



## CAVALLI ESTATES

AED 19 797 000 - 30 111 000

### PARAMETERS

City	Dubai
Type	Development
To sea	17800 m
To city center	28500 m
Completion date	II quarter, 2024



### CAVALLI ESTATES RESIDENTIAL COMMUNITY IN DAMAC HILLS, DUBAI

Cavalli Estates is a residential community consisting of 200 luxury villas. The project is the result of the fruitful collaboration of Damac Properties, the major developer of premium real estate in Dubai, and the famous Italian couturier Roberto Cavalli.

### CAVALLI ESTATES VILLAS

The villas in this artist-designed residential community are upmarket 6 or 7-bedroom residences with splendid furniture and exquisite finishes in premium-quality materials.

There are two villa layout options:

- With an area of 1051 square meters and 5 parking lots
- With an area of 1629 square meters and 12 parking lots on the covered basement and ground levels

The residences' layouts include separate living and dining rooms, elevators, staff rooms, and large wardrobes.

Each villa is surrounded by a spacious fenced private area, which includes recreation areas with an infinity-edge pool and landscaped gardens.

### KEY AMENITIES IN CAVALLI ESTATES

Cavalli villas have a sophisticated ergonomic layout, artist-designed interiors, and vast basement floors that can be used either as parking lots or as a personal gym, cinema, or gaming room.

Villa owners and residents can also use all the Damac Hills amenities, including:

- Animal farm
- Love Lake, a lake shaped in the form of hearts
- Long paths for walking and jogging

- Wave pool Malibu Bay
- Tennis courts
- Cricket grounds
- Football field
- ~~Woolly Wicket~~ ~~Woolly Wicket~~
- Skate park
- Well-manicured lush green areas for barbecues and picnics
- Playgrounds for children

### CAVALLI ESTATES LOCATION

The residential complex is located next to Emirate, the major highway, allowing residents quick access to most city areas. Within half an hour you can reach the Business Bay business center, Downtown Dubai with the largest shopping mall, and the Burj Khalifa skyscraper, as well as Dubai Marina, the center of yachting life.

The Al Maktoum Airport is 35 minutes away.

There are several bus stops in the Damac Hills area.

### Nearby Malls and Supermarkets

The area's residents have several large-scale supermarkets nearby:

- Spinneys (1 kilometer away)
- Viva (3 kilometers away)
- Carrefour (4 kilometers away)

The Cityland Mall and Dubai Hills Mall, are large shopping malls situated within a 16-minute drive from the community.

### Nearby Schools

Cavalli Estates is perfect for families with kids. It will take you 10 to 15 minutes to reach the following kids' educational institutions:

- Blossom kindergarten
- CreaKids kindergarten
- Jebel Ali School
- GEMS Metropole school
- Victory Heights preliminary school

### INVESTING IN CAVALLI ESTATES

The Dubai real estate market of 2021, saw the demand for large properties increase. Many residents and visitors of the emirate prefer to settle in separate houses to have a private area for relaxing with family and friends.

Luxury villas are a good option for those who want to get into the rental business. Artist-designed finishes and a large area of housing units are attractive for both tourists and residents. The area is considered a prestigious place due to its proximity to the major golf clubs.

Investments in Cavalli Estates real estate in the Damac Hills area will bring a stable recurring income.

The average annual income from renting out a villa in Dubai is 4-9%.

Do you want to profitably invest your money? Please feel free to contact our experts right now. You will be assisted with information regarding all the nuances of investing in real estate in the emirate, as well as choosing the best real estate option according to your wishes.

### PROPERTY FEATURES

#### LOCATION

- Close to the bus stop
- Close to the countryside
- Close to shopping malls
- Countryside
- Close to schools
- Prestigious district
- Environmentally pristine area
- Near the golf course
- Pool view
- Panoramic view
- Beautiful view

## FEATURES

- Panoramic windows
- Dressing room
- Utility room
- Low-rise buildings
- Balcony
- Exclusive interior design
- Luxury real estate
- Tap water
- Terrace
- Basement floor
- New development project
- Electricity
- Barbecue area on the terrace
- Private basement
- New project
- Driveway to the land plot

## INDOOR FACILITIES

- Children's playroom
- Basement
- Steam room
- Garage
- Restaurant
- Storage room
- Sauna
- Private parking
- Cafe
- Staff room
- Golf course
- Covered parking
- Lavatories
- Cinema
- Elevator

## OUTDOOR FEATURES

- Barbecue area
- Landscaped garden
- Backyard
- Footpaths
- Running track
- Fenced area
- Landscaped green area
- Community garden
- Swimming pool
- Volleyball court
- Traffic-free courtyard
- Easy access to the countryside
- Pets allowed
- Common area with pool
- Tennis court
- Children's playground
- No industry facilities
- Dog walking areas
- Basketball court
- Football pitch

PHOTO GALLERY

