



VENICE

AED 4 985 000 - 15 078 000

PARAMETERS

City	Dubai
Type	Development
To sea	19000 m
To city center	29500 m
Completion date	IV quarter, 2024



VENICE RESIDENTIAL COMMUNITY IN DAMAC LAGOONS, DUBAI

Venice is one of the iconic projects by major Dubai developer Damac Properties. The residential complex will be classified as a premium property in Dubai and will become one of the popular attractions of the green Damac Lagoons community. Construction is scheduled to be completed in 2024.

VENICE VILLAS

Luxurious Venetian-style villas will be available in different layouts and sizes. The developer offers houses from 3 to 7 bedrooms, with 2 or 3 floors.

The villa's layout includes several levels with spacious terraces and balconies, a fenced green area for relaxation, and large floor-to-ceiling windows to enjoy breathtaking views of the surrounding crystal-clear lagoons and white sand beaches.

The interiors will be decorated in a refined Italian style with marble surfaces, gold accessories, and wooden elements.

KEY AMENITIES IN VENICE

The complex has everything necessary for life and recreation. This place was designed as a mini Venice in the center of Dubai with water canals, viewing gondolas, and numerous restaurants and cafes.

The Venice infrastructure includes:

- Extended lagoon with sandy beaches
- Waterfront restaurants and cafes
- Public club with a SPA complex, a restaurant, and a Mediterranean-style bar
- Children's playground
- Landscaped garden with seating areas and walking paths
- A large number of green parks and golf courses in the immediate vicinity

LOCATION OF VENICE RESIDENTIAL COMMUNITY

Surrounded by several golf courses, this unusual waterfront residential complex is part of the large, up-and-coming Dubailand area, which will eventually become a new “city within a city”.

The area borders the large sports community of Dubai Sports City, which houses an indoor arena, a cricket stadium, and several major football clubs.

The complex is located between two major highways, so from here you can quickly reach different areas of Dubai.

Travel time to Downtown Dubai and the Marina is approximately 26 minutes. The quiet urban beach of Sufouh on the Persian Gulf coast can be reached in 18 minutes. Al Maktoum Airport is 32 minutes away.

Malls and Supermarkets Nearby

Several retail areas are planned to be developed in the Venice residential complex. Residents will be able to visit all the necessary shops within walking distance from their homes.

Large malls and supermarkets are already operating in neighboring areas, you can travel there in 8 to 14 minutes by car:

- Viva food supermarket
- Carrefour and Ventura shopping centers in Damac Hills
- Waitrose in the Motor City area
- Circle Mall
- GreenWay household supermarket
- Cityland Mall

Schools Nearby

The green area of Damac Lagoons will be a good place to stay with kids. There are several top-listed secondary and primary schools at hand. It will take you 7 to 10 minutes to drive to these schools:

- The Royal Grammar School Guildford
- GEMS Metropole School
- Victory Heights Primary School
- Jebel Ali School

In most Dubai schools education is given in English, according to the British curriculum.

INVESTMENT ATTRACTIVENESS OF THE VENICE RESIDENTIAL COMMUNITY, DUBAI

The new complex boasts an extremely favorable location and extraordinary landscaping, which is sure to make the place popular among tourists and locals. Investing in Venice real estate in the Damac Lagoons area under construction will bring you a high ROI. You can purchase a property at the lowest price possible if you sign the contract before the property is put into operation. After the completion of construction and the commissioning of infrastructure facilities in the area, housing here will cost more, so the investor will earn on the re-sale of a property.

It is also a great option to rent out your property. Today, this type of investment in Dubai can generate up to 10% annual income.

PROPERTY FEATURES

LOCATION

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

FEATURES

- Terrace
- Luxury real estate
- New project
- Low-rise buildings
- Tap water
- Electricity
- Driveway to the land plot

INDOOR FACILITIES

- Child-friendly
- Restaurant
- Cafe
- Recreation area
- Fitness room

OUTDOOR FEATURES

- Barbecue area
- Children's playground
- Landscaped garden
- Landscaped green area
- No industry facilities
- Social and commercial facilities
- Community garden
- Car park
- Footpaths
- Well-developed facilities
- Swimming pool
- Sports ground
- Shop
- Supermarket

PHOTO GALLERY

