



CORAL REEF



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*a larger-than-life
collaboration —unveiled*



VINCENT FAUDEMER

REVERED AS THE “LITTLE PRINCE OF CONTEMPORARY ART”, VINCENT FAUDEMER HAS A UNIQUELY PLAYFUL TAKE ON LIFE THAT HAS GARNERED HIM A LEGION OF FANS FROM ROYALTY TO A-LISTERS. IN A WORLD-FIRST, FAUDEMER IS CREATING BESPOKE PIECES OF HIS FAMED BABOLEX JUST FOR **DAMAC CORAL REEF**. THIS CREATIVE COLLABORATION BURSTS TO LIFE IN THE TOWER, WHERE RESIDENTS WILL BE TREATED TO EXCLUSIVE, ONE-OF-A-KIND SCULPTURES THAT STAND PROUD AS ICONS OF WHIMSY AND WONDER ALIKE.



BABOLEX

Tower Configuration

G+P6+48+R





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REEF

*a bridge between the past and a thrilling,
unknown reality...the future*

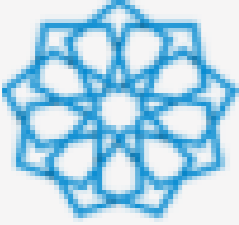
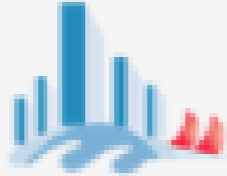















DAMAC CORAL REEF IS PROUDLY SITUATED IN DUBAI MARITIME CITY (DMC),

AN ENVIABLE LOCATION THAT IS FAR AWAY FROM THE HUSTLE BUT CLOSE ENOUGH TO HAVE ITS FINGER ON THE PULSE OF CULTURE. NESTLED ON THE SHORES OF OLD DUBAI, ACROSS FROM PORT RASHID, DMC IS SPREAD OVER

249 HECTARES AND ALLOWS ITS RESIDENTS THE CHANCE TO LIVE IN A GLOBAL MARITIME HUB, 16 MINUTES FROM DUBAI INTERNATIONAL AIRPORT AND 18 MINUTES FROM DUBAI DESIGN DISTRICT AS WELL AS DOWNTOWN DUBAI.



Proximity to Key Demand Generators

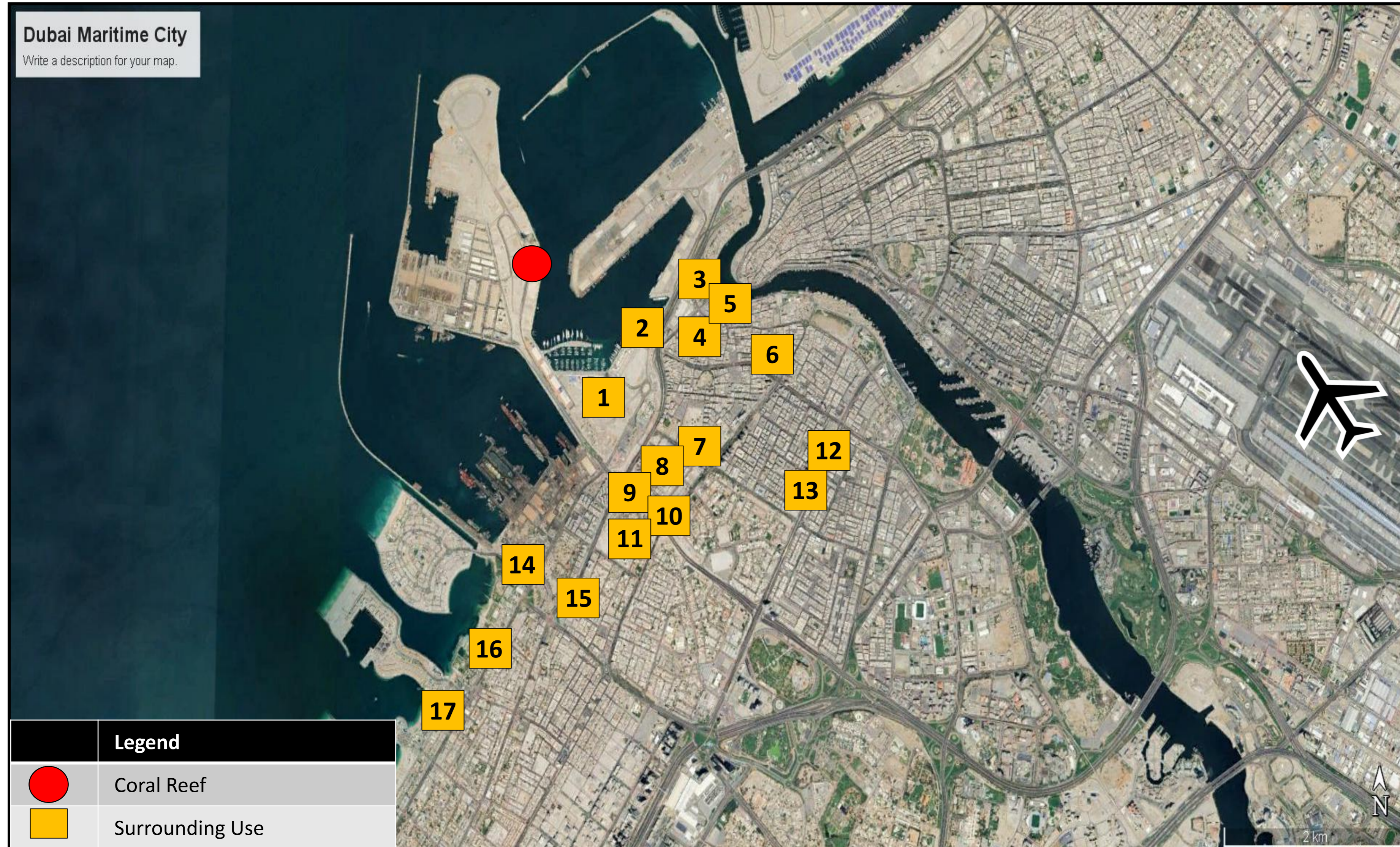
| | | | | | |
|--|--|--|--|--|--|
|  EXPO 2020 Site 35.71 km |  Dubai Marina 25.13 km |  Hamdan Sports Complex 24.86 km |  Motor City 25.21 km |  Jebel Ali 44.04 km |  IMG World of Adventures 21.57 km |
|  Dubai Parks & Resorts 47.57 km |  Dubai Cycling Course 47.4 km |  Sports City & Dubai Swimming Academy 26.1 km |  Downtown Dubai 8.43 km |  Global Village 22.6 km |  Dubai International Airport 10.25 km |
|  Al Maktoum International Airport 43.16 km |  Dubai Mall 8.05 km |  Mall of the Emirates 18.08 km |  Mirdif City Centre 15.51 km |  Ibn Battuta Mall 28.99 km | |

Key Surrounding Uses



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The map and corresponding table below highlight major surrounding uses which are near the subject site. As highlighted below, the wider district features several diverse uses, including mixed-use developments, hospitals, educational institutions, hospitality, retail and entertainment facilities.



| S.No | Surrounding Use | Type |
|------|--------------------------------|-------------|
| 1 | Mina Rashid | Mixed-Use |
| 2 | Queen Elizabeth 2 | Hospitality |
| 3 | Al Ghubaiba Metro Station | Metro |
| 4 | City Centre Al Shindagha | Retail |
| 5 | Al Shindagha Historic District | Museum |
| 6 | Dubai Museum | Museum |
| 7 | Aster Hospital | Hospital |
| 8 | New Academy School | School |
| 9 | International Modern Hospital | Hospital |
| 10 | Aloft Al Mina | Hospitality |
| 11 | Dubai Gem Nursery | Nursery |
| 12 | Burjuman Mall | Retail |
| 13 | DoubleTree by Hilton | Hospitality |
| 14 | Etihad Museum | Museum |
| 15 | Crown Plaza Hotel | Hospitality |
| 16 | Jumeirah Mosque | Mosque |
| 17 | La Mer Beach | Beach |

*dive into a
wonderland on
your doorstep*

HOWEVER, THE BEATING HEART OF DAMAC CORAL REEF IS ITS AMENITIES. THE TOWER ENJOYS MULTIPLE POOLS, INCLUDING AN INFINITY LED POOL, ENGINEERED TO MAKE YOU FEEL LIKE YOU ARE RELAXING AT THE EDGE OF THE HORIZON, AND ONE WITH SURREAL GLASS SCULPTURES THROUGHOUT...A QUICK DIP WILL NEVER FEEL THE SAME AGAIN.

Pools dimensions is about 20mx7m and 17mx9m

Lobby



Floor to ceiling height
Lobby : 4.5m
Unit: 2.8m

Lift Lobby



SPA



GYM



Living Area



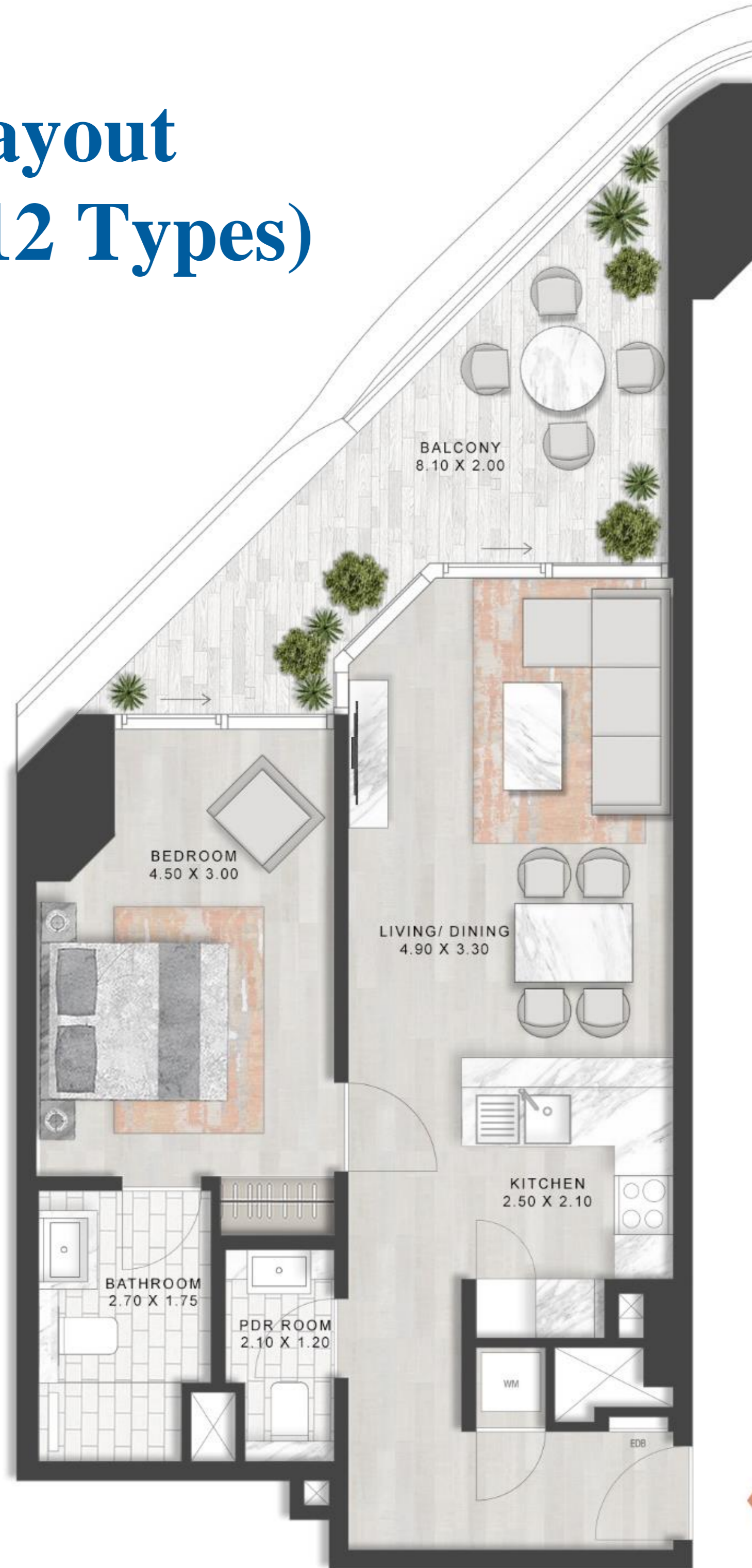
Bedroom



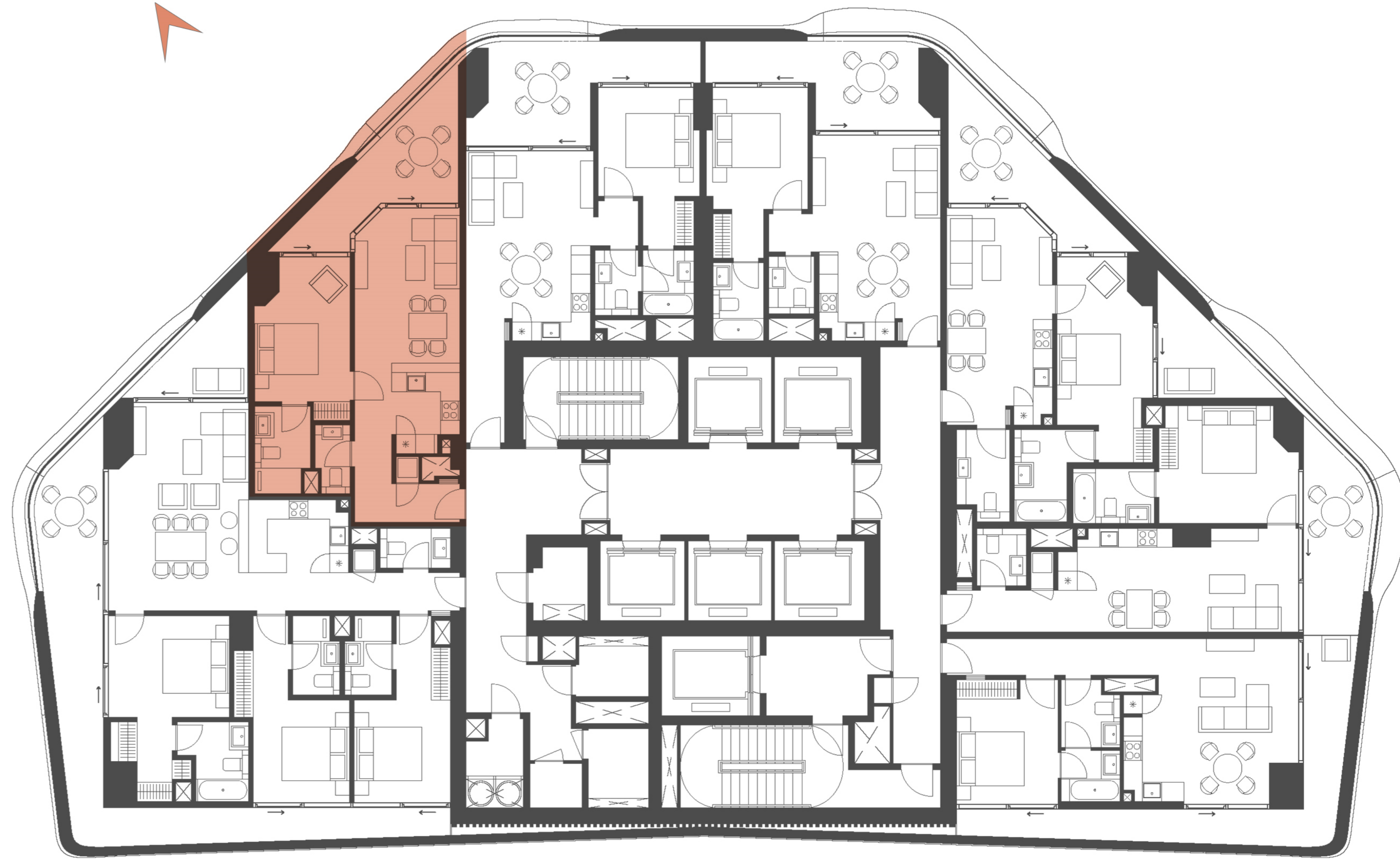
Bathroom



Unit Layout 1 BR (12 Types)



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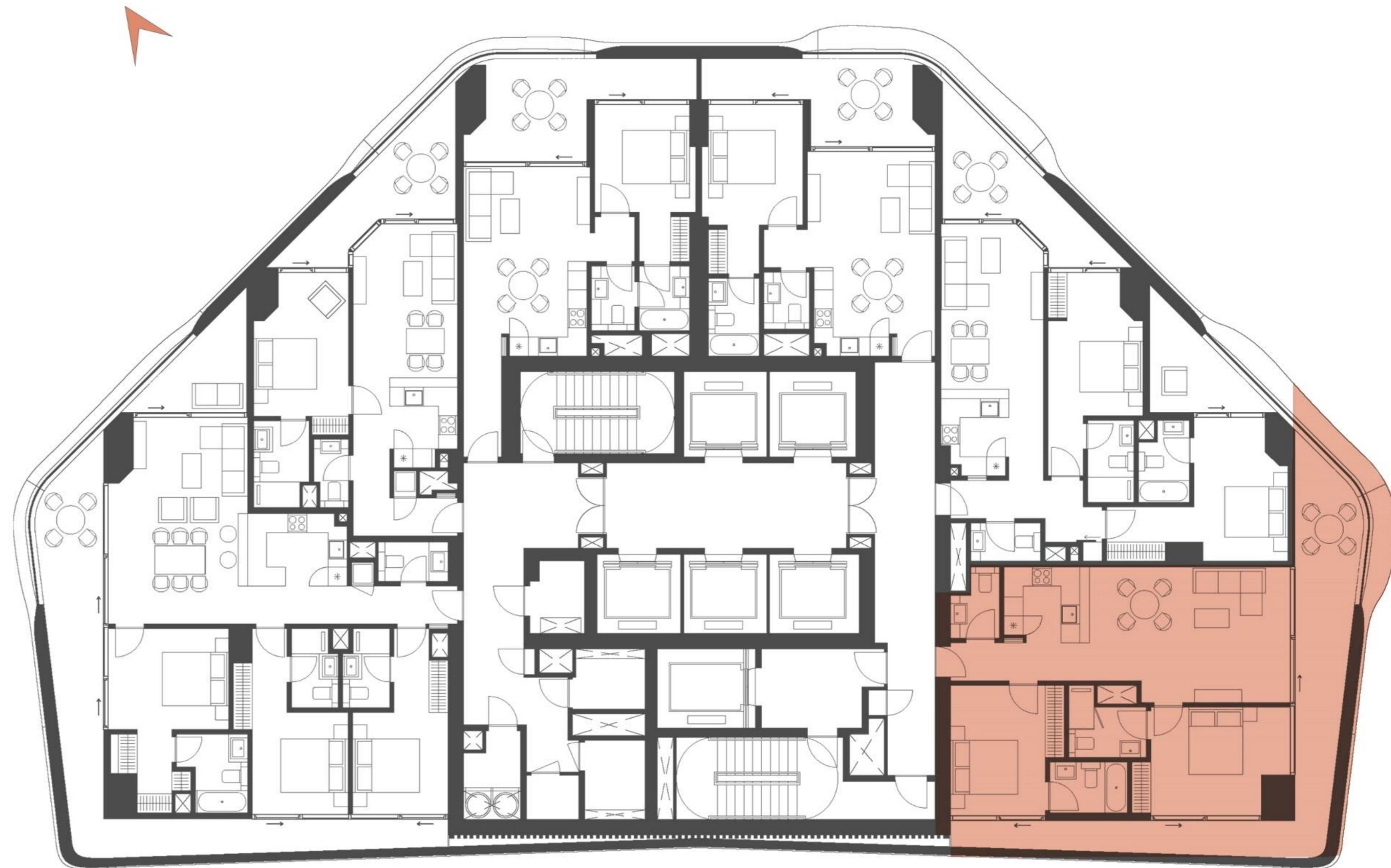
LEVEL 2, 4, 6, 8, 10, 12, 14, 16, 18, 21, 23, 25,
27, 29, 31, 33, 35, 37, 39, 43, 45, 47

Unit Layout

2 BR (4 Types)



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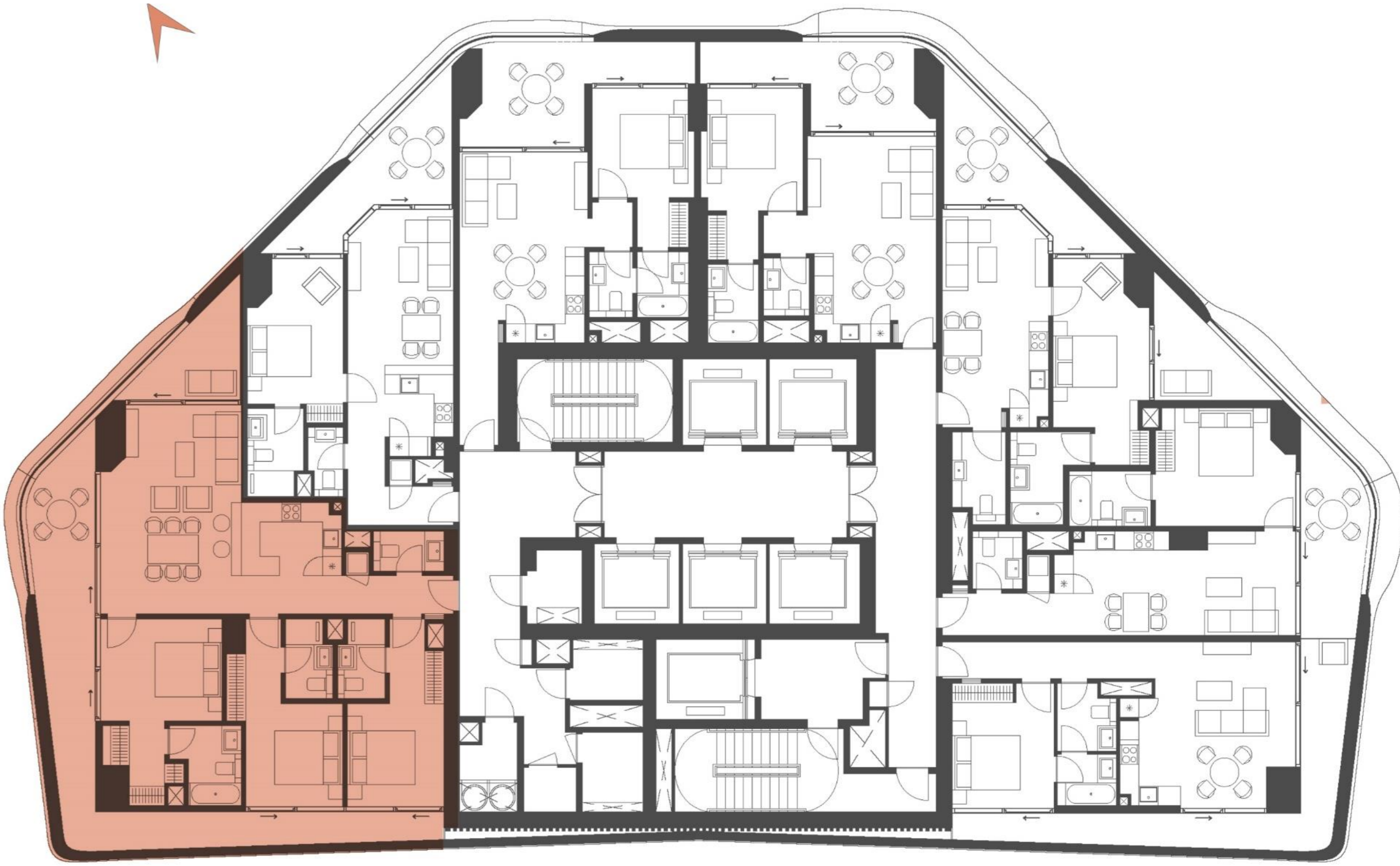
LEVEL 6,8,10,12,14,16,18,21,23,25,27,29,
31,33,35,37,39,43,45,47

Unit Layout

3 BR (2 Types)



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LEVEL 2,4,6,8,10,12,14,16,18,21,23,25
27,29,31,33,35,37,39,43,45,47



Living and Dining:

- Porcelain tiled floors
- Painted walls

Bedroom:

- Porcelain tiled floor.
- Painted walls
- Built in wardrobe

Amenities in the building:

- Grand drop-off.
- Gymnasium
- Resident's swimming pool

Kitchen:

- Kitchen fitted with cabinet and stone countertop.
- Kitchen appliances - Refrigerator, cooker, Kitchen hood
- Porcelain tiled flooring
- Painted Walls
- Stainless Steel sink with fittings

Bathroom Features:

- Porcelain tiles flooring
- Porcelain vanity top in all the bathroom
- Shower Enclosure
- Standard sanitary ware, fittings, and accessories
- Mirror in all the bathroom

Price & Area Summary



| Coral Reef | | Sellable Area (Sq. Ft.) | | | Price (AED) | | | SA PSF (AED) |
|--------------------|-------------|-------------------------|--------------|--------------|------------------|------------------|------------------|--------------|
| Typology | Total Units | Min | Max | Avg. | Min | Max | Avg. | Avg. |
| 1 BR | 147 | 776 | 943 | 798 | 1,657,000 | 2,312,000 | 1,930,000 | 2,418 |
| 2 BR | 86 | 1,197 | 1,399 | 1,286 | 2,527,000 | 3,749,000 | 2,997,000 | 2,329 |
| 3 BR | 46 | 1,770 | 1,815 | 1,792 | 3,328,000 | 4,591,000 | 3,834,000 | 2,139 |
| Grand Total | 279 | 776 | 1,815 | 1,112 | 1,657,000 | 4,591,000 | 2,573,000 | 2,312 |

Payment Plan



Rebate Structure
Full Floor: 2% Discount

| Type | EOI Amount |
|------------|------------|
| 1 BR | 85K |
| 2 BR | 130K |
| 3 BR | 170K |
| Full Floor | 700K |

ACD: March 2028



| Milestone Event | Value (%) |
|-----------------------------|------------|
| Immediate | 24 |
| Within 3 months of Booking | 4 |
| Within 6 months of Booking | 4 |
| Within 9 months of Booking | 4 |
| Within 12 months of Booking | 4 |
| Within 15 months of Booking | 3 |
| Within 18 months of Booking | 3 |
| Within 21 months of Booking | 3 |
| Within 24 months of Booking | 3 |
| Within 27 months of Booking | 2 |
| Within 30 months of Booking | 2 |
| Within 33 months of Booking | 2 |
| Within 36 months of Booking | 2 |
| Within 39 months of Booking | 2 |
| Within 42 months of Booking | 2 |
| Within 45 months of Booking | 2 |
| Within 48 months of Booking | 2 |
| On 70% Completion Milestone | 2 |
| On 80% Completion Milestone | 2 |
| On 90% Completion Milestone | 2 |
| On Completion | 30 |
| Total | 104 |