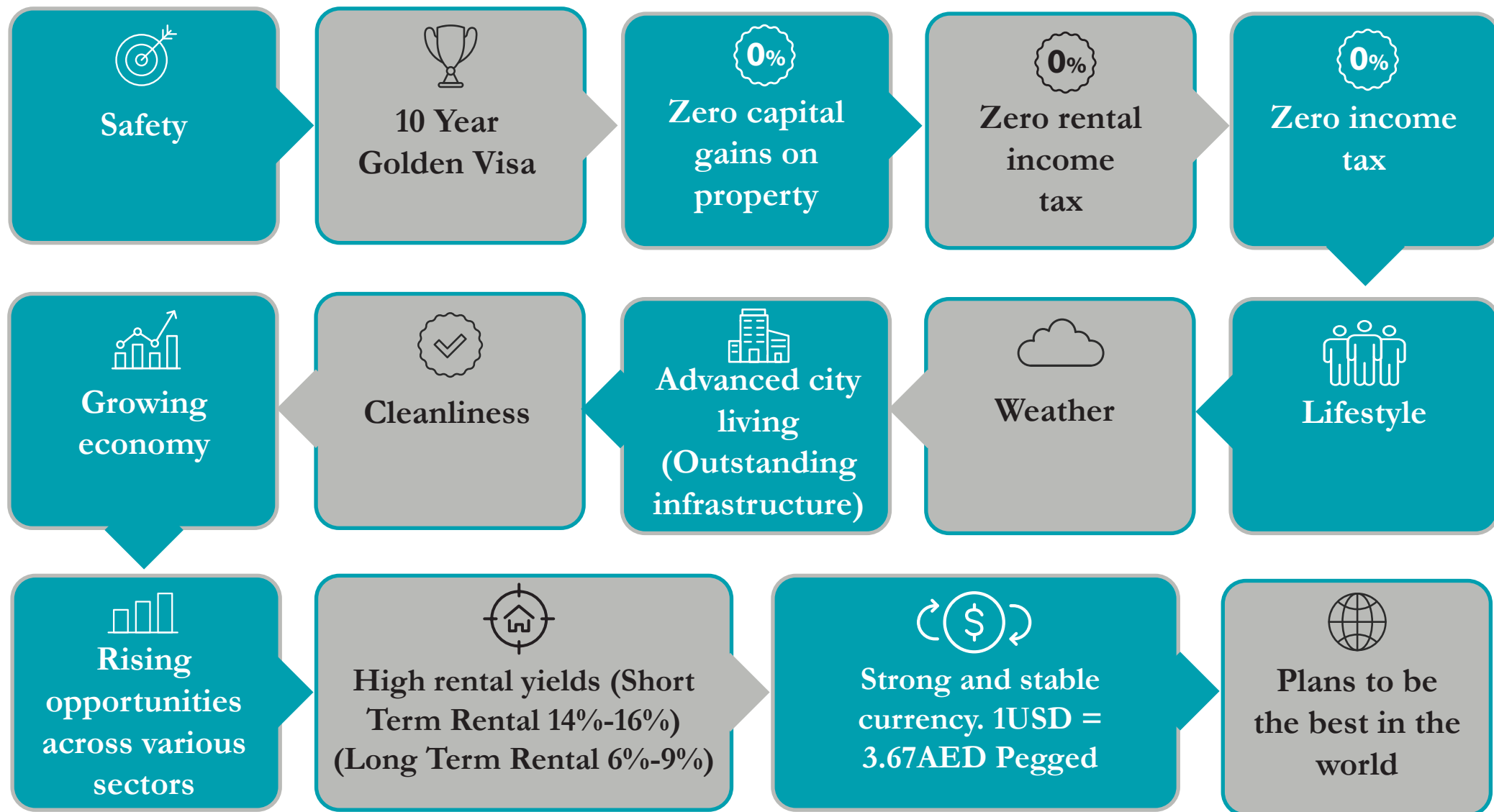


ELEVATION 88

PROPERTY • CONSULTANTS

UAE Dubai Area Guides

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



Jumeriah Village Circle JVC

- Offers a harmonious blend of modernity and traditional neighbourhood charm
- Meticulously organised streets and residential buildings are nestled verdant gardens and pristine parks
- The master plan of JVC predominantly features low-rise buildings
- A considerable portion of Jumeirah Village Circle is dedicated to green spaces
- Housing options from compact apartments to expansive villas and charming townhouses
- Proximity to prominent attractions such as the Miracle Garden, as well as being only a few minutes away from the Mall of the Emirates and the vibrant Al Barsha area.
- Excellent options for schools, daycares, parks, and children's play areas
- Additionally, JVC is perfectly suited for professionals working in different parts of the emirate
- Links most areas of the emirate through al Khail Street and Sheikh Zayed Road
- Eager mall lovers will find the new Circle Mall located in the heart of Jumeirah Village
- Popular among families with children due to the availability of several reputed schools, daycares, and pre-schools
- Contains 235 shops, restaurants, and entertainment outlets
- Several clinics cover JVC residents' health matters, like Right Health Karama Medical Center

Jumeriah Village Triangle JVT

- A vibrant residential community in the heart of Dubai
- Home to community parks, tennis and basketball courts
- Offers a mix of villas, townhouses and apartments
- Directly connected to the main road network
- Divided into nine districts, featuring over 13,000 residential options
- JVT is a family-oriented area where one can easily find supermarkets, schools, mosques and healthcare facilities
- Commuting to and from JVT is quite convenient using public transportation.
- There are several medical centres including: Aldas Medical Clinic, Medcare Medical Center
- Several hospitals nearby including NMC Royal Hospital, Saudi German Hospital and Al Zahra Hospital
- Nearby Areas include Jumeriah Village Circle, Discovery Gardens and Dubai Marina
- There are several supermarkets in JVT offering a wide range of daily essentials, such as Viva Supermarket, Good Day Market and Fresh Mint Market
- Malls nearby JVT include The City Centre Me'aisem
- Just 10-15 mins drive from Jumeriah Golf Estates

Business Bay

- Business district in Dubai located immediately south of Downtown
- Trendy mixed-use district
- Set alongside Dubai Canal and Downtown Dubai
- Popular lifestyle destination
- metro Stations include Business Bay Metro Station and Burj Khalifa/Dubai Mall Metro Station
- Ideal Location for Young Professionals, International Executives, Entrepreneurs and Investors and Families alike
- Easy access to parks and green spaces such as Bay Avenue Mall & Park
- Close to Dubai Mall, Burj Khalifa, The Dubai Fountain and Dubai Aquarium
- The community is between Sheikh Zayed (E11), and Al Khail Road (E44)
- Business Bay is one of the attractive areas for renting mid-tier apartments
- A number of healthcare facilities nearby, including: Emirates Hospital Clinics, Midline Bay Medical, Medcare Hospital Al Safa Emirates Hospital Jumeirah.
- A number of Nurseries, Primary and High Schools and Universities nearby
- The best hotels in Business bay include: JW Marriott Marquis Hotel, Steigenberger Hotel, Radisson Blu Hotel Waterfront, Taj Dubai and Doubletree by Hilton Dubai Business Bay

Motor City

- Comprises two residential areas namely; UpTown and Green Community Motor City
- Home to Business Park Motor City, Dubai Autodrome and F1-X Dubai
- Offers a collection of villas, apartments and commercial spaces
- Developed on a motorsport theme making it a haven for sports enthusiasts
- Perfect for a varied range of people from single professionals to families
- Uptown Motor City is a low-rise residential apartment development and Green Community Motor City is a residential development featuring spacious villas, townhouses
- Still a developing area so scope for future growth potential with very limited hi-rise residential blocks
- Several supermarkets in the area such as Spinneys, Carrefour, Blue Mart supermarke and VIVA Supermarket
- Close to Dubai Miracle Gardens, Dubai Butterfly Garden as well as the International Cricket Stadium
- Motor City is well-equipped when it comes to healthcare facilities
- A number of educational institutions in and nearby. Nurseries include Jebel Ali Nursery and Emirates British Nursery, Building Blocks Nursery and Child Enrichment Centre
- Other schools include, the GEMS Metropole School. GEMS Motor City with more options nearby
- A great choice for university students as it is only less than 30 minutes away, located nearby such as American University in Dubai, Middlesex University and Modul University

Sports and Studio City

- The community is perfect for sports lovers, with exceptional sports facilities
- Home to the headquarters of the International Cricket Council (ICC)
- A hub for international sporting events and training academies
- Proximity to popular attractions like Miracle Garden and Global Village
- Conveniently located with access to Al Khail Road (E44) and Hessa Street (D61)
- Some notable hotels include: Al Ashrafia Holiday Homes, Emirates Sports Hotel Apartments, Treppan Hotel and Suites by Fakhruddin
- There are several supermarkets such as: Big Value Supermarket, Almayya Supermarket and Grandiose
- Nearby areas include: Motor City, Dubai Production City and Jumeirah Village Circle (JVC)
- 27 minutes from Dubai International Airport and 22-minute drive to the Dubai Marina
- Studio City is an ideal location for broadcasting companies and media houses
- Nurseries and schools in Dubai Sports City are: The Wonders Years Nursery, Kinder Castle Nursery, Victory Heights Primary School and Dwight School Dubai
- Studio City is a free zone in Dubai
- A range of amenities including sports facilities, parks, schools, restaurants, fitness facilities and beauty salons, ensuring a convenient and active lifestyle for residents.

Maritime City DMC

- A new and up and coming area with Water front developments with the view of Downtown Dubai -
- Mixed-use waterfront development strategically located between Port Rashid and Dubai Dry Docks
- Free Zone is surrounded by the Arabian Gulf
- Good and growing rental yields
- Still a growing and developing area so lots of growth potential and planned for the future
- Seamlessly to Dubai's main road network offering direct access to major expressways, including Sheikh Zayed Road (E11)
- Great location for the views and more peaceful life
- Burjuman Mall is a 14-minute drive from Dubai Maritime City.
- More casual eateries whilst the area develops
- Residences in Maritime City peninsula will have unobstructed views of the sea
- Plans to construct mosques, parks, bus stations, a waterfront promenade, community clinics, police stations, ambulance service locations, areas for entertainment, and spaces for leisure and recreation
- Dubai Maritime City does not have plans to build schools within the premises as of now.
- In close proximity to Bur Dubai

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.

UAE - Population

History of UAE - Population

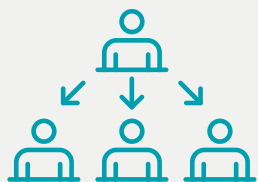
- 1950** - The population was **20,000**
- 1960** - The population was **100,000**
- 2004** - The population was **4,000,000**
- 2009** - The population was roughly **8,000,000**
- 2022** - The population was **9,441,129**
- 2023** - The population was **9,516,871**
- 2024** - The population is estimated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



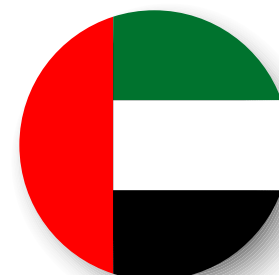
The population is composed of:

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



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%

Why use us?



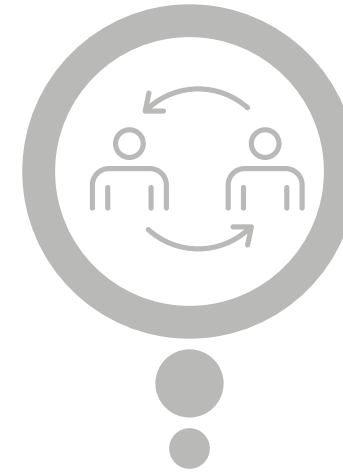
Being independent and working directly with a number of developers allows our team to provide you with advise based on your budget and personal requirements. One families needs differ from another and the choice of where you buy should reflect this.



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.