

An aerial photograph of a modern residential development. The scene is dominated by a dense grid of grey, multi-story buildings with flat roofs, interspersed with a thick canopy of lush green trees. The perspective is from a high angle, looking down on the complex. In the lower right quadrant, there are several tennis courts with blue and green covers. The overall atmosphere is one of a well-planned, green urban environment.

# Masaar 3 Sedra

# About Project



Q4 2028  
Handover

Unit type	Bedrooms	Area, sqft	Price from
Townhouse	2 Bedrooms	1 959	1 925 000 AED
Townhouse	3 Bedrooms	2 289 - 2 342	2 460 000 AED
Townhouse	4 Bedrooms	2 559 - 3 139	2 880 000 AED
Villa	4 Bedrooms	3 765 - 4 356	4 425 000 AED
Villa	5 Bedrooms	5 142 - 6 736	5 940 000 AED



# Project Overview

Masaar 3 Sedra by Arada is a nature-inspired residential enclave within Sharjah's forested Masaar master community, offering elegant townhouses and standalone villas that emphasize light, privacy, and outdoor connection. Homes feature refined layouts, high ceilings, private gardens, smart home technology, and fully equipped kitchens. Residents enjoy exceptional amenities including a swimmable forest lagoon with waterfalls, jogging and cycling tracks, community pools, wellness zones, outdoor cinema, kids' playgrounds, padel and basketball courts, a duck pond, cafés, and a community center with retail and dining options. Located in the peaceful Al Menhaz neighborhood, the development benefits from well-developed infrastructure and easy access to shops and services. Sharjah is known for its cultural richness, safety, and growing urban appeal, making Sedra a calm, convenient, and well-connected place to call home.











# Master plan



# Payment plan

**On booking**

**5%**

**During construction**

**35%**

7 Payments

1st Installment

5%

2nd Installment

5%

3rd Installment

5%

4th Installment

5%

5th Installment

5%

6th Installment

5%

7th Installment

5%

**Upon Handover**

**60%**

# Floor Plan



Ground Floor



First Floor

## Townhouse: 3 Bedrooms

from AED 2 460 000

to AED 2 930 000

from 2 289 sqft

to 2 342 sqft

from **AED 1074/sqft**

to **AED 1251/sqft**



Ground Floor



First Floor

## Townhouse: 4 Bedrooms

from AED 2 880 000

to AED 3 595 000

from 2 559 sqft

to 3 139 sqft

from **AED 1093/sqft**

to **AED 1157/sqft**



Ground Floor



First Floor

### Villa: 4 Bedrooms

from AED 4 425 000

from 3 765 sqft

to AED 5 695 000

to 4 356 sqft

from **AED 1175/sqft**

to **AED 1307/sqft**



Ground Floor



First Floor



Second Floor

### Villa: 5 Bedrooms

from AED 5 940 000

from 5 142 sqft

to AED 8 310 000

to 6 736 sqft

from **AED 1155/sqft**

to **AED 1260/sqft**

An aerial photograph of a modern residential development. The scene is dominated by a dense grid of grey, multi-story buildings with flat roofs, interspersed with a thick canopy of lush green trees. The perspective is from a high angle, looking down on the complex. In the lower right quadrant, there are several tennis courts with blue and green covers. The overall atmosphere is one of a well-planned, green urban environment.

# Masaar 3 Sedra

An architectural rendering of a modern residential development. The scene features a central courtyard with a paved area and a circular landscaped zone. On the left, a man in a light blue shirt and shorts stands with his back to the camera, looking towards the courtyard. In the background, several people are walking near a red car and a blue car. The buildings are multi-story, modern structures with light-colored facades and balconies. The sky is bright blue with scattered white clouds. The overall atmosphere is clean, bright, and modern.

# REPORTAGE HILLS

# About Project



Q4 2028  
Handover

Unit type	Bedrooms	Area, sqft	Price from
Townhouse	3 Bedrooms	1 874 - 1 902	2 830 000 AED
Townhouse	4 Bedrooms	1 912	3 630 000 AED
Townhouse	5 Bedrooms	2 403	4 330 000 AED



# Project Overview

Reportage Hills is a prestigious residential community featuring 902 exquisitely designed three, four, and five-bedroom townhouses that blend elegance with functionality. Each home includes private balconies, modern kitchens, fully tiled bathrooms, built-in wardrobes, double-glazed windows, central air conditioning, and fiber optic internet. Residents enjoy an impressive array of amenities, including a large swimming pool, splash pad, gym, kids' play areas, shaded seating zones, landscaped areas, BBQ stations, and a tennis court. Located in Dubailand, the community offers easy access to world-class theme parks, golf courses, retail and dining options, schools, and cultural attractions, all connected via major highways and public transport. With modern finishing, high-quality materials, and a handover date of Q4 2028, Reportage Hills delivers an exceptional residential experience blending luxury, practicality, and vibrant community living.







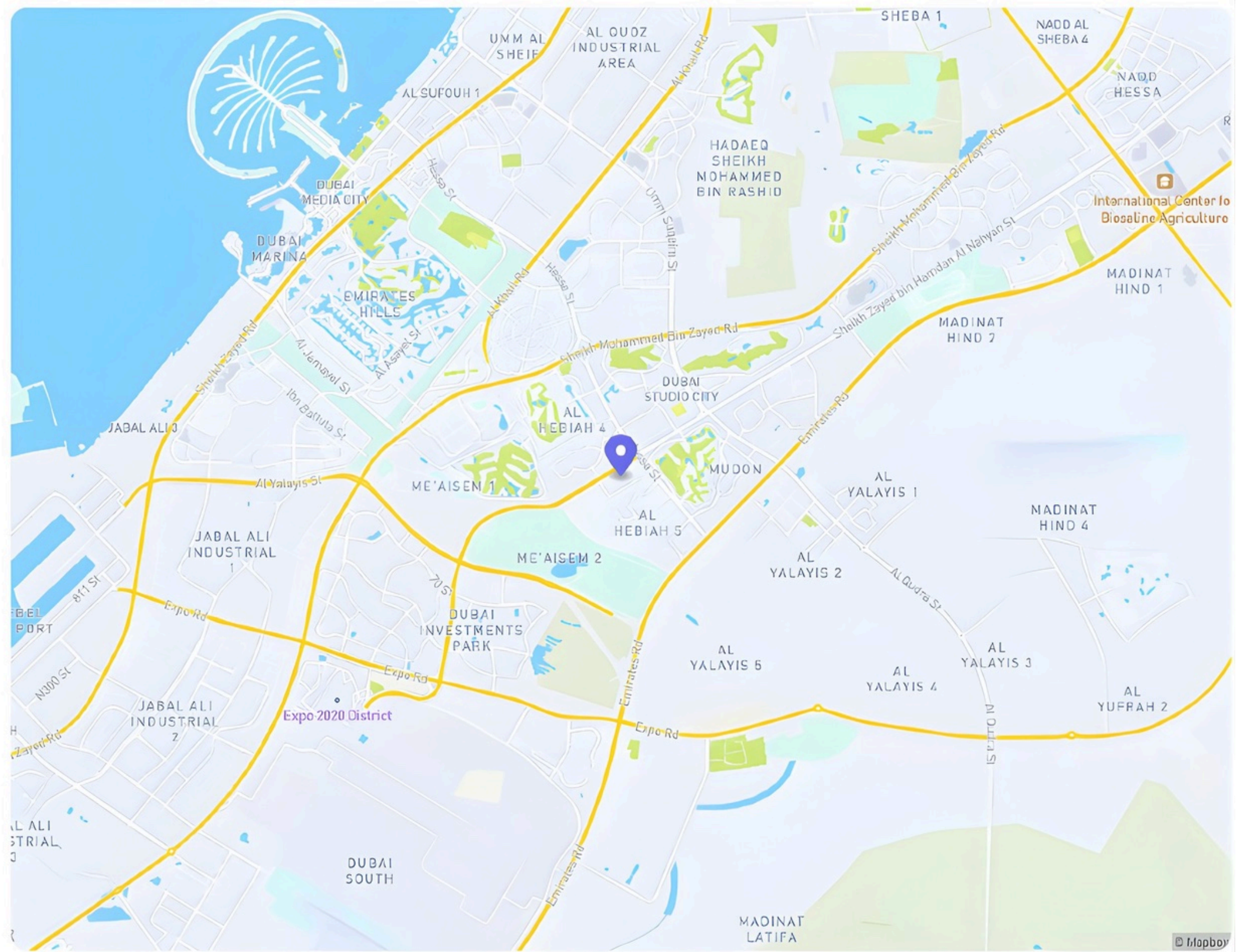


# Location

Damac Lagoons, Dubai

## What is nearby

- 📍 South View School Dubai 5.9 km
- 📍 Damac Mall 5.7 km
- 📍 Public Beach 20.6 km
- 📍 Downtown Dubai 28.2 km
- 📍 Windsor Park 6.8 km
- 📍 Al Maktoum International Airport 33.1 km



# Master plan



# Payment plan

## **Option 1: Standard Payment Plan**

Down Payment: 10%

During Construction: 50%

On Handover: 40%

Discount: ~5%

Starting Price: from \$721,964 USD

## **Option 2: Extended Payment Plan**

Down Payment: 10%

During Construction: 60%

On Handover: 30%

Discount: ~7-7.5%

Starting Price: from \$715,888 USD

## **Option 3: Post-Handover Plan**

Down Payment: 10%

During Construction: 40%

Post-Handover: 50%

Discount: up to 10%+

Starting Price: from \$662,490 USD

### **Additional Costs:**

**Dubai Land Department (DLD) Fee: approx. 4%**

# Floor Plan



Ground Floor



First Floor



Second Floor

## Townhouse: 5 Bedrooms

from AED 4 330 000  
from 2 403 sqft

to AED 4 330 000  
to 2 403 sqft

from **AED 1 802/sqft**

to **AED 1 802/sqft**



Ground Floor



First Floor



Second Floor

## Townhouse: 3 Bedrooms

from AED 2 830 000  
from 1 874 sqft

to AED 3 180 000  
to 1 902 sqft

from **AED 1 504/sqft**

to **AED 1 672/sqft**



Ground Floor



First Floor



Second Floor

## Townhouse: 4 Bedrooms

from AED 3 630 000  
from 1 912 sqft

to AED 3 630 000  
to 1 912 sqft

from **AED 1 899/sqft**

to **AED 1 899/sqft**



# Damac Islands

# About Project



Unit type	Bedrooms	Area, sqft	Price from
Townhouse	4 Bedrooms	2 186 - 2 208	2 994 000 AED
Townhouse	5 Bedrooms	2 829 - 3 477	3 469 000 AED
Villa	5 Bedrooms	3 492	5 220 000 AED



# Project Overview

**Damac Islands** is a master-planned community inspired by iconic tropical island destinations, offering trendy townhouses, luxury villas, and apartments designed for families seeking an upscale lifestyle. The community features breathtaking island-inspired amenities including an Aqua Dome, Wildlife Park, Jungle River, kayaking, paddle boarding, ziplining, a Hot Spring Spa, overwater floating decks, and outdoor fitness areas. Apartments come with fully finished modern materials and equipped kitchens (no furnishings). Located in **Dubailand**, residents enjoy easy access to Global Village, IMG Worlds of Adventure, Dubai Sports City, parks, schools, healthcare facilities, and major road networks connecting to Downtown Dubai. With its blend of adventure, relaxation, and convenience, Damac Islands Phase 1 delivers an unparalleled living experience in one of Dubai's most dynamic districts.













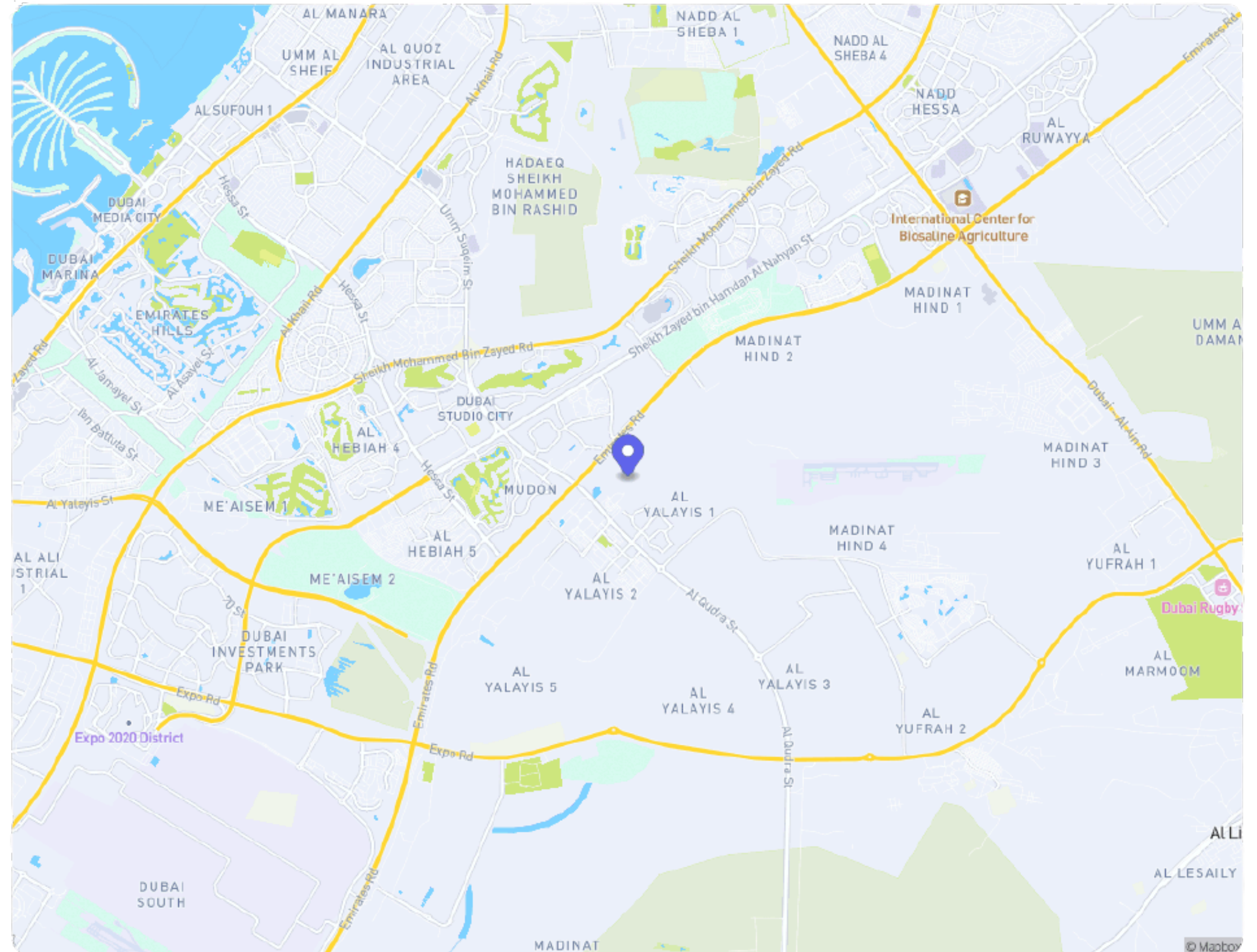


# Location

Damac Suncity, Dubai

## What is nearby

-  Ranches Primary School 8.4 km
-  Central Park Mudon 11.6 km
-  Downtown Dubai 34.7 km
-  Al Maktoum International Airport 36.6 km
-  Sufouh Beach 31.5 km
-  First Avenue Mall - Motor City 15.2 km



# Payment plan

On booking

20%

During construction

55%

Upon Handover

25%

# Floor Plan



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## 4-BEDROOM TOWNHOUSE DITH-M - 4BR

	SQ.M	SQ.FT
SALEABLE AREA	205	2,208

## 5-BEDROOM TOWNHOUSE DITH-E - 5BR + MAID

	SQ.M	SQ.FT
SALEABLE AREA	295	3,178



**Greenz**

# About Project



Developer  
Danube

Unit type	Bedrooms	Area, sqft	Price from
Townhouse	3 Bedrooms	2 400	3 500 000 AED
Townhouse	4 Bedrooms	2 750 - 3 100	4 200 000 AED
Villa	5 Bedrooms	3 700 - 3 950	5 000 000 AED



# Project Overview

Greenz by Danube offers fully furnished premium townhouses and villas – a rare advantage in the market. This exclusive development features a limited collection of 3, 4, and 5-bedroom homes with modern architecture and elegant Italian-style interiors, including maid's rooms, expansive living spaces, and private rooftop gardens. Residents enjoy world-class amenities spanning over 400,000 sqft, featuring one of the largest gyms in the area, multiple sports courts, landscaped parks, and a dedicated kids' aqua park. With only around 700 units released, the community ensures exclusivity while offering smart layouts, large windows, private balconies, modern kitchens, and stylish bathrooms. Located in Al Warsan, near Dubai International City, the development provides easy access to Sheikh Mohammed Bin Zayed Road, community parks, schools, healthcare centers, and the scenic Warsan Lake nature reserve – blending urban convenience with suburban serenity.









# Master plan



# Location

## DISTANCES

EMIRATES ROAD	1 MINS
DUBAI - AL AIN ROAD	2 MINS
SHEIKH ZAYED BIN HAMDAN AL NAHYAN ST	3 MINS
SHEIKH MOHAMMED BIN ZAYED ROAD	5 MINS
METRO - BLUE LINE	5 MINS
SILICON CENTRAL MALL	10 MINS
DUBAI SAFARI PARK	11 MINS
IMG WORLD	13 MINS
GLOBAL VILLAGE	15 MINS
DUBAI CREEK HARBOUR	15 MINS
DXD AIRPORT	17 MINS
DOWNTOWN DUBAI / BURJ KHALIFA	18 MINS



**Greenz**  
"DANUBE"

# Payment plan

On booking	10%
During construction	60%
Upon Handover	30%

# Floor Plan



## Townhouse: 3 Bedrooms

from AED 3 500 000

to AED 3 500 000

from 2 400 sqft

to 2 400 sqft

from AED 1 458/sqft

to AED 1 458/sqft



## Townhouse: 4 Bedrooms

from AED 4 200 000

to AED 4 400 000

from 2 750 sqft

to 3 100 sqft

from AED 1 419/sqft

to AED 1 527/sqft



## Villa: 5 Bedrooms

from AED 5 000 000

to AED 6 500 000

from 3 700 sqft

to 3 950 sqft

from AED 1 351/sqft

to AED 1 646/sqft