

DAMAC Hills Baghdad

Near Baghdad International Airport

About the complex

A complete residential community by DAMAC on 6,200,000 m², about 45% of it green space and water around real lakes that have stood since the late 1980s, fed by the Tigris. It has 6,200 homes in 9 clusters, with 5 schools and 3 hospitals inside, about 5 minutes from Baghdad International Airport and 10 minutes from the Green Zone and Al-Mansour. Ownership is freehold, registered at the Al-Amiriya land registry.

The clusters on offer: Lamar, the VIP cluster and the only one whose villas look straight onto the lake; Misk, 34 villas with the sandy Malibu beach and its man-made waves, and the first cluster to be handed over (late 2028 – 2029); Jouri, villas right on the park; and Fairouz, a new phase on the lake with a 30-metre corniche in front of it. In the community, Harir Residences: two 12-floor towers on the American University lake, most of their apartments facing the lake, handed over at the end of 2029.



6,200,000 m²

Project area

About 45%
Green space and water

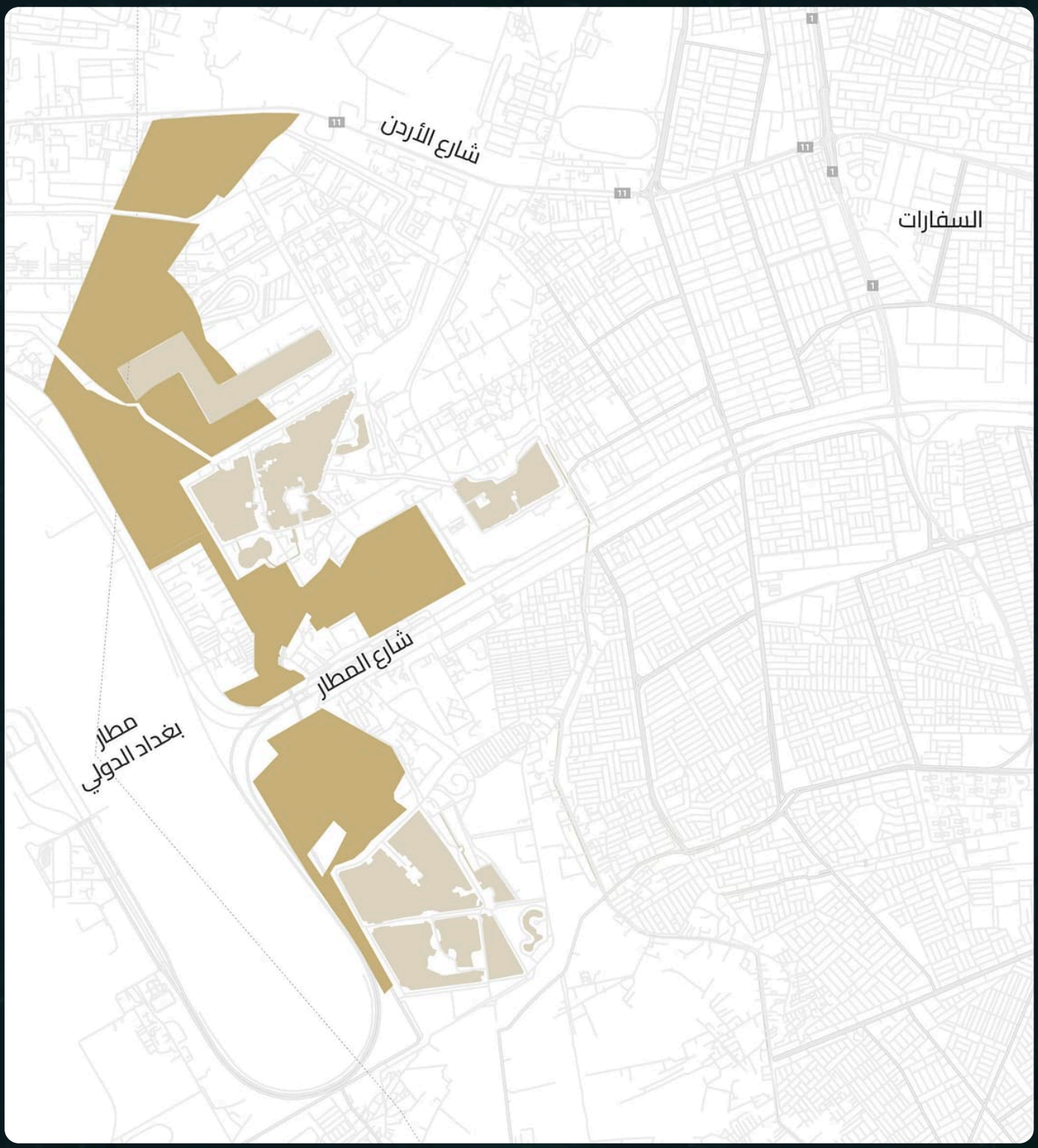
Late 2028 – 2029
First handover

About 5 minutes
From Baghdad airport

Near Baghdad International Airport

- About 5 minutes from the airport and 10 from the Green Zone and Al-Mansour

We send you the exact location on WhatsApp.



DAMAC Hills in Baghdad

Models and sizes

The Misk villas are one villa on different plot sizes. Finishing: a kitchen with its appliances, air conditioning and dressing rooms. For the villas: 15% down, then 5% every 3 months, and 25% or 40% on handover; for Harir: 5% down, then 5% every 3 months, and 30% on handover. Prices differ by model and position, and we send them on WhatsApp.

800 square metres

BW5 villa · Misk

Plot size · 750 m² built, 5 bedrooms and a pool, facing the water park

430 – 510

square metres

CYC villa · Misk

Plot size · 417 m² built on 3 floors, with a pool

313 square metres

V2 villa · Misk

Plot size · a pool can be added

450 square metres

Lakefront villa · Lamar

Plot size · on the lake row itself, with a pool

450 square metres

Villa · Jouri

Plot size · 430 m² built on 3 floors, with a pool, right on the park

430 square metres

Villa · Fairouz

Built area · the Jouri villa itself, with a pool, on the lake and the corniche

285 square metres

Twin house · Lamar

Plot size · 240 m² built, 4 bedrooms on two floors, no pool

1 bedroom

One-bedroom apartment · Harir Residences

Two 12-floor towers on the American University lake

2 bedrooms

Two-bedroom apartment · Harir Residences

Some are corner apartments with views front and back

244 square metres

3-bedroom apartment · Harir Residences

From the fourth or fifth floor up



Features inside the complex

- A gated community
- About 45% green space and water
- A 30-metre corniche and walkway on the lake
- The sandy Malibu beach with man-made waves
- 3 hospitals and medical clinics
- Yoga and padel
- Indoor and outdoor gyms
- Restaurants, cafés and a shopping area
- Flexible workspaces at Harir
- Solar water heating
- Security and surveillance around the clock
- Real lakes fed by the Tigris
- A clubhouse on the lake for residents, with no membership fee
- 5 schools, from nursery to the last year of secondary school
- Central and family gardens
- Basketball and beach volleyball courts
- Mosques
- A water play area for children at Harir
- A power substation inside the project
- Regular maintenance

Photos



The Lamar cluster



Harir Residences



The Jouri cluster



Harir Residences at sunset



The villas from above



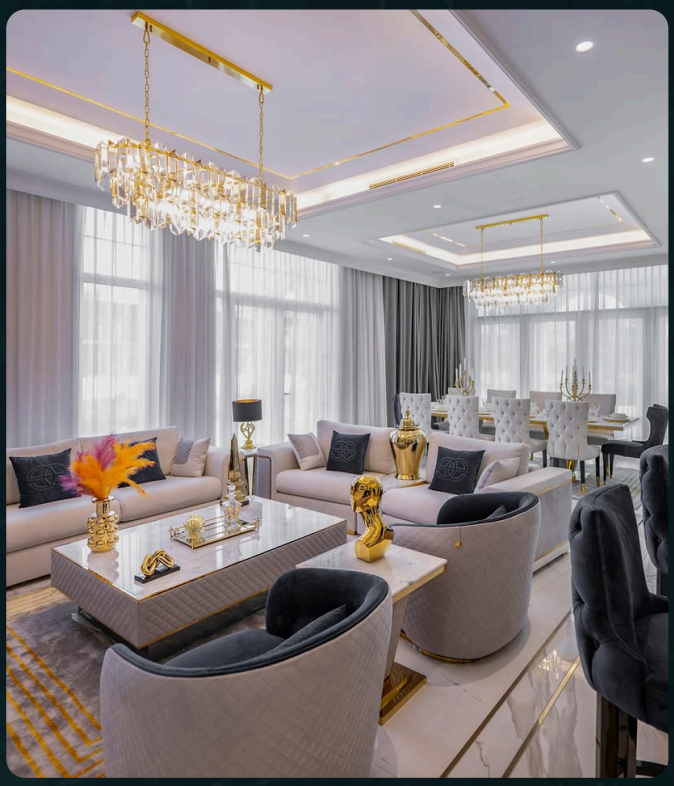
The shopping area



The beach



The Clubhouse



A villa lounge in Misk

Common questions about DAMAC Hills

What is on sale now?

Villas in the Lamar, Misk, Jouri and Fairouz clusters, twin houses in Lamar, and one- to three-bedroom apartments in Harir Residences.

What are the sizes?

The Misk villas stand on 313, 430 – 510 and 800 m² plots, the Jouri and Lamar lakefront villas on 450 m², the Lamar twin house on 285 m² (240 m² built), and the Harir three-bedroom apartment is 244 m².

What is the payment plan?

Villas: 15% down, then 5% every 3 months, and 25% or 40% on handover. Harir apartments: 5% down, then 5% every 3 months, and 30% on handover.

When is the handover?

Misk is the first cluster to be handed over, between late 2028 and 2029, and the Harir apartments at the end of 2029.

Is it freehold?

Yes: freehold, registered at the Al-Amiriya land registry.

The price depends on the model and the payment plan

So we don't publish it here. Ask us about the model you like, and we send you the latest official price on WhatsApp.

WhatsApp: 0780 40 88 88 0

Almajara

Real Estate Marketing & Investment

Contact us

0780 40 88 88 0

WhatsApp

The page on our website

File date: 28 November 2026