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OFF PLAN

Riverside

Location: Dubai Investments Park (DIP), Dubai

Starting From: AED 1,990,000

Permit No: 2

Riverside

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Damac	**Townhouses & Villas**	**—**	**75/25**	**Off Plan**

ABOUT THE PROJECT

DAMAC Riverside is a waterfront master development by **DAMAC Properties** in Dubai Investment Park 2, designed around water, greenery, wellness and family-oriented living. The original residential release introduced approximately **1,900 four and five-bedroom homes** across intimate clusters, creating a relatively low-density environment compared with many of Dubai's larger suburban communities.

The four-bedroom layouts offer approximately **2,297 to 2,420 sq. ft. of built-up area**, while five-bedroom configurations are considerably larger at approximately **3,407 sq. ft.** Current sources describe both villa and townhouse configurations within the collection, so the safest website classification is **Townhouses & Villas** rather than townhouse-only.

The community is organised around clusters including **Ivy, Sage, Lush and Olive**. These neighbourhoods are integrated with landscaped spaces and waterways, reinforcing Riverside's resort-inspired character while providing family homes with private outdoor areas.

DAMAC Riverside's lifestyle concept is structured around two themes: **water and wellness**. Rather than relying solely on conventional pools and parks, the masterplan incorporates water-oriented recreation alongside spaces dedicated to fitness, relaxation, healthy living and social activities.

Among the project's more distinctive lifestyle concepts are floating entertainment and dining experiences, water-based recreation, wellness environments, outdoor fitness facilities and community farming initiatives.

Hydroponic farming and outdoor cooking concepts form part of the development's broader emphasis on healthy and community-oriented living.

The location in **Dubai Investment Park 2** provides access to Dubai's southern growth corridor, including routes toward **Expo City Dubai and Al Maktoum International Airport**. The community is also positioned close to major road connections linking residents with other parts of Dubai.

For the original Ivy, Sage and Lush phases, current project records place handover in **Q4 2027**, with **December 2027** commonly listed as the expected completion period. However, later Riverside phases have different delivery schedules; for example, Olive is currently shown with a **Q2 2028** handover.

The currently published payment structure for the original Riverside project is **75/25**, comprising **20% at launch, 55% during construction and 25% on handover**. Earlier marketing materials show different structures, so unit-specific SPA terms should take precedence for resale and assignment properties.

From an investment perspective, DAMAC Riverside combines **family-sized residences, water-oriented master planning and proximity to Dubai's expanding southern corridor**. However, investors should account for the growing supply within the wider Riverside master community, particularly as newer apartment and residential phases are delivered.

Individual properties should therefore be compared according to **cluster, property type, BUA, plot size, corner or middle positioning, water orientation, original purchase price and remaining payment obligations**. Current 2026 transaction evidence shows meaningful price differences between homes even within the same cluster and bedroom category.

Why Buy DAMAC Riverside Through A1 Properties?
Purchasing **DAMAC Riverside** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare properties across Ivy, Sage, Lush, Olive and other Riverside phases according to built-up area, plot size, water positioning, original purchase price and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers distinguish the original villa and townhouse collection from the newer apartment projects within the wider DAMAC Riverside master community.

For investors, our advisors can benchmark DAMAC Riverside against **DAMAC Lagoons, DAMAC Islands, DAMAC Islands 2 and other emerging villa and townhouse communities**, considering entry price, supply, waterfront positioning, handover timing and potential resale performance. For end-users, the selection process can focus on family space, privacy, outdoor areas and proximity to community amenities.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

20%	55%	25%
Down Payment	During Construction	On Handover

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