

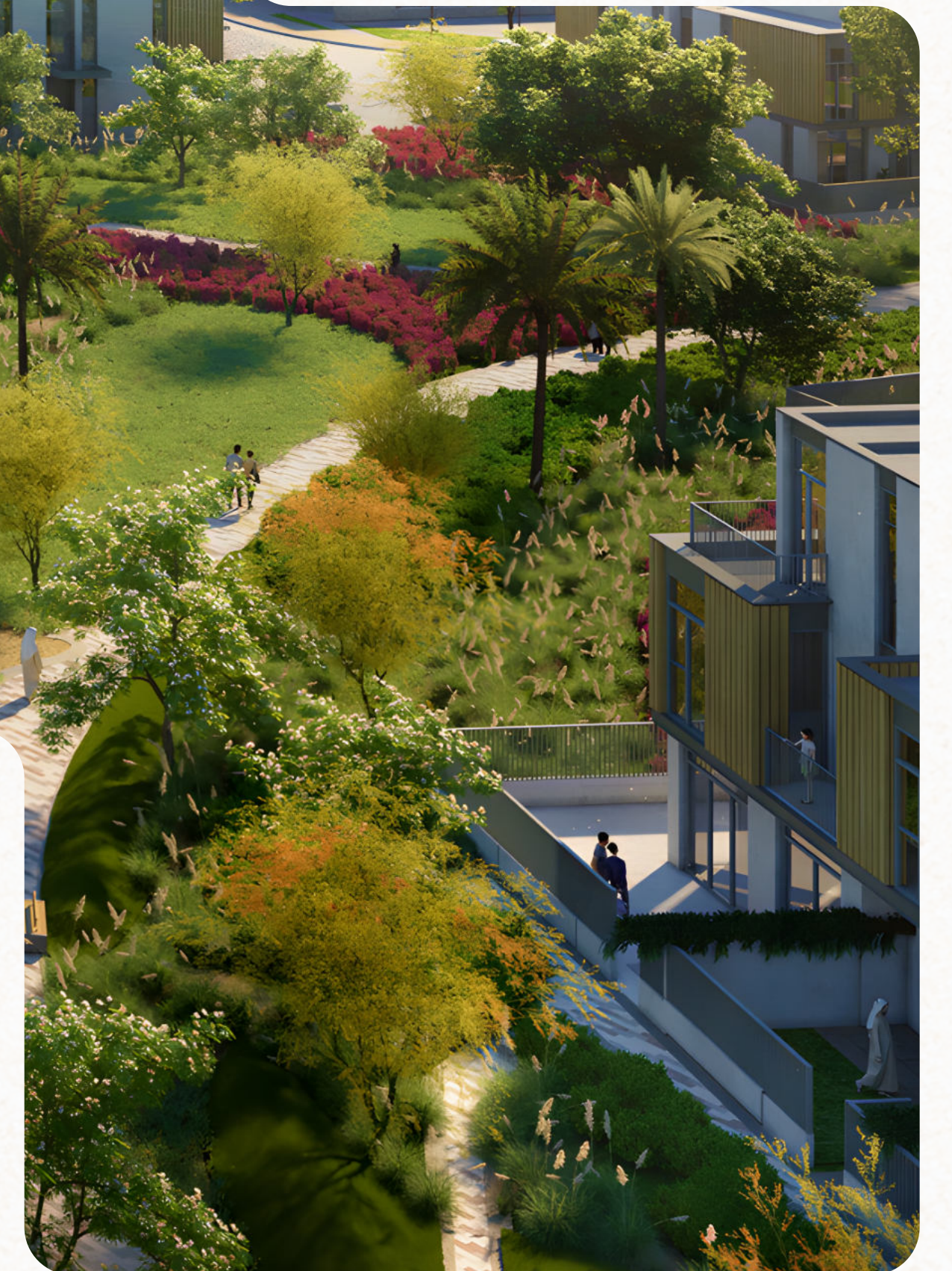
From **1 549 000 AED**

From **399 911 EUR**

From **424 065 USD**



TOP 9 | VILLAS AND TOWNHOUSES IN THE UAE



ABOUT MAYAK REAL ESTATE

We are Dubai real estate experts with a portfolio of over 150 projects to fulfill any request.
Why should you work with us?

- We have over 10 years of experience in international real estate.
- Our investment strategies yield double the profit.
- We collaborate with prestigious and sought-after projects that are not publicly available on the market.

- We offer clear and transparent project analytics.
- We employ a comprehensive approach, ranging from assisting with fund transfers and bank account opening to obtaining loans and insurance.

In summary, we assist clients in accumulating wealth through real estate investments in the UAE



HOW WE CAN HELP YOU?

1

CONSULTATION

Expert advise on legal process of purchase, sale and rent of residential and commercial property for private and corporate individuals.

2

PROPERTY PORTFOLIO AND VIEWING

Tailor-made individual portfolio based on client's needs and requirements; and private viewing on site or online.

3

FULL SUPPORT ON TRANSACTION

Organization of all financial aspects of the deal : bank account opening, transfer of funds, currency exchange, registration of mortgage registration, if required.

4

POST-SALES SERVICE

Assistance in receiving keys from the developer, connecting utilities, obtaining a resident visa, as well as in finding a tenant.

5

PROPERTY MANAGEMENT

Full property management for long and short term rental business, including custom made interior design upgrade.

WHY UAE?

No tax: 0% on purchase,
0% on resale,
0% on rental income

Stable currency: fixed dollar
rate for more than 23 years
1 USD – 3, 65 AED

High rental returns
7-12% NET ROI

Stable economy:
business, tourism and
financial center

High capital appreciation:
up to +15% value yearly

Payments plans: invest free
payment plans up to 6 years





STARTING PRICE

for 4 bedroom

5 050 000 AED

1 303 777 EUR

1 382 525 USD

1. Belair Damac Hills

Handover: December 2024

Damac Hills, Dubai

SPACIOUS MODERN DESIGN LUXURY VILLAS IN GOLF COURSE FAMILY COMMUNITY FOR PERSONAL USE OR FOR INVESTMENT

DAMAC Hills offers a tranquil and serene environment that is just a few minutes away from the city's major landmarks and bustling attractions.

DAMAC Hills is a well-established self-contained community comprising townhouses, apartments and a hotel residence. It also boasts nearly four million square feet of parkland offering various themed areas for relaxation and sports.



PAYMENT PLAN:

On Construction 80%

On Key Handover 20%

What is included in the price:

- Outdoor yoga
- Floating platforms
- Private tents
- Moroccan pouffes
- Serenity garden
- Play area
- Light maze
- Dedicated concert stage
- Arts & crafts studio
- Outdoor library
- Glow in the dark golf
- Observation deck

SIZES:

From 210 sq. ft.

INVESTOR PROFIT:

Rental returns and capital appreciation or even keep a house for family use.

[Find out the purchase terms and availability on WhatsApp](#)





2. Morocco at Damac Lagoons

Handover: Q4 2026

Damac Lagoons, Dubai

COLLECTION OF UNIQUE MODERN TOWNHOUSES IN BRAND NEW FAMILY AND VACATION COMMUNITY WITH WHITE SAND LAGOON AND GREEN PARKS

The DAMAC Lagoons community is located amidst the picturesque surroundings of DAMAC Hills, Tilal Al Ghaf, and Remraam. Its strategic location allows residents to easily access any part of Dubai

Morocco is the final cluster in DAMAC Lagoons by DAMAC Properties. It features 471 residential units, namely 428 townhouses in 4-5 bedroom configurations and just 43 exclusive 6-7 bedroom villas.

STARTING PRICE

for 3 bedroom

2 990 000 AED

771 940 EUR

818 565 USD



PAYMENT PLAN: On Construction 80% On Key Handover 20%

What is included in the price:

- Outdoor yoga
- Floating platforms
- Private tents
- Moroccan pouffes
- Serenity garden
- Play area
- Light maze
- Dedicated concert stage
- Arts & crafts studio
- Outdoor library
- Glow in the dark golf
- Observation deck



SIZES:

From 2 283 sq. ft.

INVESTOR PROFIT:

Rental returns and capital appreciation or even keep a house for family use.

Find out the purchase terms
and availability on WhatsApp





3. Alana The Valley

Handover: Q2 2027

The Valley, Dubai

GREEN FAMILY COMMUNITY OFFERING SPACIOUS VILLAS LOCATED JUST 20 MIN DRIVE TO BURJ KHALIFA

This prime location offers easy access to all the main attractions of Dubai, making it convenient for residents to commute and explore the city.

Alana is a premium residential development by Emaar Properties in the popular family-friendly community of The Valley in Dubailand. You have the opportunity to choose from a collection of spacious waterfront twin villas. Alana provides a fantastic view of The Valley Park from two of its sides.

STARTING PRICE

for 3 bedroom

3 500 000 AED

903 608 EUR

958 186 USD



PAYMENT PLAN: Down Payment 10%

During Construction 80%

On Key Handover 10%

What is included in the price:

- private gardens
- fully-fitted kitchens
- terraces
- staff quarters and balconies
- multiple leisure
- recreational amenities at your doorstep

SIZES:

From 3 720 sq. ft.

INVESTOR PROFIT:

For investors who value price per sq.ft. and wants to get the lowest price and biggest size property.

Find out the purchase terms
and availability on WhatsApp





4. Reportage Village

Handover: Q4 2027

Dubailand, Dubai

BRAND NEW FAMILY – ORIENTED COMMUNITY OFFERING A COLLECTION OF SPACIOUS TOWNHOUSES WITH FLEXIBLE MONTHLY PAYMENT PLAN

Reportage Village is in Dubailand, which offers distinctive and contemporary high end residential townhouses, delivering the whole luxury lifestyle with close proximity to most of Dubai's attractions, and is surrounded by parks, schools, mosques, and community retails.

Reportage village features exclusive townhouse villas with stunning white modern facades that exude an air of sophistication and elegance.

STARTING PRICE

for 3 bedroom

1 549 000 AED

399 911 EUR

424 065 USD



PAYMENT PLAN:

Down Payment 20% During Construction 52%

On Key Handover 28%

What is included in the price:

- Kitchen cabinets and countertops
- Double glazed windows
- Shower in each bathroom
- Central air conditioning
- Vanity units & Mirrors
- Some bedrooms with private bathroom



SIZES:

From 1 567 sq. ft

INVESTOR PROFIT:

Amazing flexible payment plan for any investment strategy: for mortgage buyers, for cash buyers, for investors seeking to resell property on key handover.

[Find out the purchase terms and availability on WhatsApp](#)





5. Sobha Reserve

Handover: June 2026

Dubailand, Dubai

BRAND NEW LUXURY VILLA COMMUNITY LOCATED IN 20 MIN TO DUBAI MARINA AND 20 MIN TO DOWNTOWN DUBAI

Sobha Reserve is a niche set of exquisite villas situated in the heart of an idyllic green nook away from the bustle of the city. It's an exclusive community to behold with vast green avenues.

Sobha Reserve Villas in Wadi Al Safa 2, Dubailand, offer premium 4, 5 & 6 bedroom villas with private amenities. This development combines nature's charm with modernity, providing a dreamlike living experience for every resident

STARTING PRICE

for 3 bedroom

7 701 298 AED

1 988 273 EUR

2 108 364 USD



PAYMENT PLAN:

Down Payment 10%

On Construction 70%

On Key Handover 20%

What is included in the price:

- Clubhouse Bliss
- Water Wonderland
- Family Fun
- Proximity to Entertainment
- Holistic Community



SIZES:

From 4 900 sq. ft.

INVESTOR PROFIT:

Fantastic opportunity for those who are seeking highest quality for personal use and investment.

Find out the purchase terms
and availability on WhatsApp





6. Palm Jebel Ali villas

Handover: 2027

Palm Jebel Ali, Dubai

UNIQUE BRAND NEW DEVELOPMENT IN PALM JEBEL ALI ISLANDS OFFERING ONE OF A KIND MODERN LUXURY BEACHFRONT VILLAS

Dubai has launched a new Palm, Palm Jebel Ali, which is twice the size of Palm Jumeirah. This is a major development in Dubai's real estate market, and it offers investors a unique opportunity to invest in a high-growth asset.

By uniting visionary designers with diverse backgrounds and inspirations, Palm Jebel Ali crafted two extraordinary collections of unique villas, the beach villas and the coral villas.

STARTING PRICE

for 5 bedroom

18 000 000 AED

4 647 128 EUR

4 927 814 USD



PAYMENT PLAN:

Down Payment 20%

On Construction 60%

On Handover 20%

What is included in the price:

- Beachfront villas and residences
- Serenity living
- High investment potential
- High-class



SIZES:

From 7 300 sq. ft.

INVESTOR PROFIT:

Historical property which will change Dubai shores and perception of luxury.

[Find out the purchase terms
and availability on WhatsApp](#)





7. Murjan Al Saadiyat

Handover: June 2025

Saadiyat Island, Abu Dhabi

**DEVELOPING COMMUNITY FOR FAMILIES LOCATED IN SAADIYAT ISLAND
OFFERING A COLLECTION OF MODERN TOWNHOUSES AND VILLAS FOR
INVESTMENT AND PERSONAL USE**

Murjan Al Saadiyat has a strategic location in the main cultural hub of the UAE capital — Saadiyat Island.

Murjan Al Saadiyat is a luxurious residential community being launched along the pristine shores of Saadiyat Island. Murjan Al Saadiyat is under construction, and has an estimated date of handover set to be in June 2025.

STARTING PRICE

for 3 bedroom

7 700 000 AED

1 987 938 EUR

2 108 009 USD



PAYMENT PLAN: Down Payment 10% On construction 40%

On key Handover 50%

What is included in the price:

- Park on the territory
- Clubhouse with pool and fitness room
- Community pools
- Children's playground
- Gym
- More than 150 open parking spaces



SIZES:

From 2 927 sq. ft.

INVESTOR PROFIT:

Great opportunity to enter new growing market of the capital of UAE for attractive price.

Find out the purchase terms
and availability on WhatsApp





8. Saadiyat Lagoons

Handover: 2026 Q1

Saadiyat Island, Abu Dhabi

**BRAND NEW DEVELOPING COMMUNITY LOCATED IN SAADIYAT ISLAND
WALKING DISTANCE TO LOUVRE ABU DHABI, BEACH AND MANGROVE**

Saadiyat Lagoons – Clusters 5A & 2B will be situated next to Sheikh Khalifa Bin Zayed St, which will enable occupants to enjoy a hassle-free commute around the rest of the emirate.

Saadiyat Lagoons – Clusters 5A & 2B is part of the ever popular Saadiyat Lagoons project. There are a total of 206 residential units, namely 4–6 bedroom mangrove villas with either a minimalistic design or a pitched roof design.

STARTING PRICE

for 4 bedroom

6 400 000 AED

1 652 312 EUR

1 752 111 USD



PAYMENT PLAN: Down Payment 5% On Construction 35%
On Key Handover 60%

What is included in the price:

- Open leafy spaces
- Town center
- Eco-corniche along the mangrove
- Linear park
- Multi-purpose hall
- Padel courts
- Climbing walls
- Walking paths & cycling tracks
- Outdoor gyms
- Cultural spine
- Skate park
- Basketball courts
- Retails and F&B hubs
- Majlis



SIZES:
From 5 000 sq. ft.

INVESTOR PROFIT:

Incredible option for those who wants spacious villa by the beach on affordable price.

[Find out the purchase terms and availability on WhatsApp](#)





9. Masaar Villas

Handover: March 2026

Sharjah

FIRST COMMUNITY IN SHARJAH OFFERING VILLAS IN GATED FAMILY ORIENTED GREEN AND ECO FRIENDLY COMMUNITY JUST 25 MIN DRIVE TO DUBAI

Every residence at Saro blends nature-inspired design and features with the latest smart home technology, bringing you convenience and comfort while helping the local environment at the same time.

All Saro residents also enjoy easy access to Masaar Central, a retail and entertainment cluster containing shops, dining outlets and family-friendly facilities, just a short walk away through the trees.

STARTING PRICE

for 4 bedroom

2 000 800 AED

705 000 EUR

762 500 USD



PAYMENT PLAN:

Down Payment 5%

On Construction 40%

On Handover 55%

What is included in the price:

- Five-kilometer cycling path
- Entertainment and retail zone
- Sports facilities
- Modern, contemporary design
- Smart home features as standard for every home
- Access to forested green spine with jogging track along with walks and quiet zones



SIZES:

From 2 662 sq. ft.

INVESTOR PROFIT:

Rare option on the local market with suitable payment plan for mortgage buyers.

[Find out the purchase terms
and availability on WhatsApp](#)



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