



CAMELIA VILLAS

On request

PARAMETERS

City	Dubai
Type	Development
To sea	33600 m
To city center	44300 m
Completion date	III quarter, 2025



CAMELIA VILLAS IN DAMAC HILLS 2, DUBAI

The Damac Hills 2 area is being developed and construction of residential communities with villas and townhouses is ongoing. Camelia Villas offers over 500 townhouses of the highest-quality design and finish, with well-developed infrastructure nearby and all the attractions of Dubai within good transport accessibility.

ABOUT CAMELIA VILLAS

Imagine a life full of impressions, and at the same time with the constant presence of home comfort and a peaceful setting e.g., fun family entertainment during the day and a relaxing trip to the cinema or to a restaurant in the evening; plenty of opportunities for sports and socialising with the neighbours, but at the same time complete privacy to enjoy the quiet pleasures of home. All this is offered in the upcoming community of Camelia Villas in the developing area of Damac Hills 2.

Here are just a few interesting places in the residential area:

- An outdoor training ground with tennis, basketball, and volleyball courts.
- MotorCity with a go-cart racing track - a rare opportunity in Dubai.
- A lakeside café for the area's residents and a rock garden for meditation and relaxation.

TOWNHOUSES IN CAMELIA VILLAS

The community will offer 2 townhouse types, collected in clusters, with 5 to 9 units in each:

- 12-M townhouses, situated inside every cluster in groups from 3 to 7;
- 12-E townhouses, locking the cluster, with 2 in each cluster.

They will differ in the area of the adjacent land plot (12-E will have a larger area) and the presence of neighbours: each 12-M has 2 neighbours, while 12-E has only one neighbouring townhouse. Each type of townhouse has 3 bedrooms, with

the possibility of adding one more bedroom on the top floor. The design will be the same for all the townhouses, but with ample opportunities for personalising the interior. Prices for any townhouse in Camelia Villas start from AED 1,320,000 (\$360,000).

MALLS AND SUPERMARKETS IN CAMELIA VILLAS

In the Damac Hills 2 area, a large supermarket of the well-known Carrefour chain is operating, with everything you need for everyday living: a variety of foods, fresh vegetables and fruits, drinks and ready meals, as well as household goods. In the shopping centre next to the supermarket are a pharmacy, a cafe, a pet store, and a children's goods store. The popular Dubai Outlet Mall and First Avenue Mall are a 15-minute drive away.

PLACES OF INTEREST NEAR CAMELIA VILLAS

Town Square Park, with numerous attractions in the Town Square community, is about a 10-minute drive away. The popular fair and family holiday destination, Global Village, is a 15-minute drive, as is the largest indoor amusement park, the IMG Worlds of Adventure. It will take you 30 to 40 mins to drive to Downtown Dubai.

INVESTING IN CAMELIA VILLAS

The central location of the community attracts a large number of investors wishing to have a house in proximity to most of the entertainment and recreation areas in Damac Hills 2. Investing in Camelia Villas property is also beneficial as, when purchasing a property here, you can apply for a UAE resident visa for at least 3 years. It's profitable to buy a townhouse at the design stage since with further resale you can get an income of up to 20% or more. It should be noted that in the UAE any income received from real estate is not taxed.

PURCHASING REAL ESTATE IN CAMELIA VILLAS

Despite the large number of offers in the community, often the most favorably located houses are sold out in the first weeks and months of sales start. Please feel free to contact us now to choose the option of a house in Camelia Villas that suits you and complete all the necessary documents. Write to the online chat on the website or send a request, and our experts will help you buy property in Dubai quickly and with all the necessary formalities.

PROPERTY FEATURES

LOCATION

- Prestigious district
- Near the golf course
- Beautiful view

FEATURES

- Premium class
- New development project
- Tap water
- Electricity
- Driveway to the land plot

INDOOR FACILITIES

- Cinema
- SPA centre
- Fitness room
- Pilates and yoga room
- Golf course

OUTDOOR FEATURES

- Landscaped garden
- Landscaped green area
- Car park
- Water park
- Swimming pool
- Common area with pool
- Basketball court
- Running track
- Sports ground
- Tennis court
- Football pitch

PHOTO GALLERY

