

Dubai Off-plan Investment Guide

Intro.

The market in Dubai is constantly evolving and expanding, and with all the new developments in the market, it's hard to stay up to date. With this guide, we'll try to help you find the suitable investment and assist you every step of the way, whether you are a local or overseas investor. You will find everything you need to know about the current state of the market, why you should invest in off-plan and the top investment opportunities in Dubai.



About Dubai

A world hotspot for property investments, Dubai has become a benchmark for luxury and success, competing with the biggest metropolitan cities in the world. What makes Dubai a popular investment hub is that it offers zero investment taxes, residency, a high return on investment, and a reliable, stable economy.

Why Dubai?

Before beginning your search for Dubai property, it's essential to understand what makes Dubai one of the world's most exciting real estate markets.



Great weather.

Enjoy a sun-kissed lifestyle all year round. Dubai provides residents and visitors alike with beach bliss all year round, perfect for tanning, swimming, sailing, fishing, and more.

Tax-free income and investments.

In Dubai, your income is non-taxable, and the same goes for property investments. The zero investment tax means that you will only be paying for your property, not more or less.

World-class infrastructure.

Dubai has the infrastructure that one would expect from a worldclass business hub. The government has introduced free zones that serve as hubs for businesses in areas such as Jebel Ali and Media City to attract foreign entrepreneurs.

Residency visa.

Several incentives, such as the Golden Visa program, encourage investors worldwide to move and start their businesses in the UAE. Moreover, property investments above AED 2 million qualify you for a golden visa as well.

Safety.

The UAE comes on top of the list of the safest countries in the world. With strict laws and regulations, it maintains a very low crime rate. In addition, the country has many laws that protect investors and their rights.

Regulated market.

Dubai is the most transparent real estate market in the MENA region with its new Open Data Law, which promotes the sharing of non-confidential data between government and non-government entities.



Off-plan market in Dubai

Off-plan property is one that is not completed and is in the process of being built. An off-plan property might be a villa, apartment, or townhouse sold by a property developer, or a resale by a previous investor, and you can purchase the property while it is still in the planning or building stages. Offplan properties continue to dominate the market, proving to be a long-term investment for many.



Developers.

Dubai property rental yields are significantly higher than those offered in popular cities and is also the most 'affordable' city to purchase a home compared with cities such as London, New York, Hong Kong, and Paris. Competitive prices and rental yields. Dubai has an extensive list of well-known, reliable developers, and each developer offers something unique to the market, providing investors with projects that raise the bar every time.

High ROI.

The return on investment in Dubai is unmatched, reaching a high of up to 9%. Investors can enjoy high returns on investments due to the capital appreciation, rental rates, and the zero tax policy Dubai has implemented on its investments.

Active market.

Different from mortgages, off-plan properties have payment plans that can extend from 2 to 5 or 6 years. The main difference between a payment plan and a mortgage is that it removes the bank as the middleman and allows investors to make interest-free payments.

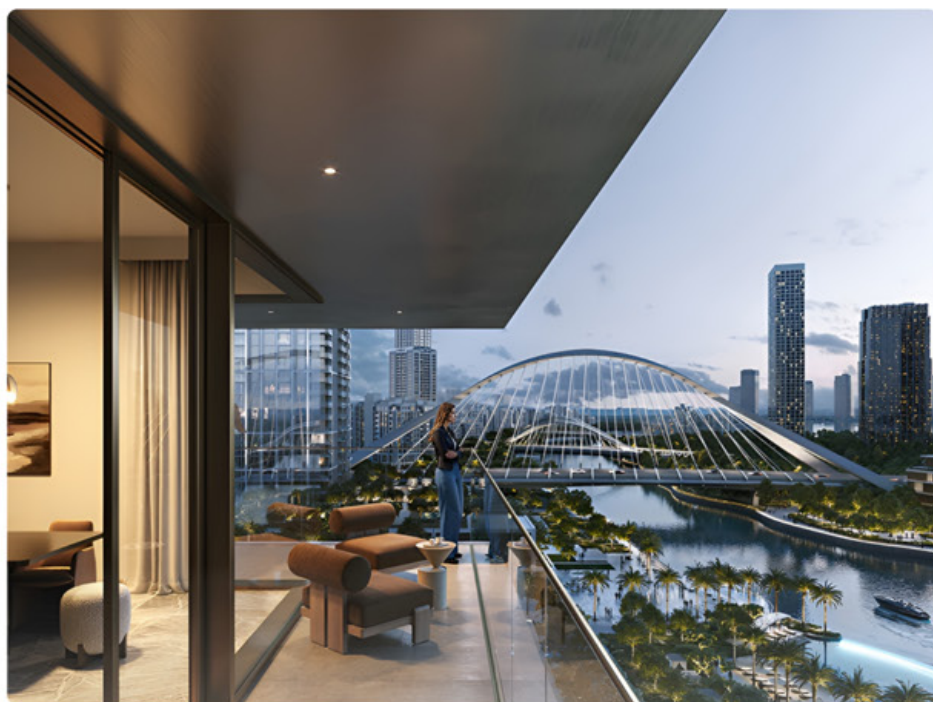
Payment plans.

Dubai on its own recorded real estate transactions worth around AED 300bn in one year. In addition, the influx of new houses will be addressed through Dubai's 2040 Urban Masterplan, bringing in investors and business, all while growing the population to 5.8 million.

Access to leading agencies.

At Betterhomes, we offer a comprehensive service package to our clients. With in-house marketing, mortgage, property management, maintenance, and retail property services, Betterhomes will not only help you find the right home and investment but cover all your needs from A to Z. Our trained staff are experts in their field, and their work ethic and professionalism are reflected through our 5-star rating on Trustpilot, courtesy of over 2370 reviews

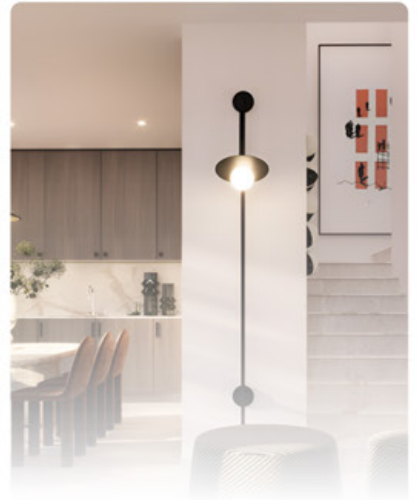
New developments in Dubai



Dubai creek Harbour

An ultra-modern, stylish, and pedestrian-friendly neighbourhood that integrates seamlessly with Dubai's sustainable urban character, Dubai Creek Harbour is located along the historic Dubai Creek. It comprises 7.4 million sqm of residential space and 500,000 sqm of parks and open spaces. With a vibrant mix of retail, business, recreation, and community spaces, it caters to fun-loving, like-minded individuals, offering something for everyone.

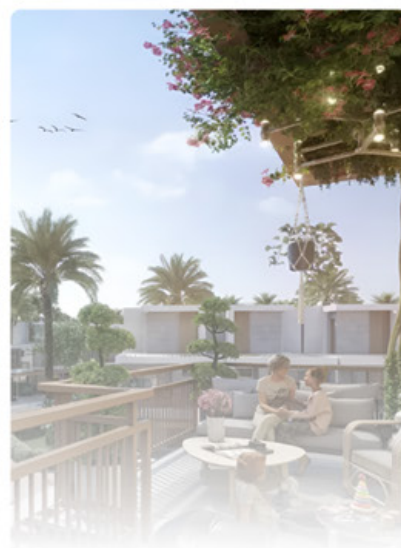
- ✓ 1,2 & 3-bedroom apartments
- ✓ Starting from AED 1.6 million
- ✓ Master community



The Valley

The Valley by Emaar is a master-planned, self-sufficient residential community situated on the outskirts of Dubai. Designed to offer a tranquil and family-friendly environment, residents experience a lifestyle enriched by world-class facilities. The community features serene landscapes and shimmering sands, perfect for relaxation and recreation. Within The Valley, there is a range of amenities and attractions that enhance the living experience several notable attractions nearby that further elevate life in the community.

- ✓ 3 & 4-bedroom townhouses & villas
- ✓ Starting from AED 2.8 million
- ✓ 15 communities



DAMAC Hills 2

Formerly known as AKOYA, DAMAC Hills 2 is a master community offering a unique living experience inspired by water, sports, and fun for all ages. Thoughtfully-designed apartments, villas, and townhouses are surrounded by a variety of experiences, attractions, and conveniences. The community features facilities for children, including slides, pirate ships, and trampolines.

Developed by DAMAC Properties, DAMAC Hills 2 is an exceptional eco-friendly and self-sufficient golf community in Dubai. It boasts premium amenities and world-class facilities, offering a diverse mix of properties in various sizes and layouts. The community also provides green spaces for gardening enthusiasts. With more amenities planned, DAMAC Hills 2 is expected to become one of the most sought-after family-living communities in the coming years.

- ✓ 1 & 2-bedroom & 4-bedroom townhouses
- ✓ Self-sufficient community
- ✓ Starting from AED 1.8 million



The Acres

The Acres is a brand-new community of standalone villas featuring impeccable surroundings enveloped by nature. Graced with serene gardens and azure lagoons, this exclusive neighbourhood harmonises with the undulating terrain, creating a space connected by meandering pathways to every corner of this flourishing environment.

Located within Dubailand, The Acres offers more than just a home; it provides a hub of unparalleled convenience. Every journey around the city begins with ease, and every return is to a peaceful community embraced by nature.

- ✓ 3,4 & 5-bedroom bespoke villas
- ✓ Lagoon and serene gardens
- ✓ Starting from AED 8.16 million

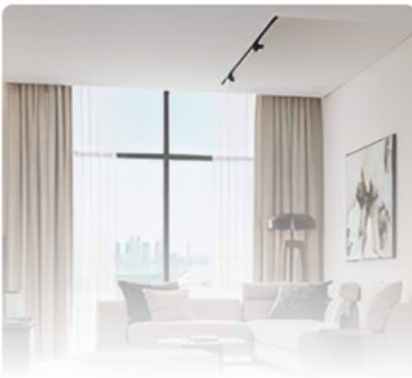


Verve City Walk

Verve by Meraas offers a unique living experience with thoughtfully designed communal spaces and engaging social events, such as rooftop barbecues and yoga classes. This commitment to excellence and sophisticated design makes Verve a truly exceptional home.

Located in the heart of City Walk Dubai, Verve provides easy access to vibrant dining, shopping, and entertainment options. With its pedestrian-friendly environment and excellent connectivity to major highways, Verve combines urban convenience with a touch of luxury.

- ✓ 1, 2, 3, 4-bedroom apartments & 5-bedroom penthouse
- ✓ Only high-rise building in City Walk
- ✓ Starting AED 2.12 million

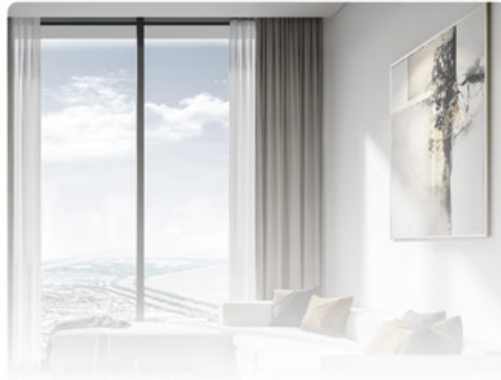


Sobha Altius

Skyscape Altius, an 85-story tower of exceptional craftsmanship, offers exclusive 1, 1.5, 2, 2.5, and 3-bedroom residences. Each home features exquisite design and attention to detail, providing a unique living experience. The breathtaking views merge the serene lagoon with the opulence of Downtown Dubai, creating an unmatched waterfront experience in Sobha Hartland - II.

Epitomising urban luxury, Skyscape Altius boasts sleek design and premium finishes. The opulent lobby and serene waterfront terrace exude sophistication, while expansive windows offer dynamic city skyline views, enhancing the living experience.

- ✓ 1, 1.5, 2, 2.5, and 3-bedroom apartments
- ✓ Tallest building in Sobha Hartland II
- ✓ Starting from AED 1.5 million



Sobha Orbis

Nestled amidst the dynamic cityscape of Motor City, Dubai, Sobha Orbis represents the pinnacle of refined urban living. The seven premium towers offer meticulously crafted 1, 1.5, and 2-bedroom apartments, exuding elegance and sophistication.

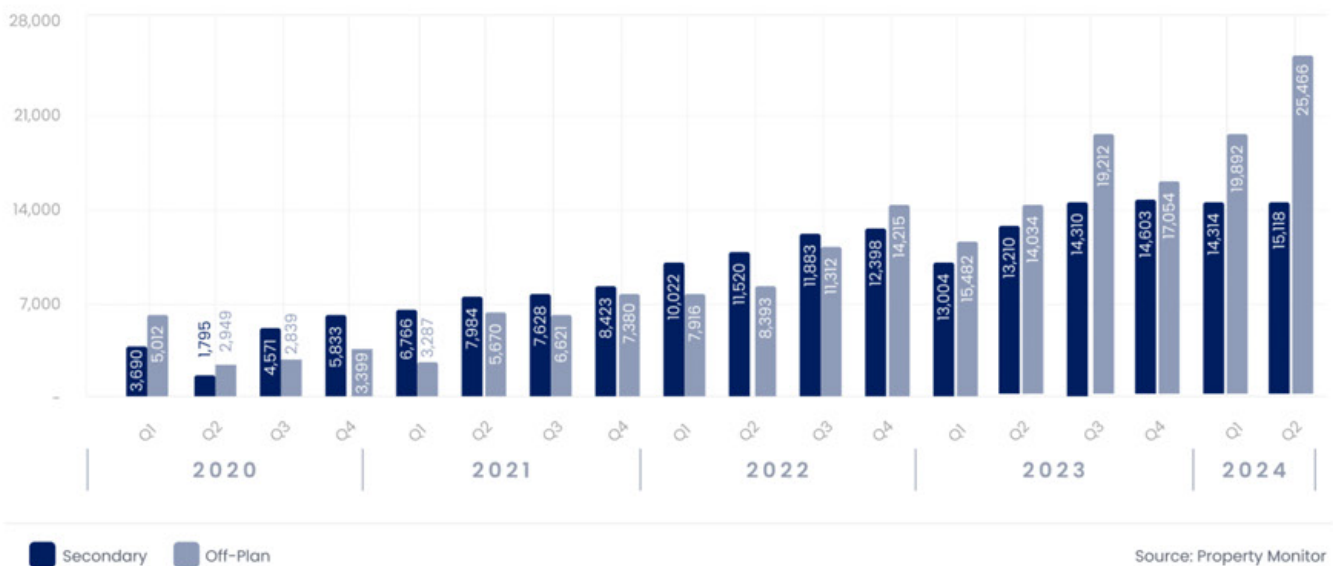
With its sleek architectural design and sumptuous interiors, Sobha Orbis creates a timeless luxury experience. Residents can enjoy the resort-style pool, landscaped gardens, and a state-of-the-art fitness centre. Conveniently located, it provides easy access to Mohammed bin Zayed Road and Al Qudra Road, ensuring proximity to key destinations.

- ✓ 1, 1.5, 2 bedroom apartments
- ✓ Conveniently located
- ✓ Starting from AED 985,000

Current Market

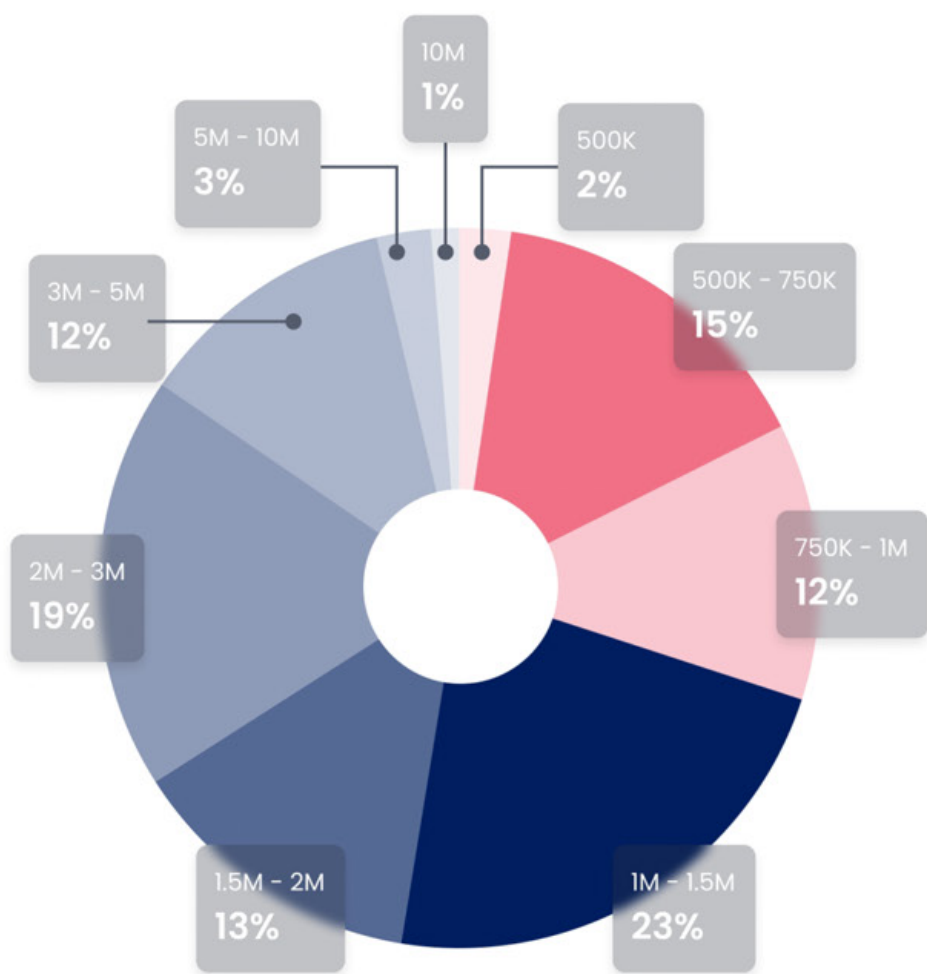
Unprecedented Growth

The off-plan market set a new record in the second quarter of 2024, with 25,466 property transactions totalling over AED 52 billion. This marks an astounding 81% increase compared to the same period last year, underscoring the city's thriving property market and the strong demand from both end-users and investors.



Dubai's off-plan property market caters to a diverse range of buyers. The villa segment, properties in the AED 2 – 5 million range are the most popular, representing 75% of sales. This price range attracts buyers seeking larger spaces and amenities without entering the ultra-luxury segment. Meanwhile, the off-plan apartment market is dominated by properties under AED 2 million, which account for 71% of total transactions.

Sales price mix – Apartment & Villas



Top 5 off-plan transacted areas at in Q2 2024

| | | |
|--------------------------|------|-----|
| Jumeirah Village Circle | 3117 | 12% |
| Mohammed Bin Rashid City | 2001 | 8% |
| Business Bay | 1865 | 7% |
| Ras Al Khor | 1779 | 7% |
| Dubai Hills Estate | 1534 | 6% |

Our off-plan team is as diverse as can be, with agents of all different backgrounds and experiences,



Ahmed Ali



Ahmed Taha



Chirine Elsebai

but they all have one important thing in common:



Ajay Barua



Lara Farah



Inas Danaf

**their
passion
for real
estate.**



Ala Moloman

With their
knowledge,
friendly nature,
and market
expertise,



Prince Akum



Sabreen Eid



Sijo Jose

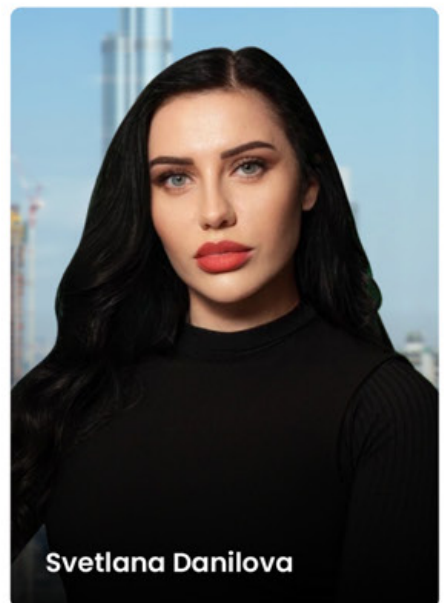


Wael Gomaa

rest
assured
that they
will help
you make
the right
decision.



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