

🕒 Completion - NOV 2026

# Damac Hills - Utopia

Damac Hills



## MMT International Real Estate

Dubai, United Arab Emirates

 **Verified Agent**

Phone 971501639194


Email info@mmtrealestate.com

Website


Instagram:




# Damac Hills - Utopia

 Furnishing - No

 Parking -

 Floors - B + G + 2floors

 Service charge - 3,5  
AED/sqft

## Project general facts

Indulge in the epitome of luxury living at Utopia Villas by Damac, located in the prestigious Damac Hills. These exclusive 6-7 bedroom urban resort villas stand as a testament to sophistication and opulence. Meticulously designed, each residence offers a harmonious blend of upscale aesthetics and premium amenities, creating a haven of refinement. From spacious interiors to meticulously landscaped surroundings, Utopia Villas exemplify Damac's dedication to crafting extraordinary homes in an esteemed community. Experience the pinnacle of urban resort living in the heart of Damac Hills at Utopia Villas.

## Finishing and materials

Living and Dining: Marble flooring. Painted walls with highlight / feature wall — as applicable

Bedrooms: Wooden paraquet flooring – All bedrooms (Except maids/drivers). Painted walls with highlight/feature wall – As applicable

Bathroom: Porcelain tiled floors and walls -all bathrooms. Sanitary ware and fittings. Vanity with under tier cabinet and stone countertop. Glass enclosures - Shower / WC. Mirror –All bathrooms

Convenience: Built in elevators. Car turntable (in basement parking) – As applicable. Sauna & Steam room. Home Automation system limited to - lights, AC, curtains, smart switches, and video intercom interface controls. Hardscape (External) -at entry, sides and around swimming pool only.

### **Kitchen and appliances**

Kitchens fitted with cabinets, under-counter storage with stone countertops. Kitchen appliances include cooker, hood, refrigerator, washing machine and dishwasher. Show Kitchen - Marble floor and Painted wall with porcelain backsplash. Main Kitchen -Porcelain tiled floors and walls. Steel Sink.

### **Furnishing**

No

### **Location description and benefits**

Damac Hills is an exquisite community nestled within the heart of Dubai. Known for its luxurious living and world-class amenities, this prestigious development spans over 42 million square feet and offers a wide range of residential options, including villas, townhouses, and apartments. Designed to provide residents with a lavish and

convenient lifestyle, Damac Hills combines stunning architecture, meticulously landscaped surroundings, and an array of leisure facilities.

The community of Damac Hills is meticulously planned to offer residents a wealth of amenities and services. The Trump International Golf Club, designed by golf legend Tiger Woods, serves as the centerpiece of the community and provides residents with an unrivaled golfing experience. In addition to golf, Damac Hills features lush green parks, jogging tracks, and cycling paths, encouraging an active and healthy lifestyle.

Damac Hills is not just a residential community; it also caters to the needs of its residents through its vast range of retail outlets, gourmet restaurants, and state-of-the-art fitness centers. The community's vibrant atmosphere is further complemented by its entertainment offerings, including the luxurious Damac Hills Drive-In Cinema and the popular Carrefour supermarket, ensuring that residents have access to all their daily needs and entertainment options within close proximity.



# Architecture

COLLECTIVE  
LONDON • DUBAI



# Architecture

XBD  
COLLECTIVE  
LONDON • DUBAI



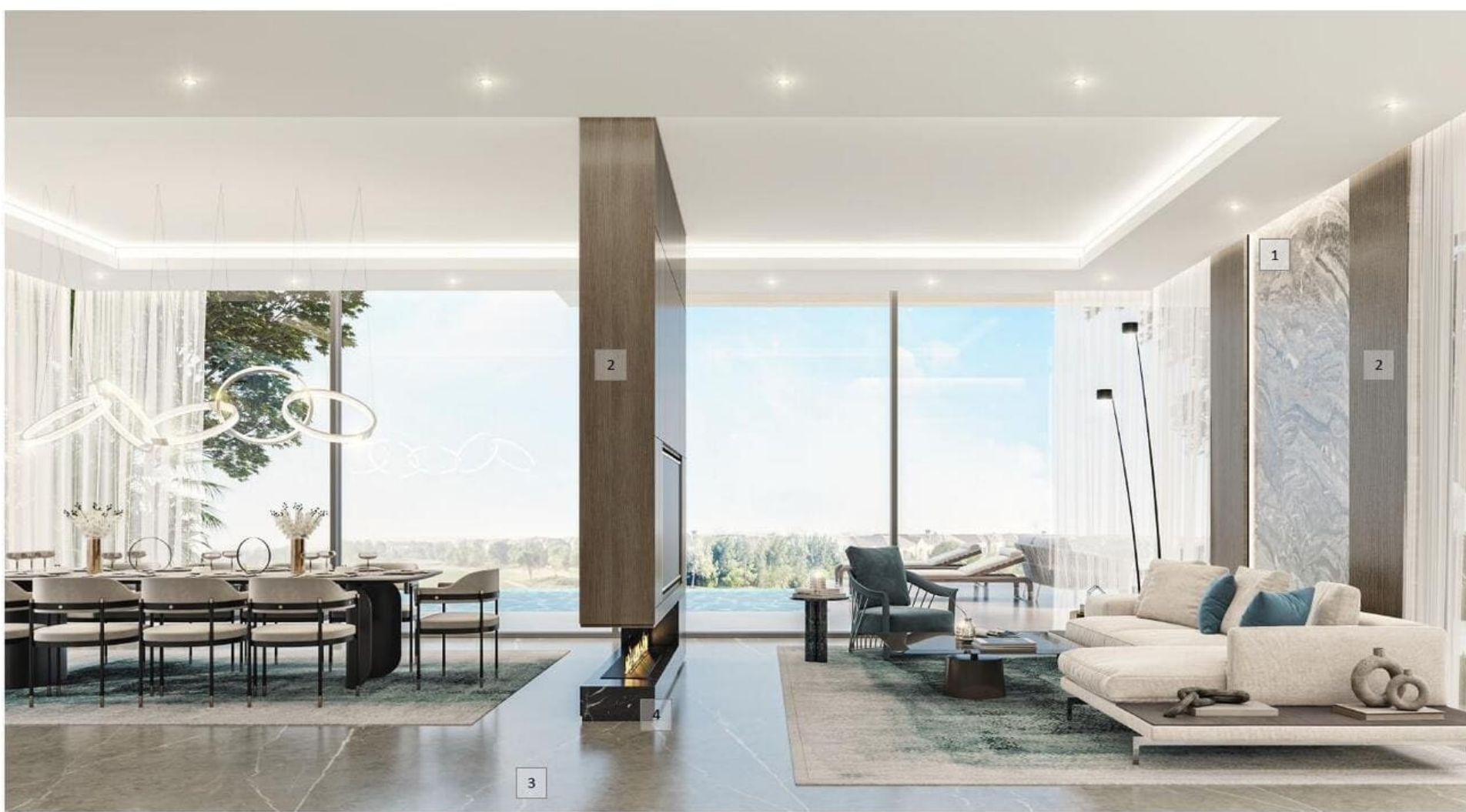
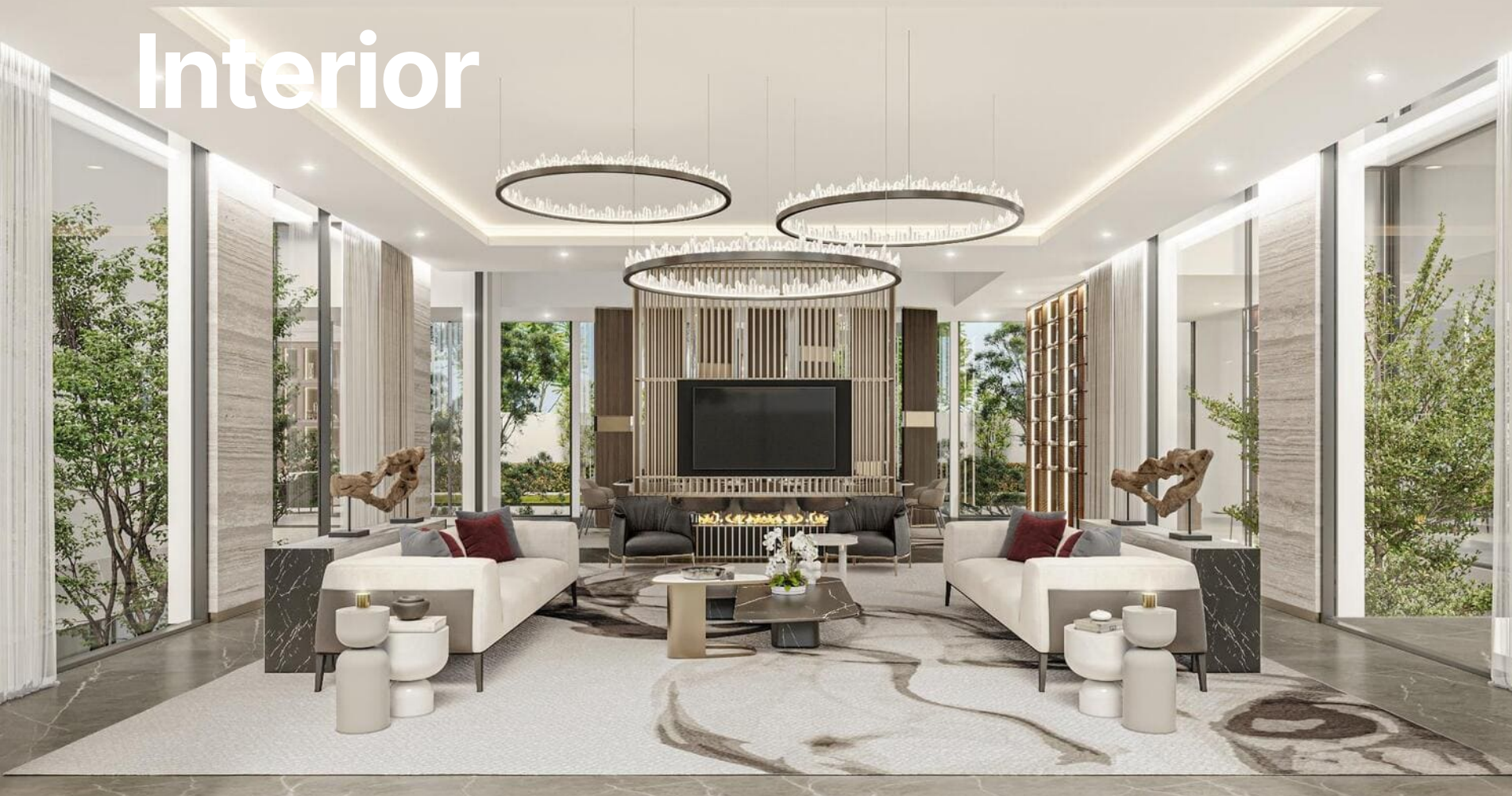
XBD  
COLLECTIVE  
LONDON • DUBAI



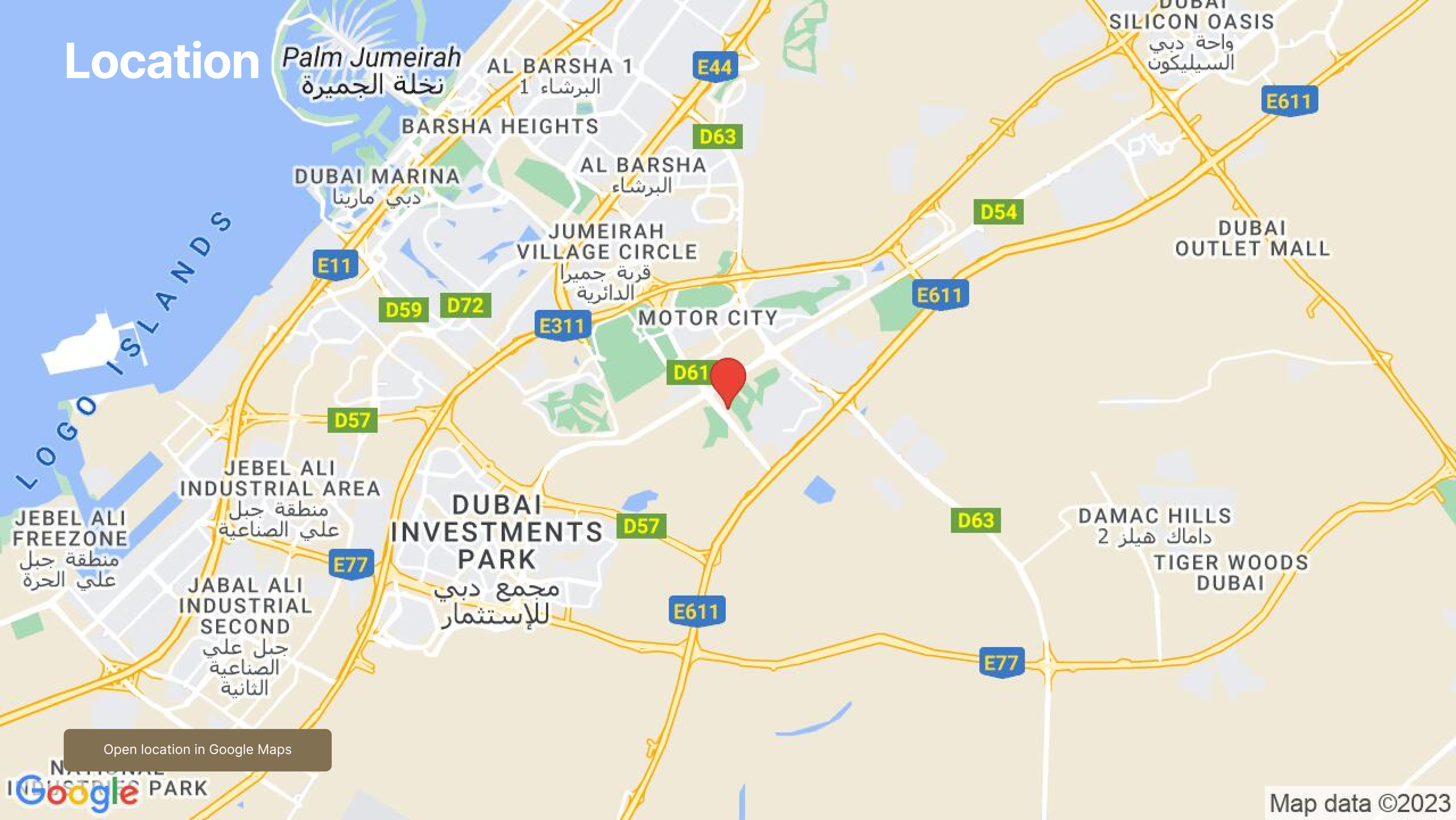
XBD  
COLLECTIVE  
LONDON • DUBAI



# Interior



# Location



[Open location in Google Maps](#)

# DAMAC HILLS: A CLOSER LOOK



## CLUSTERS

- 1 Trinity
- 2 Pelham
- 3 Rochester
- 4 Rockwood
- 5 Richmond
- 6 Topanga
- 7 The Field
- 8 Piccadilly Green
- 9 Queens Meadow
- 10 Silver Springs
- 11 Legends
- 12 Whitefield
- 13 Cavalli Estates
- 14 Brookfield
- 15 Bellavista (Carson) A, B, C
- 16 Golf Vita
- 17 Artesia B, C, A
- 18 The Trump Estates
- 19 Ventura Mall
- 20 Golf Promenade 2, 3, 4, 5
- 21 Loreto 1, 2, 3
- 22 Jasmine & Orchid
- 23 Calero
- 24 Phoenix
- 25 The Turf
- 26 The Flora
- 27 Longview
- 28 Veneto
- 29 Golf Panorama, Veduta, Vista, Terrace
- 30 Utopia 1
- 31 Utopia 2

## ESSENTIALS

- 1 Jebel Ali International School
- 2 CreaKids Nursery
- 3 Line Circle Cafe
- 4 Food Trucks
- 5 Carrefour Supermarket
- 6 Corner Barber
- 7 4Her Salon
- 8 Community Centre
- 9 Radisson Dubai DAMAC Hills
- 10 Trump International Golf Club, Dubai
- 11 Prato / 71 Sports Bar
- 12 Spinneys Supermarket
- 13 Bakericious Supermarket
- 14 Saudi German Clinic
- 15 Medicina Pharmacy
- 16 Viva Supermarket
- 17 Maison de Coiffure

## AMENITIES

- 1 Basketball Court
- 2 Football Court
- 3 Tennis Court
- 4 Cricket Field
- 5 Volleyball Court
- 6 BBQ Area
- 7 Kids Play Area
- 8 Kids Crazy Golf
- 9 Ice Rink
- 10 Horse Stables
- 11 Catch & Release
- 12 Jogging Track
- 13 Skate Park
- 14 Central Park
- 15 Picnic Park
- 16 Fruit Park
- 17 Wet Wadi Fountain
- 18 Lake
- 19 Fishing Lake
- 20 Malibu Bay
- 21 Petting Farm
- 22 Golf Course
- 23 Events Area
- 24 Community Centre
- 25 Padel Court

**UTOPIA**  
URBAN RESORT VILLAS

**UTOPIA**  
URBAN RESORT VILLAS

**UTOPIA**  
URBAN RESORT VILLAS

### Cluster plan.

Damac hills - Charlotte  
7 UNITS

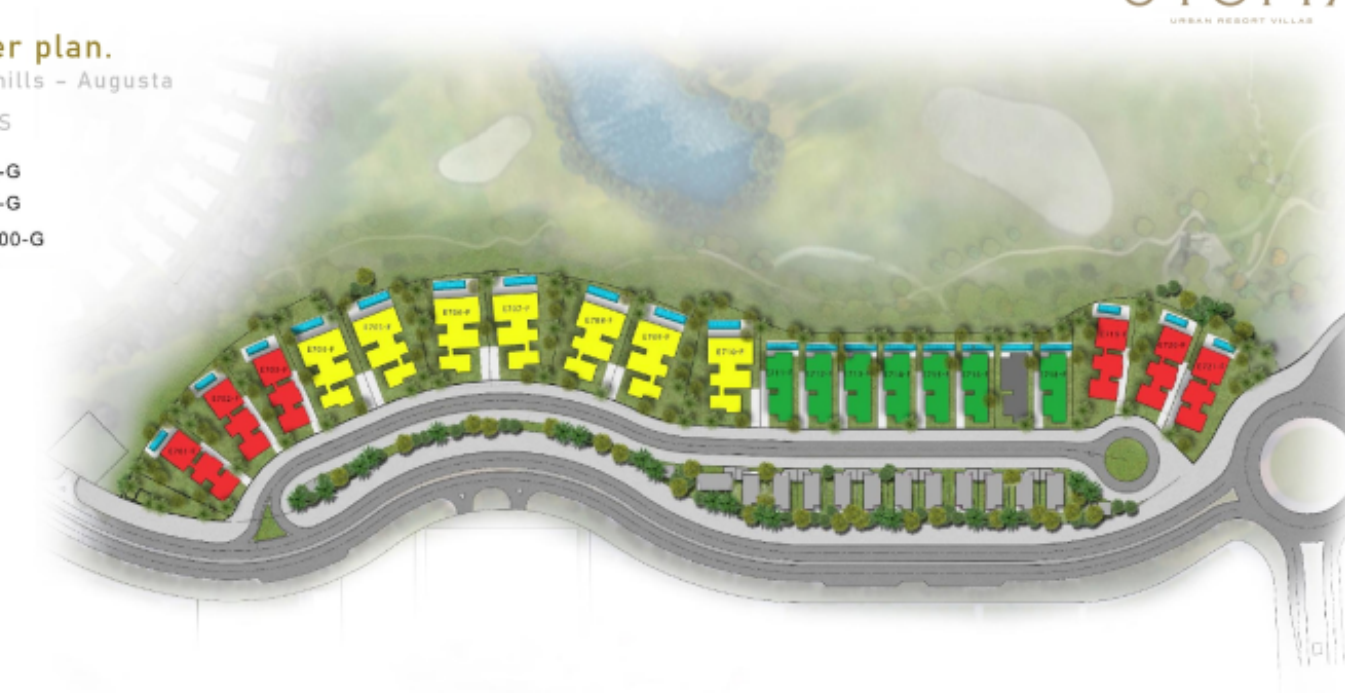
- V75-G
- V1000-G



### Cluster plan.

Damac hills - Augusta  
20 UNITS

- V55-G
- V75-G
- V1000-G



# Facilities



**Clubhouse –Trump International golf club**

Visualisation from developer



**Skate park**

Visualisation from developer



**football-basketball-volleyball court**

Visualisation from developer



**Malibu bay**

Visualisation from developer



**F&B & Retail**

Visualisation from developer



**Private Pools**

Visualisation from developer



**GAMES ROOM**

Visualisation from developer



**GYM**

Visualisation from developer

# Facilities



## BAR

Visualisation from developer



## TERRACE

Visualisation from developer

# Payment plan



## Payment Plan

20% payment

On booking

40% payment

During construction

40% payment

Upon Handover

---

**Condition for the unit resale**

**Not specified**

# Typical units and prices



Villa

5 bedroom

FROM  
**AED 18,087,000** TO  
**AED 18,217,000**

13555 sqft / 1259 m<sup>2</sup>



Mansion

6 bedroom

FROM  
**AED 33,940,000** TO  
**AED 34,905,000**

25317 sqft / 2352 m<sup>2</sup>



Villa

6 bedroom

FROM  
**AED 24,112,000** TO  
**AED 25,261,000**

18007 sqft / 1673 m<sup>2</sup>

**Do you have any questions? Contact me.**



## **MMT International Real Estate**

Phone 971501639194

Email [info@mmtrealestate.com](mailto:info@mmtrealestate.com)

Instagram



WhatsApp



Email

