



GEMS ESTATES

AED 5 820 000 - 23 160 000

PARAMETERS

City	Dubai
Type	Development
To sea	14900 m
To city center	25400 m
Completion date	IV quarter, 2025



ABOUT GEMS ESTATES

Gems Estates in Damac Hills is an under-construction residential community from the famous developer, Damac Properties, one of the best examples of luxury real estate in Dubai. The community is a collection of unique prime villas. Construction completion is scheduled for the 4th quarter of 2025. You can get acquainted with the layout and prices of luxury real estate on our website, especially in the Keturah Reserve project, are available on the website!

VILLAS IN GEMS ESTATES

The residential complex offers spacious 5-, 6-, and 7-bedroom villas. Unique layouts and one-of-its-kind interiors designed for each property type make the villas comfortable and sought-after. The bright design is associated with luxury. Each residence features a well-maintained territory with a swimming pool and a lounge area.

5-bedroom villas have 2 levels and a rooftop lounge area. The terrace is equipped with a jacuzzi and features a panoramic view of the green spaces. In addition to the bedrooms, bathrooms, dining room, and living room, the layouts include a separate library, as well as dressing rooms, guest bathrooms, and a pantry. There is a parking lot for vehicles.

6- and 7-bedroom residences are equipped with a basement, which contains a garage, a cinema, and free rooms of various functions. Elevators are provided for the convenience of residents. These spacious premises are equipped with two kitchens and rooms for staff. Villas are commissioned ready to move in, equipped with exquisite furniture, all the necessary household appliances and sanitary appliances.

ADVANTAGES OF GEMS ESTATES

Property owners get access to the well-developed internal infrastructure of the area, which includes:

- Golf club with a large golf course;
- Football fields and basketball courts;
- Lush green parks;
- Kindergarten and school;

- Zoo;
- Cafes and restaurants near Gems Estates;

While the area is under construction, private vehicles remain the main transport option. You can also use the popular car rental service near Gems Estates. The closest beaches are 35 minutes away at Jumeirah Beach. You'll need the same time to get to the central Dubai area, Downtown Dubai, and the largest attraction in the UAE, the Burj Khalifa skyscraper.

MALLS AND SUPERMARKETS IN GEMS ESTATES

The nearest supermarkets near the residential complex are branches of the large chains Carrefour and Spinneys. The general development plan includes the construction of a large mall in the territory of the area. But for now, Dubai Outlet Mall remains the closest shopping option. It is 20 minutes away.

INVESTING IN GEMS ESTATES

Villas with unique design feature high liquidity. This allows you to plan both long-term and short-term investments in Damac Hills real estate. Currently, you can buy premium villas and save up to 20% of the potential market value. This will allow you to resell housing at the time of its delivery with a significant profit.

It is equally profitable to rent out property. The profitability ratio of spacious villas in the area reaches 4.5% per year. With rents rising steadily in Dubai and vacant space in high demand among tenants all year round, investing in Gems Estates real estate would be a smart move.

BUYING PROPERTY IN GEMS ESTATES

The 5-bedroom residences in Gems Estates start at AED 17,200,000 (\$4,680,000). At the same time, prices tend to rise, so it is more profitable to invest in overseas real estate right now. Buying a villa in a residential complex allows you to apply for a 10-year resident visa, which can be important when planning moving to permanent residence.

Villas at the price of the developer can be purchased in installments without spending extra money on mortgage loans. Professional brokers will help you choose a house to move to permanent residence or as an investment property in Dubai. To get advice, just fill out the feedback form.

PROPERTY FEATURES

LOCATION

- Close to shopping malls
- Close to the kindergarten
- Prestigious district
- Near the golf course
- Great location
- Beautiful view

FEATURES

- Panoramic windows
- Balcony
- Terrace
- Flooring
- Finished
- Good quality
- New project
- Low-rise buildings
- Tap water
- Electricity
- Driveway to the land plot

INDOOR FACILITIES

- Child-friendly
- Laundry
- Veranda
- Storage room
- Recreation area

OUTDOOR FEATURES

- CCTV
- Landscaped garden
- Landscaped green area
- Transport accessibility
- No industry facilities
- Social and commercial facilities
- Backyard
- Car park
- Garden
- Footpaths
- Well-developed facilities
- Swimming pool

PHOTO GALLERY

