

ELEVATION 88

PROPERTY • CONSULTANTS

UAE Sales Presentation

Company Details



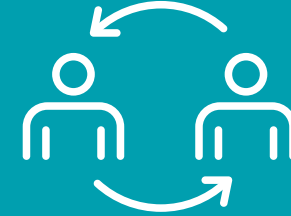
01

We have been in the industry since 2009 specialising in sourcing residential and commercial properties for clients who wish to buy in Central London.



02

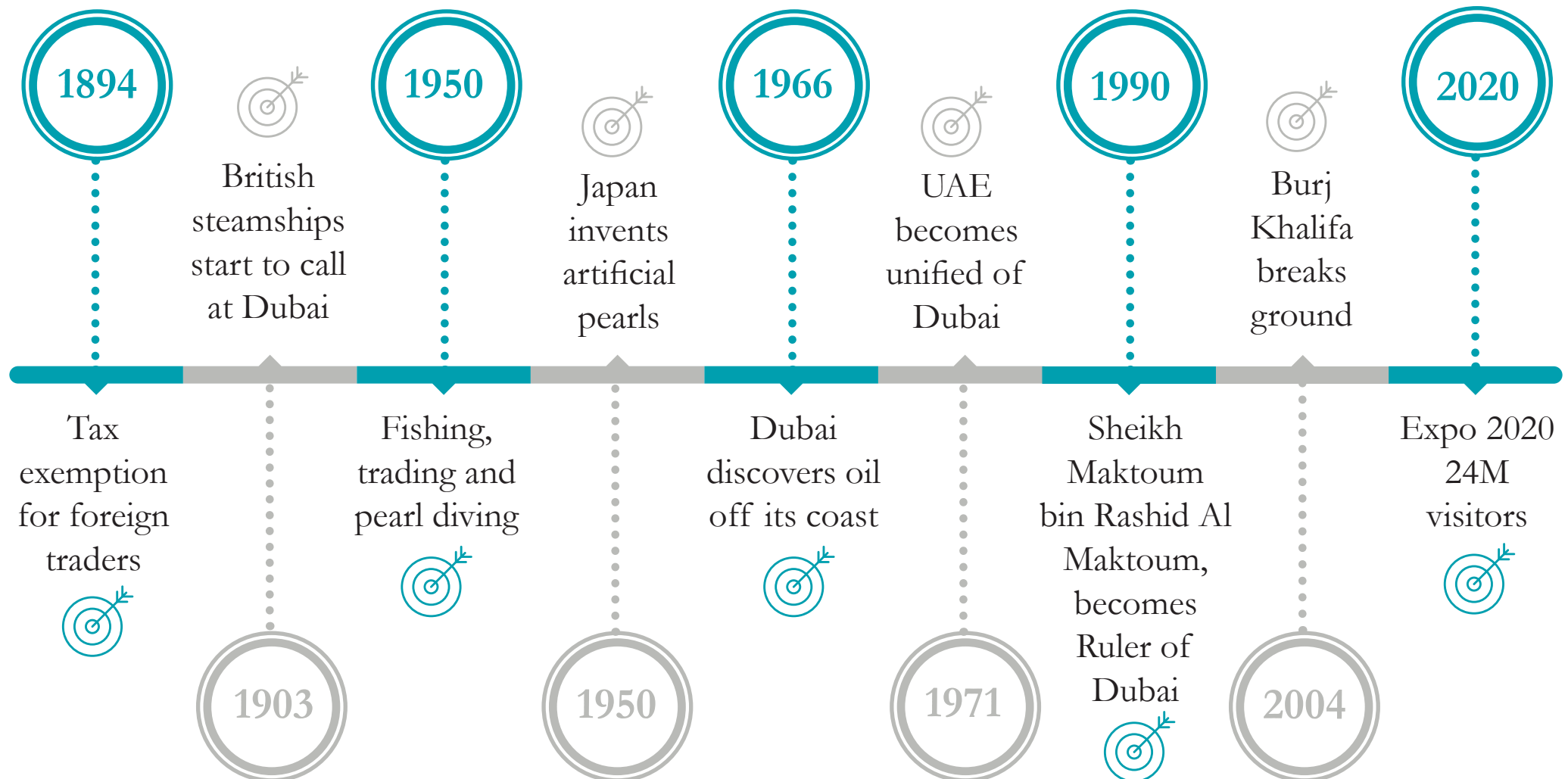
We are now able to assist with property searches in the UAE. Helping clients select the right location and development amongst the vast opportunities available.



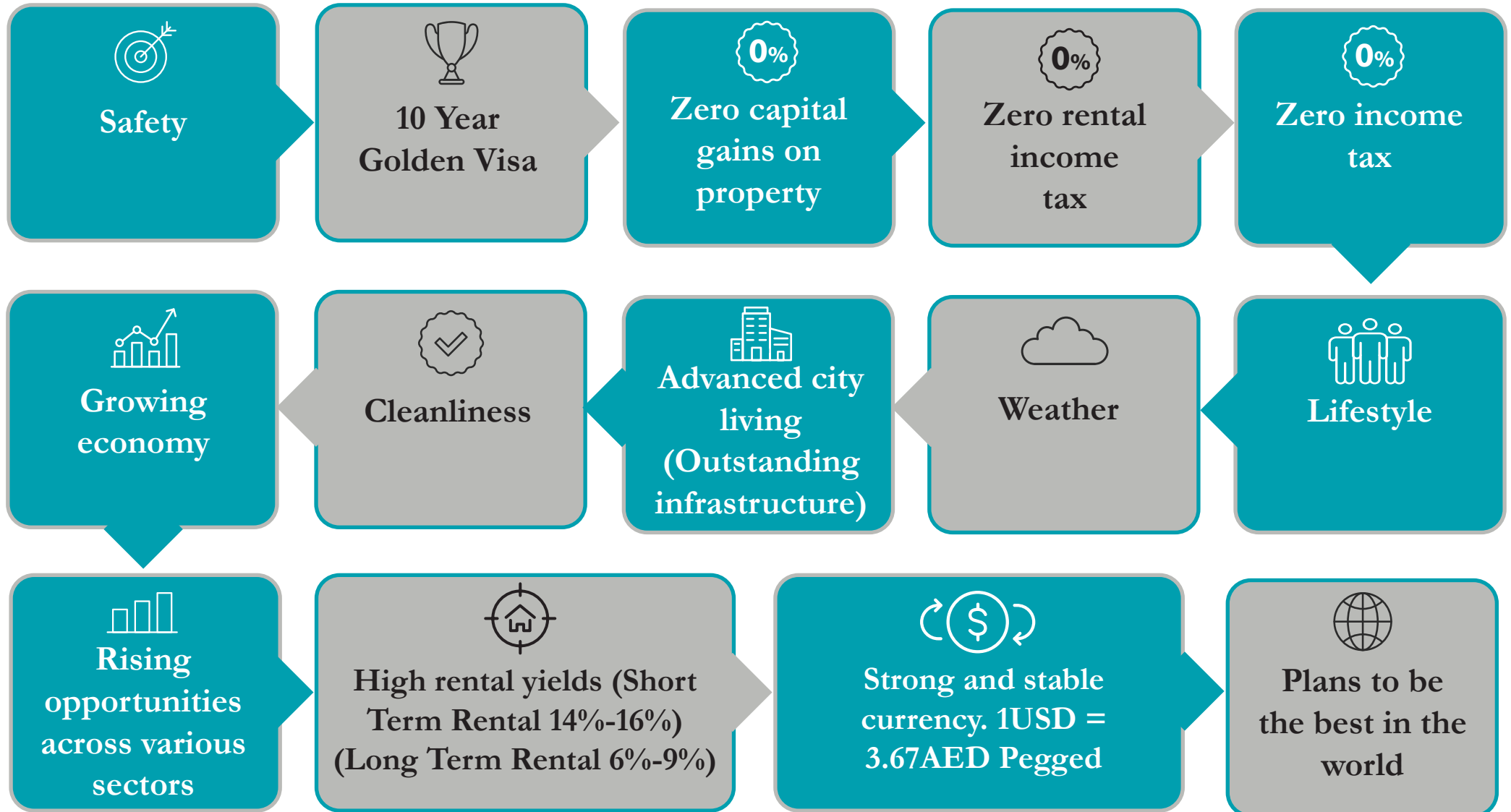
03

Assistance through the entire process from a UK resident's perspective with our main team based in the UK full time to assist.

Dubai - Economic History



Why buy in the UAE (Dubai/RAK/Abu Dhabi)



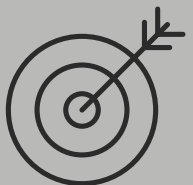
Real Estate Safety

- ESCROW mandatory to launch sales
- Developer is required to prove ownership of the land
- 20% of project value in ESCROW by Developer
- Developer is required to furnish a progress certificate to withdraw funds
- Construction progress update on DLD site (Dubai Only)



Investor Protection

- RERA penalty for developers for non-compliance
- DLP – Defect Liability Period 1 Year
- 5% of the project value held back during DLP to cover any defects arising post-completion



70%

of the **FORTUNE 500**
companies chose Dubai as
their regional head quarters

Dubai is home to **62.4%**
of **300 global brands**

62.4%
DUBAI

55.3%
SHANGHAI

51.7%
LONDON



200
Nationalities live
In Dubai



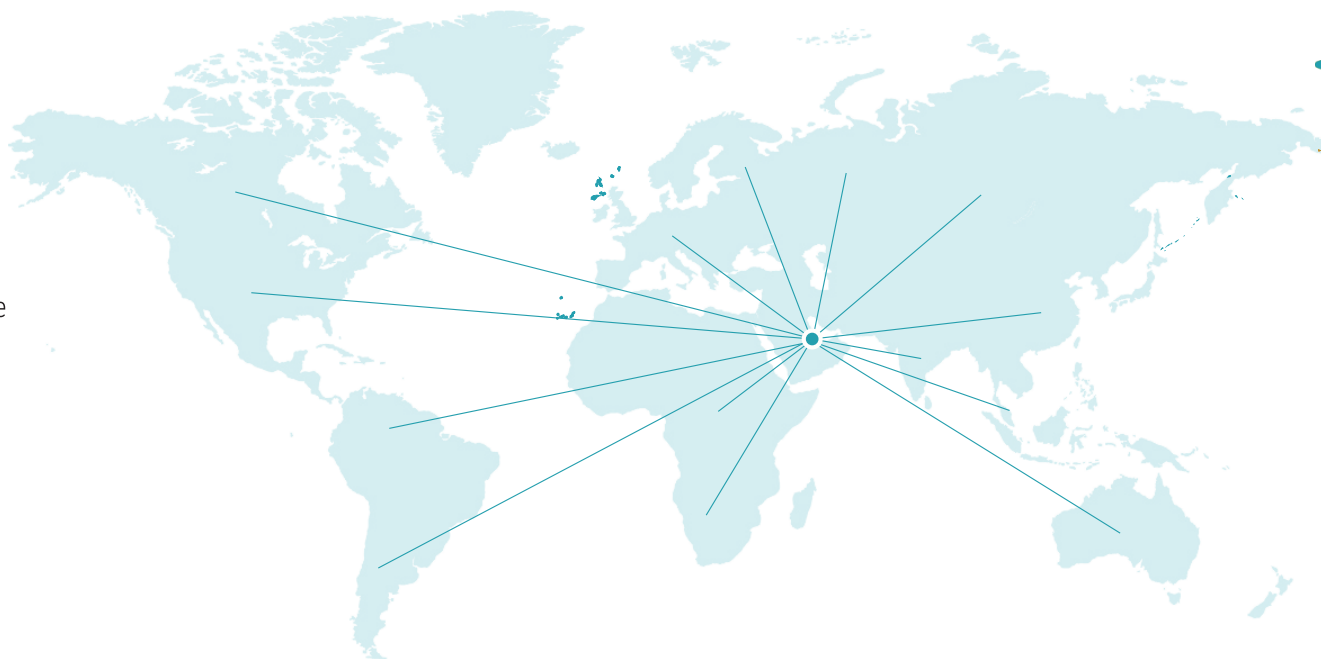
1st
City in quality of life



6th
Safest City



#1
Globally in number of accredited
health facilities, including hospitals



#12 Globally in quality of
higher education



Stable
Economy

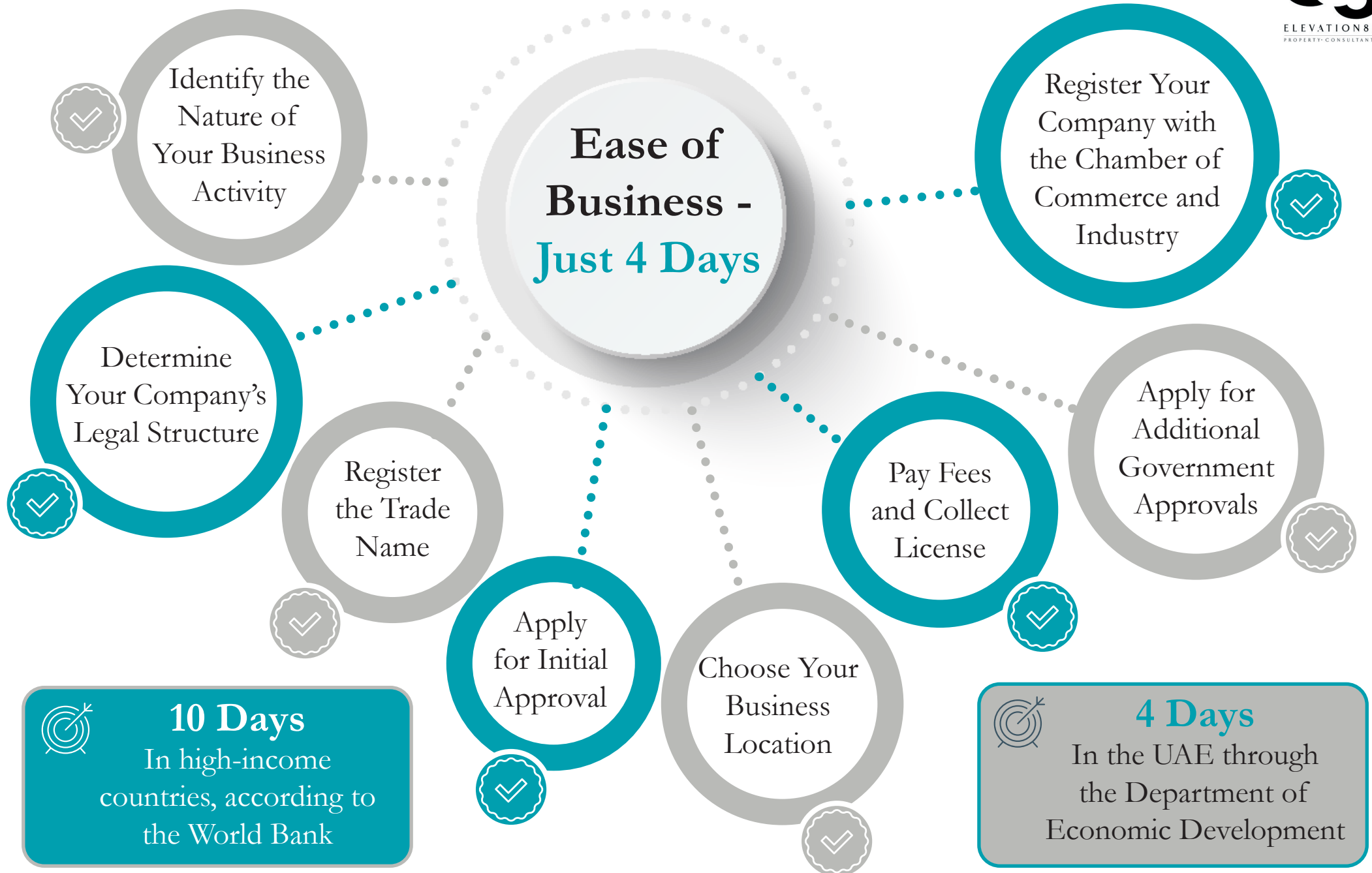


Tax Free on the
income



#12 Globally in
infrastructure quality (**#1** in
region)

Most people can reach Dubai with **8 hours**
While 1/3 of the world can reach it in **4 hours**



Dubai 2040 - Urban Master Plan



The key objectives of Dubai 2040 Urban Master Plan are to upgrade Dubai's urban areas, improve the efficiency of resource utilization, develop vibrant, healthy and inclusive communities and double green and leisure areas, provide a healthy environment to residents and visitors and provide sustainable and flexible means of mobility.

◎ **The Dubai 2040 Urban Master Plan** maps out a comprehensive plan for a sustainable urban development in Dubai. It focuses on enhancing people's happiness and quality of life and reinforcing Dubai as a global destination for citizens, residents and visitors over the next 20 years.

◎ **The plan** has a strategic structural layout, integrating all urban development master plans in the emirate and aligned it with Dubai's strategic economic priorities and the needs of the future.

◎ **Dubai 2040 Urban Master Plan** is the seventh development plan for the emirate since 1960. Between 1960 and 2020, the population of Dubai has multiplied 80 times from 40,000 in 1960 to 3.3 million while the urban and built area of the emirate increased 170-fold from 3.2 square km.

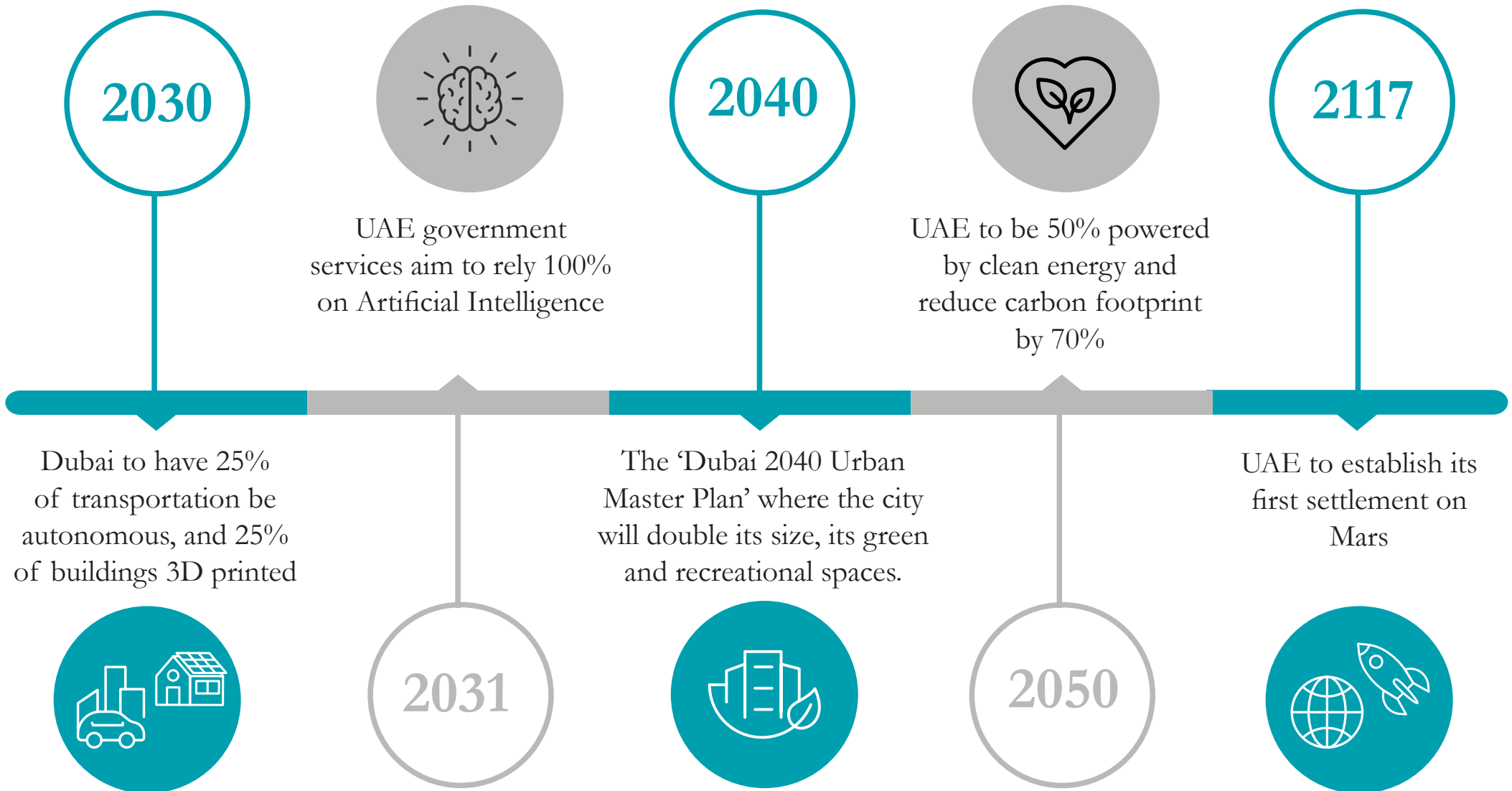
Dubai Master Plan 2040

- 55% of the population to live within 800 meters of a main public transport system.
- Double the size of population.
- Mohammed Bin Rashid Al Maktoum Solar Park, the largest single-site solar park in the world.
- Green and recreational spaces will double in size.
- Self-sustainable economy - non-oil based, diversified sources of revenue.
- Metro system to be extended 311 km by 2030 along with the new Hyperloop to take passengers from Dubai to Abu Dhabi in 12 mins.
- Nature reserves and rural natural areas will constitute 60 per cent of the emirate's total area.
- 1.7 billion sq ft. of the Emirates land dedicated to industrial economic activities.
- Several green corridors will be established to link the service areas, residential areas and workplaces.
- The movement of pedestrians, bicycles, and sustainable mobility means across the city will be facilitated.
- Land area for hotels and tourist activities will increase by 134 per cent, and for commercial activities, it will increase to 168 square kilometres.
- Land area for education and health facilities will increase by 25 per cent.
- The length of public beaches will increase by 400 per cent.

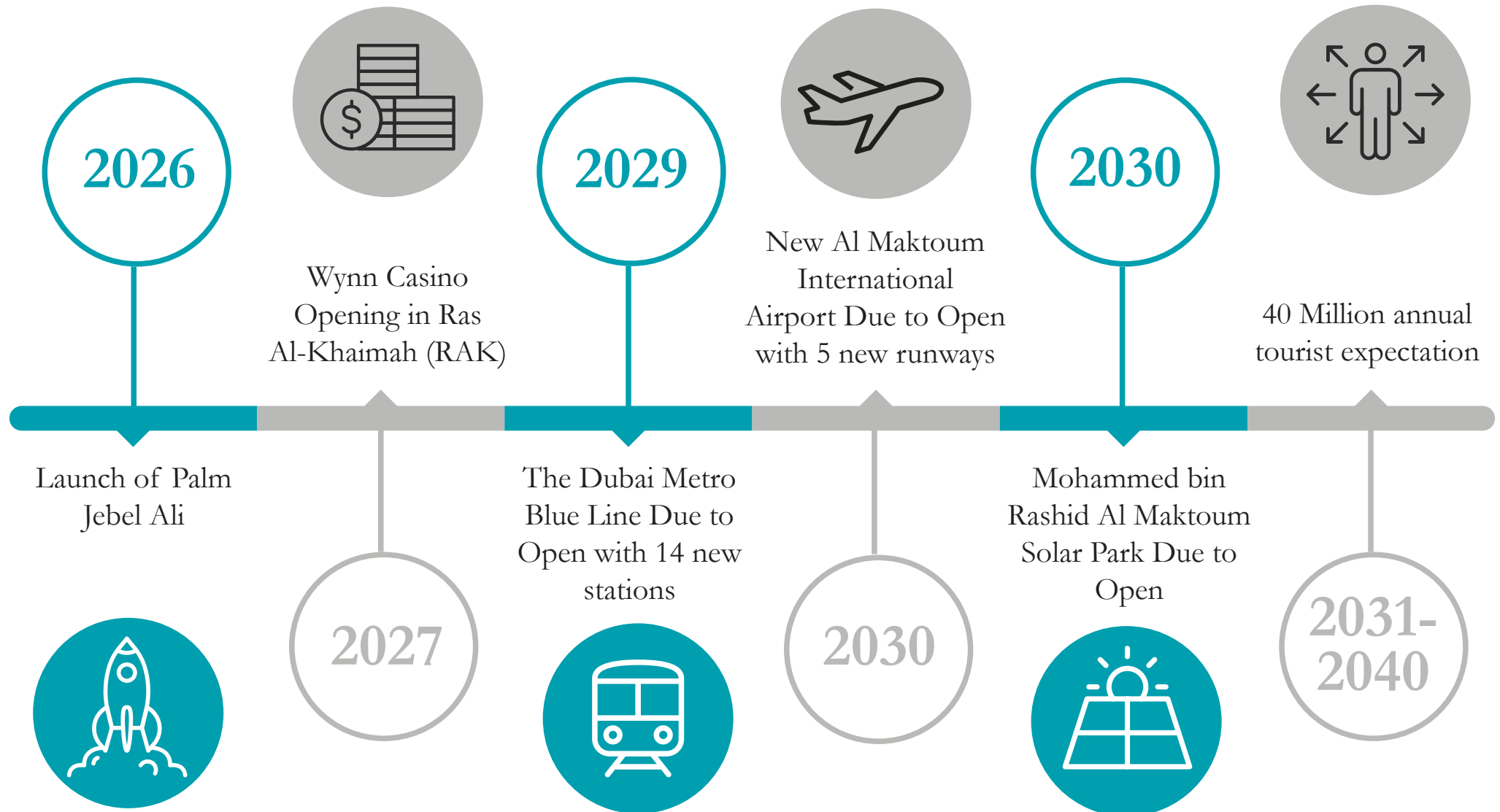
[CLICK HERE](#) - to find out more

Dubai Vision Of The Future

[CLICK HERE](#) - to find out more



UAE Growth Timeline



Top Upcoming Mega Projects in the United Arab Emirates (2024)

The Dubai Creek Tower

The construction of the tower began in 2016 and is expected to be completed by 2025.

[CLICK HERE - to find out more](#)



Jumeriah Marsa Arab

The project's construction began in 2018 and is expected to be completed in the second half of 2024

[CLICK HERE - to find out more](#)



Burj Binghatti

The project is presently under construction and is expected to be completed by 2026.

[CLICK HERE - to find out more](#)



Zayed National Museum

The museum features six permanent galleries, one temporary exhibition space and one outdoor gallery, which tell the dynamic and far-reaching story of the UAE.

[CLICK HERE - to find out more](#)



Guggenheim Abu Dhabi

The construction of the tower Announced in 2006, the project is expected to be completed by 2025

[CLICK HERE - to find out more](#)



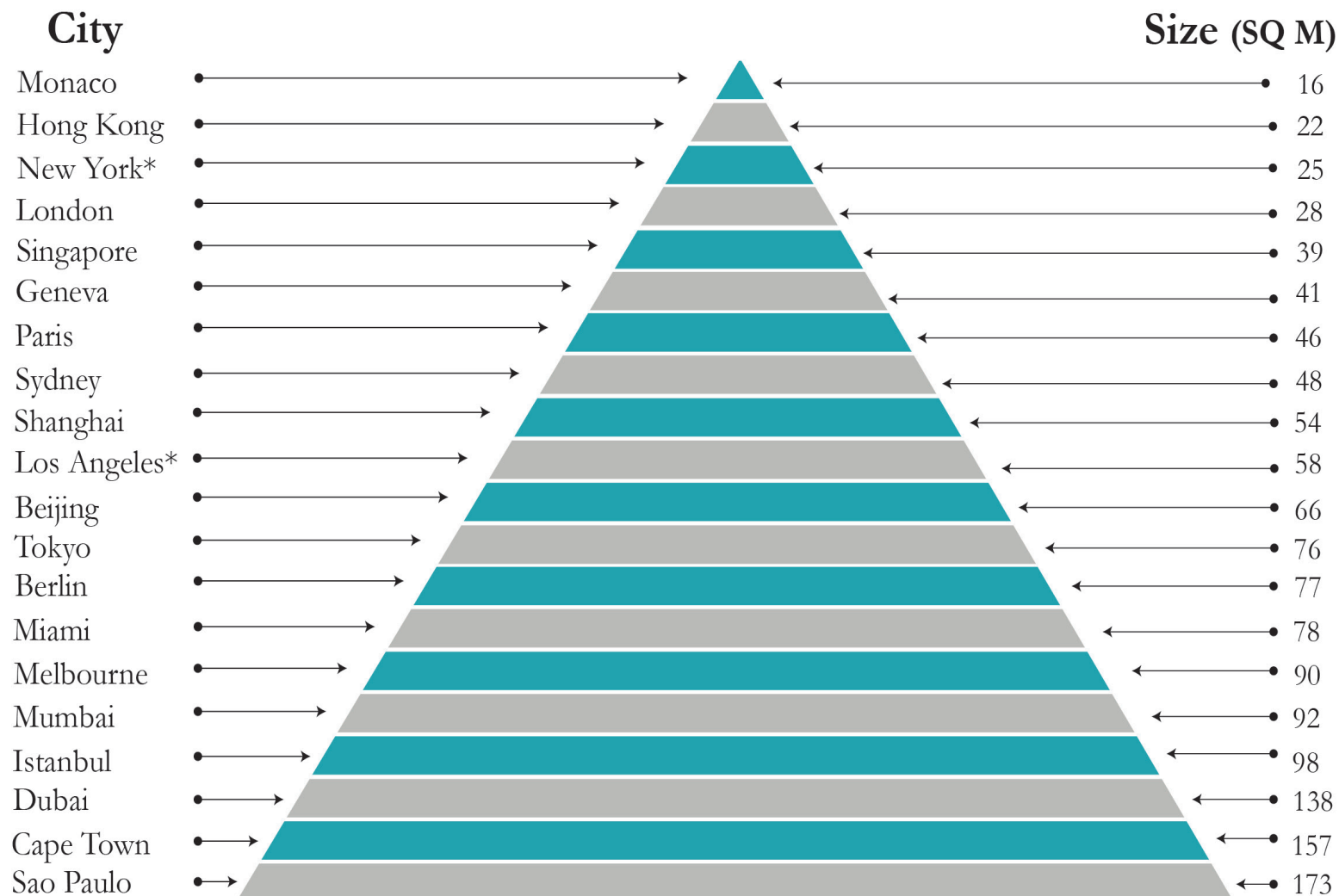
Natural History Museum

Speculated to open in 2025

[CLICK HERE - to find out more](#)



How much property can one million US dollars buy you across the globe?



sq.ft	City
1,485	DUBAI
419	SINGAPORE
300	LONDON
270	NEW YORK
172	MONACO

With US\$1 million, buyers can secure around 1,485 square feet of prime residential space in Dubai, three times more than in cities like London, New York, or Singapore, driving demand among the world's wealthy.

Off Plan

Vs

Secondary

Off-plan

Any property which is still under construction and not ready to be occupied. From launch until completion.

Advantages:

- Lower prices - Capital appreciation - Flipping
- Protection through Escrow Law - Tax benefit
- Payment plan instalments without interest (Stage Payments)
- 1-year warranty for structural defects on MEP
- Brand new and have first ownership of your property
- Best choice of units
- 10 years warranty for structural defects from the developer

Challenges:

- Waiting time until ready - Mortgage not applicable
- Buying through renderings and reference show units
- Readiness of infrastructure depending on location

Returns:

In most cases, assured capital appreciation starting anytime from 1 month of purchase until ready. Up to 50%
Rental returns once ready ranging between 4%-10%

Ready

Any property which is ready and a completion certificate from DLD is issued

Advantages:

- Immediate rental return potential - Ready product
- Mortgage applicable
- 10 years warranty for structural defects from the developer

Challenges:

- Matured (higher) prices
- The warranty period could be completed
- Older product

Additional Fees:

- Broker Fee 2% payable
- Conveyancing Costs you need to add up to 1%
- Title Transfer Charges - Service Charge Dues Risk

Returns:

Rental returns ranging between 4%-10%
Capital appreciation over long term

Off-Plan Property Investment Strategies

1

OFF PLAN RESALE

Invest 30-40% into the project and sell with additional capital appreciation.



2

POST HANDOVER

Invest until the project is handed over and continue to pay the remaining balance off.
Utilizing revenue generated to pay off the remaining balance.



3

PAYMENT PLAN & MORTGAGE

Once a project construction is 80% completed you are eligible for a mortgage.



Things You Didn't Know About Buying Off-Plan Property in Dubai



You don't need to be a resident in the UAE or have a local bank account to buy property. All payments can be made securely online directly into an escrow account. This allows non-residents to invest in property without having to be physically present.



Visa Eligibility : The introduction of the 10 year golden visa for individuals purchasing property valued at 2 million AED has enticed many investors. Alternatively, if you purchase a property valued at 750k AED you'll become eligible for a renewable 2 year residency visa.

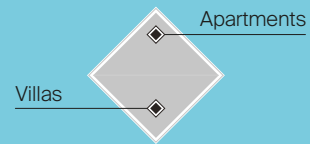


You can spread the cost of the property through an interest free payment plan. This allows you to pay in installments over the course of construction and make a final payment upon handover. Some developers even offer a post handover payment plan, this is ideal for investors looking to lease out their unit as the rental income will off-set the remainder of your payments.



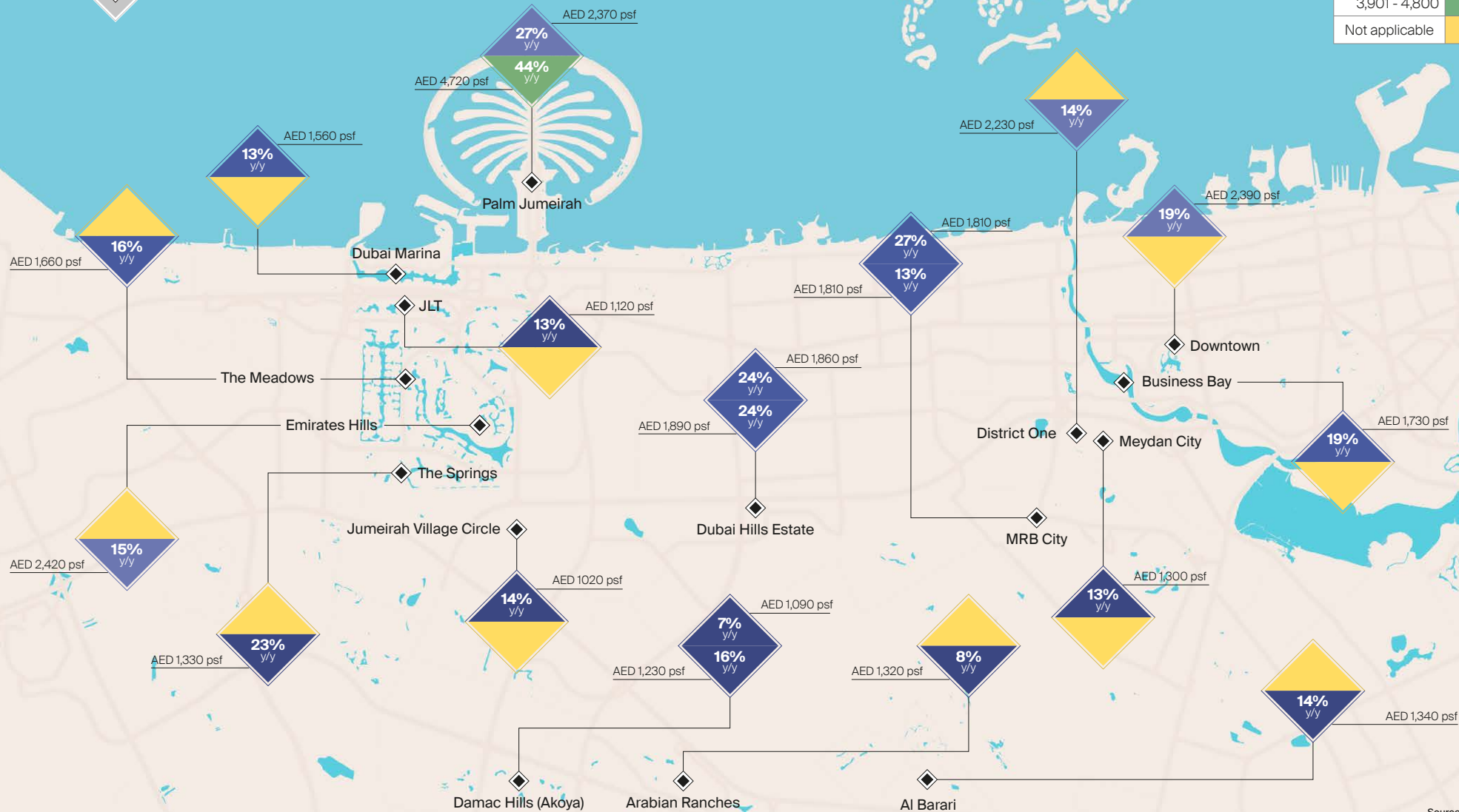
Profit from Resale Before Completion : Developers allow the resale of your property before it's completed and fully paid for. Once you have reached the stage of paying a certain amount to the developer (usually 30-40%) you can obtain a No Objection Certificate (NOC), allowing you to resell your property, often at a profit.

Residential values in Dubai | Q2 2023



AED psf

900 - 1,400	
1,401 - 1,900	
1,901 - 2,400	
2,401 - 2,900	
2,901 - 3,400	
3,401 - 3,900	
3,901 - 4,800	
Not applicable	



Source: Knight Frank, REIDIN

Golden Visa - 10 Years - Investment Required 2,000,000 AED

Requirement to apply

- You should have a property in the UAE with a minimum Value of AED 2,000,000 – Can be a mix of units but has to total 2m AED
- To apply for residency, the property must be ready or at least 50% construction completed.

Please Note: If the property is under mortgage then NOC from the bank is required and it must show the total paid amount and remaining amount. Also your visa is attached to the property so if you sell then you lose your Golden Visa unless you purchase a replacement.

- 1 **Extended Stay outside the UAE:**
There is no limit on how long you can be outside the UAE to keep your visa active.
- 2 Sponsor up to 2 maids and 1 driver for 2 years
- 3 Sponsor your Family for the same period for 10 years
- 4 Sponsor your child
- 5 Sponsor your parents for a period of 10 years.
- 6 Reside long-term in UAE without requiring a sponsor
- 7 Open a bank account in the UAE

Retirement Visa - 5 Years - Investment Required 1,000,000 AED

Requirement to apply

- Age Criteria is 55 Years or above
- You should have a property in the UAE with a minimum Value of AED 1,000,000
- To apply for residency, the property must be ready or at least 50% construction completed.

Please Note: If the property is under mortgage then NOC from the bank is required and it must show the total paid amount and remaining amount. Also your visa is attached to the property so if you sell then you lose your Golden Visa unless you purchase a replacement.

1 Husband or wife, and children can be sponsored for the same period for 5 years

2 Sponsor your parents

3 Reside long-term in UAE without requiring a sponsor

4 Open a bank account in the UAE

Property Investor Visa - 2 Years - Investment Required 750,000 AED

Requirement to apply

- Age Criteria is 55 Years or above
- You should have a property in the UAE with a minimum value of AED 750,000
- To apply for residency, the property must be ready or at least 50% construction completed.

Please Note: *If the property is under mortgage then NOC from the bank is required and it must show the total paid amount and remaining amount. Also your visa is attached to the property so if you sell then you lose your Golden Visa unless you purchase a replacement.*

- 1 Husband or wife, and children can be sponsored
- 2 Sponsor your parents
- 3 Reside long-term in UAE without requiring a sponsor
- 4 Open a bank account in the UAE

UAE - Population

History of UAE - Population

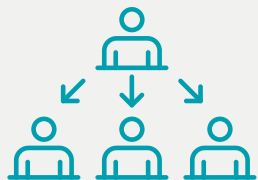
- 1950** - The population was **20,000**
- 1960** - The population was **100,000**
- 2004** - The population was **4,000,000**
- 2009** - The population was roughly **8,000,000**
- 2022** - The population was **9,441,129**
- 2023** - The population was **9,516,871**
- 2024** - The population is estimated to be **9,591,853**

The population of the United Arab Emirates (UAE) has grown rapidly over the past few decades.

UAE – Population Growth forecast

- 2030** - Forecasted population of **12,190,600**
- 2035** - Forecasted population of **12,910,700**
- 2040** - Forecasted population of **13,693,800**
- 2045** - Forecasted population of **14,507,400**

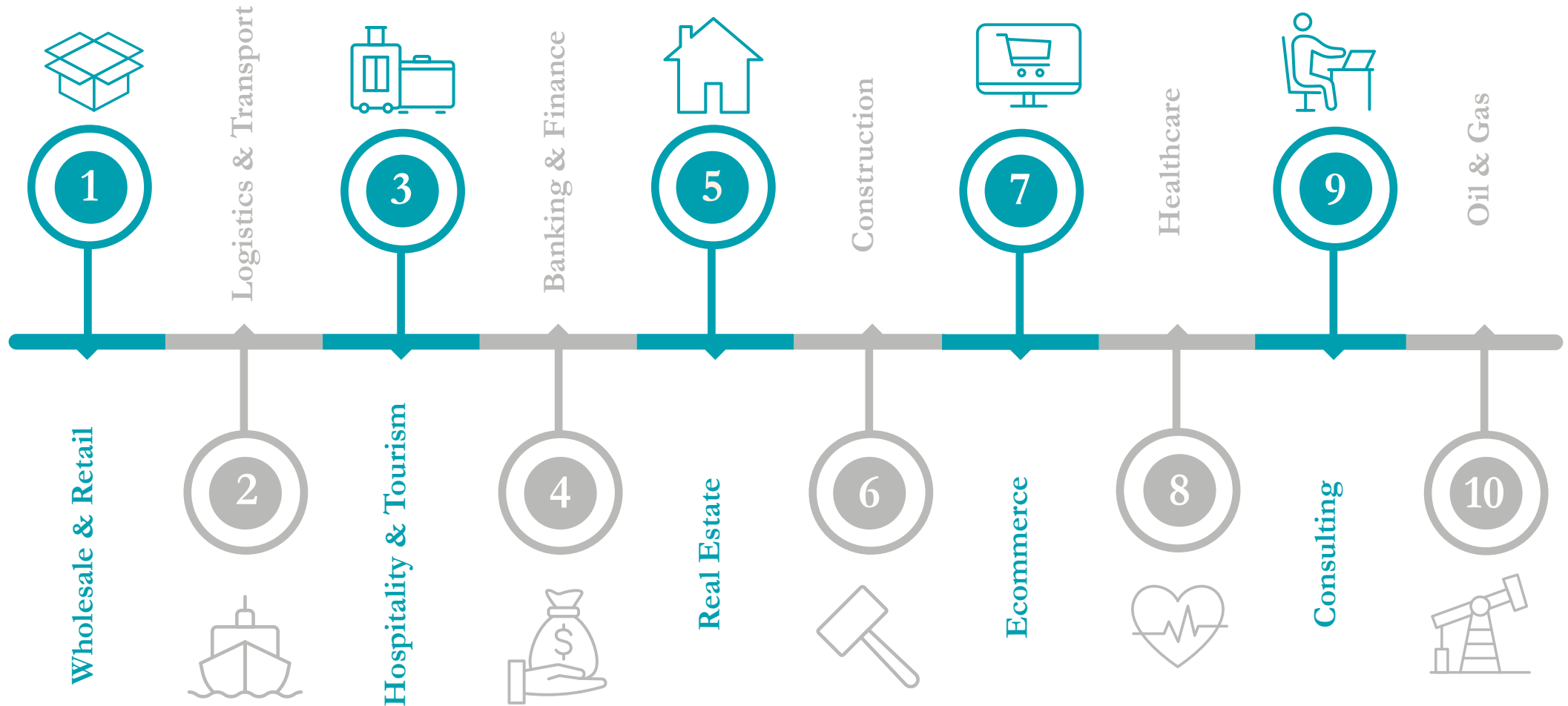
This increase in growth is being anticipated and will drive the need for new schools and homes. The government is already investing heavily in infrastructure from the new Airport and new rail network.



The population is composed of:

15% Native residents - **85%** Expats

The UAE's Top GDP Sectors



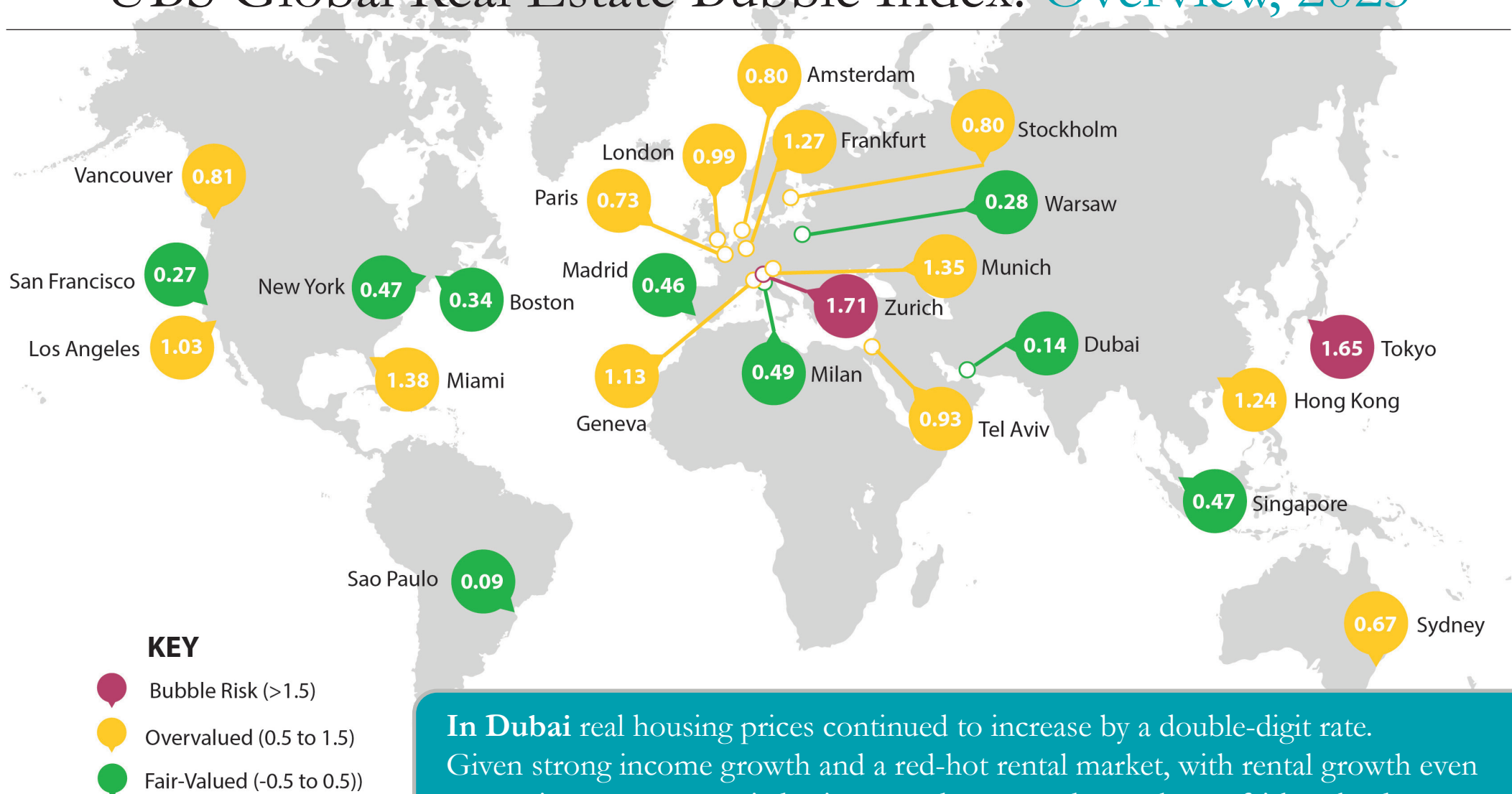
The Dubai Real Estate Market

Year on Year Increase in transaction volume post Covid-19

Driving Factors Include:

- 1 Handling of the COVID-19 pandemic compared to other countries
- 2 Russian-Ukraine War
- 3 The introduction of a 2-year and 10-year golden visa
- 4 Change in culture around the working environment
- 5 Safe Haven & Tax Haven
- 6 UK Tax and Hike in School Fees

UBS Global Real Estate Bubble Index: Overview, 2023



In Dubai real housing prices continued to increase 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.



London

Vs



UAE

2 - 6%	ROI	6% - 15%
15 - 21 Weeks	Transaction Time	Less than 30 days
2% - 14% (sliding)	Stamp Duty	2% - 5%
2% - 6%	Rental Yields	8% - 24%

Top Buyer Nationalities



India - India and the UAE have a rich history of multi-industrial collaboration that has resulted in countless investments across a multitude of industries



United Kingdom - The Government of the UAE has initiated several steps to encourage foreign investments in the real estate sector of Dubai, making the process of buying properties in Dubai from the UK extremely easy and hassle-free.



China - Viewing Dubai as a land of endless opportunities, Chinese investors have left no stone unturned in exploring the potential of the city's many offerings across varied industries.



Russia - The business-friendly environment and luxury lifestyle of Dubai have long drawn Russian investors to its various industries



Iran - The proximity of Iran and the UAE has led to the former becoming one of the top investors in Dubai's trade industry as it is heavily involved with the export and import businesses.

Why use us?



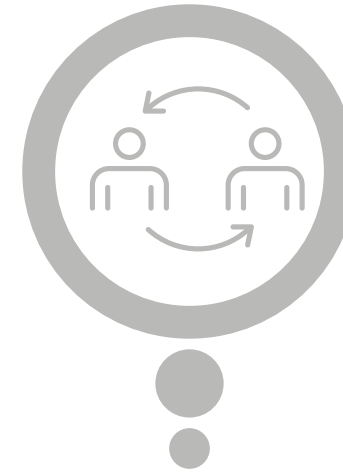
Being independent and working directly with a number of developers allows our team to provide you with advise based on your budget and personal requirements. One families needs differ from another and the choice of where you buy should reflect this.



We get our fee from the developer for off-plan developments so there is nothing to pay us.



Our relationship with the developers allows us to give you the service you need here and if you visit UAE we have the best people there to assist you rather than being pushed to close a deal.



Here are some of the developers we work with:

Damac,
BNW Developments,
Dar Global, Omniyat,
MIRA, IRTH, Aldar,
SOBHA, Select Group
, More being added



We work with independent companies to assist you with any finance requirements and tax and IHT planning to transition you to the UAE if required and put you in direct contact with them.

Further Information

Do feel free to click on the link below for the relevant presentation to know more

[CLICK HERE - to find out more](#)

01

Dubai Buying
process

02

Abu Dhabi
Buying
process

03

Saudi Buying
process

04

UAE Area
Guides

05

Saudi Area
Guides

Next Steps – Time to take action

Hopefully , you have now gained a good insight into property investments in the UAE. You might have heard the saying ‘The best time to plant a tree is 10 years ago, but the second best time is today.’ Invest now for your future!

What to expect when you speak with us?

On the initial call, we like to find out exactly what your budget and your goals for buying in the UAE and this will help us steer you in the right direction on what development and locations may be best suited for your financial and personal needs.

We will then shortlist the best developers and their specific developments that match your requirements.

We offer a completely tailored approach to property investing so you will always have a dedicated professional offering you 1 to 1 advice and will be available throughout the entire process and aftercare too.

Contact Details



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