

A Brief Guide to Investing in **DUBAI**

Free Guide Here →





OVERVIEW

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- Ready or Off-Plan
- Visa and Residency
- Returns



OUR MISSION

“To create lasting relationships,
rooted in success and **built on trust**”





INTRODUCTION

Investing in Dubai's real estate market offers a timeless opportunity with unparalleled flexibility and potential for returns.

The city's strategic location as a global business hub and its robust economy and investor-friendly regulations, make it an attractive destination for investors, corporations, and residents.



ABOUT US

Real Estate

From finding the right property for you and your family to setting up a diverse investment portfolio of properties. We guarantee a safe and effortless experience.

Investment Advisory

Stay ahead of the market! Choose your investments for longevity and stability. We are here to provide timeless solutions through diversification and market expertise.

Portfolio Management

Management, Growth and Expansion. We make sure that your portfolio always outputs maximum results and organically grows to keep up with current market trends

OUR TEAM



Katarina
General Manager



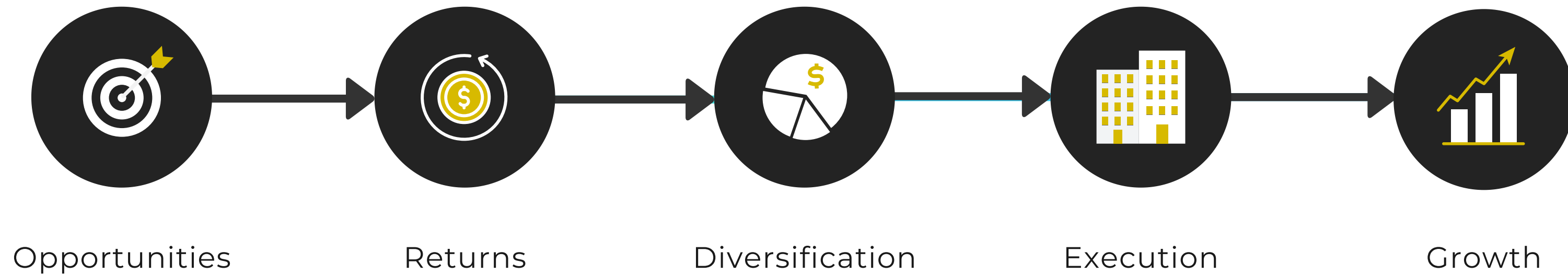
Wissam
Sales Manager



Dimitrios
Sales Manager

MAIN OBJECTIVES

In a growing market, a holistic strategy is the way to go. We avoid the demand-driven approach and focus on the factors that have been proven for longevity and loss aversion.

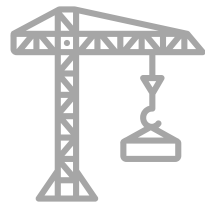


KEEP IT SIMPLE



LOCATION

What will make or break your investment? In a hot market, avoiding saturated and over-hyped locations is key. Instead, focus on communities and projects with a proven and clear plan for growth.



RELIABLE DEVELOPER

A reliable developer will provide short as well as long-term benefits. From Handing over a project in time to maintaining a community in tip-top condition along with your investment.



DEBT UTILISATION

Dubai allows local as well as foreign investors to utilize debt in order to grow their portfolios and leverage their liquidity





READY OR OFF PLAN

Dubai Offers a wide variety of real estate investments. The first step is choosing between Ready (Secondary Market) or Under Construction(Off-Plan).

Each option will provide a different benefit and serve a different kind of purpose along with allowing you to diversify your portfolio.





READY OR SECONDARY MARKET

Ready properties are revenue-producing investments from Day 1. Whether you are looking for something for your self-use, or something that will start paying for itself as soon as possible. The secondary market gives you a diverse array of options to tailor to your goals.

OFF - PLAN

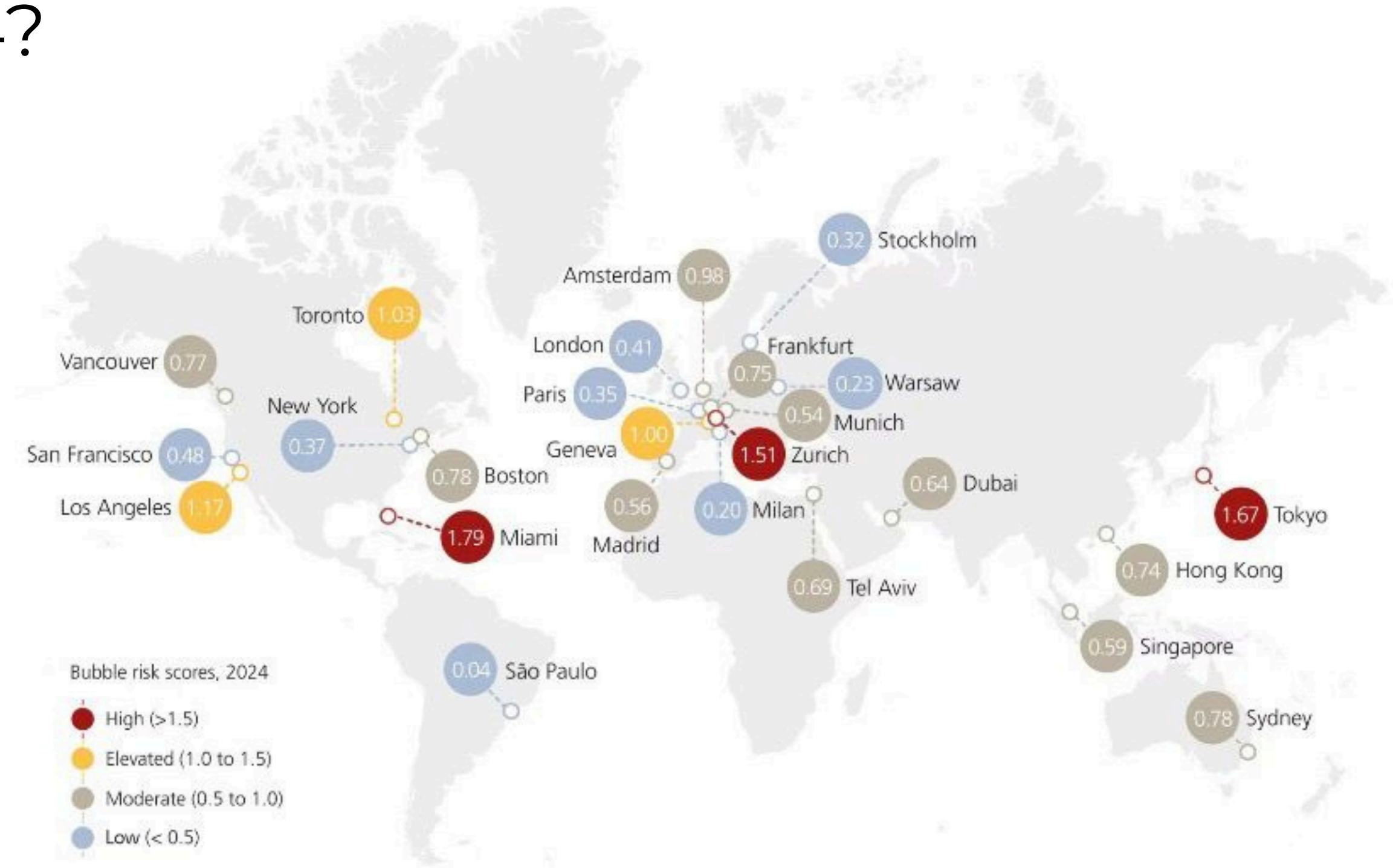
Under-construction properties, that come with an interest-free payment plan for the next 2-5 years. Best for investing without using your entire capital and allows for easy diversification through projects and developers.





MARKET PERFORMANCE

WHERE ARE THE GREATEST BUBBLE RISKS IN 2024?



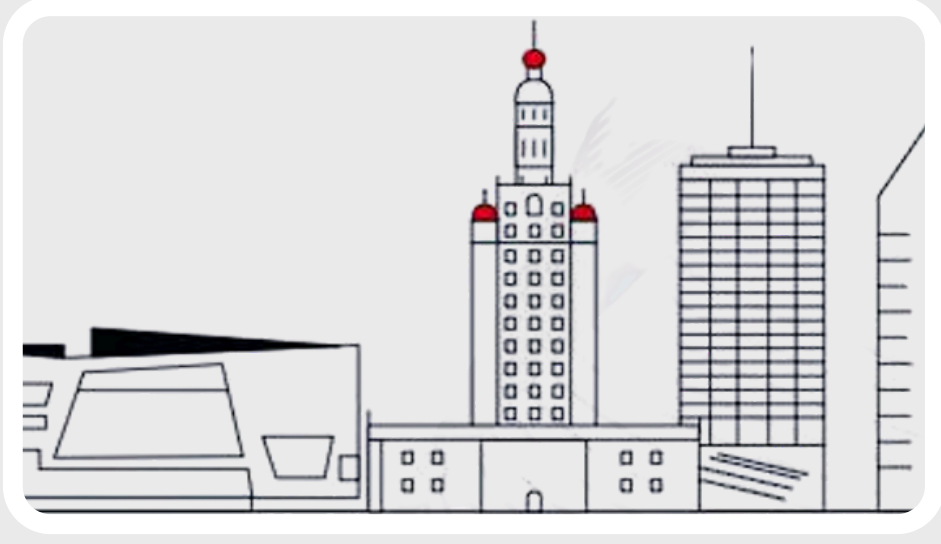
CITIES IN FOCUS FROM THIS YEAR'S BUBBLE INDEX:



With housing prices sliding for seven straight years, the market for owner-occupied housing in Dubai started recovering in 2021. In the last four quarters, housing prices increased even by a double-digit rate. Given strong income growth and a red-hot rental market, with rental growth even surpassing owner-occupied price growth, we see the market as fairly valued. While Dubai is highly cyclical and prone to overbuilding, price momentum should remain strong in the coming quarters.

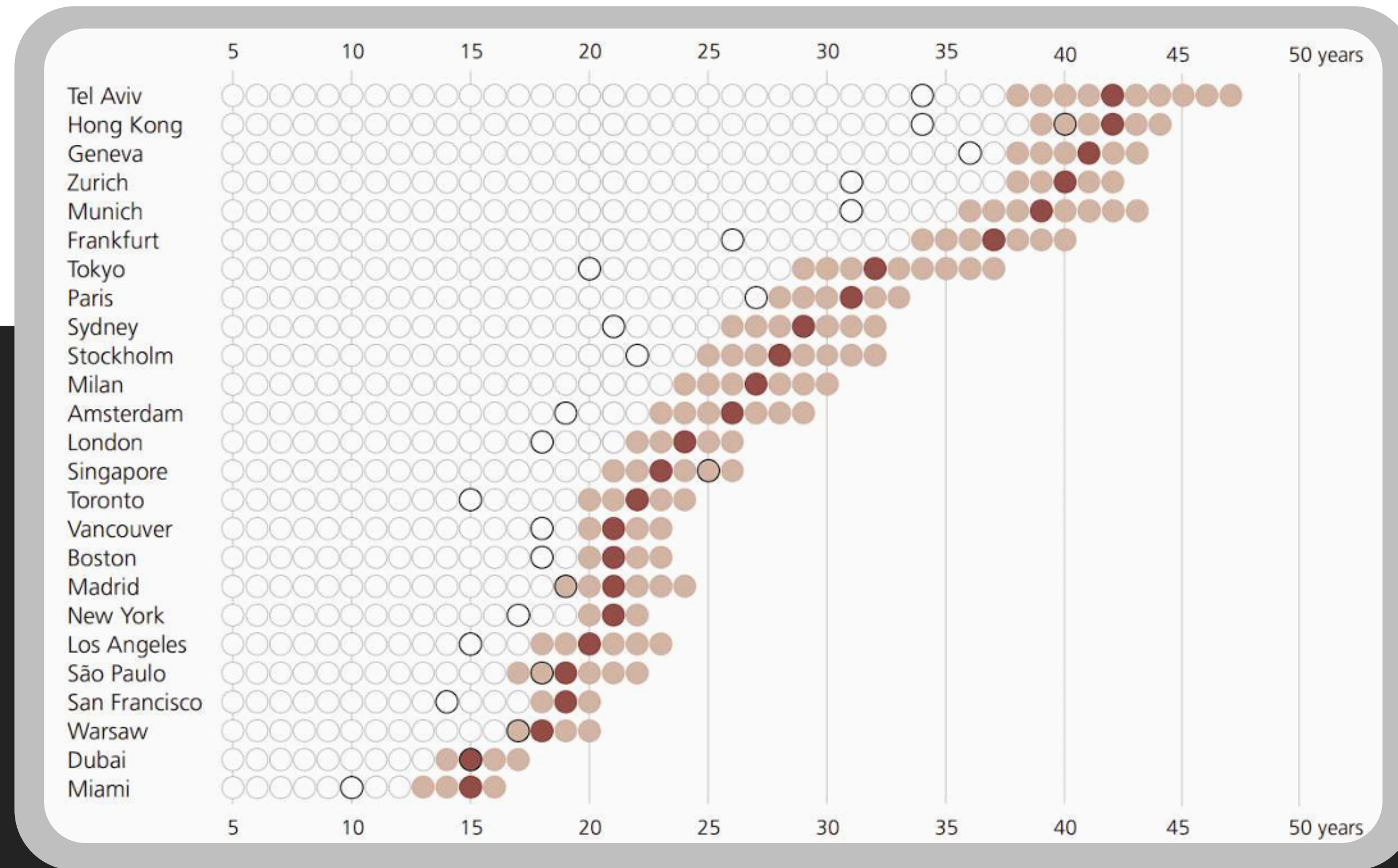


Buying owner-occupied real estate in Zurich now costs over 50% more than a decade ago in nominal terms. An increasing number of high-income earners and ultra-low interest rates supported rising prices. The price level has not yet adapted to increased financing costs. The market is in the bubble risk zone.



Housing prices in Miami continued to increase faster than the nationwide average. The price level has more than doubled over the last 10 years. Miami is the main beneficiary of the increased attractiveness of sun belt cities in the US. Demand is bolstered by continued population influx and the still relatively low absolute price level compared to incomes. Having said that, sales numbers have dropped and the upward pressure on prices has eased as mortgage rates went up.

WHERE ARE THE GREATEST BUBBLE RISKS IN 2023?



STATISTIC

 **46.71%**

Increase on Sales YoY

 **10–15 years**

Increase on Sales YoY

 **8–10%**

YEARLY NET POTENTIAL REVENUE

AVERAGE PRICES



Villas : 7,500,000 AED



Townhouse : 2,400,000 AED



Apartment : 2,300,000 AED

GOLDEN VISA UPDATES

- Property owners can apply for a 10 year residency visa, regardless of the upfront amount paid.
- No more minimum down payment of AED 1 million required to qualify for the Golden Visa.
- Off-plan properties may be considered for the Golden Visa on a case to case basis.
- A Payment Plan or Mortgage investments will still qualify for Visa applications.

Documents required :

- Title deed
- Developer letter
- Bank mortgage document

Personal documents required :

- Passport copy
- Passport photo
- National ID (on occasion)



**Thank
You**

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