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OFF PLAN

Portofino

Location: Damac Lagoons, Dubai

Starting From: AED 2,300,000

Permit No: 1623963013

Portofino

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Damac	**Townhouses & Villas**	**Q2 2025**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Portofino is an Italian-inspired residential cluster by DAMAC Properties within the master-planned **DAMAC Lagoons** community in Dubai. Drawing inspiration from the colourful coastal town of Portofino on the Italian Riviera, the neighbourhood combines vibrant architecture, landscaped surroundings and water-focused recreation to create a distinctive resort-style environment. The cluster forms part of the wider DAMAC Lagoons concept, where Mediterranean destinations inspire individual residential neighbourhoods surrounded by crystal lagoons and white-sand beaches.

Portofino offers a collection of **3, 4 and 5-bedroom townhouses together with expansive 7-bedroom villas**. Original floor plans range from approximately **2,073 sq. ft.** for 3-bedroom homes to approximately **12,260 sq. ft.** for the largest 7-bedroom villa configurations. Residences feature contemporary open-plan living spaces, private gardens, balconies and terraces, generous bedroom accommodation and modern finishes designed around family living. Larger villa configurations provide significantly more entertaining space and privacy, making them particularly attractive to buyers seeking a substantial family residence within a lagoon community.

The project's Italian Riviera concept extends beyond its architecture into its lifestyle amenities. A signature feature is the **Work & Play Hub**, which combines outdoor working environments with recreational spaces and encourages residents to integrate productivity with leisure. The community also incorporates an **Aqua Gym, outdoor spa and open-air music pavilion**, alongside access to the broader water-based lifestyle

of DAMAC Lagoons.

Residents additionally benefit from the wider DAMAC Lagoons master community, where crystal lagoons, sandy beaches and outdoor recreation create a holiday-inspired residential setting. This environment differentiates Portofino from conventional townhouse communities by placing water and leisure experiences at the centre of everyday life. The combination of family-sized homes and resort-style facilities can appeal both to owner-occupiers and tenants looking for a distinctive suburban lifestyle.

From an investment perspective, Portofino has moved beyond its original launch pricing. The development launched with homes from approximately **AED 1.57 million**, whereas Property Finder currently indicates available inventory starting around **AED 2.3 million**. Recent transactions recorded in July 2026 include a 3-bedroom property at AED 2.33 million, 4-bedroom units between approximately AED 2.6 million and AED 2.775 million, and a 5-bedroom transaction at AED 3.4 million. This illustrates the importance of assessing today's resale market rather than relying on historic launch prices.

DAMAC Lagoons is positioned near established communities including **DAMAC Hills**, with road connectivity toward **Dubai Sports City, Motor City, Arabian Ranches, Dubai Studio City** and other areas of Dubai. The location is better suited to residents who prioritise spacious family living, community amenities and private transportation over immediate access to central Dubai's high-density business districts.

Why Buy Portofino Through A1 Properties?
Purchasing **Portofino at DAMAC Lagoons** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can evaluate available properties based on current transaction evidence, plot position, unit type, lagoon proximity, row configuration and seller expectations. With Portofino now trading well above its original launch prices, comparing individual units against recent transactions is particularly important when determining fair market value.

A1 Properties can assist throughout property selection, price negotiation, mortgage arrangements, legal documentation, ownership transfer, leasing and after-sales requirements. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** By combining local market knowledge with detailed unit-level analysis, A1 Properties can help buyers identify Portofino homes offering the right balance of lifestyle appeal, family functionality and long-term investment potential.

PAYMENT PLAN

20%	**40%**	**40%**
Down Payment	During Construction	On Handover

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