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OFF PLAN

# Sun City

**Location:** Dubailand, Dubai

**Starting From:** AED 2,250,000

**Permit No:** 2

Sun City

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

## ABOUT THE PROJECT

**Sun City by DAMAC** is a residential community in Dubailand centred on spacious family townhouses, landscaped surroundings and a lifestyle concept that places a strong emphasis on wellness, outdoor activity and nature.

The residential collection consists of **4 and 5-bedroom townhouses**. Four-bedroom residences provide the project's more accessible family-home configuration, while the larger five-bedroom properties offer additional internal and outdoor space for larger households.

Built-up areas begin at approximately **2,319 sq. ft.**, with the largest published configurations extending to around **3,324 sq. ft.** Buyers should distinguish BUA from plot area when comparing properties, as listings may display larger land measurements that do not represent the internal built-up size.

Architecturally, Sun City uses contemporary townhouse forms with clean façades, large windows and private outdoor spaces. The residences are designed to maximise natural light while providing practical layouts for family living.

The community's lifestyle concept is one of its main differentiators. Sun City has been planned around **wellness, nature and outdoor experiences**, moving beyond the conventional combination of swimming pools and children's play areas found in many townhouse communities.

Planned amenities include **outdoor fitness environments, yoga and wellness spaces, landscaped walking areas, swimming facilities, children's recreation areas and sports facilities**. The

masterplan also incorporates more distinctive nature-led experiences intended to encourage residents to spend more time outdoors.

The development's Dubailand location places it within an expanding residential corridor containing several large villa and townhouse communities. Road connectivity provides access toward Dubai's established employment and lifestyle districts while retaining a lower-density suburban setting.

Sun City originally launched from approximately **AED 2.25 million**, making it comparatively accessible for a new four-bedroom townhouse community. Current prices may differ according to bedroom configuration, plot, orientation, unit position and whether the property is purchased directly from DAMAC or through an off-plan resale.

The project is scheduled for completion in **Q1 2028**, with **March 2028** commonly recorded as the expected handover period. Buyers should use the completion date specified in their individual SPA as the contractual reference.

The payment structure is **75/25**, comprising approximately **20% as the initial payment, 55% through construction-linked instalments and 25% at completion**. For assignment properties, the seller's paid percentage and outstanding developer balance should be checked individually.

From an investment perspective, Sun City combines **family-sized townhouse inventory, relatively accessible original pricing and a wellness-oriented community concept**. Its positioning should be evaluated against the substantial future supply of villas and townhouses across Dubailand rather than solely against central Dubai properties.

Individual homes should be compared according to **bedroom configuration, built-up area, plot size, end or middle-unit position, orientation, proximity to amenities, original purchase price and remaining payment obligations**. End units and properties with stronger green-space positioning may command premiums over standard internal townhouses.

Why Buy Sun City Through A1 Properties?
Purchasing **Sun City by DAMAC** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available 4 and 5-bedroom townhouses according to built-up area, plot size, end or middle positioning, orientation, price per square foot and payment status. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers benchmark Sun City against competing villa and townhouse communities throughout Dubailand.

For investors, our advisors can assess Sun City against **DAMAC Hills 2, DAMAC Islands, DAMAC Islands 2 and other emerging family communities**, considering entry pricing, future supply, handover timing and potential rental and resale positioning. For end-users, the selection process can focus on family space, private outdoor areas, wellness amenities and long-term community suitability.

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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