DAMAC HILLS 2
edge by Rotana

295 STYLISH AND WELL-DESIGNED ROOMS & SUITES

A HOTEL THAT HAS IT ALL

DAMAC Hills 2 Hotel, an **Edge by Rotana** managed property, is a modern and elegant three-star property located in Dubai's vibrant DAMAC Hills 2 community. DAMAC Hills 2 Hotel Edge by Rotana offers guests convenience and comfort close to lots of attractions, such as Water Town, parks, lakes and a shopping complex.

Stay in one of 295 stylish and well-designed rooms and suites featuring the latest in-room technology, balconies and work desks. Enjoy an all-day dining restaurant and bar, a fully equipped gym and two outdoor temperature-controlled swimming pools. And for those important business meetings, DAMAC Hills 2 Hotel has four meeting rooms with flexible set-ups.

Whether it is business or pleasure, all your needs are met.

ENTERTAINMENT & BUSINESS HUBS ON YOUR DOORSTEP

An ideal location for your leisure, business or sports-focused trips, DAMAC Hills 2 Hotel Edge by Rotana is located just a short road trip from major attractions including Expo City Dubai, Global Village, IMG Worlds of Adventure, Hamdan Sports Complex and The Sevens Stadium.

The hotel is also near major hubs, such as Dubai Studio City, Dubai Science Park, IMPZ, Dubai Production City, Dubai Silicon Oasis, Dubai Sports City, Dubai Outlet Mall, and Dubai Motor City.

Additionally, Al Qudra's desert, Love Lake Dubai, Duck & Swan Lake and a cycling track are all within easy reach.

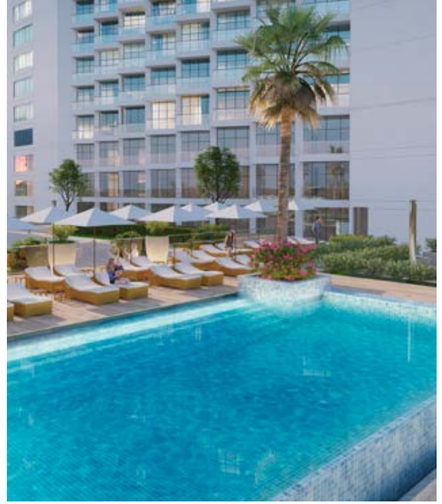
FOOD FOR THOUGHT

For guests that work up an appetite, rest assured that DAMAC Hills 2 Hotel Edge by Rotana has a tasty onsite dining option. The Urban Bar Deli, a popular spot for pop-ins, meetings and larger gatherings, is open for breakfast, lunch and dinner, with eat-in and takeaway options available. Serving international dishes and featuring a casual bar, make sure you grab a drink and a bite to eat during your stay.

WORK HARD, TRAIN HARDER

If you like to keep active during your trips, then head to the Bodylines Fitness & Wellness Club, where you can enjoy a workout just the way you like it. Leisurely or intense, the space perfectly caters for all fitness aficionados.

TAKE THE PLUNGE



Cool off after a workout or, if you feel like a fish out of water and the gym isn't for you, have a dip in one of the two temperature-controlled swimming pools. Children and adults can both enjoy making a splash.

WE MEET YOUR NEEDS

If you are travelling for business, there are four well-equipped meeting rooms for your convenience. Our meeting facilities feature all the tools and technology required to meet your business needs, with an IT team on hand to ensure your event runs without a hitch.

MAKE ROOM FOR REST AND RELAXATION

ROOM TYPE	NUMBER OF ROOMS	AVERAGE ROOM AREA (M2)
KING ROOM	120	27
TWIN ROOM	88	27
SPACIOUS KING ROOM	24	36
ONE-BEDROOM KING SUITE	63	42
TOTAL ROOMS	**295**	

Whether it is a short vacay, a business trip, or a long stay, our rooms are ideal. From a cosy and welcoming atmosphere to a more capacious experience, our options include everything you need, including a host of great amenities.

KING ROOM

01

Ideal for modern executives, our stylish 27 sqm room with a king size bed is thoughtfully designed for work or relaxation. Comfortable and convenient, it features a work desk, smart in-room technology and entertainment and a bathroom with a walk-in shower or bathtub. Unwind on the balcony after a busy day, enjoying the views of our pleasant neighbourhood.

Complimentary high-speed Wi-Fi, minibar fridge, 55-inch LED TV, complimentary tea/coffee-making facilities and bottled water, hairdryer, walk-in shower, iron and iron board (on request), IP phones and a safety box.

TWIN ROOM

02

Perfect for a leisure or business stay, our 27 sqm room with twin beds is designed to easily accommodate two guests, and offers a balcony with pleasant views of the DAMAC Hills 2 district. This bright and stylish room is practical and comfortable. It features classic modern furniture, a work desk, a bathroom with a walk-in shower or bathtub and smart in-room technology and entertainment.

Complimentary high-speed Wi-Fi, minibar fridge, 55-inch LED TV, complimentary tea/coffee-making facilities and bottled water, hairdryer, walk-in shower, iron and iron board (on request), IP phones and a safety box.

SPACIOUS KING ROOM

03

For extra comfort and space, treat yourself to our Spacious King Room with king size bed and balcony. Spanning 36 sqm and featuring classic modern furniture, a work desk, a bathroom with a walk-in shower or bathtub and smart in-room technology and entertainment, you can unwind in style after a busy day in the city.

Complimentary high-speed Wi-Fi, minibar fridge, 55-inch LED TV, complimentary tea/coffee-making facilities and bottled water, hairdryer, walk-in shower, iron and iron board (on request), IP phones and a safety box.

ONE-BEDROOM KING SUITE

04

Enjoy home comforts, including a living room with a sofa and a balcony overlooking the DAMAC Hills 2 district in our 42 sqm One-Bedroom King Suite. Designed to maximise space, enjoy the luxury of a bedroom with a king size bed, a bathroom with walk-in shower or bathtub and smart in-room technology and entertainment. Stylish décor and classic modern furniture create a relaxed environment.

Complimentary high-speed Wi-Fi, minibar fridge, 55-inch LED TV, complimentary tea/coffee-making facilities and bottled water, hairdryer, walk-in shower, iron and iron board (on request), IP phones and a safety box.

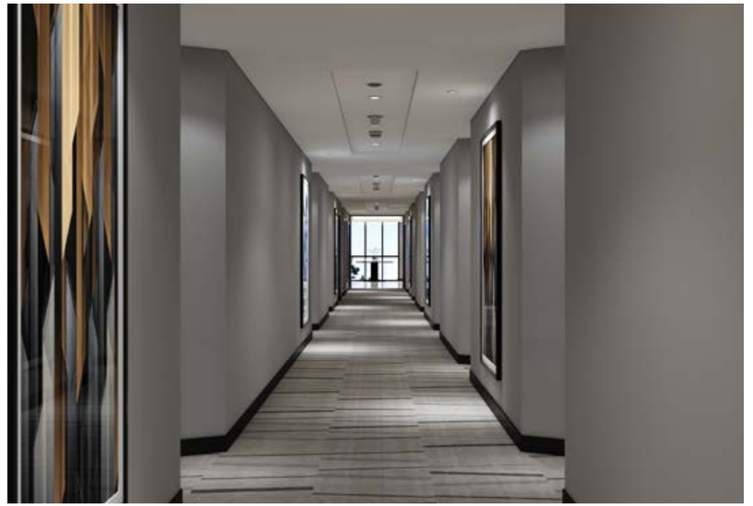
BENEFITS BEFITTING INVESTMENT

With no other hotels in the vicinity, DAMAC Hills 2 Hotel gives you the opportunity to become a shareholder in a profitable hotel business, own a hotel room, or luxury suite, and join an investment community secured to one of the world's most successful hotel brands in the world.

You can also look forward to high annual yields, capital appreciation, lifestyle benefits and potential occupancy connected to the substantially sized community of DAMAC Hills 2.

STATISTICS*	2023
AVAILABLE KEYS	295
AVAILABLE ROOMS – YEAR	107,675
OCCUPANCY	55%
NO. OF OCCUPIED ROOMS / UNITS	59,221
AVERAGE ROOM RATE – AED	313.5
REV PAR – AED	172
ROOMS REVENUE – AED	18,565,862

* The figures above are subject to market conditions and hotel occupancy.



DAMAC HILLS 2 LIVING

Welcome to a world where the everyday expresses itself with its own one-of-a-kind charm, combining nature, wellness, activity and community into a single space you call home.

LOOK FORWARD TO MORE AT DAMAC HILLS 2

The strategic location allows easy access to four major highways and other networks that put the city within easy reach. Take Al Qudra Road and find yourself at the gates of DAMAC Hills 2 within 25 minutes.

THE PERFECT SETTING

Just a short drive from the centre of the city, and yet it feels like a world away with its lush greenery, wholesome experiences and living spaces that suit all your needs.

D2
DAMAC HILLS 2

MORE TO EXPLORE, EVERY DAY

Look at life differently as you embrace the new, the exciting and the adventurous in a community that creates countless experiences, luxury living in brilliant spaces and a sense of belonging for all.

DISCOVER YOUR WATER WONDERLAND

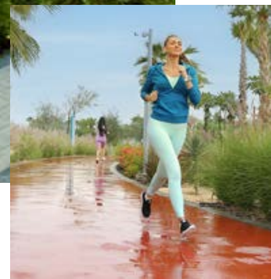
Looks like a water park, but feels like home! Feel the wind in your hair and the surf at your feet at the wave-riding paradise that's just a few steps away from your door. With a state-of-the-art wave simulator that makes for a thrilling experience every time, Water Town at DAMAC Hills 2 comes complete with a host of water attractions including the massive Malibu Beach, a lazy river, a wave pool, a splash pad, slippery slides and much more, promising endless hours of water-friendly fun in the sun.

DISCOVER YOUR LOVE FOR THE GAME

Step into character on the courts and fields at DAMAC Hills 2 and lose yourself in the sports you love. Equipped for hours of endless exhilaration, Sports Town has it all – an outdoor gym, a cricket pitch and nets, tennis and padel tennis courts, volleyball, basketball, football facilities and much more.

DISCOVER THE LIFE YOU LOVE

Get away from the everyday and celebrate the outdoors Down Town, a space dedicated to good energy and great times. Start your day with yoga at the Zen Garden, followed by a relaxed stroll through lush greenery and a family BBQ to look forward to.



DISCOVER HOW TO HANG TEN

Happiness comes in waves as you master the art of surfing. Get more than your fair share of excitement as you improve on every turn and on every wave you catch.

DISCOVER A LAZY DAY

Sometimes you just need to sit back and go with the flow. Explore Water Town at your own pace as you spend your afternoons slowly drifting through a brand new lazy river attraction.

DISCOVER THE PERFECT DAY

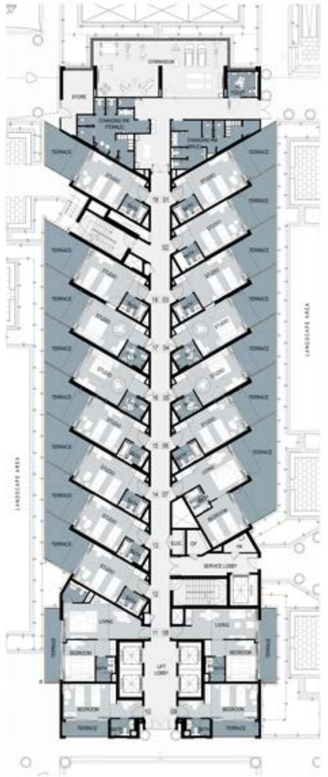
With a host of activities for the entire family, get closer to wonder at experiences like the Outdoor Cinema, Butterfly Garden, Fishing Lake, Farmer's Market, Petting Farm and Bird Enclosure, not to mention the fun that awaits at the Picnic Park, Dance Studio and plenty more.

DISCOVER YOUR WINNING STREAK

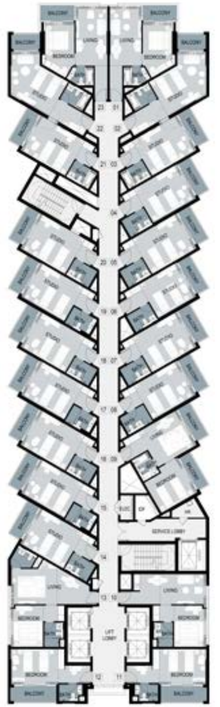
Ready for a little action and adventure? Assemble your team and head to the Paintball Arcade for a true test of agility, strategy and competitive spirit, all tied together with a massive dose of fun!

TYPICAL FLOOR PLANS

LEVEL 1



LEVEL 2-13



Disclaimer Note
Unless stated above, all accessories and interior finishes such as wallpaper, furniture, electronics, white goods, curtains, hard and soft+ landscaping, pavements, features, swimming pool(s) and other elements displayed in the brochure, or within the show apartment are not part of the standard unit and exhibited for illustrative purposes only.

HOTEL ROOM

HOTEL SUITE

DAMAC