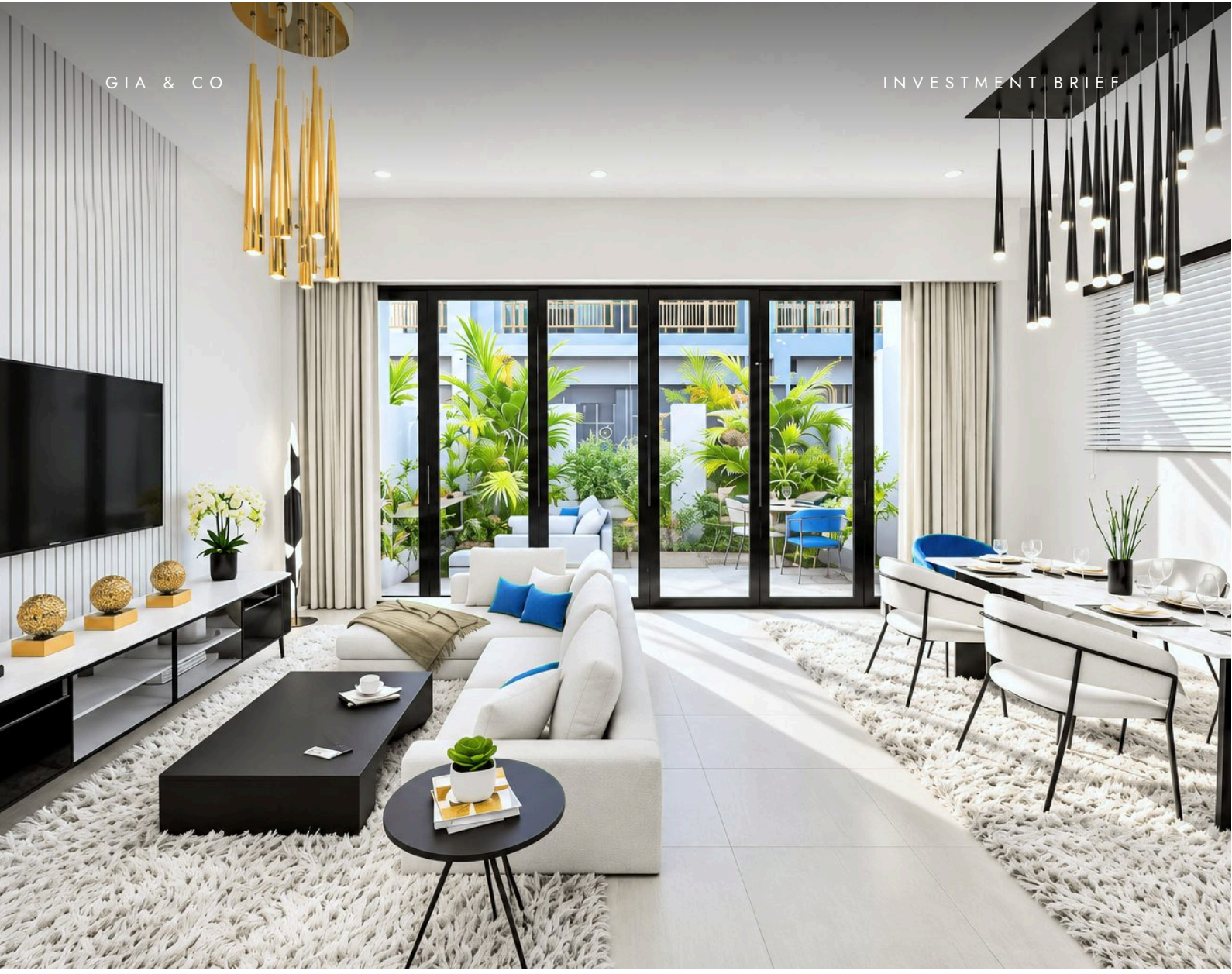


Violet 3

DAMAC HILLS 2 · DUBAI

AED 206,000 BELOW ORIGINAL PRICE

AED 1.75M	10.5%	4 bed · 4 bath	June 2027
ASKING PRICE	BELOW OP	2,874 SQ.FT	HANDOVER

THE NUMBERS

Bought *below* the developer's price

The seller bought this 4 bedroom townhouse from DAMAC at AED 1,956,000 and has already paid AED 1,000,000 of it. They are now offering it at AED 1,750,000: AED 206,000 less than DAMAC's price, and AED 206,000 less than they have paid in so far.

ITEM	AED
Original price (OP) from DAMAC	~~1,956,000~~
Asking price	**1,750,000**
Saving against original price	206,000 (10.5%)
Already paid to DAMAC	1,000,000 (51% of OP)
Balance remaining to DAMAC	956,000

609
AED PER SQ.FT

51%
ALREADY PAID

~7 months
TO HANDOVER

HOW THE BUYER PAYS

PAYMENT	AED
To the seller on transfer	794,000
DLD fee, 4% (estimate, based on asking price)	70,000
DAMAC transfer and admin fees	To confirm
Cash needed now (before DAMAC fees)	**864,000**
Balance to DAMAC, per the payment plan	956,000

The buyer takes over the seller's position with DAMAC: AED 794,000 to the seller plus the AED 956,000 balance makes up the AED 1,750,000 price. The DLD fee basis and DAMAC's transfer charges should be confirmed before signing. Agency fees are not included.

TODAY'S MARKET

Five reasons this *stands out*

1 Priced under what DAMAC charged

Off-plan resales in DAMAC Hills 2 usually ask for the original price or more. This one is AED 206,000 (10.5%) below it.

2 Cheaper per square foot than other Violet 3 listings

At AED 609 per sq.ft it undercuts recent Violet 3 4 bedroom listings by AED 146 to AED 217 per sq.ft (chart below).

3 About 19% under the area's average 4 bed resale

Ready 4 bedroom townhouses and villas in DAMAC Hills 2 resold at an average of AED 2,159,362 in Q1 2026, up 5.7% year on year. This home is AED 409,362 less, and it is brand new.

4 A strong rental yield on handover

4 bedroom homes in DAMAC Hills 2 rented for an average of AED 115,057 a year in Q1 2026 (up 2.7% year on year). On the AED 1,750,000 asking price, that is a gross yield of about 6.6%.

5 Over half paid, and close to the keys

51% of the original price is already with DAMAC and handover is due in June 2027, about seven months away. The buyer avoids years of waiting and steps in near the finish line.

PRICE PER SQ.FT COMPARED



INSIDE

Four bedrooms, *2,874 sq.ft*










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Sources and notes. Area averages: Metropolitan Premium Properties, DAMAC Hills 2 Townhouses & Villas Q1 2026 Resale Report. Violet 3 comparables are public asking prices on Dubizzle (posted 21 Feb 2026 at OP of AED 1,942,000, and 15 Apr 2026 at AED 1,775,000, both 4 bed, 2,352 sq.ft built-up), not completed sales. Unit size of 2,874 sq.ft is as stated for this home. Yield is gross, before service charges and other costs. Images are indicative. This brief is for information only and is not financial advice.