

A large, abstract blue watercolor splash on the left side of the image, with various shades of blue and purple, creating a textured, painterly effect.

# *The Beach*

@ NAVITAS

HOTEL & RESIDENCES

AKO<sub>2</sub>YA OXYGEN





A world  
of its  
own









Five towers

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Hotel and residences

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Beach-style swimming pool

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International golf course

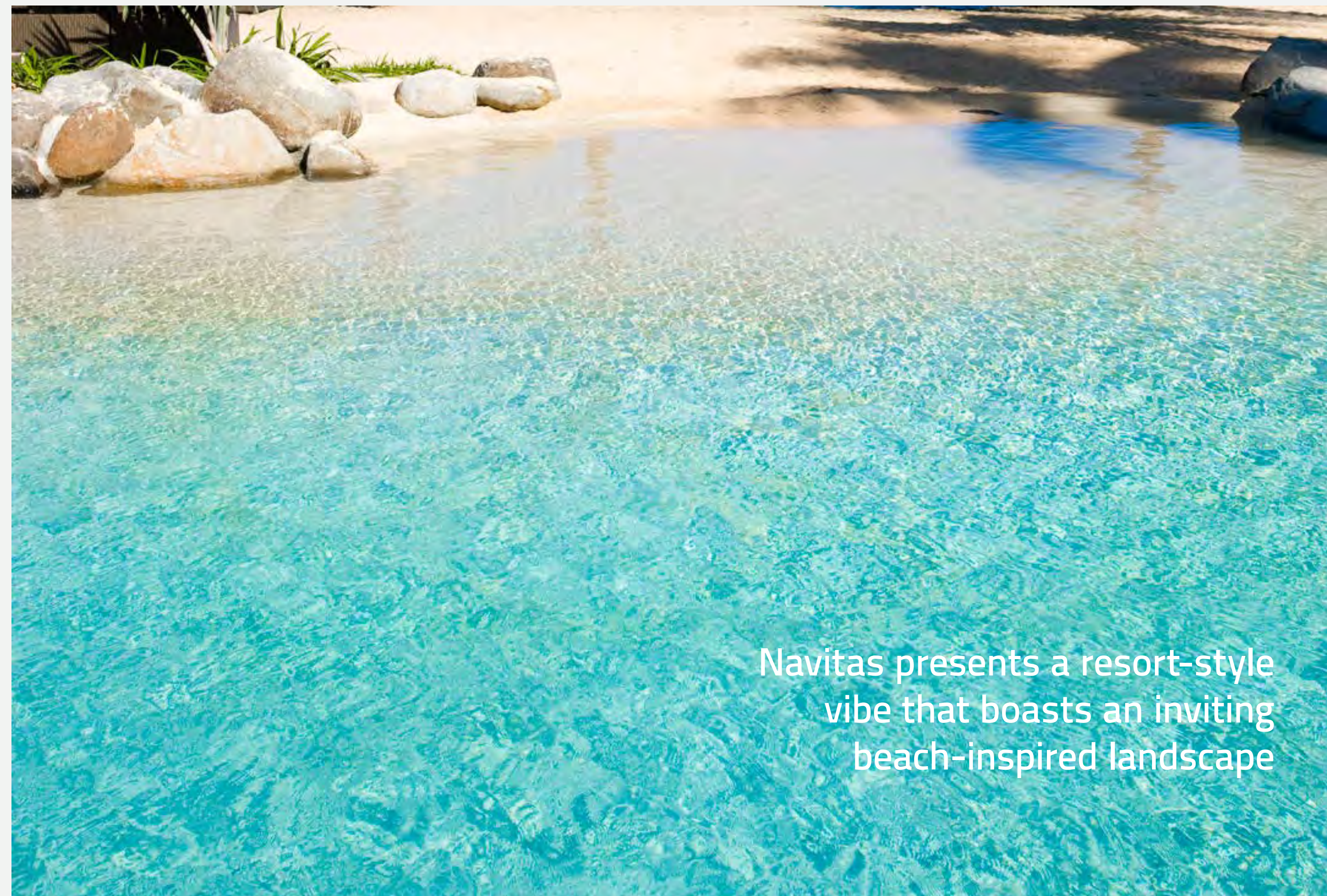


# The Beach @ NAVITAS

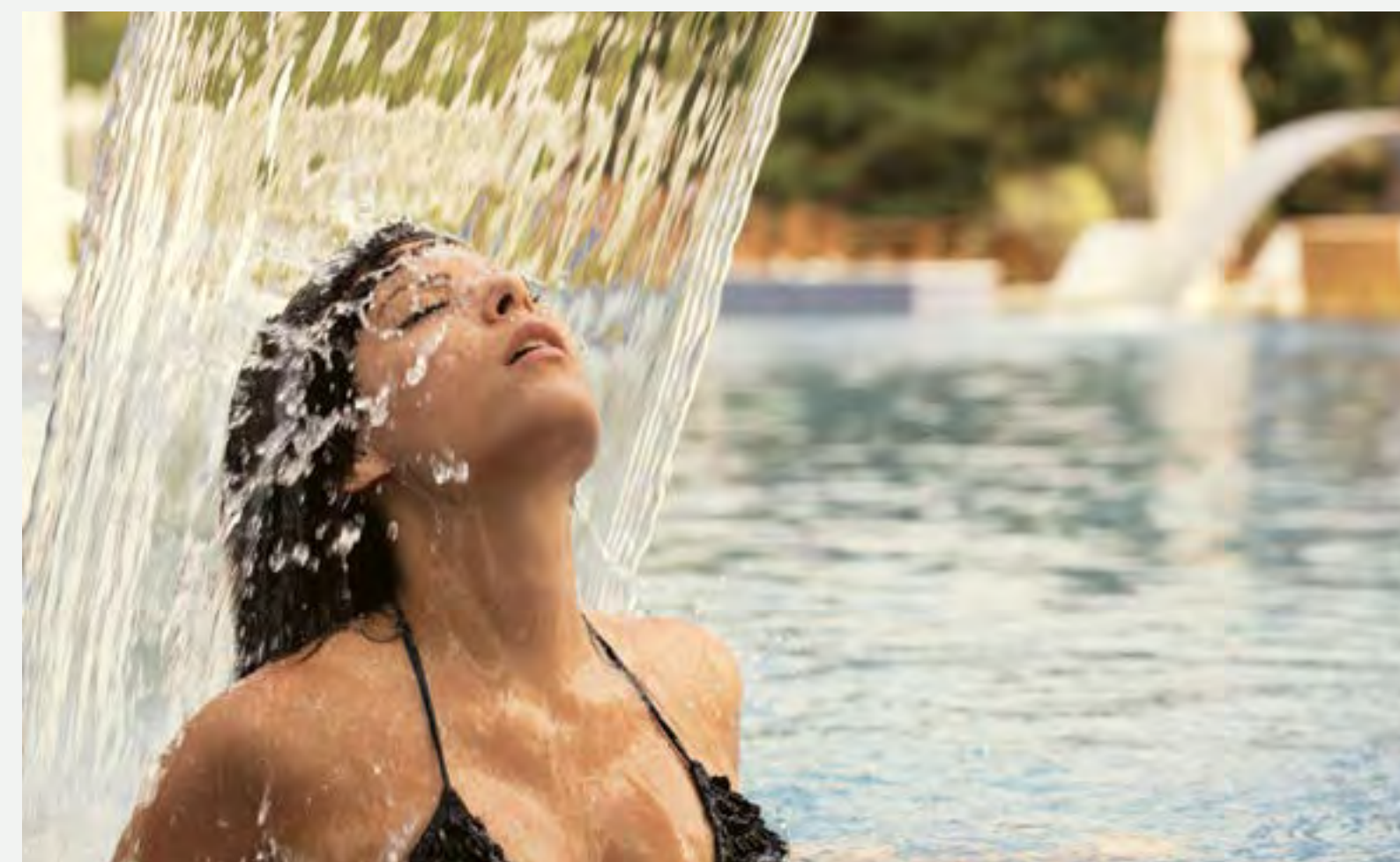
A place to relax on a sun lounger, take a dip in the pool, sip on a refreshing drink or dance the night away; Navitas Beach is a blissful escape that caters to an array of needs. It's a place where you can feel like you're on holiday without venturing far from home.







Navitas presents a resort-style  
vibe that boasts an inviting  
beach-inspired landscape





# The Residences

Choose from three residential towers that overlook a gorgeous beach pool and extensive golf course. With its breathtaking views, relaxing leisure activities and assortment of restaurants, living here is easily comparable to a Mediterranean lifestyle.





# The Hotel

DAMAC Maison de Ville Navitas offers a collection of luxurious hotel rooms and suites, with spacious interiors, lavish furnishings and a host of superior services.

By investing in a hotel room at DAMAC Maison de Ville Navitas, you'll be a part of Dubai's flourishing hospitality industry and earn high annual returns through a 40% share in room revenue.\*

\*Based on current market performance.

YEAR	2020	2021	2022	2023
AED PER NIGHT	530	535	551	562
OCCUPANCY	80%	80%	80%	80%
REVENUE PER ROOM	155,184	156,308	160,997	164,217
40% REVENUE SHARE	62,074	62,523	64,399	65,687
YIELD PERCENTAGE*	8.87%	8.93%	9.20%	9.38%
LIFESTYLE BENEFITS**	7,420	7,494	7,719	7,873
RETURN ON INVESTMENT*	9.93%	10.00%	10.30%	10.51%

\*Based on initial investment of AED 450,000.  
\*\*Comprising 14 nights' accommodation.  
2020 is a leap year. Returns are based on a full fiscal year starting 2020. If this is not the case then the returns will move out one year. Forecasts are for illustrative purposes only. DAMAC Properties is not liable for market and economic fluctuations that may affect your investment.





# The master development

Luxury and greenery embrace you with open arms at AKOYA Oxygen. Enclosed within the acres of sun-kissed grass and rich flora are luxury homes, built to perfection. Picturesque surroundings and tranquil environs remain standard accessories.

Navitas is the pulse of the AKOYA Oxygen community. With its restaurants, beach pool and gorgeous golf views, it's set to become the next hotspot for the young at heart.



*The Beach*  
@ NAVITAS  
HOTEL & RESIDENCES



# The luxury of location

Dubai is a city known for its luxury, state-of-the-art developments, career-building opportunities and beautiful beaches. It's no wonder then that the city has become increasingly attractive to discerning investors.

Just a short drive from Dubai's city centre lies AKOYA Oxygen, brimming with a host of world-class entertainment and leisure facilities.





# The new colour of luxury

Close to the city, yet far enough away from the bustle, AKOYA Oxygen offers cleaner air, naturally cooler temperatures and a carefully designed master plan and road network system. Homes are designed to offer a living experience that appreciates the beauty of the natural environment, with breathtaking outdoor amenities, enchanting greenery and cascading water features.





Surrounded by rich flora and green vistas, AKOYA Oxygen is a community that offers a convenient, luxurious lifestyle with everything you need, and more



High-end shopping, organic dining, Dubai's first rainforest and the Trump World Golf Club Dubai, are just a few of the highlights to be found at AKOYA Oxygen





# DAMAC PROPERTIES

Live the luxury

To date, DAMAC Properties has completed 15,800 units and currently has a development portfolio of over 44,000 units at various stages of planning and progress. DAMAC Properties’ hospitality portfolio will extend to reach around 13,000 hotel rooms, serviced hotel apartments and serviced villas.\*

With prestigious projects spanning the entire Middle East, the DAMAC brand is synonymous with quality and luxury.

\*Figures as of 31st March 2016.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final ‘as built’ status in accordance with final designs of the project, regulatory approvals and planning permissions.

# LUXURY BY DESIGN

Contact us at any of our offices or visit **damacproperties.com**

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### Park Towers

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### AKOYA by DAMAC

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## KINGDOM OF SAUDI ARABIA

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E-mail: jordan@damacgroup.com

Typical  
floor  
plans



A large, abstract blue watercolor splash graphic that originates from the top right and flows towards the bottom left, partially obscuring the background. The splash has various shades of blue and purple, with some darker, more saturated areas and lighter, more translucent edges.

***DAMAC***

DAMACPROPERTIES.COM

JULY 2016 MF