



TSR

—REAL ESTATE—



VENICE

DAMAC
Lagoons

LIFE FLOWS
DIFFERENTLY

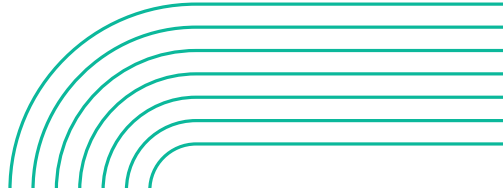


IN VENICE

BEAUTIFUL &
IMPROBABLE

They say it cannot exist.
A place that flirts with land while
courting the sea.

Where roads are submerged yet
love blooms, ascendant.

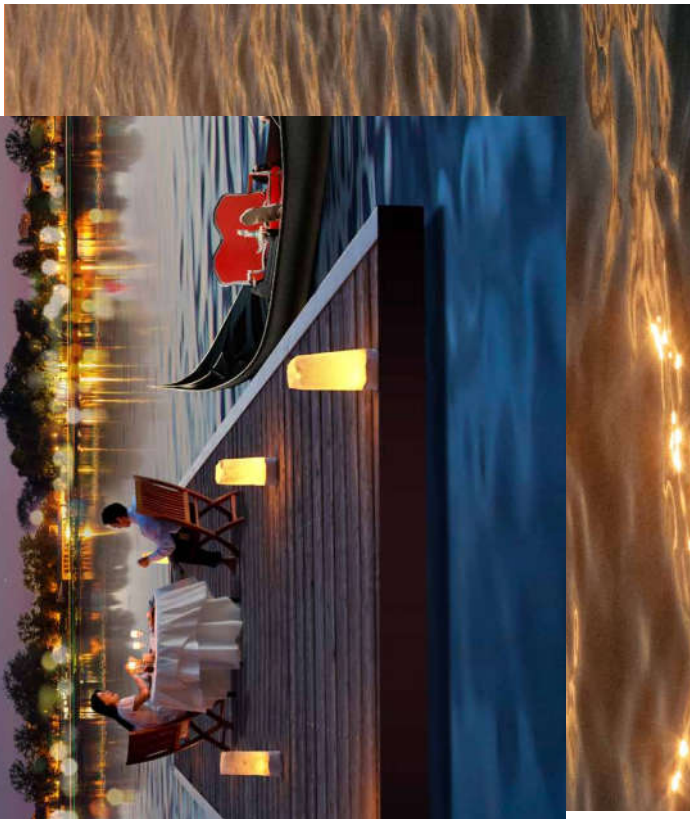
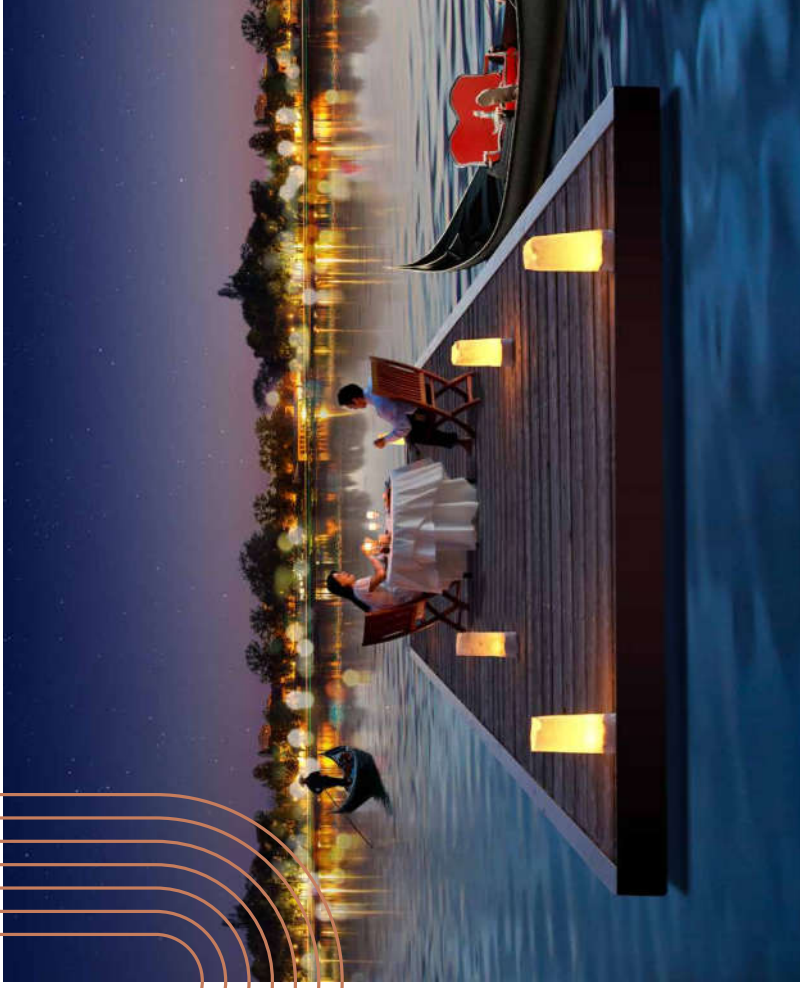
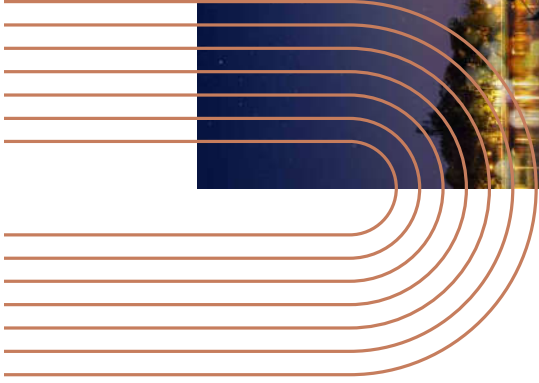




YET HERE IT
STANDS.

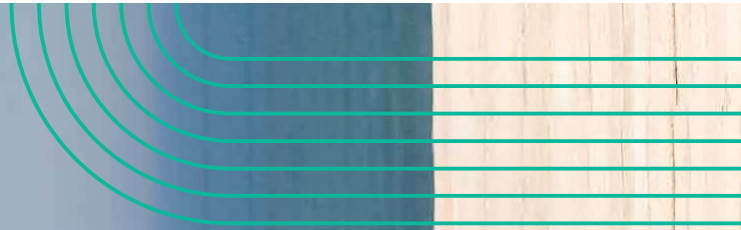
The floating city.
La Dominante.
La Serenissima.

The Queen of the Adriatic.



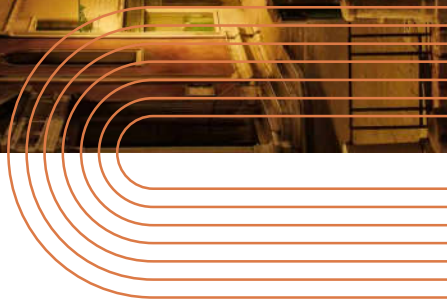
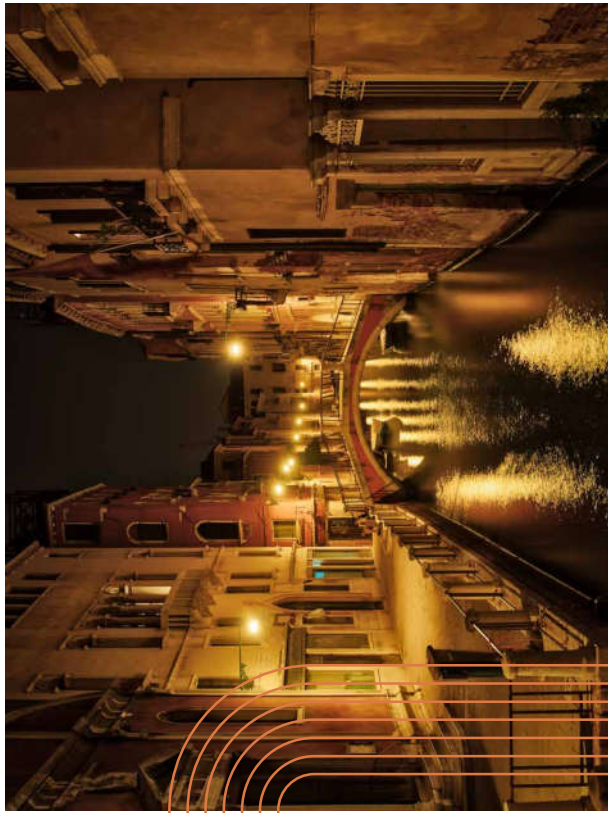
It takes a thousand words to describe Venice.
A thousand. And one.

BREATH TAKING.



LIVE THE ESSENCE
OF THE CITY

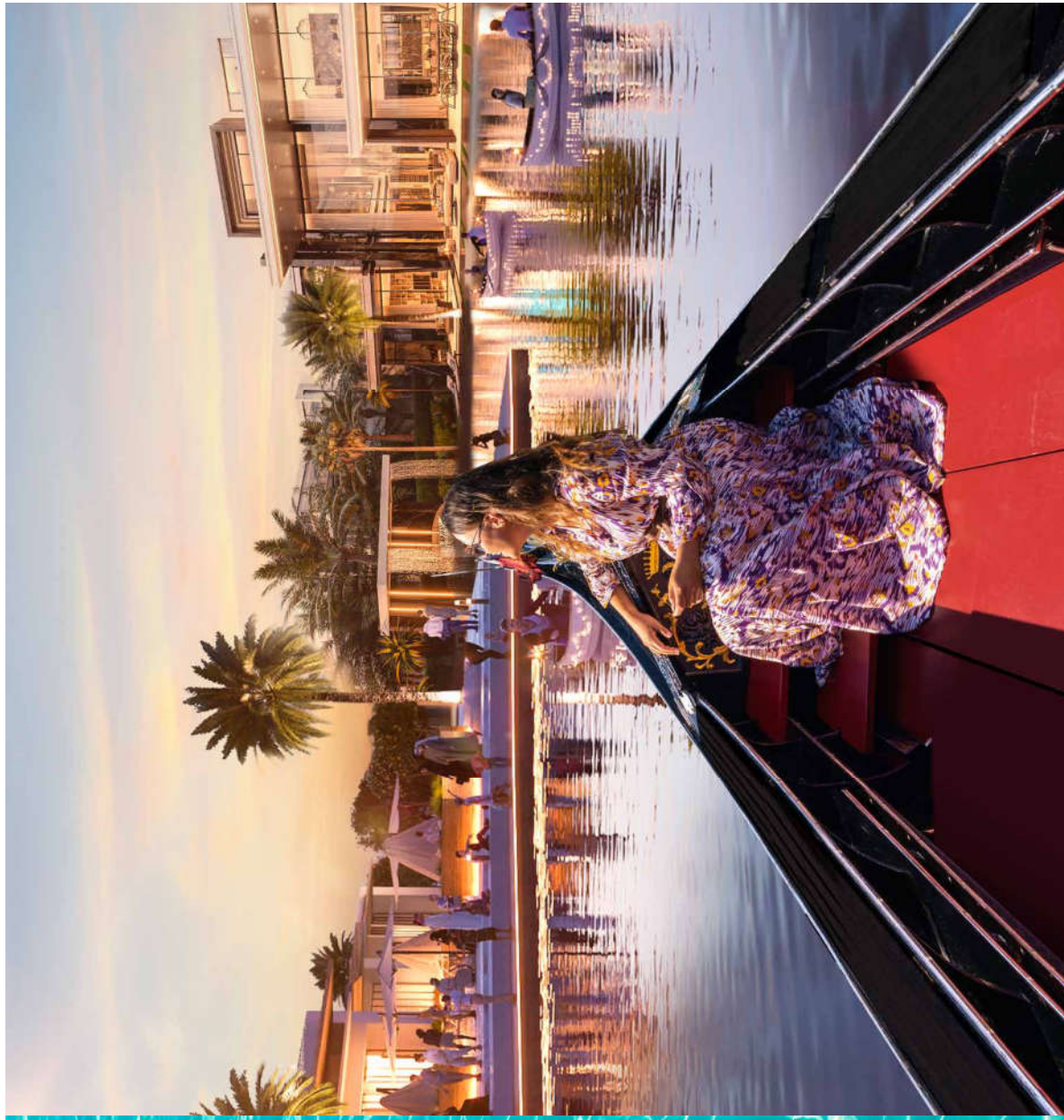
As you tread the paved pathways or sail through its winding canals,
you follow in the footsteps of countless adventurers,
inventors, artists, geniuses, and incurable romantics.

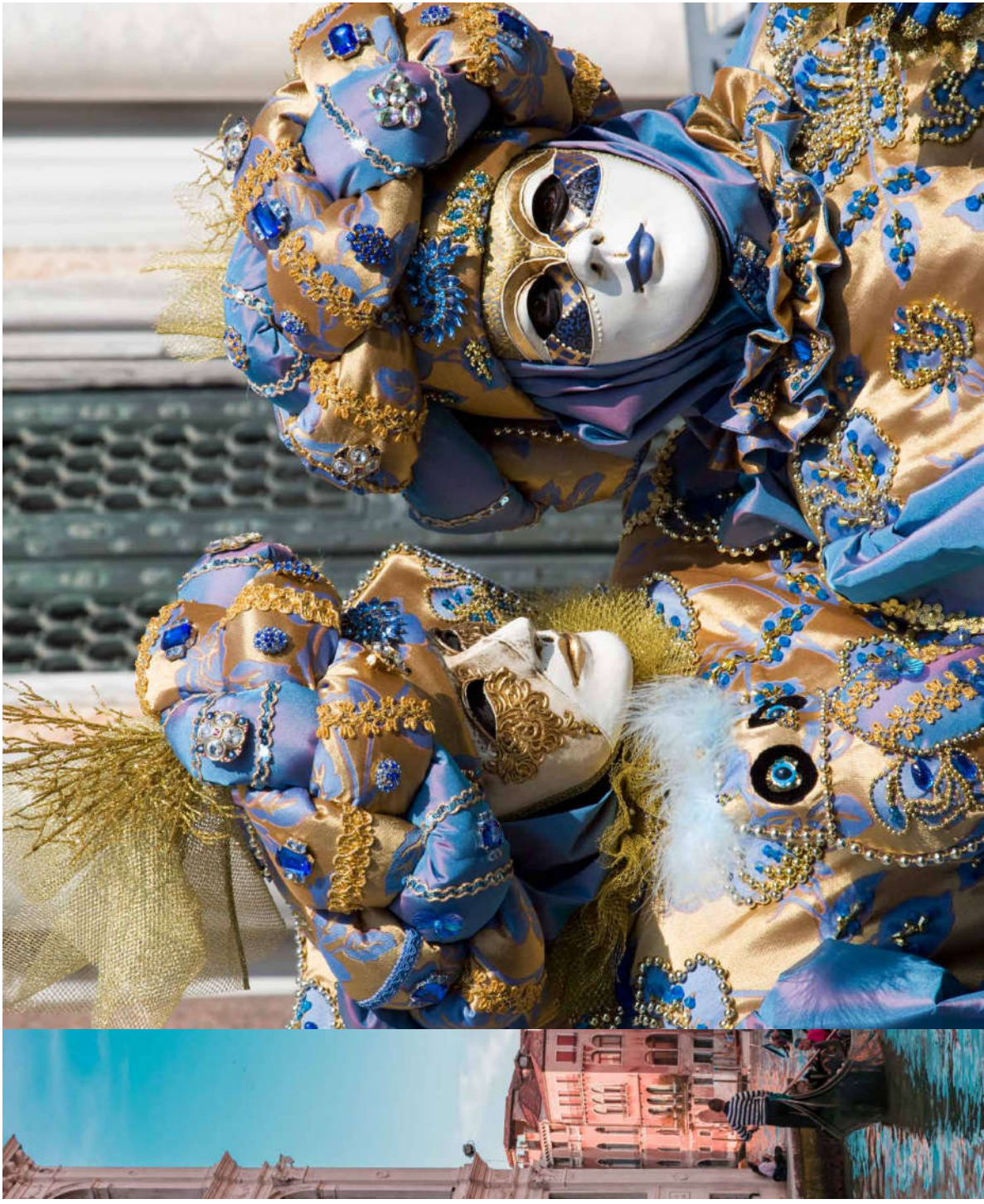


MAKE WAY FOR
WONDER

Effortlessly, the spell of Venice is cast.
It inspires, inciting us to create,
To express.

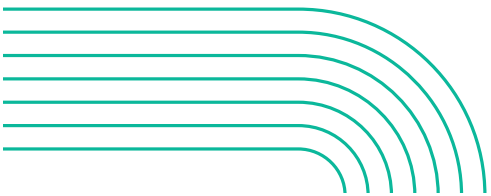
To live, and to love.



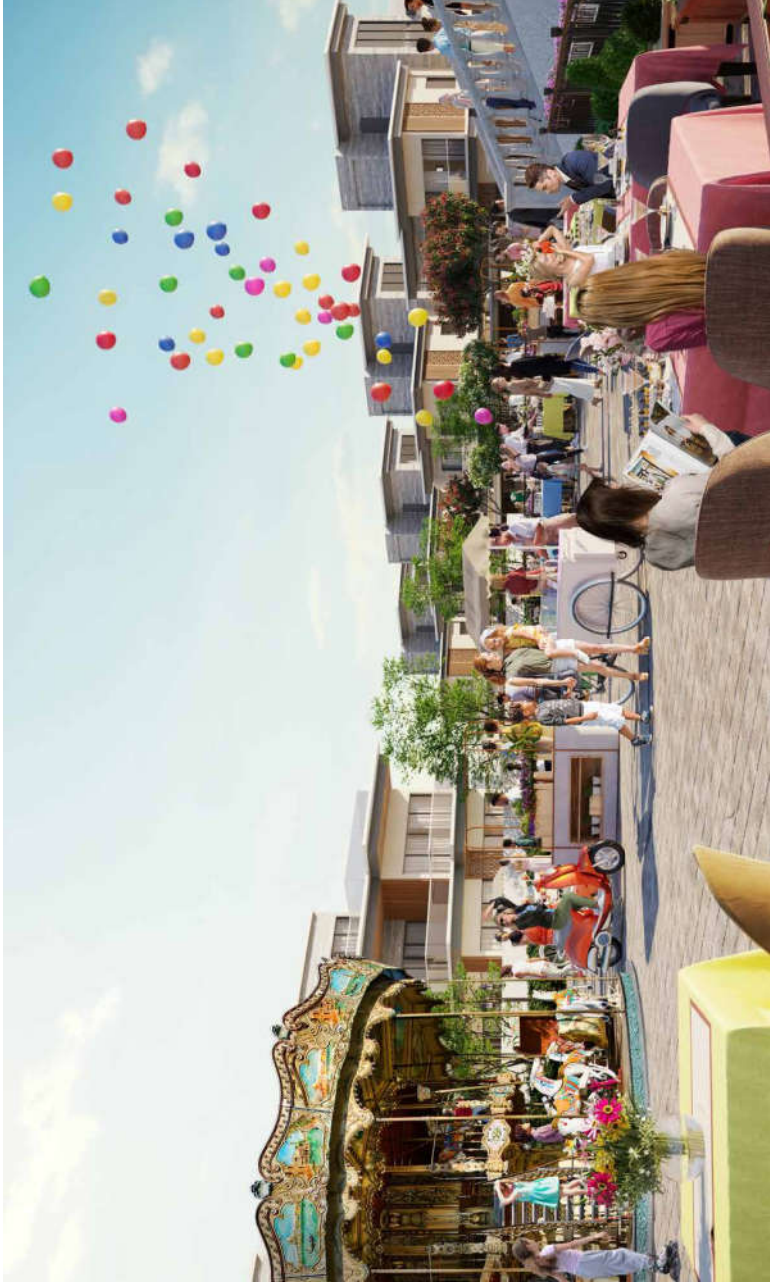


MAKE WAY FOR
VENICE

Where hearts beat. Where souls meet.
A dreamer's dream come true.

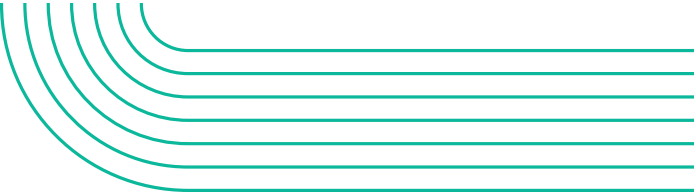


LIKE A RENAISSANCE PAINTING
COME TO LIFE



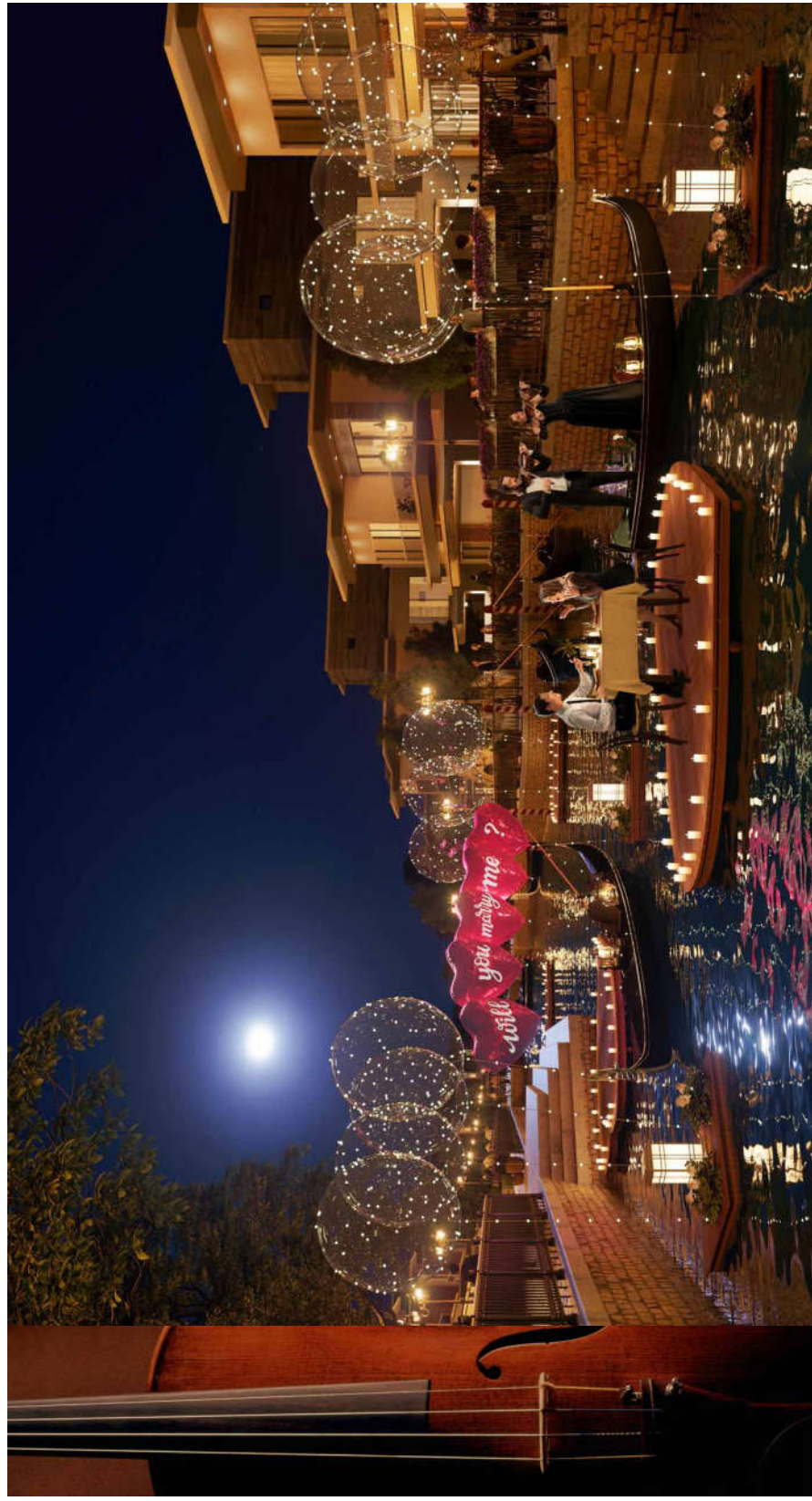
Arching bridges pass over canals, as graceful gondolas ply the waters.

Cozy waterside cafes provide perfect spots from which to take in the resplendent view.



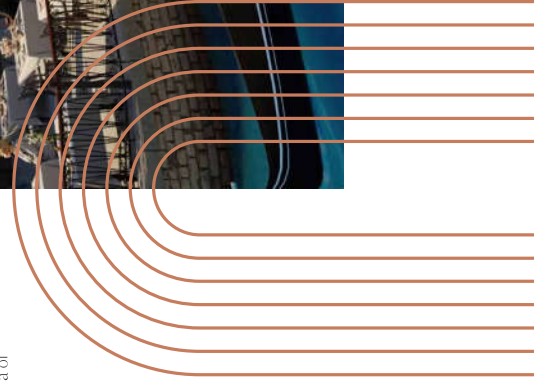
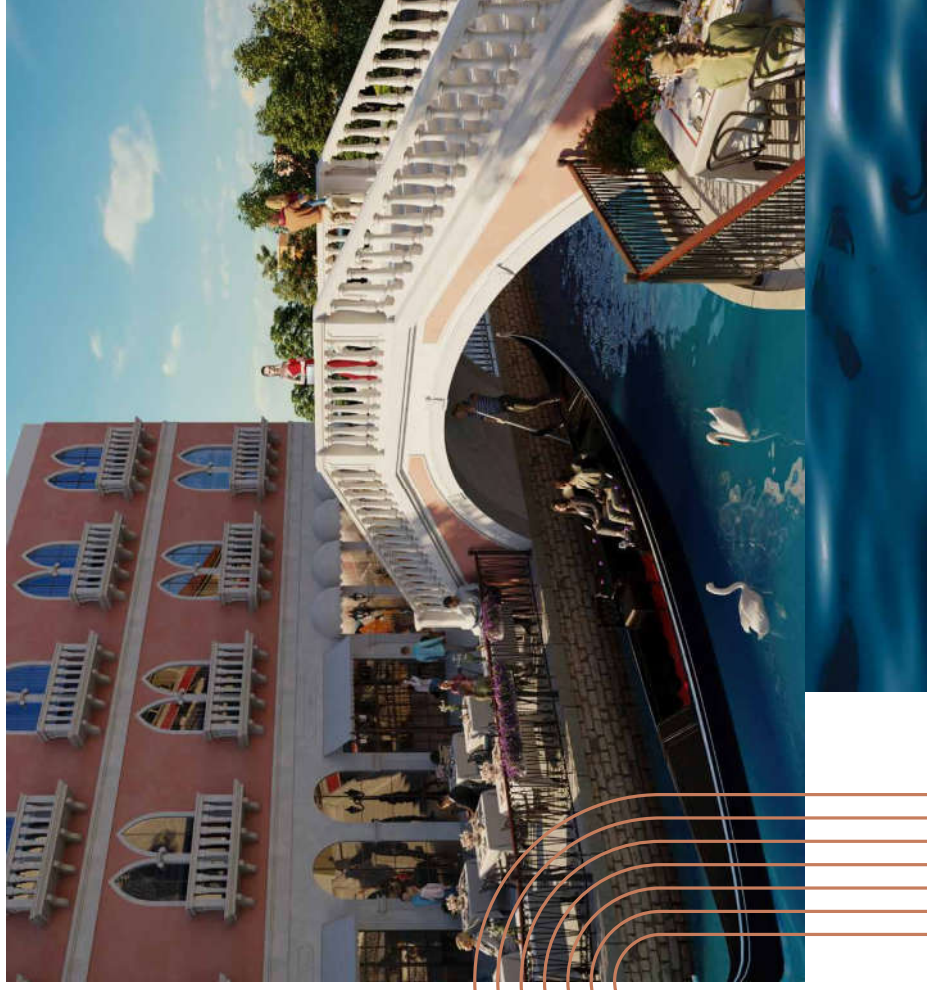
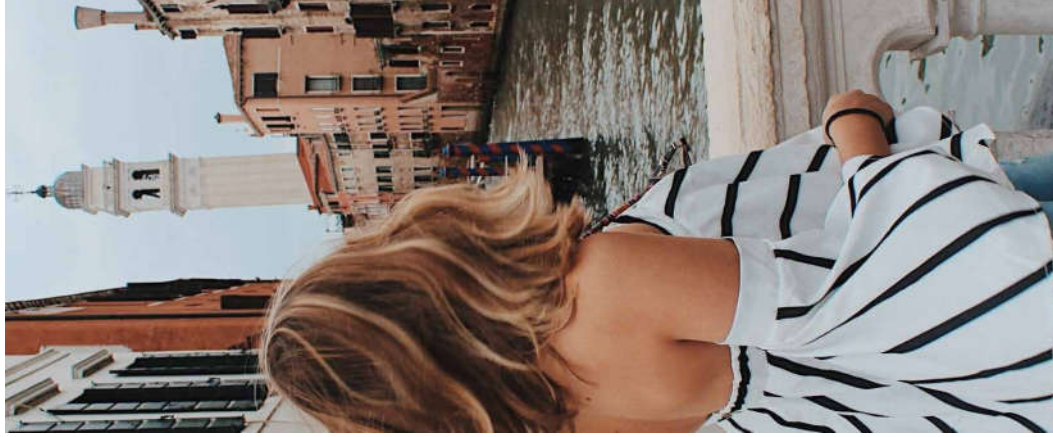
LOVE IS IN THE AIR

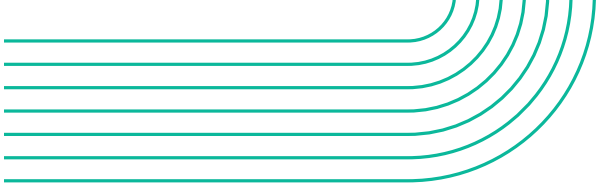
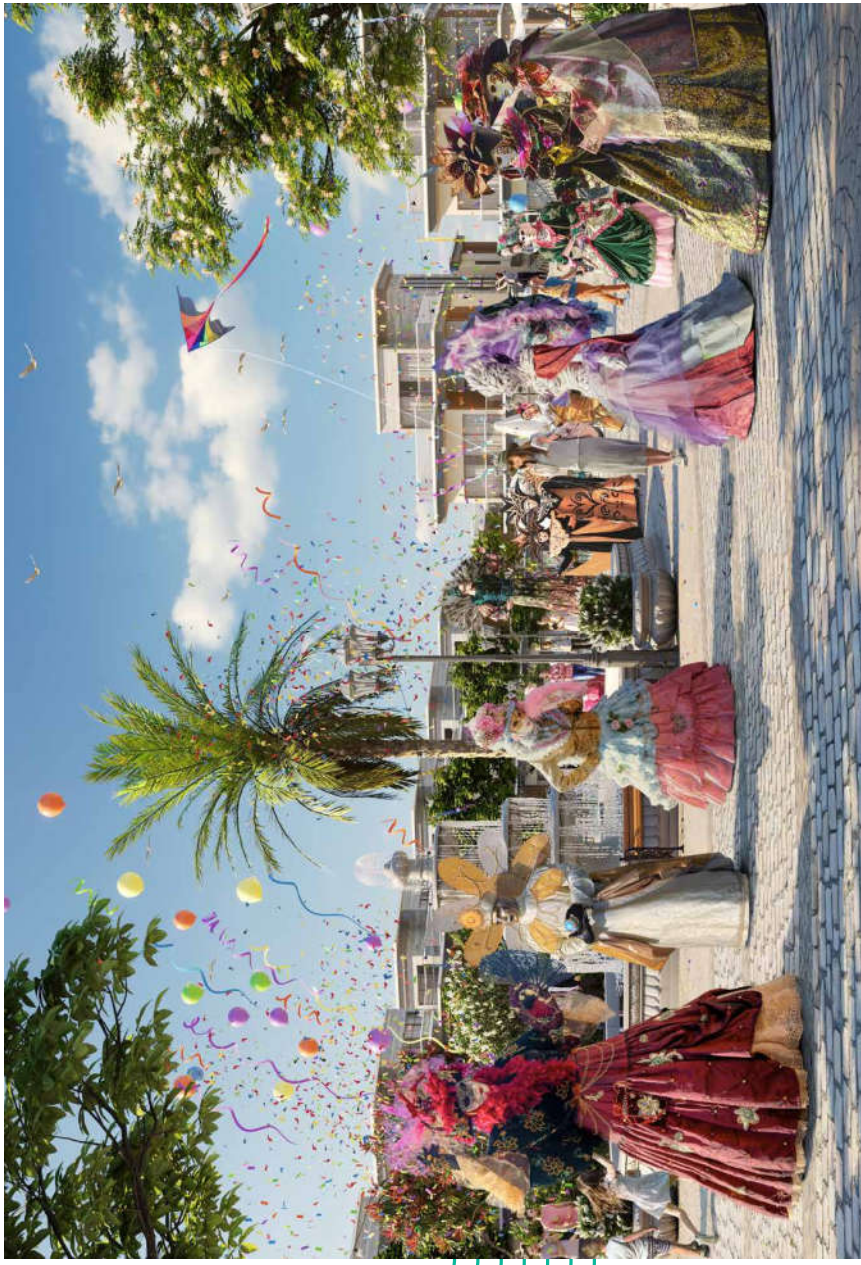
The stage is set for an unforgettable proposal. Celebrate love for all eternity as musicians serenade you on a quiet, moonlit night.



EMBRACE LABELLA VITA

Venice brings all the glitz and glamour of modern Italy to your doorstep. Shop at high-end retail stores and pick from a plethora of fine dining options.





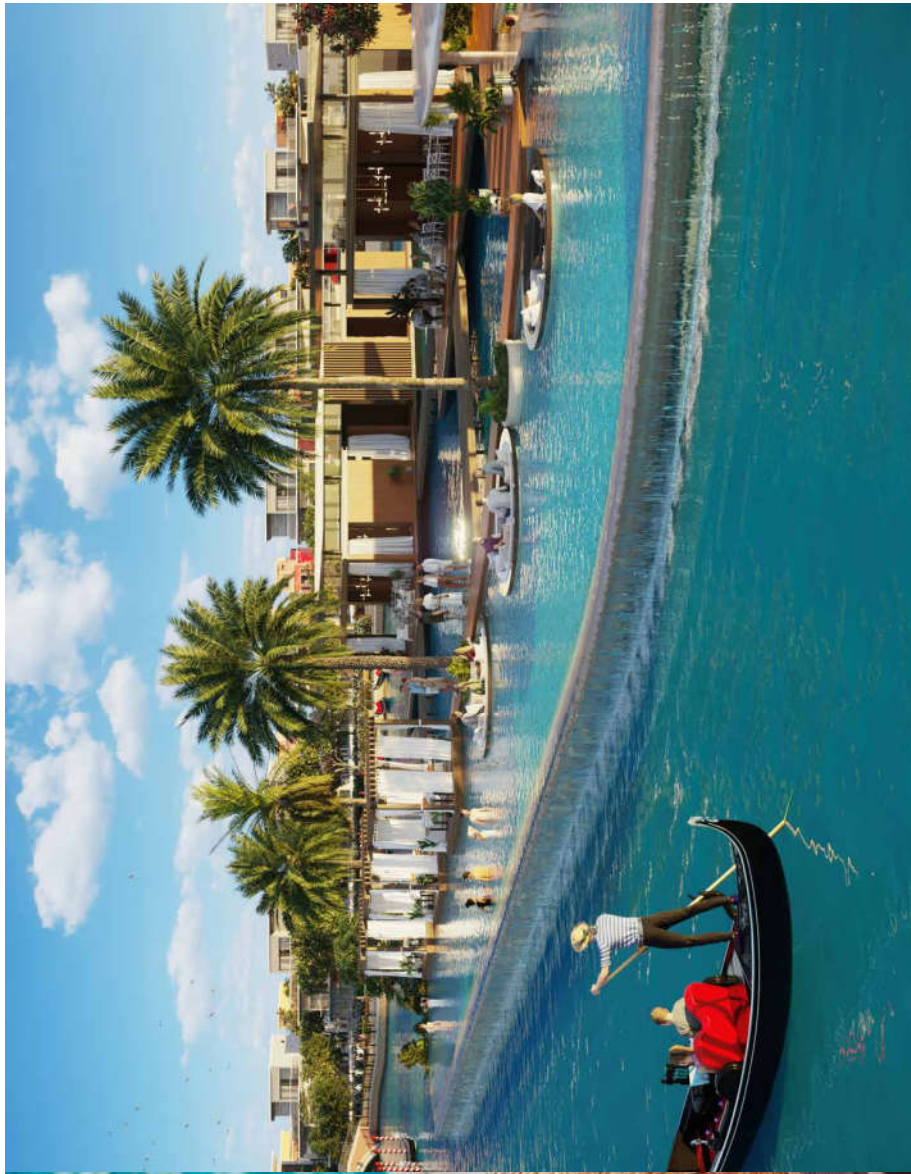
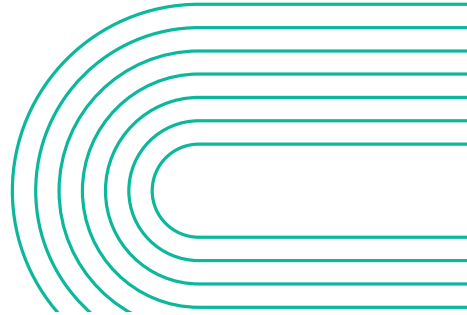
JOIN THE CELEBRATIONS

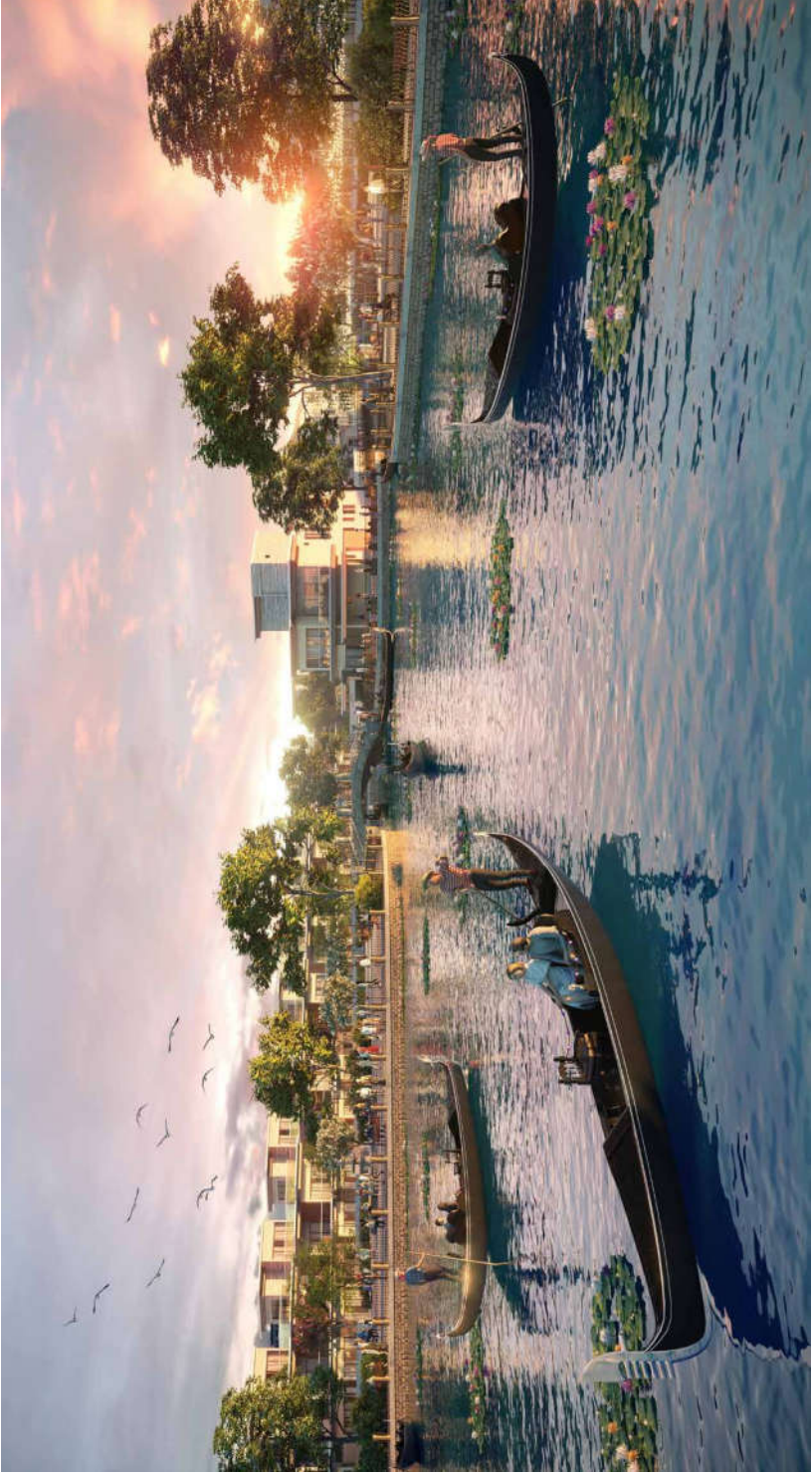
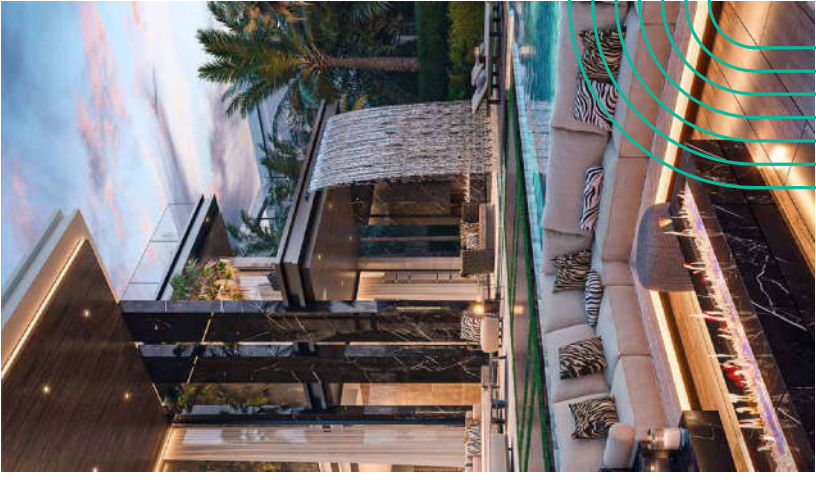
The party never ends at the heart of the Venetian cluster. Take part in the perpetual carnival with spectacular performances all year-round.

ELEGANT LUXURIES

And finally, the jewel in the Venetian crown- the magnificent clubhouse.

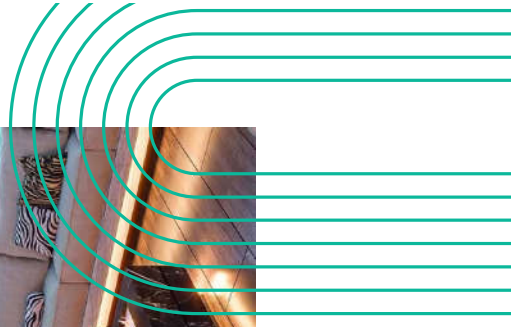
Be transported to a Mediterranean dream from years past at a fully-equipped luxury spa or at the local fine-dining restaurant and bar.





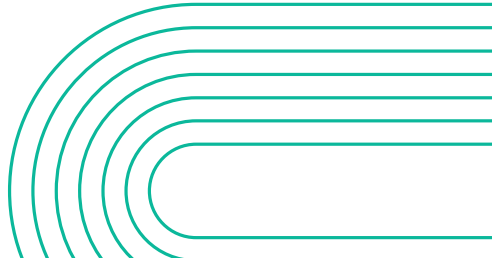
The large, luxurious villas in Venice all enjoy sweeping views of the amazing lagoons. Their stunning, monochromatic architecture is very much influenced by the titular city.

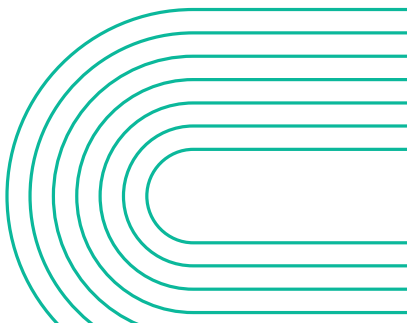
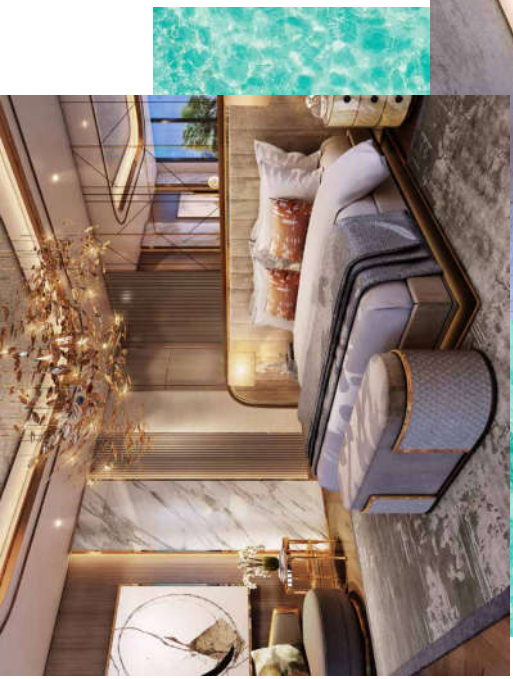
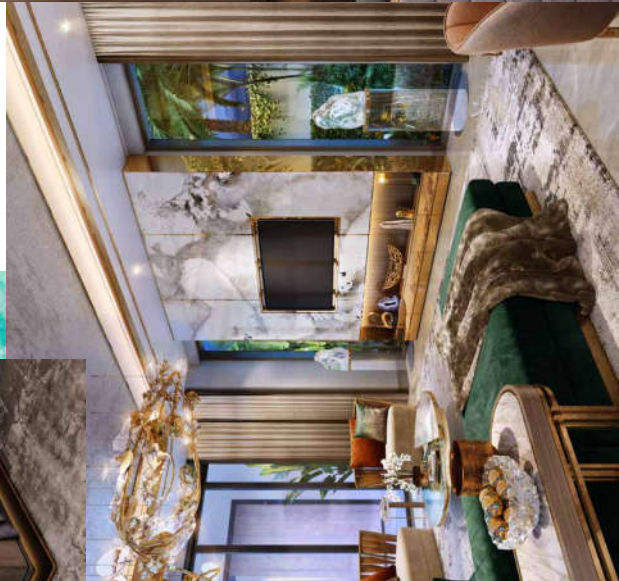
ARCHITECTURAL MARVELS



A PALACE OF YOUR OWN

Interiors lined with black and grey marble accentuate the air of Italian luxury. Careful use of green and gold accent colours as well as indirect lighting and wood panels elevate your living experience to something truly sublime.





The Luxury of Location

SPORTS AND LEISURE

- 1 Dubai Polo & Equestrian Club – 10 minutes
- 2 Dubai Autodrome – 12 minutes
- 3 The Plantation Equestrian and Polo Club – 11 minutes
- 4 Miracle Garden – 13 minutes
- 5 Dubai International Stadium – 14 minutes
- 6 Global Village – 14 minutes
- 7 IMG World – 14 minutes
- 8 Hamdan Sports Complex – 15 minutes

HOSPITALS

- 1 Aster Medical Centre – 9 minutes
- 2 Mediclinic Parkview Hospital – 12 minutes
- 3 NMC Royal Hospital – 19 minutes

HOTELS

- 1 Park Inn by Radisson – 10 minutes
- 2 Studio One Hotel – 9 minutes
- 3 Five Hotel Jumeirah Village Circle – 19 minutes

SCHOOLS

- 1 Jebel Ali School – 5 minutes
- 2 Fairgreen International School – 11 minutes
- 3 Global Indian International School – 16 minutes
- 4 Safa Community School – 18 minutes
- 5 Kings' School – 21 minutes

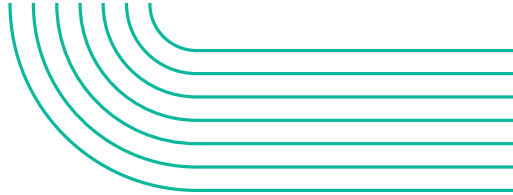
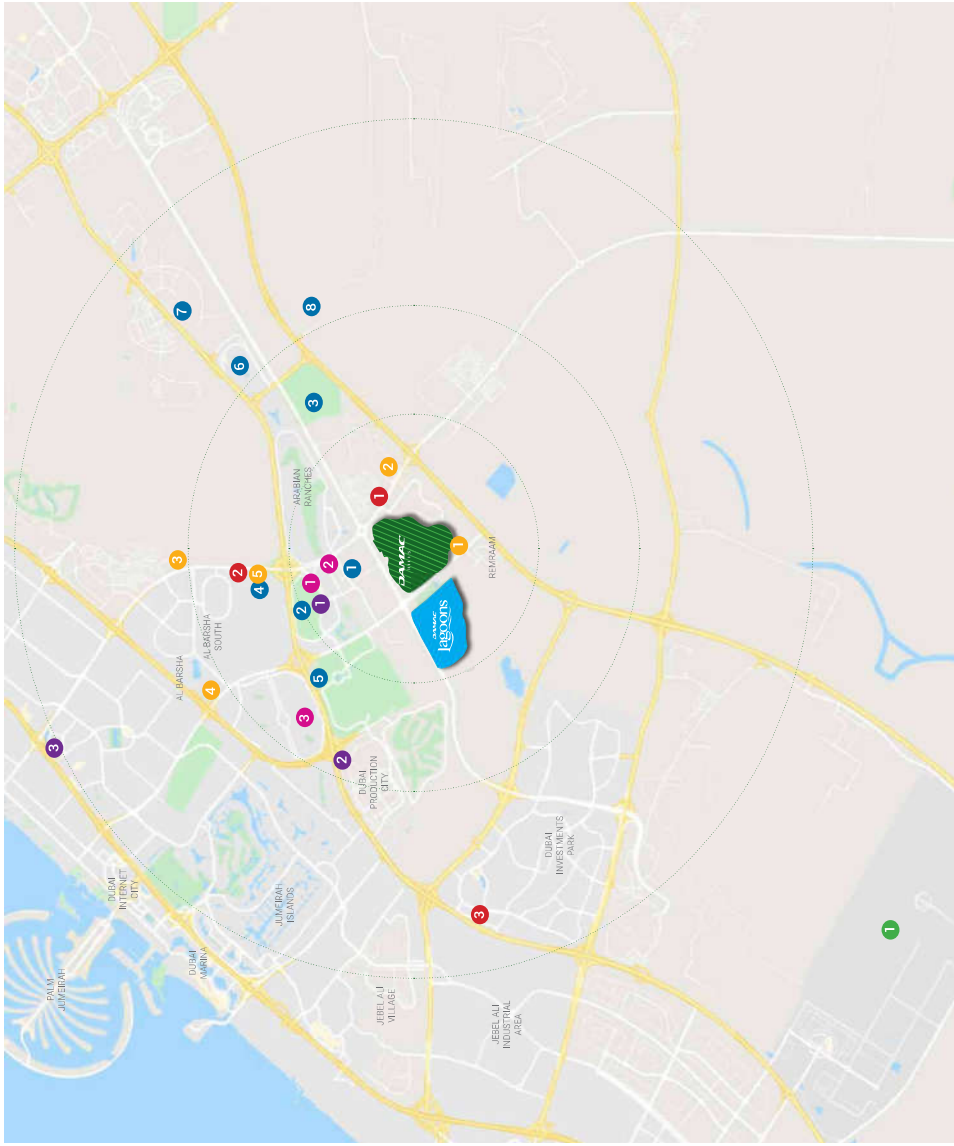
AIRPORT

- 1 Al Maktoum International Airport – 28 minutes

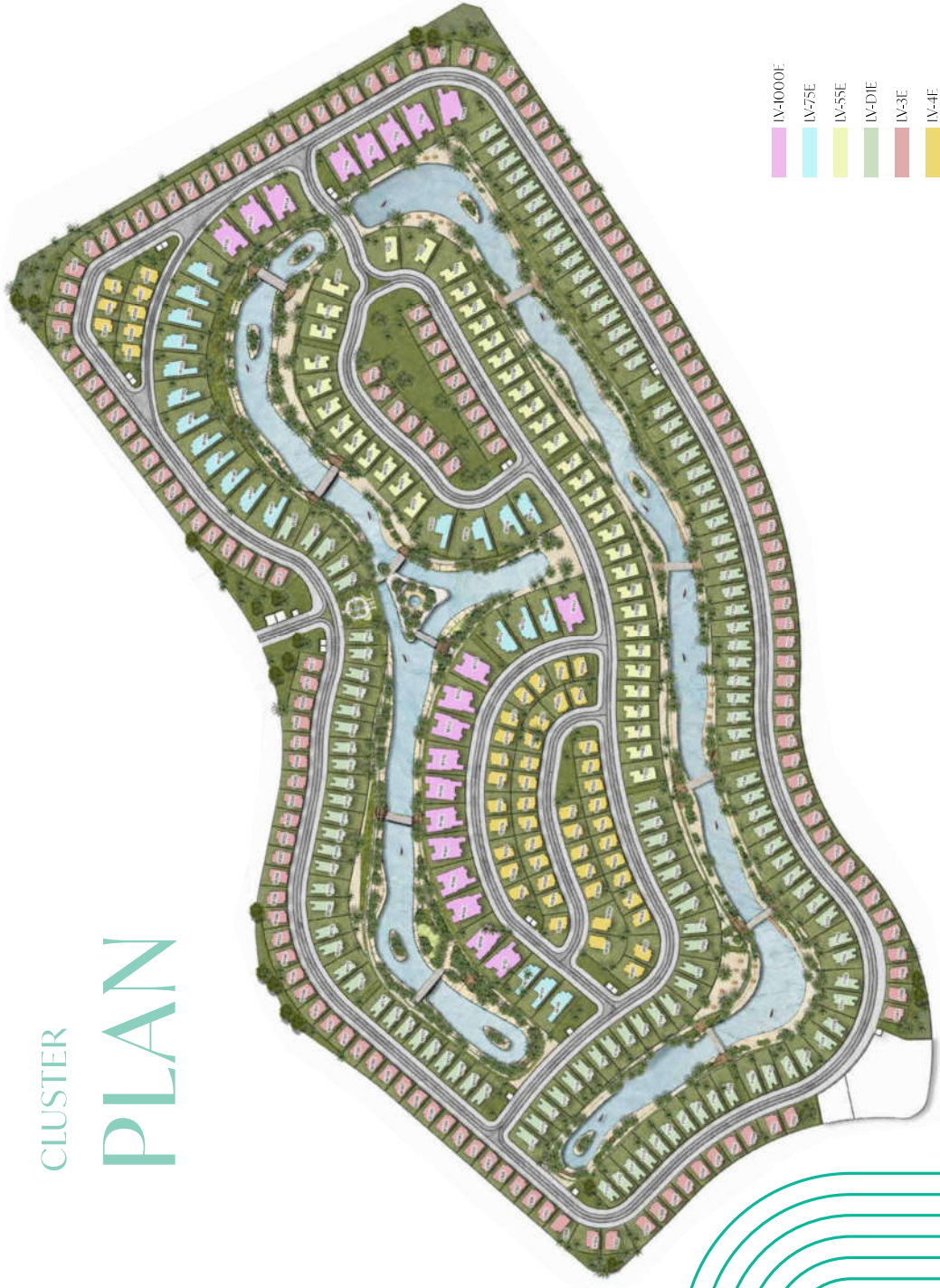
MALLS

- 1 First Avenue Mall – 11 minutes
- 2 City Centre M'aiseim – 14 minutes
- 3 Mall of the Emirates – 24 minutes

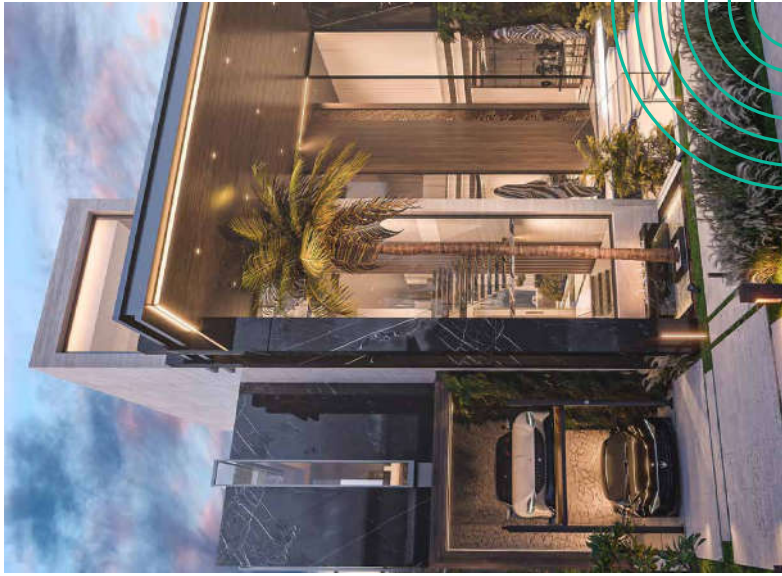
DAMAC Lagoons is hidden away along Hessa Street right opposite DAMAC Hills community. The convenient location puts residents within minutes of the city's key arterial freeways such as Mohammed Bin Zayed Road, Emirates Road and Al Khail Road.



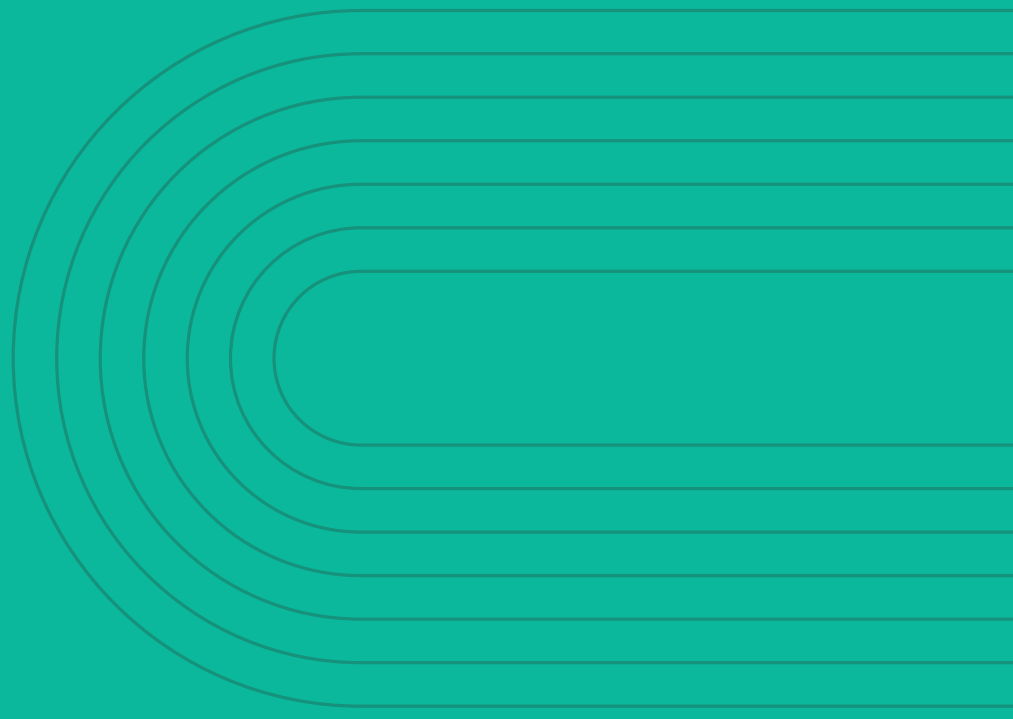
CLUSTER PLAN

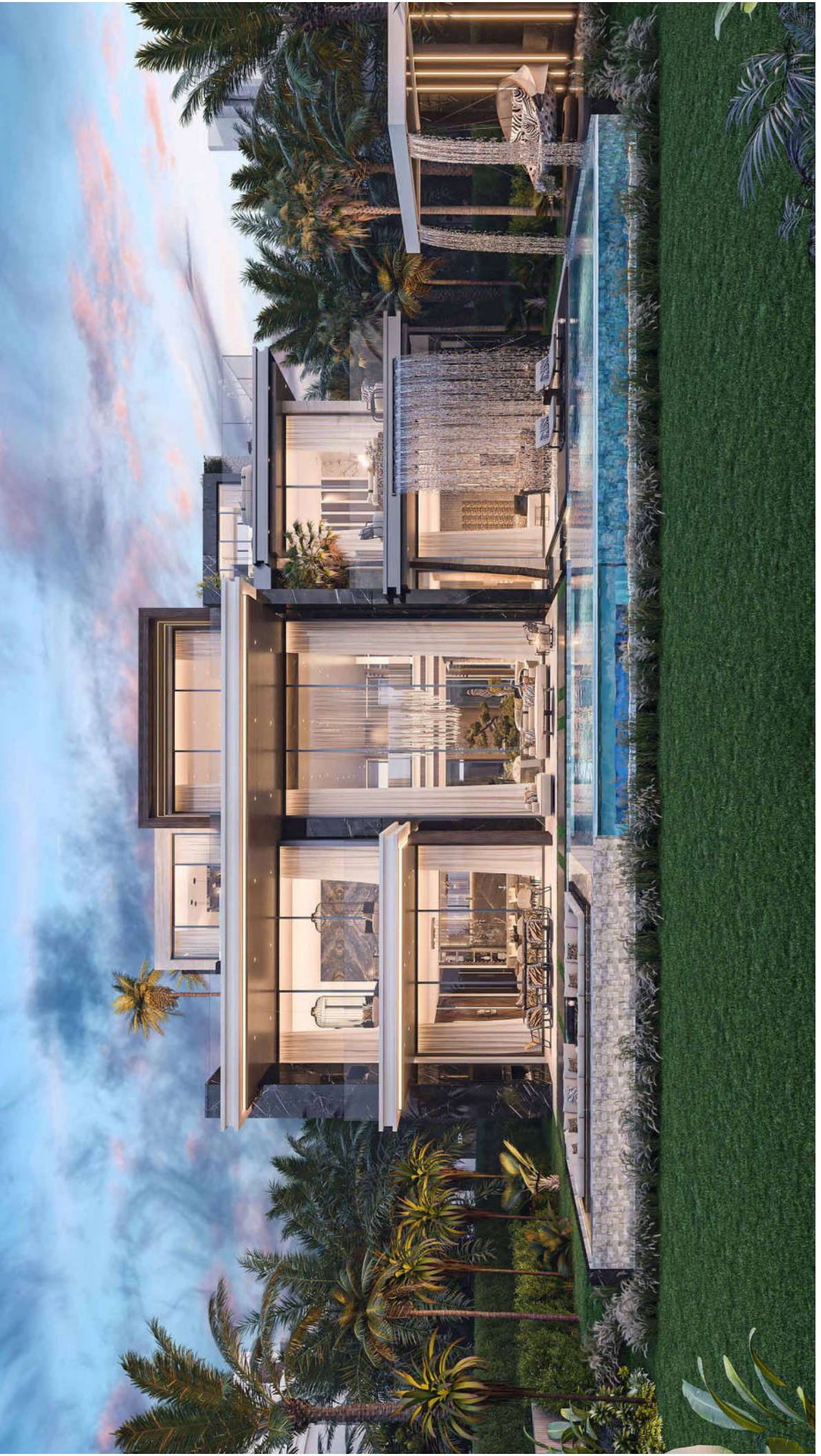


- IV-1000E
- IV-75E
- IV-55E
- IV-D1E
- IV-3E
- IV-4E



FLOOR
PLANS





VENICE

LV-1000E

6 BEDROOM VILLA



VENICE

LV-1000E

6 BEDROOM VILLA



floor plan



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

6 BEDROOM VILLA

floor plan

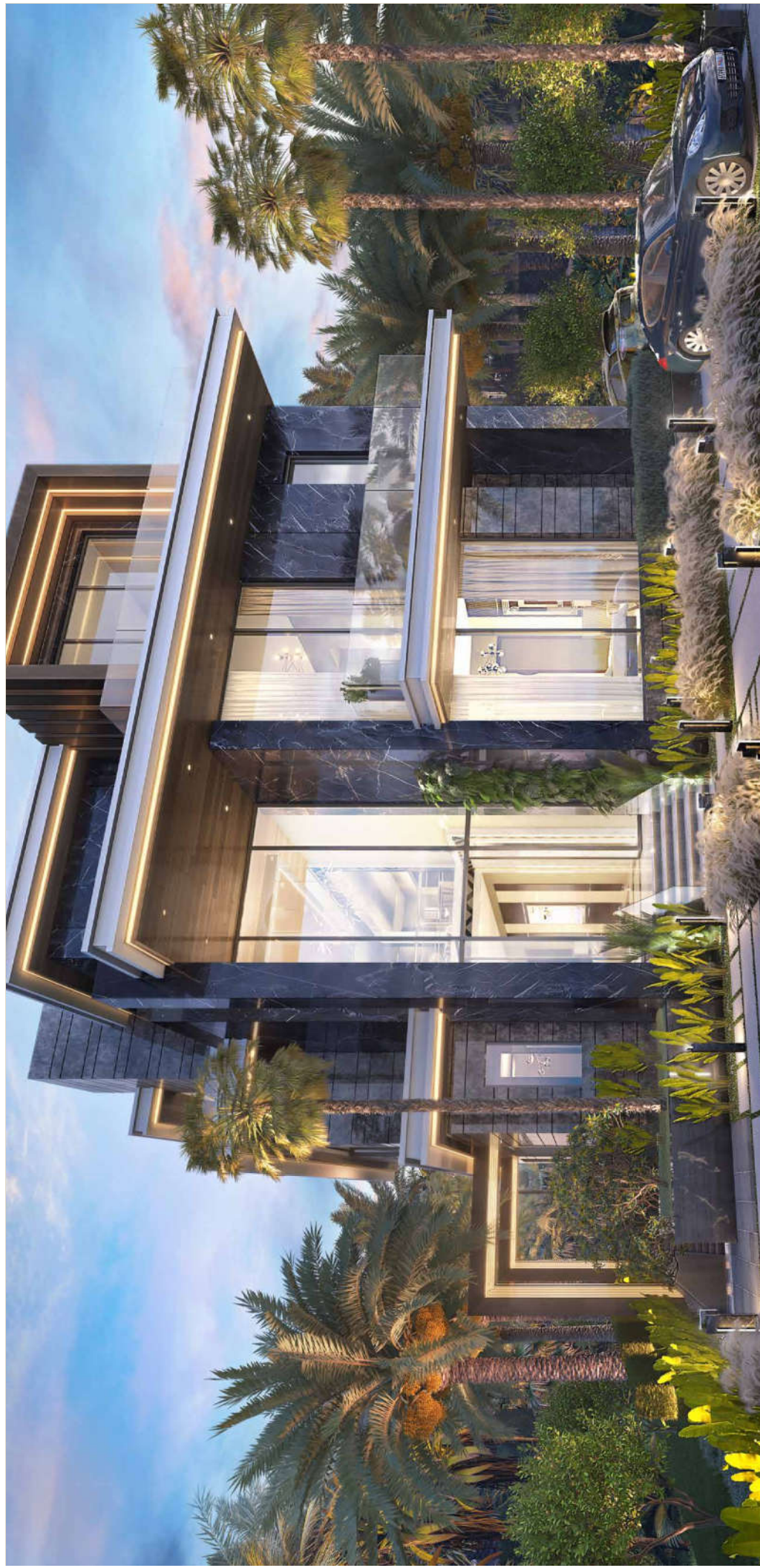
6 BEDROOM VILLA

Total Sellable Area: 24752.58 SQ.FT

VENICE

LV-75E

7 BEDROOM VILLA



VENICE

LV-75E

7 BEDROOM VILLA



floor plan



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

7 BEDROOM VILLA

floor plan

7 BEDROOM VILLA

Total Sellable Area: 17590.92 SQ.FT

VENICE

LV-55E

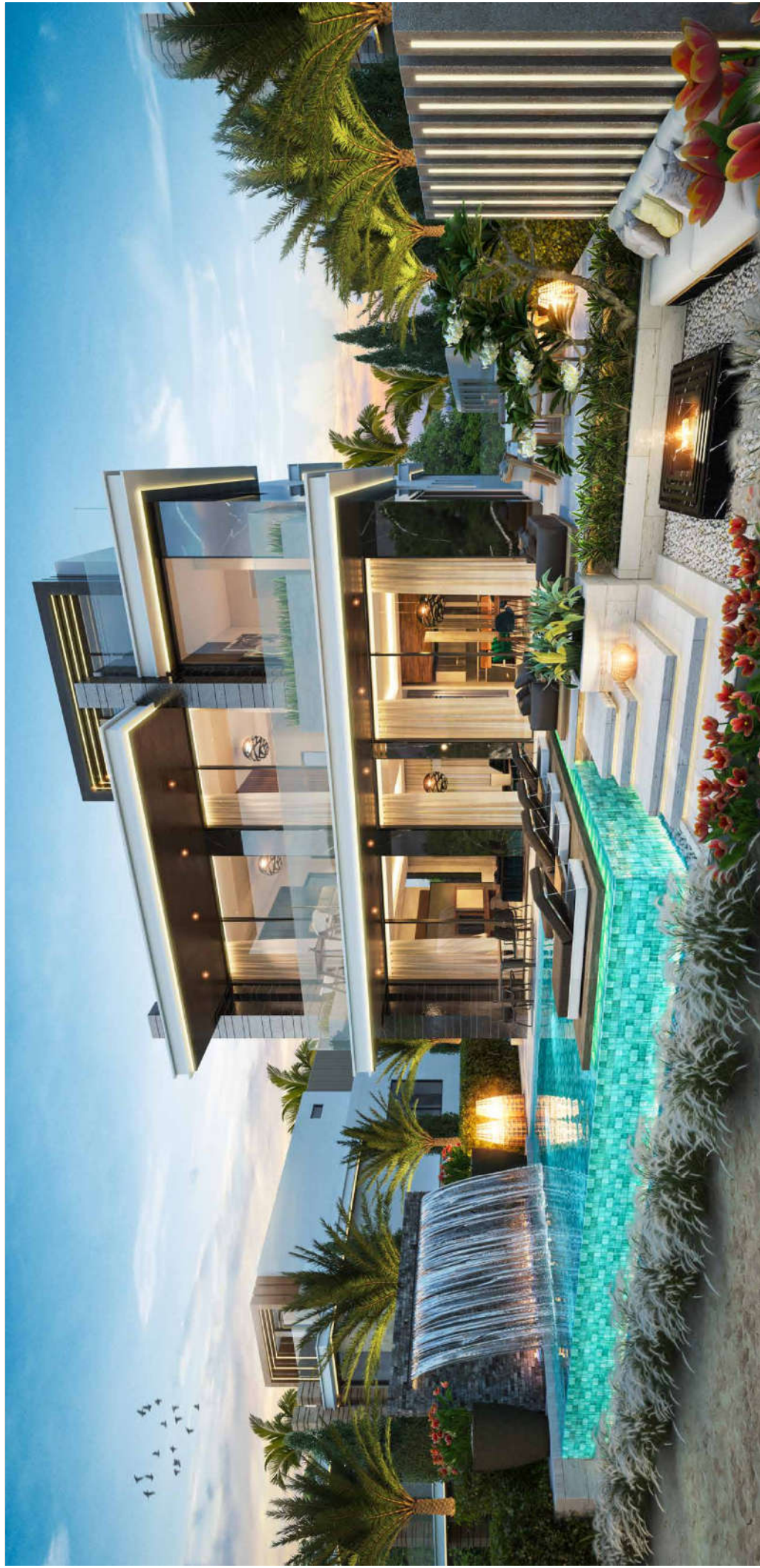
6 BEDROOM VILLA



VENICE

LV-55E

6 BEDROOM VILLA



floor plan



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

6 BEDROOM VILLA

floor plan

6 BEDROOM VILLA

Total Sellable Area: 10991.57 SQ.FT

VENICE

LV-D1E

7 BEDROOM VILLA



VENICE

LV-DIE

7 BEDROOM VILLA



floor plan



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

floor plan

7 BEDROOM VILLA

7 BEDROOM VILLA

Total Sellable Area: 10672.85 SQ.FT

VENICE

LV-3E

6 BEDROOM VILLA



floor plan



GROUND FLOOR

floor plan

6 BEDROOM VILLA



FIRST FLOOR

6 BEDROOM VILLA

Total Sellable Area: 4572.83 SQ.FT

6 BEDROOM VILLA



floor plan



GROUND FLOOR

floor plan

6 BEDROOM VILLA



FIRST FLOOR

6 BEDROOM VILLA

Total Sellable Area: 4066.82 SQ.FT



TSR

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