

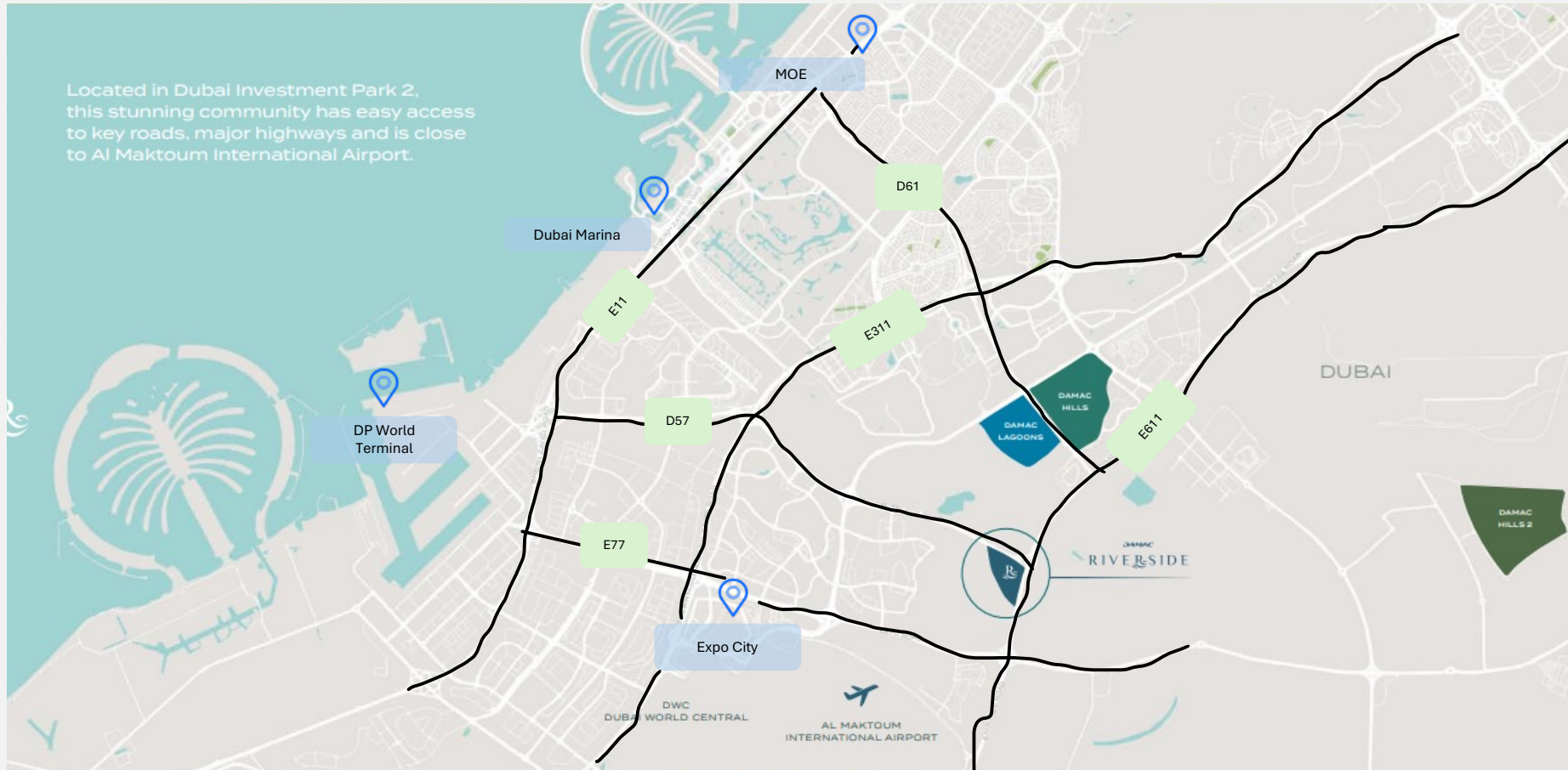
DAMAC

RIVERSIDE

VIEWS

LOCATION

Located in Dubai Investment Park 2, this stunning community has easy access to key roads, major highways and is close to Al Maktoum International Airport.



10 min
DUBAI INVESTMENTS PARK

11 min
SPORTS CITY, MOTOR CITY, DAMAC HILLS

12 min
EXPO 2020 VENUE

15 min
AL MAKTOUM INTERNATIONAL AIRPORT

25 min
BURJ AL ARAB

28 min
BURJ AREA

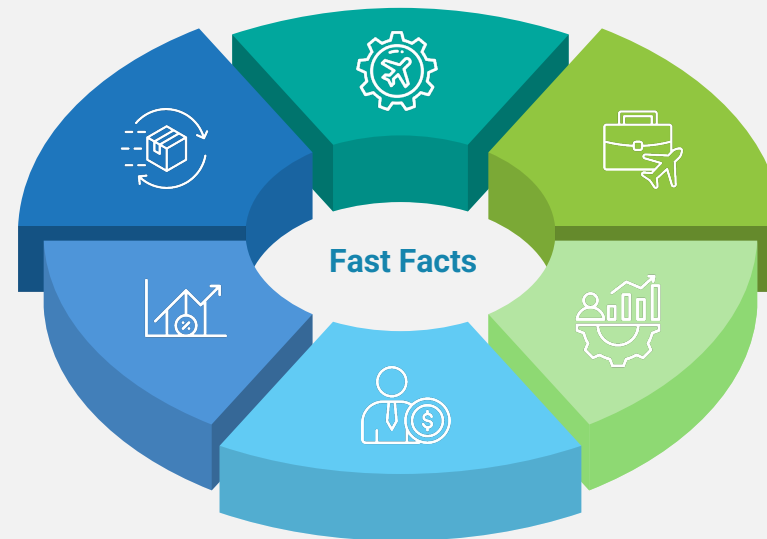
30 min
DUBAI INTERNATIONAL AIRPORT

FAST FACTS – WHY RIVERSIDE

Aviation to account for 45 per cent of Dubai GDP by 2030

Multi modal logistics Corridor

Business Travel, Job creation & Strategic Location

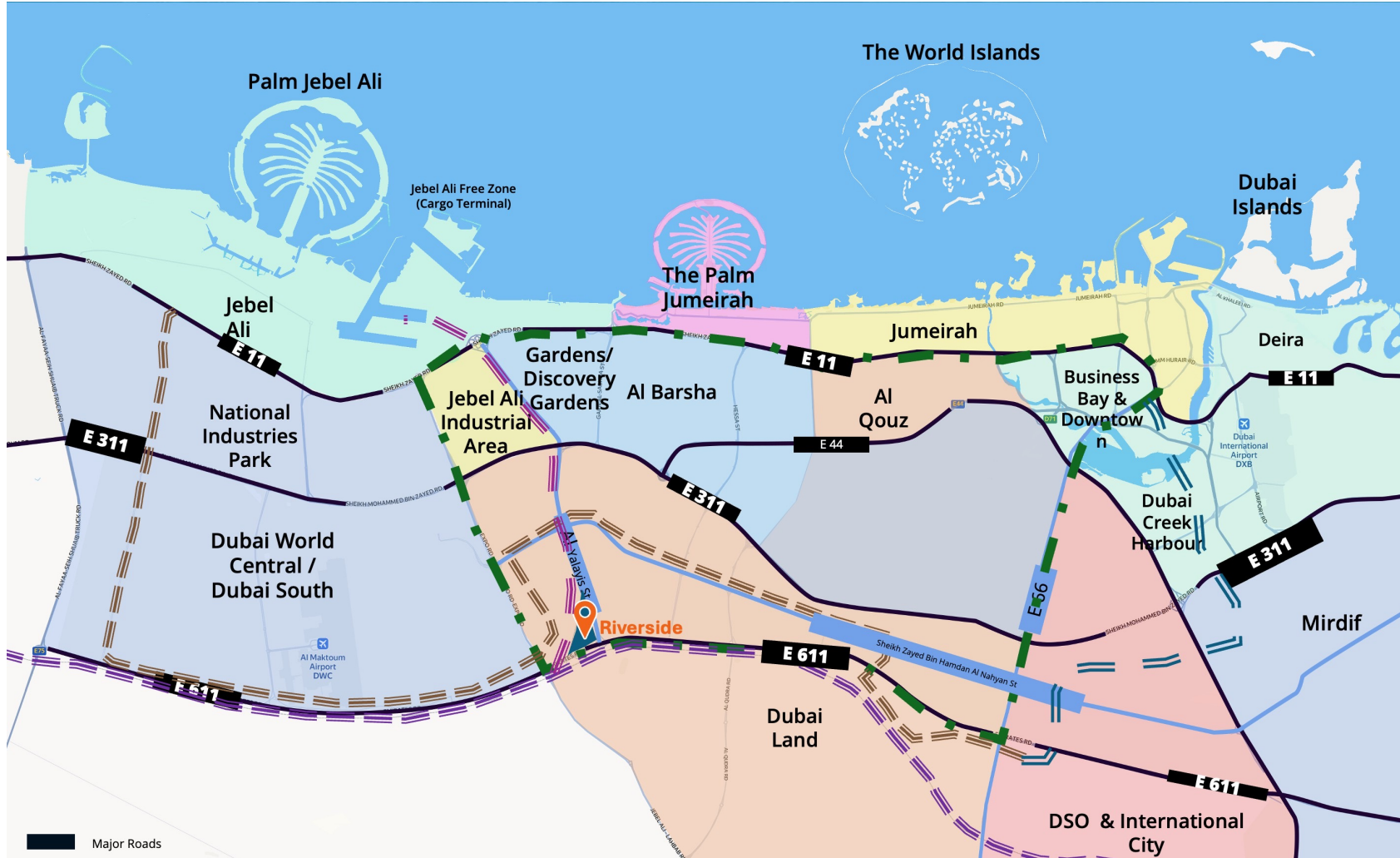


Higher scope for Short-let rentals

Apartments Performance in a Master Community

Buyer 2.0 (Shift in consumer preferences post-pandemic)

UPCOMING IFRASTRUCTURE & CONNECTIVITY



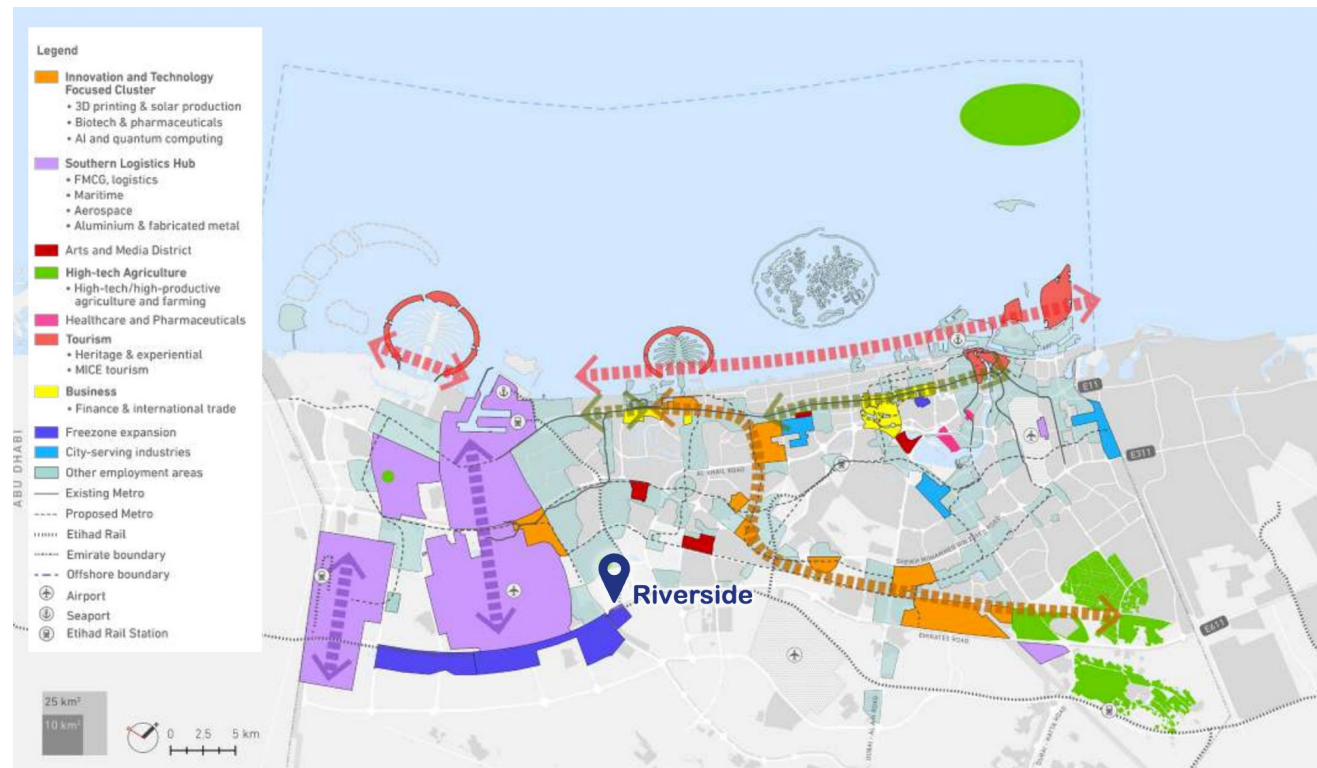
Roads	Name
E11	Sheikh Zayed Road (SZR)
E311	Sheikh Mohammed Bin Zayed Road
E611	Emirates Road
E44	Al Khail Road
E 66	Dubai – Al Ain Road
D 54	SZBH Al Nahyan St

Upcoming Infrastructure	Legend
	The Loop
	Etihad Rail
	Brown Line (Metro)
	Blue Line (Metro)

Major Roads

DUBAI 2040 ZONING PLAN

EMPLOYMENT OPPORTUNITIES



Future Employment Sectors in DWC

Aviation	Hospitality
Construction	Logistics

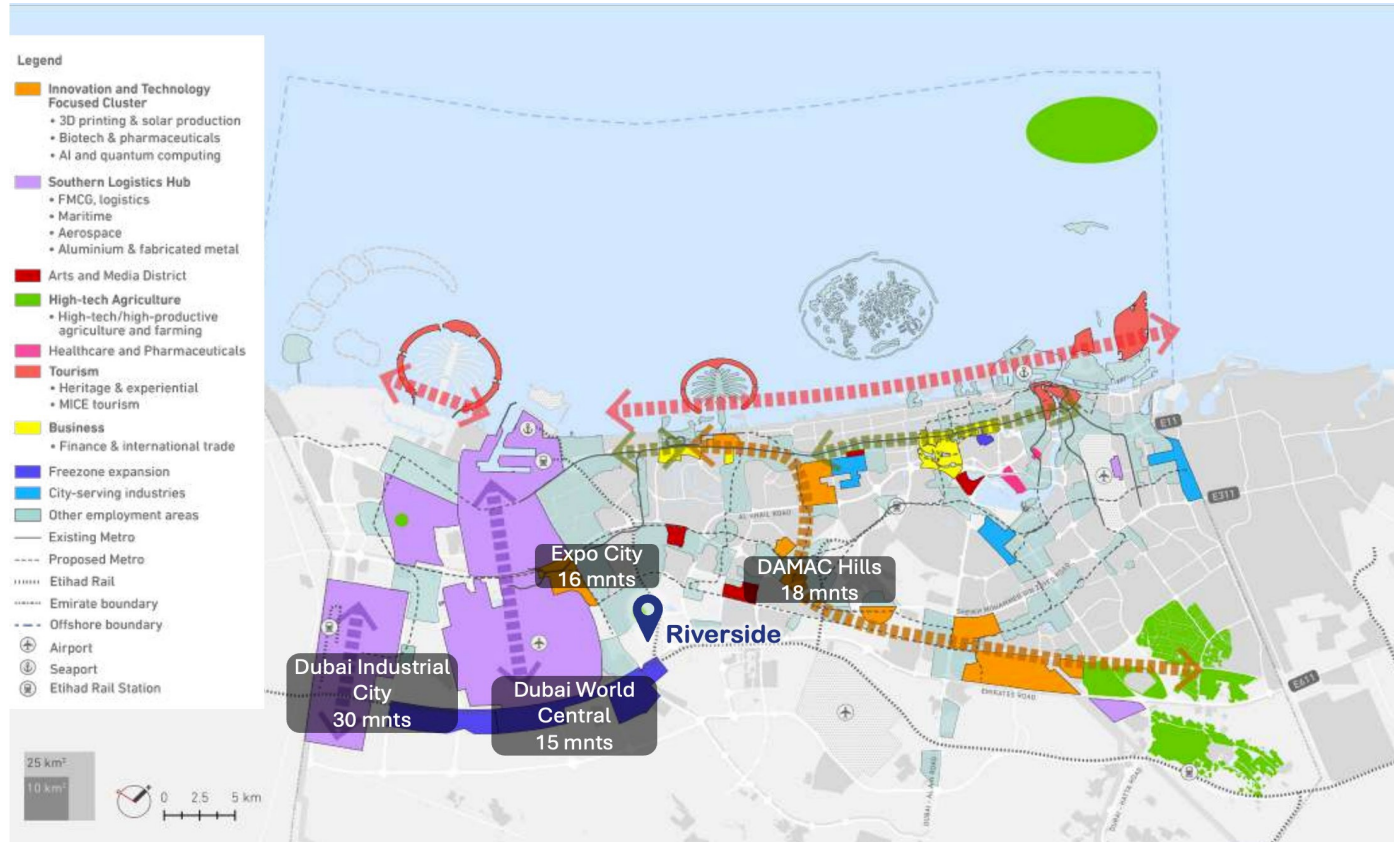
Dubai World Central (DWC)

<p>6,400 New companies</p>	<p>1M New job creation from Al Maktoum International Airport alone</p>
<p>40M Hotel guests by 2031 in UAE</p>	<p>10,000+ Persons additional workforce at airport</p>

DWC Overview

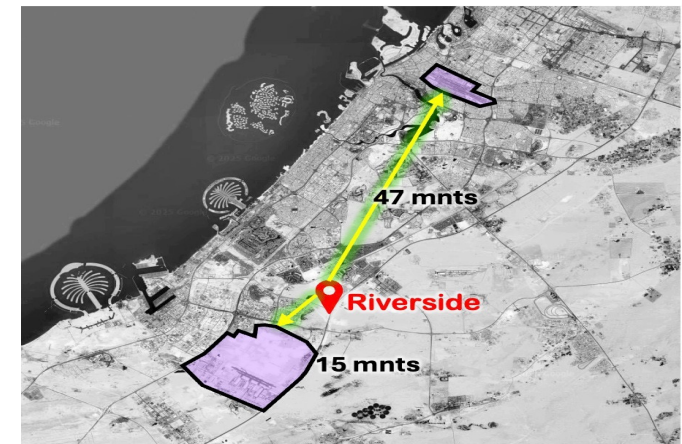
<p>\$35 Bn Investment in DWC</p>	<p>AED 3Tn (2031F) Y-o-y 6% UAE GDP Growth</p>	<p>5.2M Dubai Population 2030F</p>
<p>2.5-3.0x Fiscal multiplication in 2 decades</p>	<p>AED 2Tn (2025F) Y-o-y 4% UAE GDP Growth</p>	<p>3.9M Dubai Population H1 2025</p>

DUBAI 2040 ZONING PLAN



Source: Structure Plan 2040 Spatial Structure Plan, MOHRE.gov.ae, DXBinteract.com

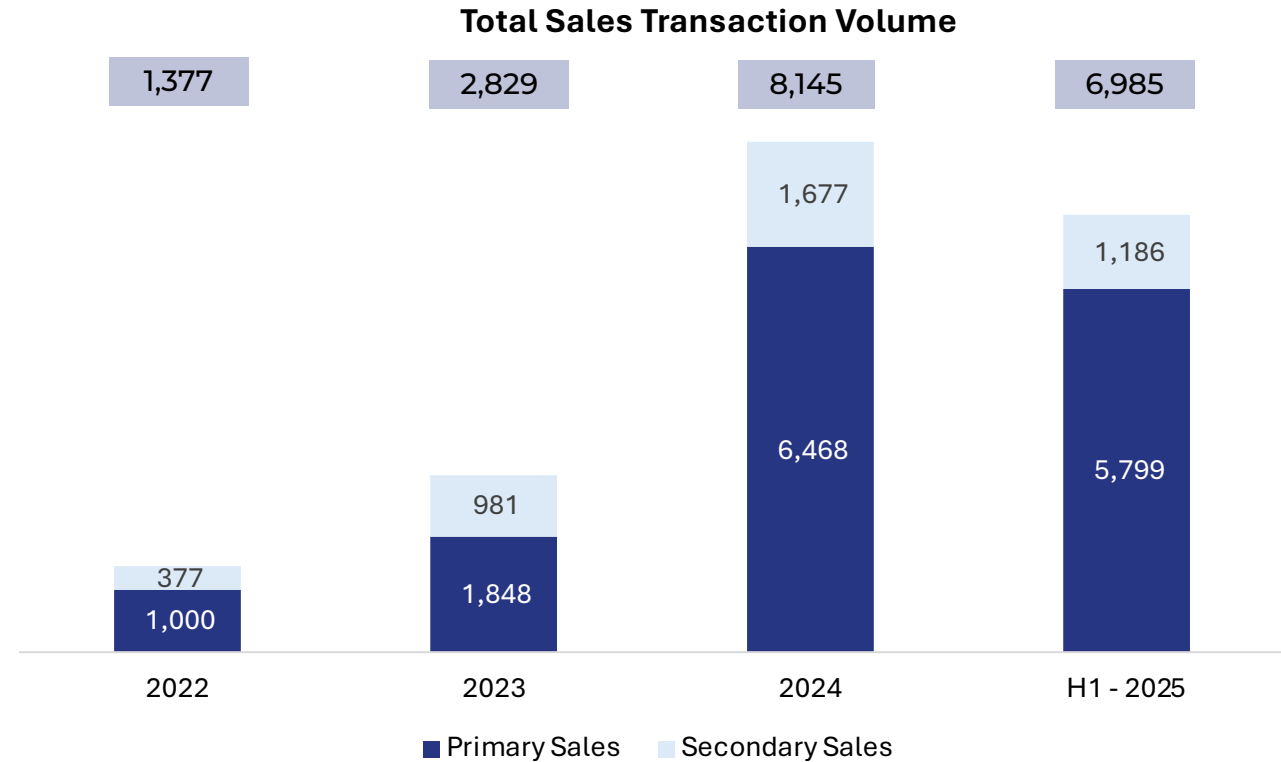
Dubai International Airport	Al Maktoum International Airport
115M Passengers annually	260M Passengers expected annually
30+ Hotel developments in about 5Km radius as of 2025	3-4 Hotel developments in about 5Km radius as of 2025
AED 750 - 950 ADR as of May 2025	AED 250 ADR as of May 2025



Apartments of Master Communities in Proximity

Apartment Transaction Volume

The following is a comparison of apartments within master communities, in proximity of Riverside Views



- H1 2025 transactions reached 6,985, nearing 86% of total transactions in 2024.
- Shows strong and consistent demand in communities.

Source: Property Monitor, Transactions include primary sales for apartments in master communities. Stand alone apartment buildings are not included.
 Communities considered : DAMAC Riverside, DAMAC Hills, DAMAC Lagoons, Dubai Industrial City , Dubai South residential District , Azizi Venice , Emaar South, Expo City & Wasl Gate

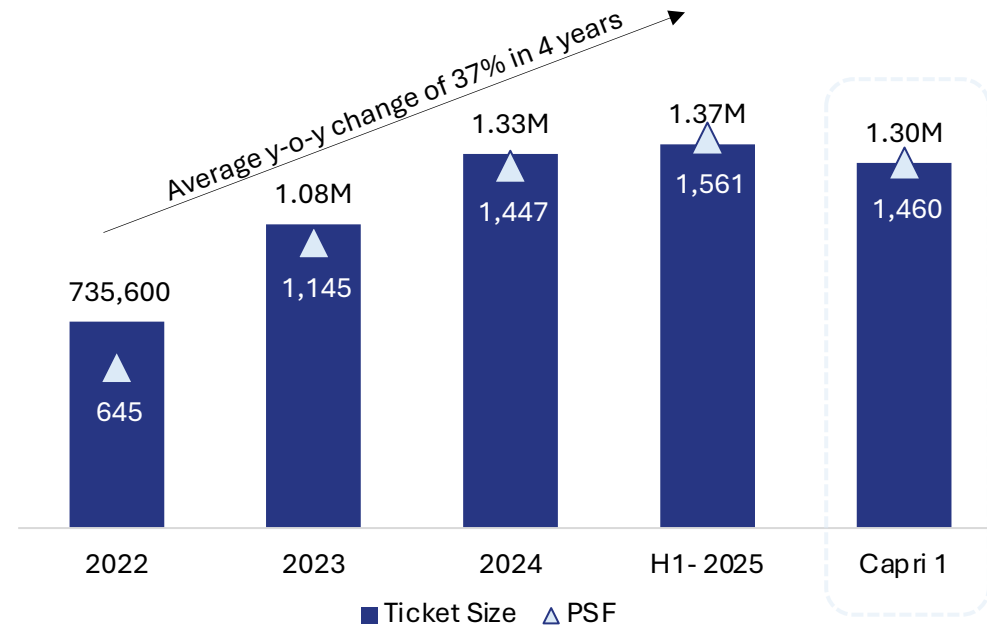
Apartments of Master Communities in Proximity

Ticket Size and Selling Rate (PSF)

The following is a comparison of apartments within master communities, in proximity of Riverside Views



Average Ticket Size vs. Selling Rate (AED PSF)



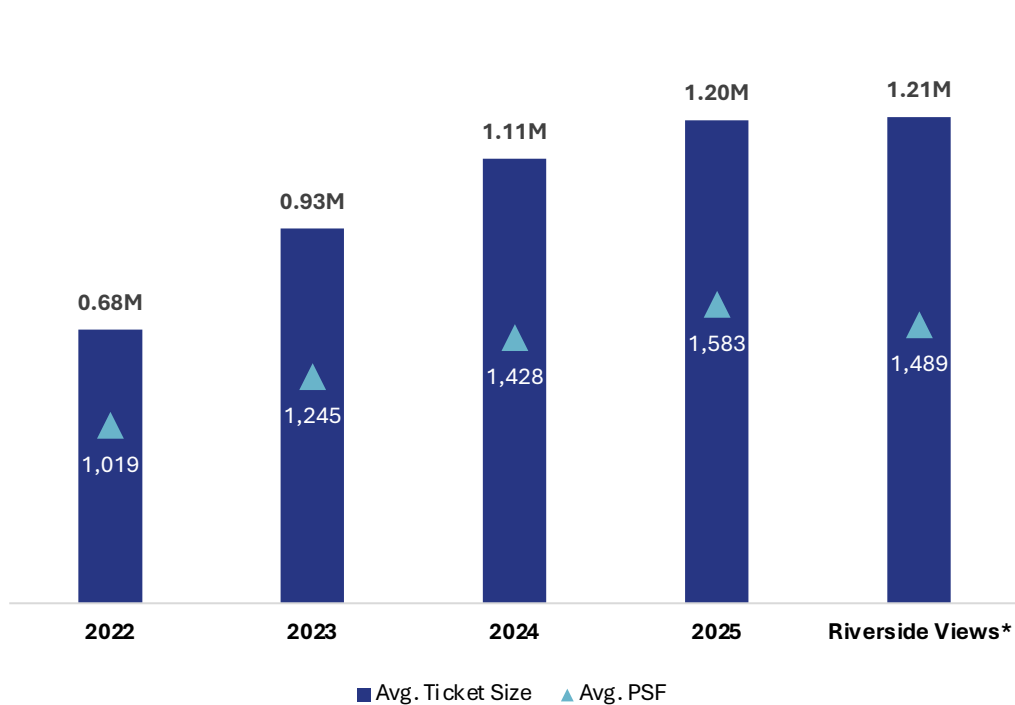
- Average PSF increased by 8% from 2024 to Q2 2025.
- The average y-o-y increase of PSF from 2022 to H1 2025 is 37%.
- The H1-2025 includes Capri 1 prices.

Source: Property Monitor, Transactions include primary sales for apartments in master communities. Stand alone apartment buildings are not included.
 Communities considered : DAMAC Riverside, DAMAC Hills, DAMAC Lagoons, Dubai Industrial City, Dubai South residential District, Azizi Venice, Emaar South, Expo City & Wasl Gate

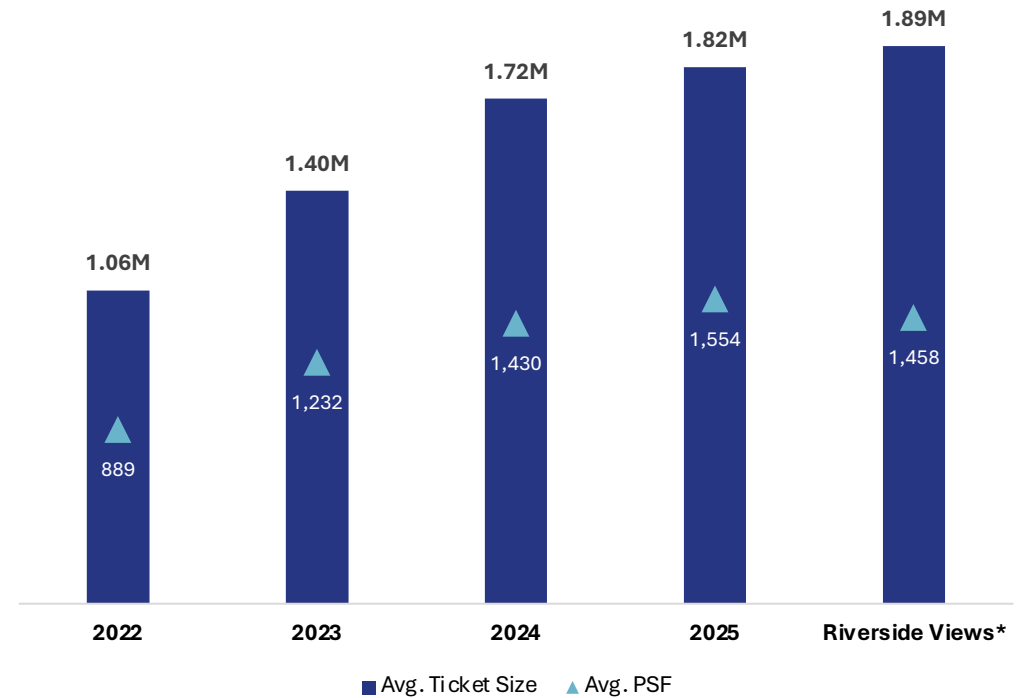
Apartments of Master Communities in Proximity

Comparing 1 Bed & 2 Bed Ticket Size with. Selling Rate (AED PSF)

Ticket Size vs. Selling Rate (AED PSF)
1 Bedroom



Ticket Size vs. Selling Rate (AED PSF)
2 Bedroom



*Riverside Views includes Capri 1

Source: Property Monitor, Transactions include primary & secondary sales **for apartments** in master communities. Stand alone apartment buildings are not included.
Communities considered : DAMAC Riverside, DAMAC Hills, DAMAC Lagoons, Dubai Industrial City , Dubai South residential District , Azizi Venice , Emaar South, Expo City & Wasl Gate

DAMAC

RIVERSIDE

VIEWS

CAPRI ONE



RIVERSIDE VIEWS - INSPIRATION



Clusters at DAMAC Riverside Views are inspired by nature's palette of blue hues.



COMMUNITY MASTER PLAN



Exclusive amenities



CLUBHOUSE &
RETAIL



MALIBU
COVE



AMPHITHEATRE /
LAWN



KIDZ ADVENTURE
LAND



FLOATING
CINEMA



HYDROPONIC
FARM



GAMES
ZONE



WALL
CLIMBING



CALLISTHENICS
STATIONS



LIVE COOKING
CLASSES/BBQ



ESSENTIAL OILS
LAKE



PORTOFINO
RESTAURANT



FLOATING
OPERA



OPAL CHESS
HAVEN



ISLAND
RESTAURANT



CLUSTER PLAN

Size - 10.6 Million sqft.



RIVERSIDE VIEWS



TOWER CONFIGURATION – CAPRI 1

G+3P+14



- Setback between plots of 2 Towers opposite **23.5m** each other and on the plot Sides **19m**
- Average setback from the tower to the river : **3 to 8 meters**
- Etihad rails – 150m away
- There's no plan of Metro to cross the development
- Main road – 150 away

Floor Plans

CAPRI I



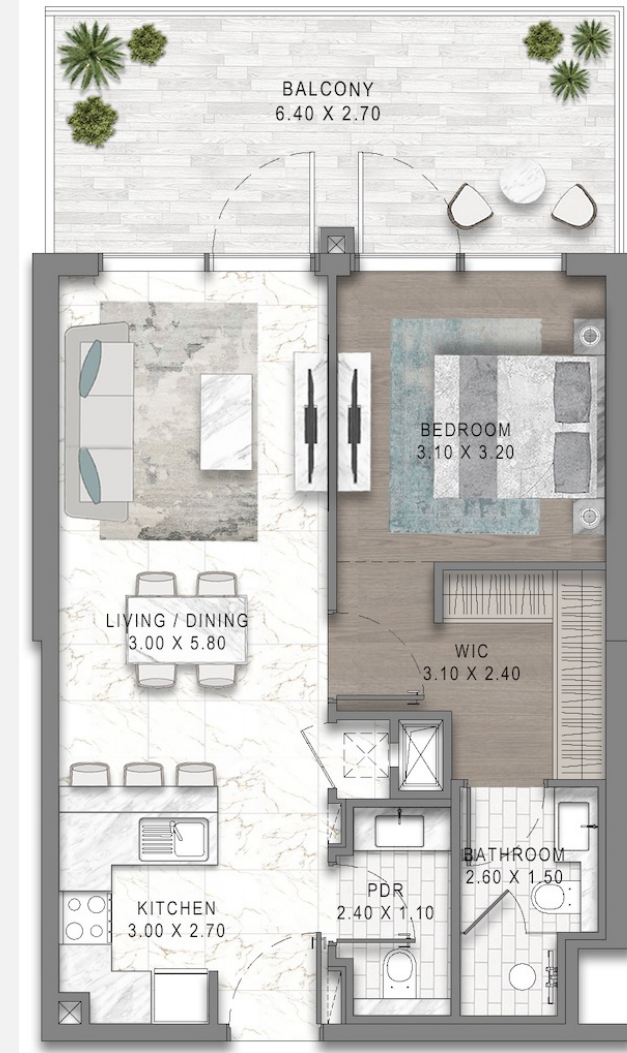
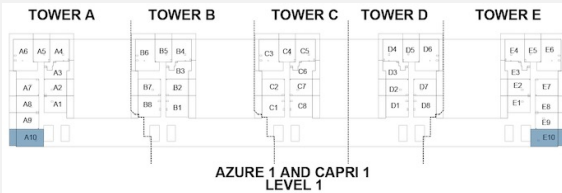
FLOOR PLAN

1 BEDROOM

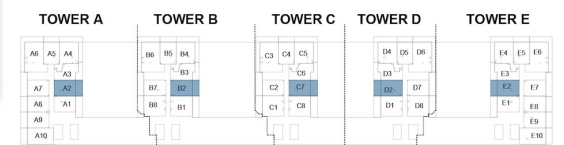
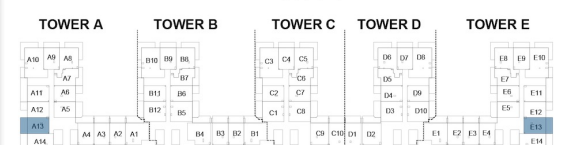
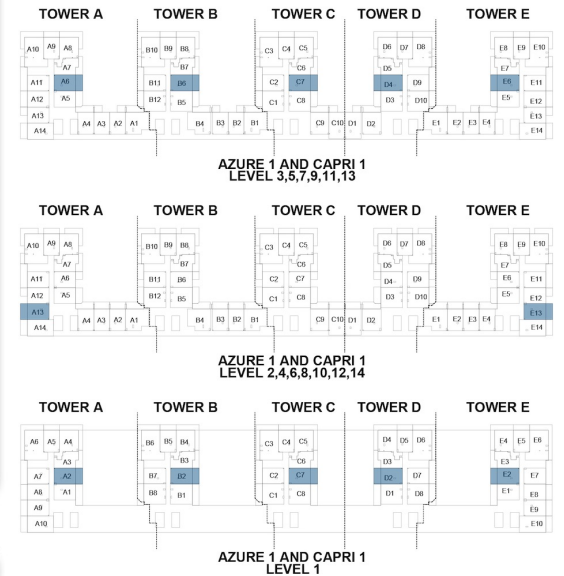
1 BR	Min SA 693	Max SA 1,157
-------------	----------------------	------------------------



TYPE A1

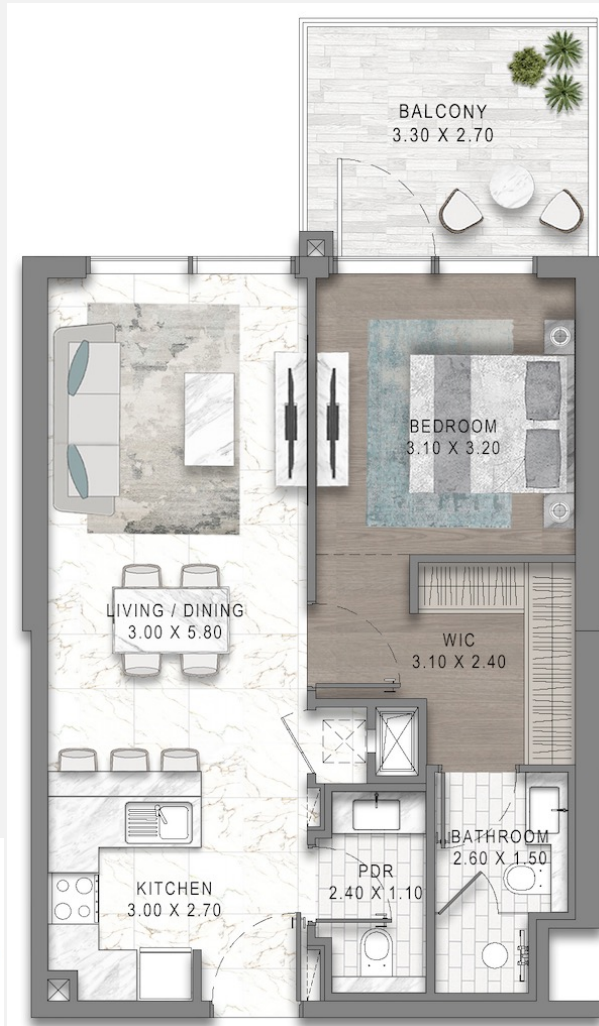


TYPE B2

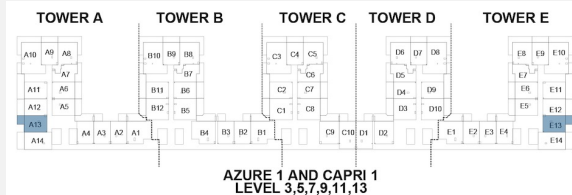


FLOOR PLAN

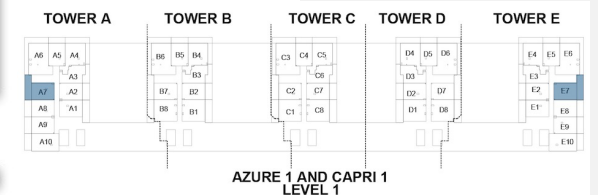
1 BEDROOM



TYPE B3



TYPE B4

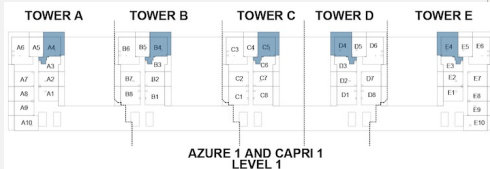


FLOOR PLAN

1 BEDROOM



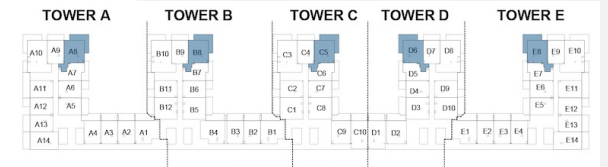
TYPE F1



AZURE 1 AND CAPRI 1
LEVEL 1



TYPE F2

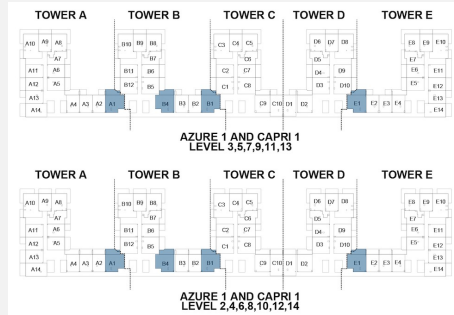


AZURE 1 AND CAPRI 1
LEVEL 2,4,6,8,10,12,14

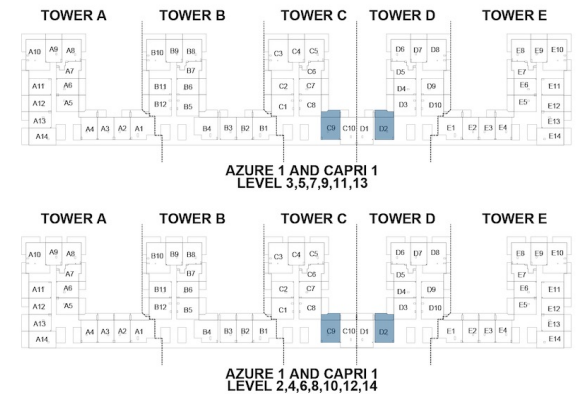
FLOOR PLAN

1 BEDROOM

TYPE H1



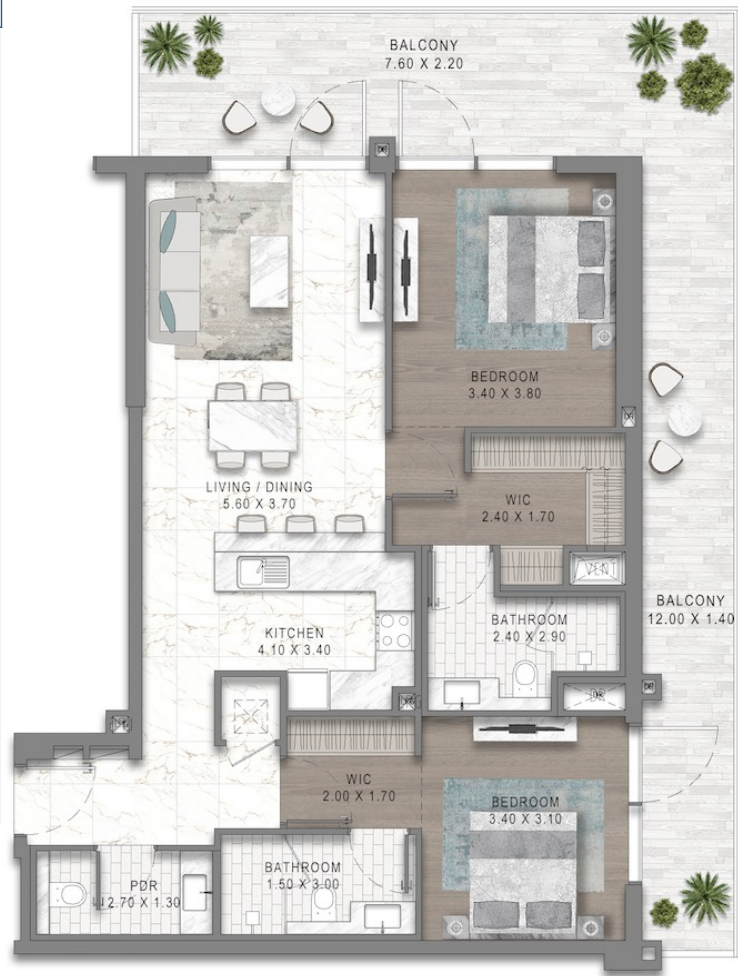
TYPE I1



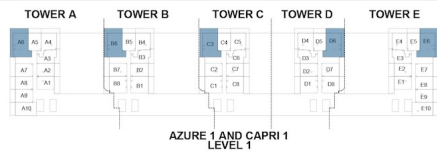
FLOOR PLAN

2 BEDROOM

2BR	Min SA 1,364	Max SA 1,481
------------	-----------------	-----------------



TYPE 1



TYPE A3



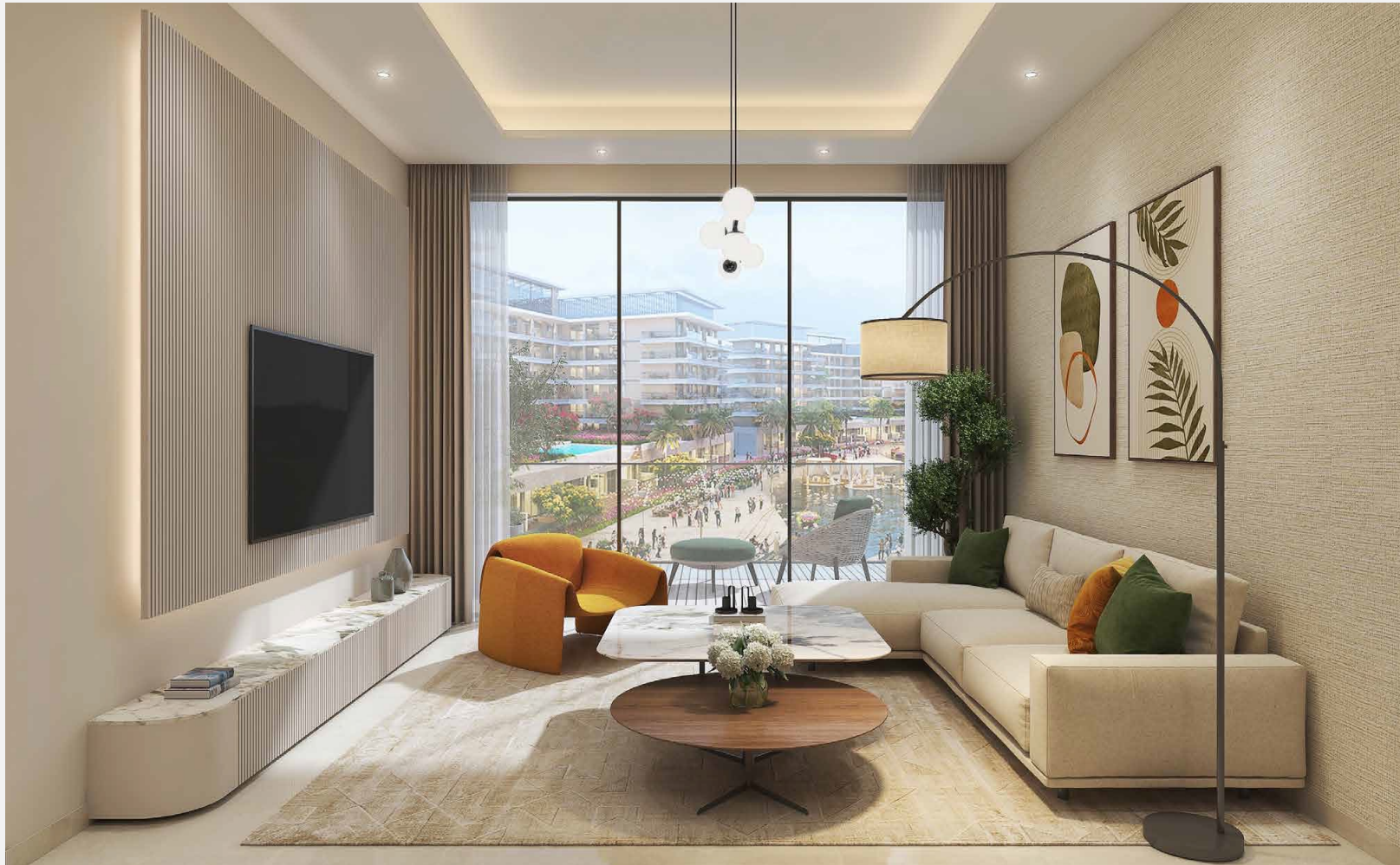
INTERIOR DESIGN

CAPRI 1



INTERIOR

LIVING ROOM



**Floor to Ceiling Height
Up to 3 meter**

INTERIOR

DINING ROOM



**Floor to Ceiling Height
Up to 3meter**

INTERIOR

MASTER BEDROOM



**Floor to Ceiling Height
Up to 3 meter**

INTERIOR

BATHROOM



**Floor to Ceiling Height
Up to 2.4 meter**

UNIT LIST

CAPRI 1



UNIT & PRICE LIST

Typology	Total Units	Minimum SA	Maximum SA	Minimum AED	Maximum AED	Avg. PSF AED
1 BR	754	693	1,157	993,000	1,644,000	1,463
2 BR	70	1,364	1,481	1,911,000	2,065,000	1,428
Total	824					

FLOORWISE CONFIGURATION

CAPRI 1

LEVELS	1 BEDROOM					2 BEDROOM				
	Buildings					Buildings				
	A	B	C	D	E	A	B	C	D	E
1	9	7	7	7	9	1	1	1	1	1
2	13	11	9	9	13	1	1	1	1	1
3	13	11	9	9	13	1	1	1	1	1
4	13	11	9	9	13	1	1	1	1	1
5	13	11	9	9	13	1	1	1	1	1
6	13	11	9	9	13	1	1	1	1	1
7	13	11	9	9	13	1	1	1	1	1
8	13	11	9	9	13	1	1	1	1	1
9	13	11	9	9	13	1	1	1	1	1
10	13	11	9	9	13	1	1	1	1	1
11	13	11	9	9	13	1	1	1	1	1
12	13	11	9	9	13	1	1	1	1	1
13	13	11	9	9	13	1	1	1	1	1
14	13	11	9	9	13	1	1	1	1	1
Total per building	178	150	124	124	178	14	14	14	14	14
Total per typology	754					70				
GRAND TOTAL	824									

PAYMENT PLAN

CAPRI 1



DESCRIPTION	MILESTONE EVENT	(%) VALUE
Deposit	Immediate	10
1st Instalment	Within 2 months of booking	10
2nd Instalment	Within 3 months of booking	0.25
3rd Instalment	Within 4 months of booking	0.25
4th Instalment	Within 5 months of booking	0.25
5th Instalment	Within 6 months of booking	5
6th Instalment	Within 7 months of booking	0.25
7th Instalment	Within 8 months of booking	0.25
8th Instalment	Within 9 months of booking	0.25
9th Instalment	Within 10 months of booking	0.25
10th Instalment	Within 11 months of booking	0.25
11th Instalment	Within 12 months of booking	5
12th Instalment	Within 13 months of booking	0.25
13th Instalment	Within 14 months of booking	0.25
14th Instalment	Within 15 months of booking	0.25
15th Instalment	Within 16 months of booking	0.25
16th Instalment	Within 17 months of booking	0.25
17th Instalment	Within 18 months of booking	5
18th Instalment	Within 19 months of booking	0.25
19th Instalment	Within 20 months of booking	0.25
20th Instalment	Within 21 months of booking	0.25
21st Instalment	Within 22 months of booking	0.25
22nd Instalment	Within 23 months of booking	0.25
23rd Instalment	Within 24 months of booking	5
24th Instalment	Within 25 months of booking	0.25
25th Instalment	Within 26 months of booking	0.25
26th Instalment	Within 27 months of booking	0.25
27th Instalment	Within 28 months of booking	0.25
28th Instalment	Within 29 months of booking	0.25
29th Instalment	Within 30 months of booking	10
30th Instalment	Within 31 months of booking	0.25
31st Instalment	Within 32 months of booking	0.25
32nd Instalment	Within 33 months of booking	0.25
33rd Instalment	Within 34 months of booking	0.25
34th Instalment	Within 35 months of booking	0.25
35th Instalment	Within 36 months of booking	10
36th Instalment	Within 37 months of booking	0.25
37th Instalment	Within 38 months of booking	0.25
38th Instalment	Within 39 months of booking	0.25
39th Instalment	Within 40 months of booking	2.25
40th Instalment	On Completion	30

DAMAC

RIVERSIDE

VIEWS

CAPRI 1

PRICING

1-BR

Starting from AED

993,000

2-BR

Starting from AED

1.9M

1 BR STARTING

AED 2,499
MONTHLY

31 MARCH 2029