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OFF PLAN

Piazza Roma

Location: Damac Lagoons, Dubai

Starting From: AED 4,720,000

Permit No: 2

Piazza Roma

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Damac	**Offices**	**Q2 2030**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Piazza Roma by DAMAC Properties is a premium commercial destination within **DAMAC Lagoons, Dubai**, designed to introduce a sophisticated business, retail and lifestyle hub to the Mediterranean-inspired master community. The development expands DAMAC Lagoons beyond its established residential offering, creating a dedicated environment where businesses, retail destinations and community life come together.

The DLD-registered project comprises **two commercial towers** with a configuration of basement, ground level, two retail floors, seven office floors and roof. Together, the development contains **336 DLD-registered units**, creating a substantial new commercial component within DAMAC Lagoons.

The office collection has been designed for companies, entrepreneurs, professional firms and investors seeking contemporary commercial property within an expanding residential catchment. Available office spaces start from approximately **1,564 sq. ft. and extend to around 3,168 sq. ft.**, allowing occupiers to select premises according to team size, operational requirements and investment strategy.

Contemporary architecture defines Piazza Roma's identity. Extensive glazing, sophisticated façades and modern commercial entrances establish a professional character, while the project's relationship with the surrounding DAMAC Lagoons environment creates a setting that differs significantly from Dubai's conventional standalone office towers.

The workspace concept is complemented by carefully designed common areas and sophisticated lobbies intended to provide a polished arrival experience for employees, clients and visitors. Flexible office configurations allow businesses to create working environments tailored to individual requirements.

A defining element of Piazza Roma is its integration with **retail and lifestyle facilities**. The destination is planned with a shopping mall incorporating a supermarket, restaurants, lifestyle stores, children's facilities, art-oriented spaces and pop-up retail concepts.

This mixed-use environment can provide considerable convenience for office occupiers. Employees and visitors can access dining, shopping and everyday services within the wider destination rather than relying exclusively on facilities outside the community.

Wellness and recreation are also incorporated into the commercial concept. Facilities associated with Piazza Roma include a **gym, wellness spaces, outdoor yoga areas and floating pods**, supporting a more lifestyle-oriented working environment.

The development's position within **DAMAC Lagoons** represents one of its most important advantages. The master community has been developed around Mediterranean-inspired neighbourhoods, lagoon environments, residential clusters and extensive leisure infrastructure, creating a sizeable surrounding population that can support future retail and commercial activity.

For businesses, this means Piazza Roma is positioned within an emerging customer and workforce catchment rather than an isolated commercial district. Companies operating from the project can potentially benefit from both the residents of DAMAC Lagoons and surrounding established communities.

The location provides connectivity through major roads including **Hessa Street and Sheikh Mohammed Bin Zayed Road**, supporting travel towards Dubai Sports City, Motor City, Jumeirah Village Circle, Dubai Production City and other established areas of Dubai.

The wider location also offers connectivity towards **Dubai Investment Park, Expo City Dubai and Al Maktoum International Airport**, placing Piazza Roma within reach of Dubai's rapidly developing southern commercial corridor.

From an investment perspective, Piazza Roma offers a different proposition from residential investments within DAMAC Lagoons. Buyers gain exposure to Dubai's commercial property sector while investing within an established DAMAC master community with a substantial residential population.

DLD transaction data already shows off-plan office sales within the project, with recorded transactions spanning different office sizes and pricing levels. This provides investors with useful market evidence when comparing individual units by floor, square footage and price per square foot.

The approximately **1,564 to 3,168 sq. ft. office range** also targets comparatively substantial commercial occupiers rather than micro-office investors. These layouts can appeal to established businesses seeking larger headquarters-style premises, professional firms and investors targeting corporate tenants.

Piazza Roma's broader appeal comes from its combination of offices, retail, dining, wellness and the existing DAMAC Lagoons lifestyle environment. Rather than functioning solely as a workplace, it is designed as a commercial centre serving the wider master community.

For owner-occupiers, this creates an opportunity to establish a business within an expanding residential destination. For investors, Piazza Roma provides potential exposure to future office and retail demand generated by the continued maturation of DAMAC Lagoons and neighbouring communities.

Why Buy Piazza Roma Through A1 Properties?
Buying commercial property at **Piazza Roma through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available offices according to exact square footage, floor position, orientation, parking allocation, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's commercial and off-plan property market, helping buyers evaluate Piazza Roma against other commercial opportunities across DAMAC Lagoons, Dubailand and Dubai's established business districts.

For investors, our advisors can assess acquisition pricing, DLD transaction benchmarks, potential tenant profiles, surrounding commercial supply and future resale positioning. Owner-occupiers can receive tailored guidance according to workspace requirements, accessibility, office configuration and long-term business needs.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

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