

# OCEAN HEIGHTS



**DAMAC**  
**PROPERTIES**

Luxury lifestyle providers



Dubai.  
The new  
destination of  
intelligent investors in  
property. Home to some of the  
most prestigious buildings in the world,  
rich with every contemporary comfort. Yet, the  
allure of its natural splendours and manmade  
wonders make Dubai a favourite haven for  
visionary minds.

## LIVE AN ELEGANT LIFESTYLE ...

Dubai is indeed a 'designer city' with the fascinating lifestyle of a bustling metropolis. Towering skyscrapers or quiet boutique offices: they are all hubs of business activity in this commercial capital of the Middle East. As night falls, an enjoyable evening awaits the families in the world-class shopping malls, restaurants, and entertainment centres of this friendliest of cities.

..AT THE HEIGHTS OF  
MODERN SPLENDOUR.



ENJOY A LIFELONG HOLIDAY



Dubai  
Marina.  
Widely  
acknowledged as a  
residential paradise, ideally  
located in the beautifully landscaped,  
quiet side of town. A short walk from the  
beautiful beaches, the township is dotted with  
serene gardens, artificial lakes, and other  
examples of excellent community lifestyle.

## ... AT THE HEIGHTS OF RELAXING COMFORTS.

A glorious addition to this neighbourhood, Ocean Heights offers you unparalleled avenues of relaxation. From a moonlit walk by the sea to a thrilling ride on the surf or still better, a game of beachfront golf!





Seaside  
hotels that  
are landmarks

in luxury. A manmade  
island celebrated as the eighth  
wonder of the world. Skyscrapers that  
are varied works of art. Standing tall amidst  
all this, is the Ocean Heights: your home;  
opening its windows to enchanting views, and a world of  
accomplished living.

## SURROUND YOURSELF WITH SERENITY...

Ocean Heights adorns the shoreline that skirts the Palm Island Jumeirah, one of the greatest contemporary landmarks. The Burj Al Arab, the only 7 star hotel in the world and The Madinat Jumeirah, a luxury hotel and recreation complex exquisitely created in Arabic architectural traditions, are just a few gems of your prestigious neighbourhood.

## ...IN THE HEIGHTS OF HUMAN ACHIEVEMENT.



01. PALM JUMEIRAH

02. DUBAI MARINA

03. EMIRATES GOLF CLUB

04. DUBAI INTERNET CITY

05. DUBAI MEDIA CITY

06. AMERICAN UNIVERSITY IN DUBAI



OCEAN HEIGHTS

the most breathtaking of views

Dubai gives you the best of both worlds. A superior living environment with every conceivable modern facility. And Ocean Heights gives you the best of Dubai, blended with the charms of community living. Here, moments spent together will be even more memorable and life, even more enjoyable.

# EXPERIENCE THE SIMPLE JOYS OF LIFE...

Ocean Heights is situated in the premium acres of Dubai, earmarked for resorts, boutique hotels and breathtaking futuristic developments. Where you can choose between the refined pleasures of luxury hotels and entertainment plazas, and a sundown barbecue with your family and friends.

...AT THE HEIGHTS OF SOPHISTICATION.





OCEAN HEIGHTS

THE MOST BREATHTAKING OF VIEWS



When you have your home in one of the 680 luxury freehold condominiums of Ocean Heights, overlooking magnificent vistas on all sides, your views simply have to be beautiful and grand. In fact, the majestic tower is a sight by itself; spiralling skywards dramatically different from every angle you view.

## V IEW LIFE AT AN ANGLE YOU'VE NEVER SEEN BEFORE...

At Ocean Heights, experience the finer points of life at their finest. And discover a lifestyle which is just your kind, in a neighbourhood that is home to the cream of Dubai's avant-garde society. Up here, the good life gets even better.

...AT THE HEIGHTS OF  
LUXURY.

*For an optimist, life is full of opportunity.  
For a philosopher, life is full of lessons.  
For the brave, life is full of adventure...*

*Everyone has one's own view of life.  
To the owner of a home in Ocean Heights, the view is absolutely breathtaking.  
Quite simply because, he sees life from a higher plane.*





## INDULGE YOUR MIND AND BODY...

Inspiring.  
That's  
what the  
ambience of  
Ocean Heights is.

It urges you to live a  
healthy life, to the fullest. Besides the  
refreshing breeze around, you will  
have all in-house amenities to relax  
and stay in the pink of health.

## ...AT THE HEIGHTS OF HEALTHY LIVING.

Spend the summer heat in the pool.  
Bask in the bubbles and step out fresh  
from the Jacuzzi. Or sweat it out with  
kids at a game of tennis. Too warm  
for a stroll by the beach? Walk a mile  
on the treadmill in  
your well-equipped  
gymnasium.





# A PPRECIATE LIFE IN ITS DETAILS...

If anything can match the elegance of its exteriors, it is the interiors. Every corner and each cornice of Ocean Heights complements its intriguing architecture. When you close your doors and windows, you don't leave beauty behind. It's all around you, in the place you'd love to call your home..

## AT THE HEIGHTS OF OPULENCE.

Ocean Heights reflects an architectural brilliance that makes it a real landmark. And undoubtedly, an address that will make every resident proud. Similarly, every condominium that it houses is designed to please every homemaker. With its abundance of convenience, cosy comforts and the unmistakable statement of pure luxury.





*Thoughtfully designed space and utilities, tastefully chosen furniture and joinery, an elegant lampshade or an exquisite mirror; every little thing in your home is there with a purpose - to add a drop of joy into your comfortable life.*





Dubai is the destination of the future. And a dynamic future is where Dubai is headed. With its array of innovative projects, Damac is moving rapidly ahead with Dubai.

## ENSURE A PLACE IN THE FUTURE...

When you own a home in the Ocean Heights, you are actually ensuring a part in that future. For, with every freehold property in the Ocean Heights, you are entitled to a resident's visa throughout your lease period. Damac will also help you arrange financing options along with easy payment schedules.

### ...AT THE HEIGHTS OF PROSPERITY.



# SOARING ON A VISION...



In  
just  
over two  
decades,

Damac has grown from a local catering company to a global conglomerate with operations in over 18 countries. Today, the Damac Group ranks among the largest business groups in the UAE: a name to reckon with in real estate, hospitality, industrial projects, investments, logistics and commercial trading. An ISO 9002 registered company, Damac is the name behind some of the most distinguished residential and commercial projects in UAE.

## ...TO THE HEIGHTS OF QUALITY EXCELLENCE.

Thinking ahead of the times and moving with the world, Damac recognises a good idea whose time has come and makes it still better. Which is why, the group enjoys a pre-eminence in every area of its business. With its headquarters in Dubai, Damac has regional offices in United Kingdom, Moscow, Kuwait, Qatar, Oman, Saudi Arabia, Lebanon, Iran and Abu Dhabi. With operations in numerous countries including Bahrain, Jordan, Syria, Azerbaijan, Turkmenistan, Bosnia-Herzegovina, Pakistan and Algeria, the symbol of quality excellence is continuing to transcend the boundaries of space and time.





While the United Arab Emirates has placed its ambition high, Damac has been soaring on the wings of that vision. Each one of our properties is a landmark in waterfront luxury, located at the most prestigious developments in the UAE. Damac is absolutely quality-driven, with an ISO 9002 certification and an emphasis on international best practices.

## TAKING YOUR DREAMS...

Every Damac creation is a perfect fusion of design and vision. Their aesthetic appeal even enriches their surroundings while adding value to the community life. Each of them bears an architectural signature, uniquely designed to stand out in UAE's rising skyline. And for the people who live in them, they will be the joy of a lifetime.

...TO THE HEIGHTS OF  
LUXURY LIFESTYLE.

## EASY PAYMENT SCHEDULE

Deposit	10%	On signing the reservation form
1st Installment	10%	Within 30 days from signing of reservation form
2nd Installment	10%	Within 120 days from signing of reservation form
3rd Installment	10%	Within 180 days from 2nd Installment or On completion of Piling, whichever comes earlier
4th Installment	10%	On completion of Parking Podium
5th Installment	10%	On completion of 20th Floor Structure
6th Installment	10%	On completion of 40th Floor Structure
7th Installment	10%	On completion of 60th Floor Structure
8th Installment	10%	On completion of the Structure
9th Installment	10%	On completion date

\*Subject to change

Convenient Mortgage options available from leading banks like Abu Dhabi Commercial Bank (ADCB) and Union National Bank (UNB). Damac also offers mortgage advisory services. Please call on 04-3322005 to benefit from these services.



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Luxury lifestyle providers

## FOR FURTHER INFORMATION

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### TYPICAL 1 BEDROOM

NET AREA = 105.5 sqm (1135 sf)  
BALCONY AREA = 6.7 sqm (72 sf)  
TOTAL AREA = 112.2 sqm (1207 sf)



### TYPICAL 1 BEDROOM

NET AREA = 95.7 sqm (1030 sf)  
BALCONY AREA = 6.3 sqm (68 sf)  
TOTAL AREA = 102.4 sqm (1098 sf)

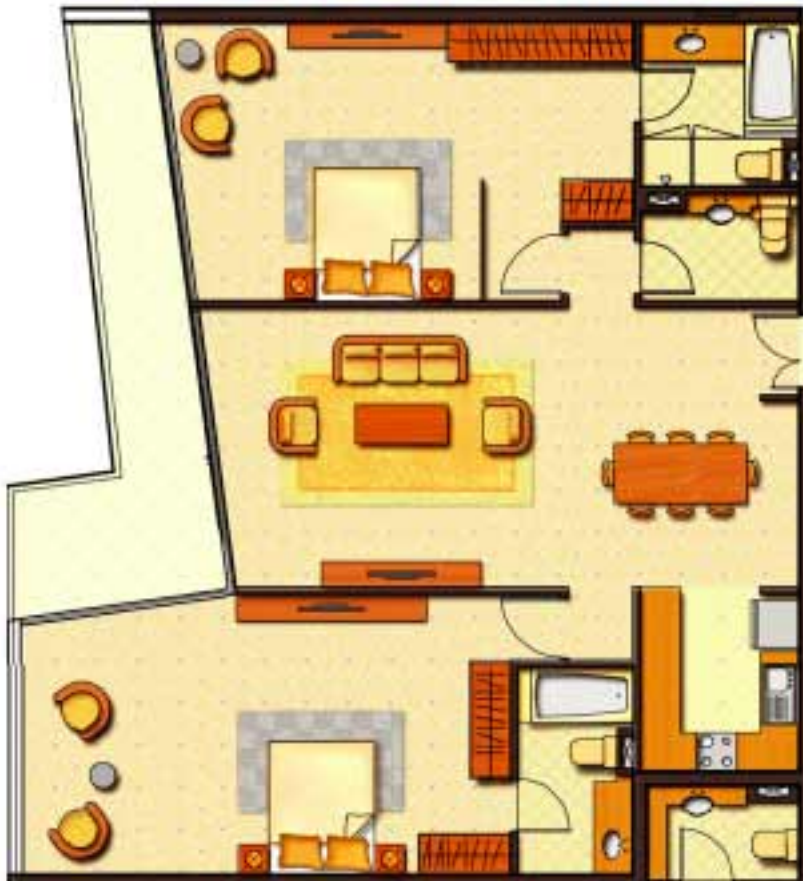


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### TYPICAL 2 BEDROOM

NET AREA = 133.9 sqm (1441 sf)  
BALCONY AREA = 13.8 sqm (148 sf)  
TOTAL AREA = 147.7 sqm (1589 sf)



### TYPICAL 2 BEDROOM

NET AREA = 129.5 sqm (1393 sf)  
BALCONY AREA = 15.7 sqm (169 sf)  
TOTAL AREA = 145.2 sqm (1562 sf)



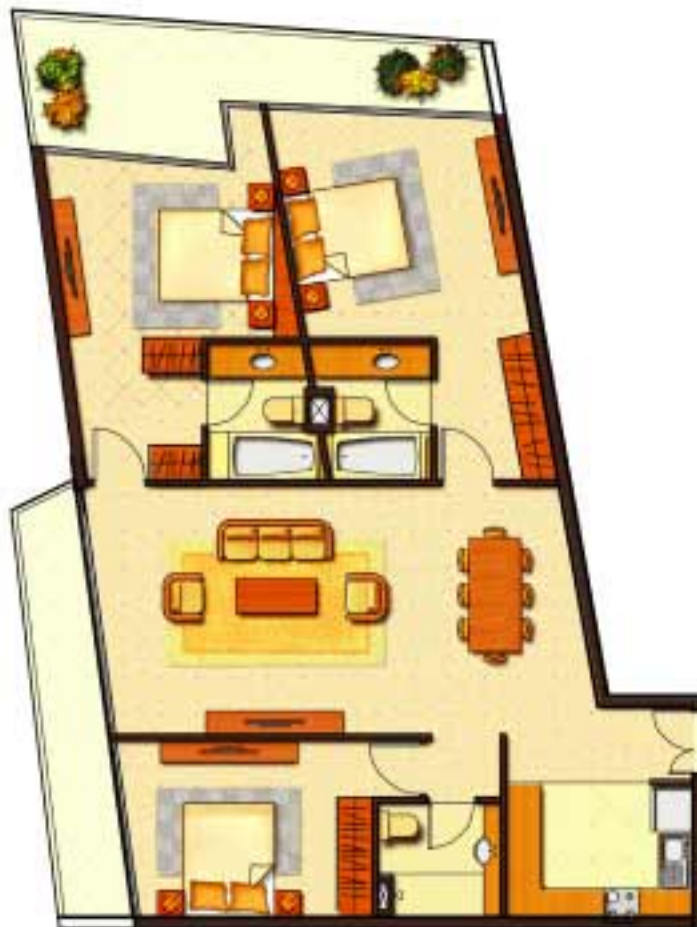


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### TYPICAL 3 BEDROOM

NET AREA = 140.8 sqm (1515 sf)  
BALCONY AREA = 7.8 sqm (84 sf)  
TOTAL AREA = 148.6 sqm (1599 sf)



### TYPICAL 3 BEDROOM

NET AREA = 124.9 sqm (1343 sf)  
BALCONY AREA = 23.5 sqm (253 sf)  
TOTAL AREA = 148.4 sqm (1596 sf)



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TYPICAL FLOOR PLANS