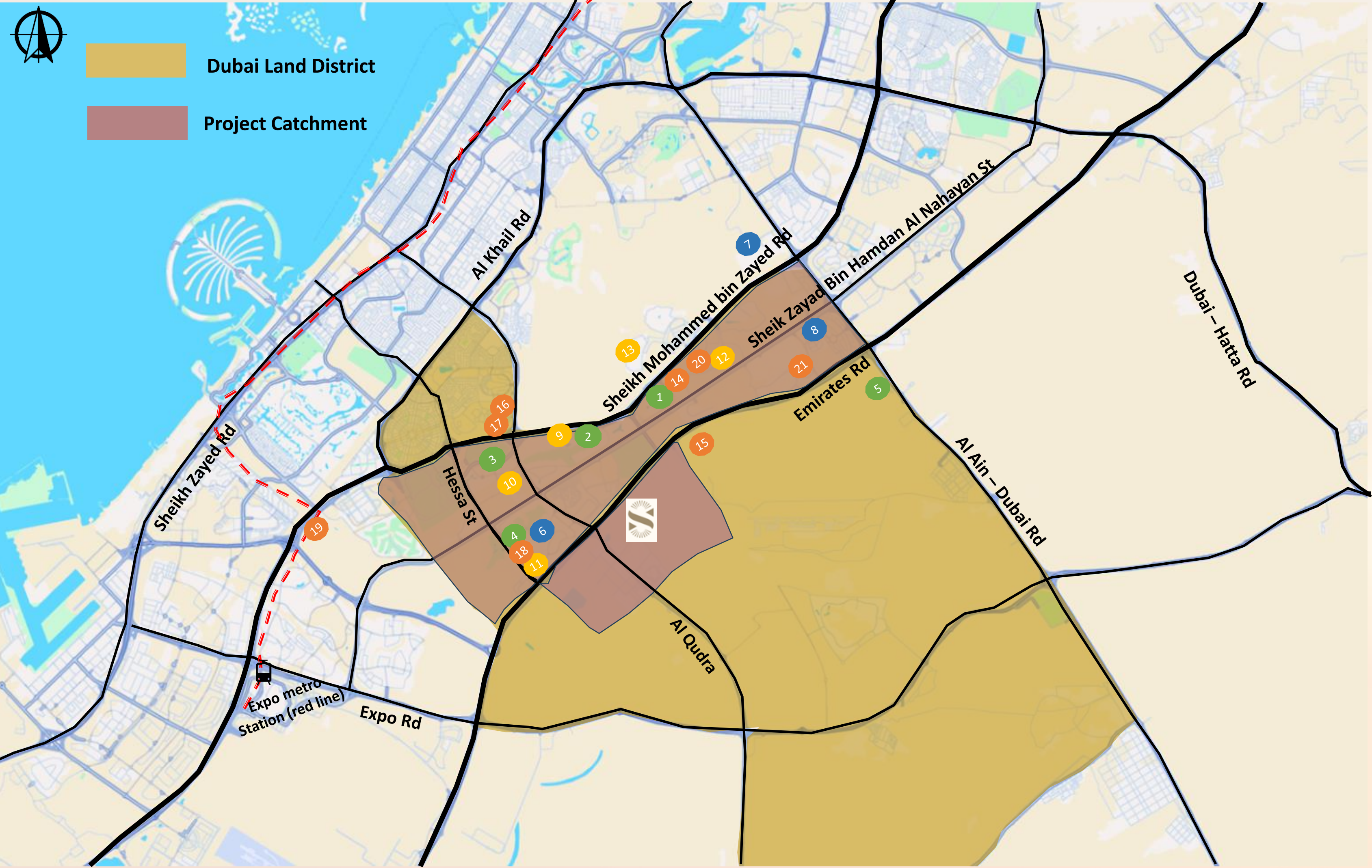


DAMAC MALL

20 MIN

MINUTES FROM ALL

# LOCATION CATCHMENT - DUBAI LAND



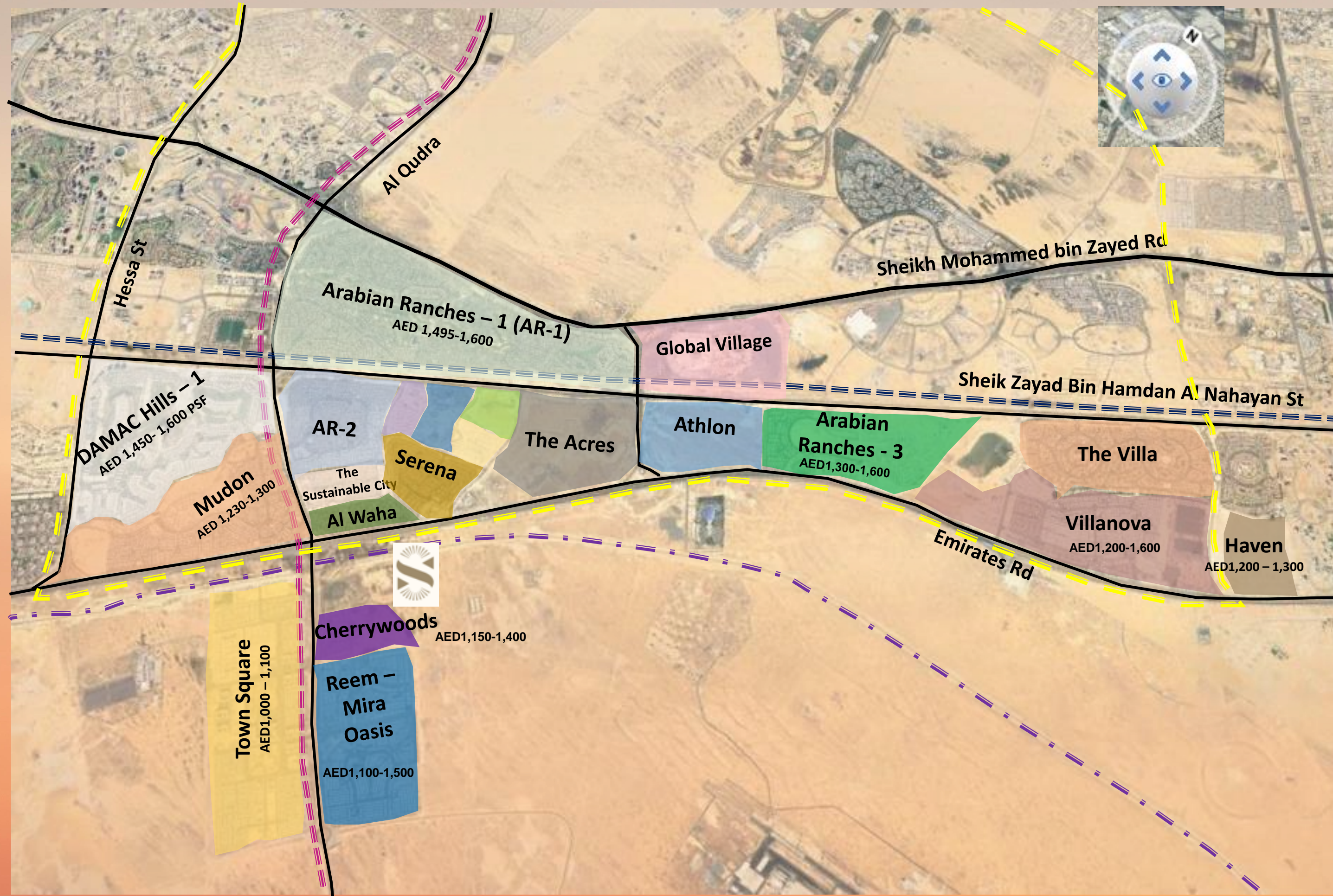
Retail	
1	City Land Mall
2	Arabian Ranches Mall
3	First Avenue Mall
4	DAMAC Mall
5	Dubai Outlet Mall

Hospital	
6	Saudi German
7	Emirates Clinic
8	Dubai London Clinic

School	
9	Jumeirah English School
10	GEMS Metropole School
11	Jebel Ali School
12	GEMS Winchester
13	Duncrest American School

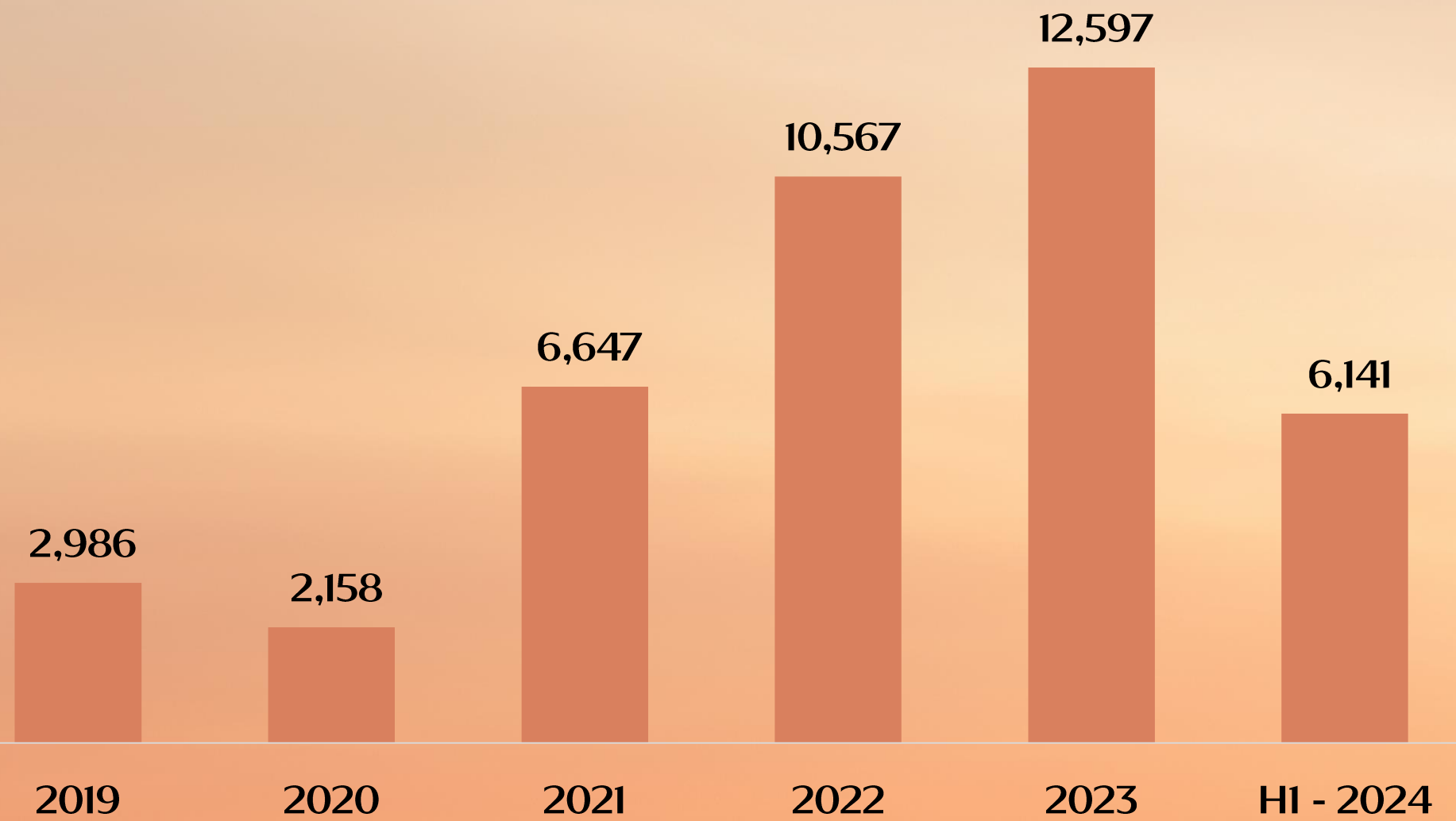
Landmarks	
14	Global Village
15	Hamdan Sports Complex
16	Dubai Butterfly Garde
17	Dubai Miracle Garden
18	Trump International Golf Club
19	Jumeirah Golf Estates Metro Station
20	IMG World of Adventures
21	Al Habtoor Polo Resort

# Dubai Land – Sun City - Location Deep Dive

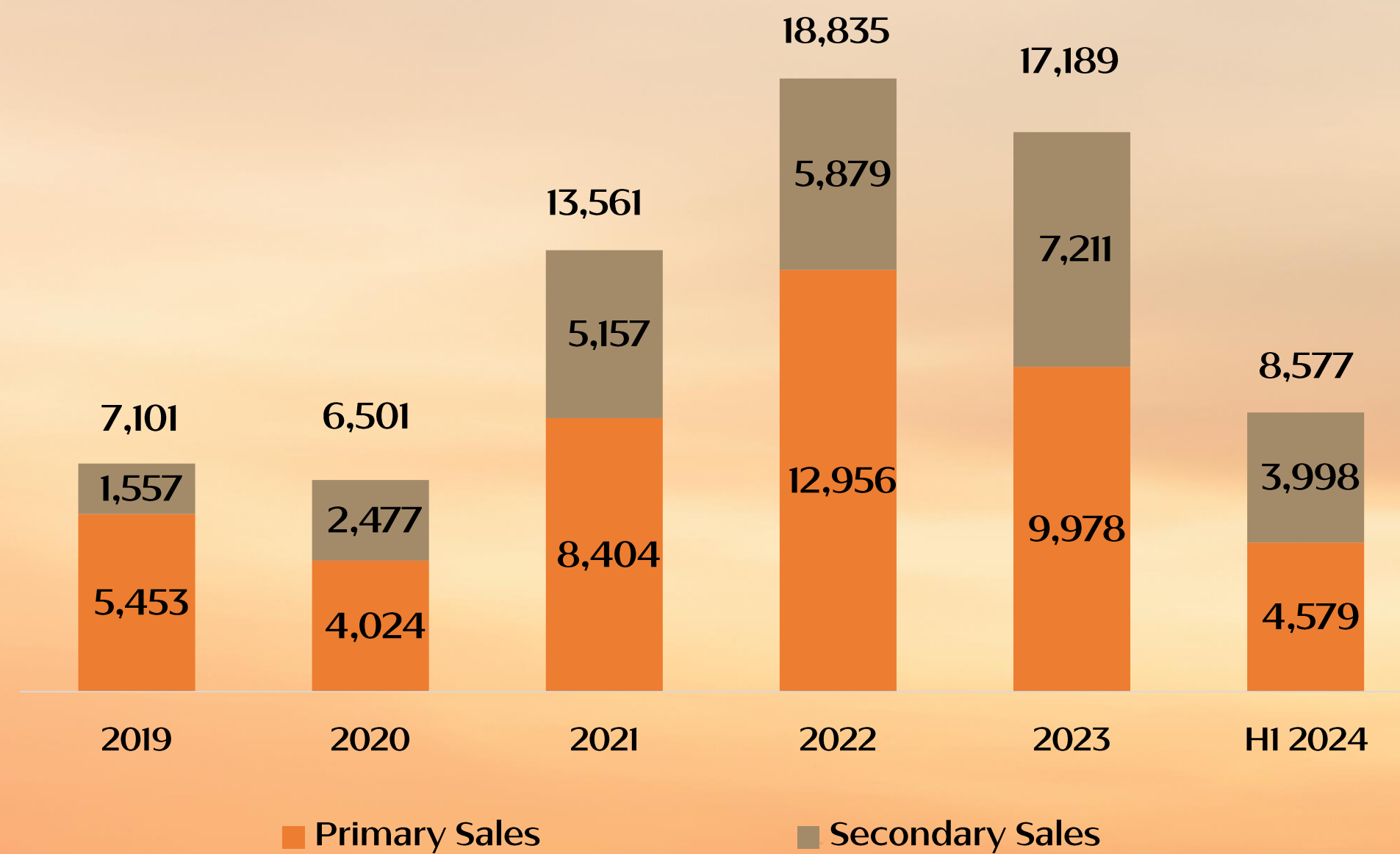


# DUBAI SUPPLY DEMAND DYNAMICS - TOWNHOUSES

## Supply of Townhouses



## Sales of Townhouses



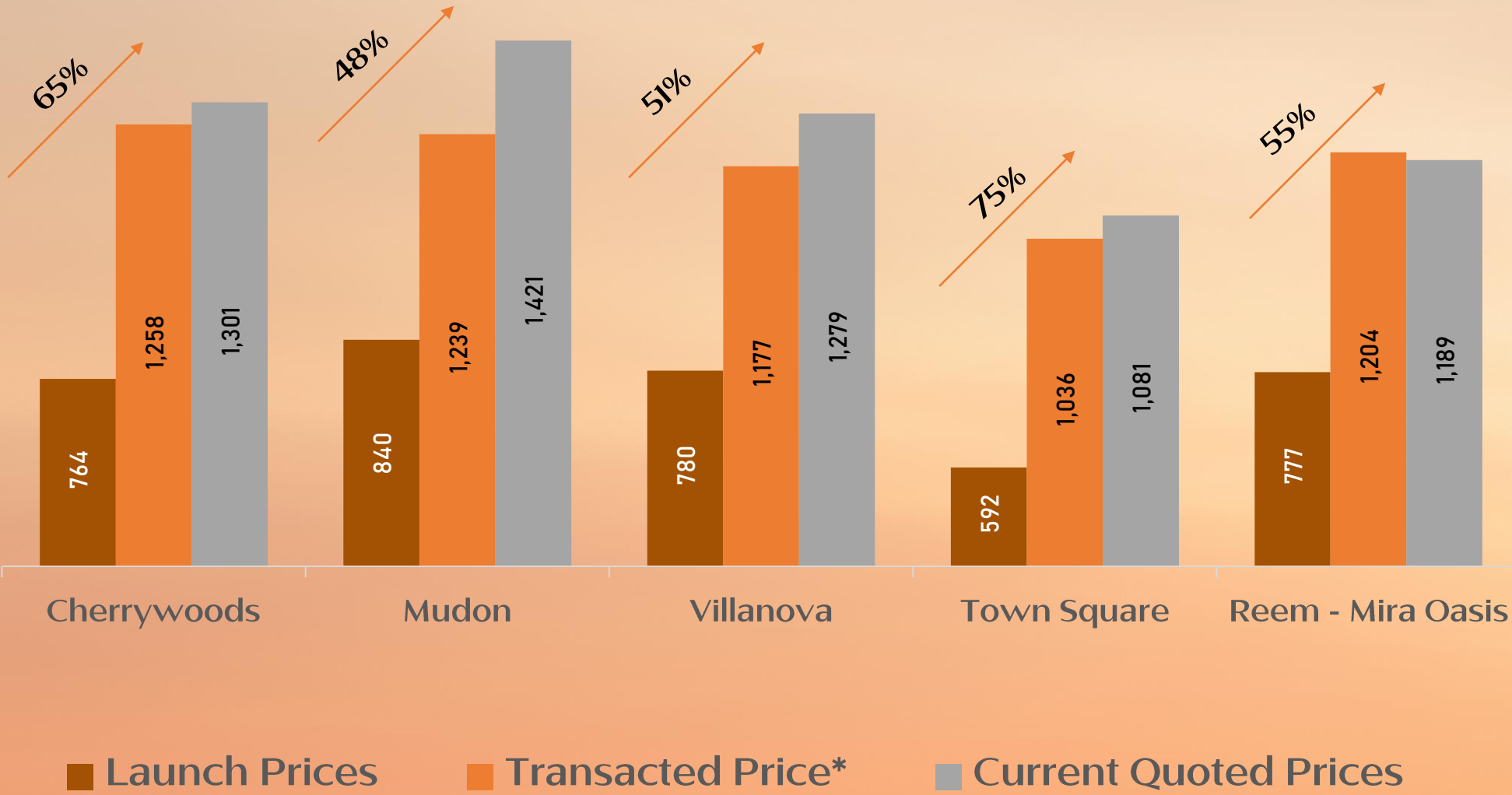
Source: DLD

- Dubai recorded a consistent increase in supply of townhouses as demand tripled from 2020 to 2023.
- It can also be seen secondary market has consistently increased due to the limited availability of 4 & 5 BR configurations in the primary market.
- In H1 2024, it can be seen townhouses demand in secondary market is in line with primary market indicating developers launch inventory will be sold out in few days.

# BENCHMARK PRICE DYNAMICS – DUBAI LAND



Price Trend Ready Projects– Benchmark Projects (AED PSF)



Price Trend Off Plan Projects– Benchmark Projects (AED PSF)



Source: DLD

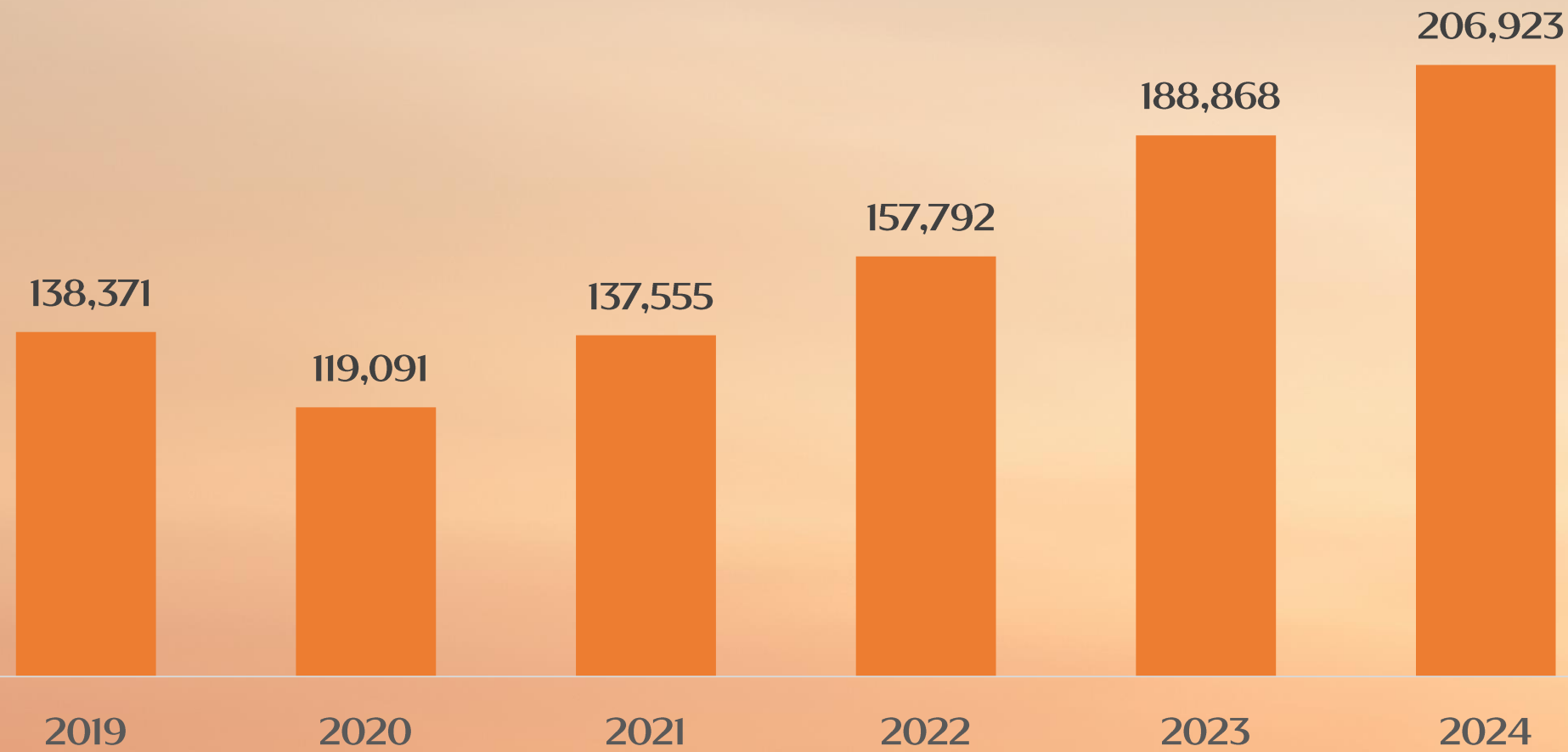
\*Launch prices are respective to their year of launch; transacted prices are the HI 2024 primary and secondary sales recorded and quoted prices are the SPA/MOU signed and valuation averages of the respective communities. Prices for suncity may differ and



# RENTAL RETURN DYNAMICS – DUBAI LAND



Dubai Townhouse / Villa Rentals  
(Annual Long Term)



Source: Reidin, avg. long term rental contracts for 3,4 & 5 BR townhouses

Rental Trend Ready Projects– Benchmark Projects (AED Per Annum)



Source: Property monitor, rental contracts 2024 YTD

- Dubai's average rentals for 3,4 & 5 BR townhouse/villa configurations are between AED188,868 – AED200,00 and the location catchment benchmark projects are now between AED145,000 – AED180,000 per annum.
- As the catchment gains prominence with new infrastructure updates with price per square feet trading at less than AED1,000, Suncity will have higher rental yield of up to 7.8% which is higher than average rental yield of townhouses in Dubai which are between 5%-6%.

# Cherrywoods

## Project Snapshot

Location: Dubai Land

Developer: Meraas

Launch: Q2 2019

Completion: Q4 2023

Current Price Range

AED2.7 Mn – AED3.7 Mn

\*Note Current Market Price Range of Active Listings

Units Size – Configuration Wise

3 BR: 2,367 sf

4 BR: 2,634 sf

Configuration Mix

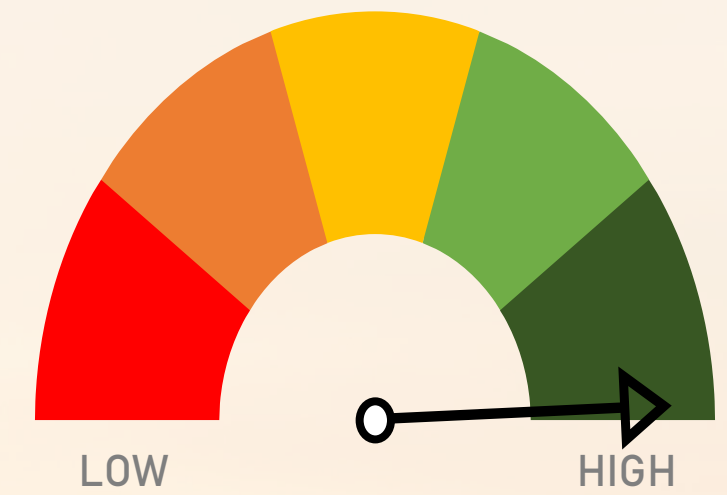
250

128

■ 3 BR

■ 4 BR

Sold Inventory



Source: DLD

# Fast Four Facts

**1. Limited land availability in Dubai land for master communities**

**2. Connected to major roads and robust infrastructure metro upgrades in the short to medium term**

**3. Rental yield up to 7.0% higher than Dubai's average**

**4. Competitive Psf, excellent opportunity for investors, as Suncity capital values would catch-up to market rates offering 10-15% return on capital employed in 12 – 18 months.**



DAMAC  
SUN CITY

Total Number of Units: 749  
Total Size of Community: 2.7 M Sq. ft.





Cluster A →

Cluster B ↓

← Cluster C

Unique feature of siccas (corridor or passage) between back to back Townhouses



# NATURE INSPIRED INTERIORS

## LIVING ROOM



## DINING ROOM



# NATURE INSPIRED INTERIORS

KITCHEN



BEDROOM



ENSUITE BATHROOM







# A FANTASY PROVIDING SECRETS TO YOUTH



**BODY**



**SKIN**



**MIND**



**SOUL**



# 01

BODY

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FOREST HIKING  
MONKEY BAR ARENA  
CAMPING IN THE  
JUNGLE SUSPENSION  
BRIDGE



# 02

SKIN

---

ORGANIC  
WORLD  
OUTDOOR  
SAUNA  
ICE BATH  
THERAPY



# 03

MIND

---

CRYSTAL  
HEALING YOGA IN  
THE PARK  
BAREFOOT-  
RELAXOLOGY



# 04

SOUL

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LIBRARY  
AMPHITHEATRE  
GRAND  
FOUNTAIN



ICE BATH  
THERAPY  
OUTDOOR SAUNA  
CRYSTAL HEALING  
BAREFOOT-  
RELAXOLOGY



SUNRISE OUTDOOR  
GYM MONKEY BAR



AMPHITHEATRE



FOREST HIKING  
SUSPENSION  
BRIDGE



LIBRAR  
Y



YOGA



ORGANIC  
WORLD



CAMPING



FOUNTAIN



### THE GRAND WATER FOUNTAIN

The main eye-catching feature in the heart of the community.



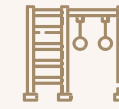
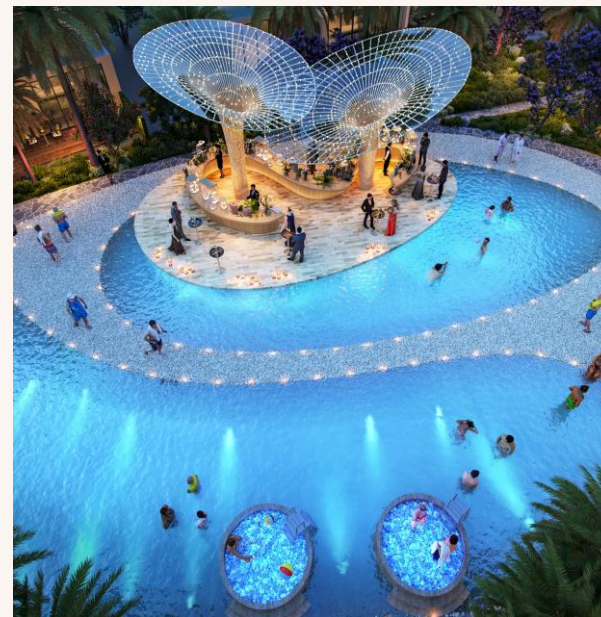
### FOREST HIKING TRAIL

A convenient access to the trail and natural landscape, encouraging physical activity & exploration without having to travel far.



### GO BAREFOOT - REFLEXOLOGY

Walk barefoot on the ground, including stepping on stones, for better health & to reconnect with nature.



### SUNRISE GYM & MONKEY BAR ARENA

Synchronise your body with nature. When your biological clock is coordinated with the nature's clock, you get a better sleep. You can also explore an exciting jungle gym with bars for hanging, climbing challenges and swinging activities.



### CAMPING IN THE JUNGLE

Enjoy the tranquillity of camping in the park, surrounded by nature's beauty, offering a chance to unwind and connect with the outdoors.





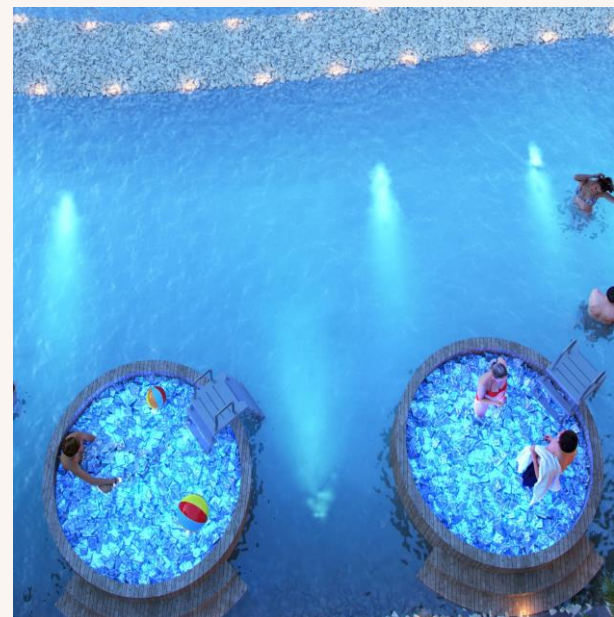
 ORGANIC WORLD

A place where you can shop organic facial products amidst a serene, all-natural environment. Elevate your skincare routine with pure, botanical treasures.



 OUTDOOR SAUNA CABINS

A rejuvenating sanctuary amidst nature's beauty, offering relaxation and wellness through the ancient art of heat therapy.



 ICE BATH THERAPY

Experience therapeutic rejuvenation and recovery in a controlled environment, harnessing the power of cold for wellness and revitalisation.





### CRYSTAL HEALING

A shop/crystal room where you can select crystals and craft personalised, or permanent bracelets aligned with your energies, fostering holistic well-being and spiritual connection.



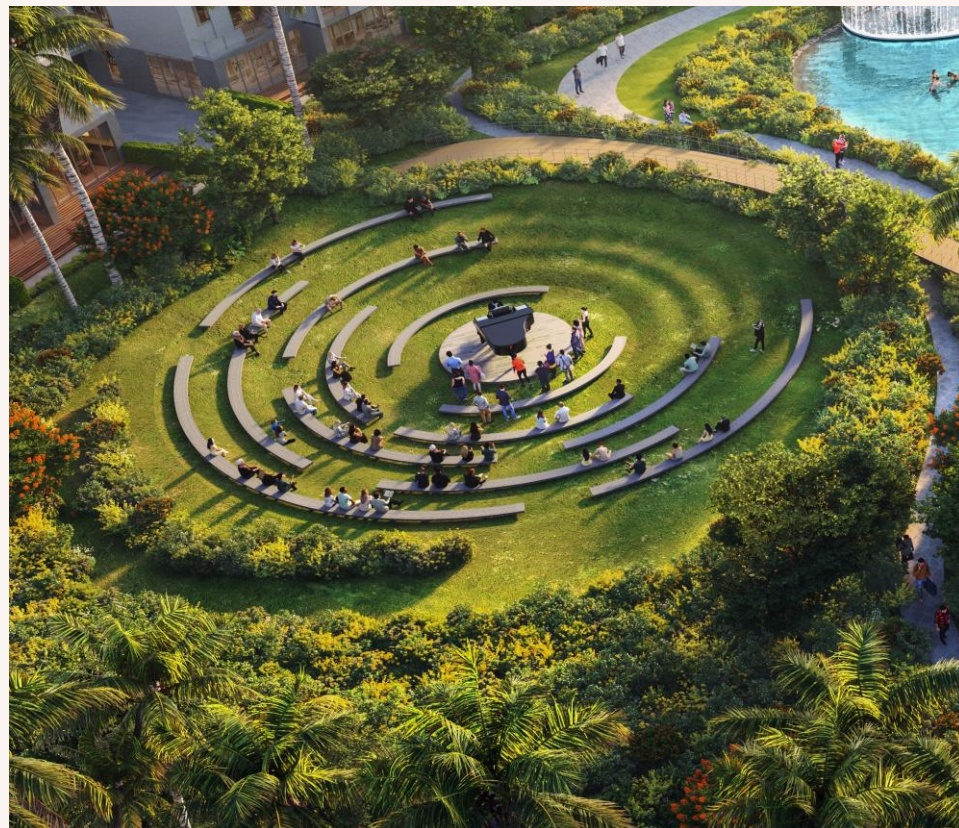
### YOGA IN THE PARK

Engage in rejuvenating yoga sessions in the park amidst nature's serenity, harmonising body and mind for holistic wellness and inner peace.



### LIBRARY CO-WORKING SPACE

An inspiring al fresco environment designed for collaborative work and creative synergy. Where knowledge meets fresh air for productive working sessions.



### AMPHITHEATRE

A picturesque venue tailored for public speaking practice and training. It is nestled in nature's embrace, fostering growth and confidence.



# TOWNHOUSE FRONT VIEW

DAMAC

SUN CITY



# TOWNHOUSE REAR VIEW

DAMAC

SUN CITY

