



Why Indians Should Invest in Dubai ?

- Tax Free Income
- High ROI
- Global Lifestyle
- and More.



The City Of Unbounded Opportunities: Dubai.



Why Dubai



DUBAI



 200 Nationalities live In Dubai

 1st City in quality of life

 6th Safest City

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

 #1 Global ranking for attracting greenfield FDI projects

 #12 Globally in quality of higher education

 Stable Economy

 Tax Free on the income

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

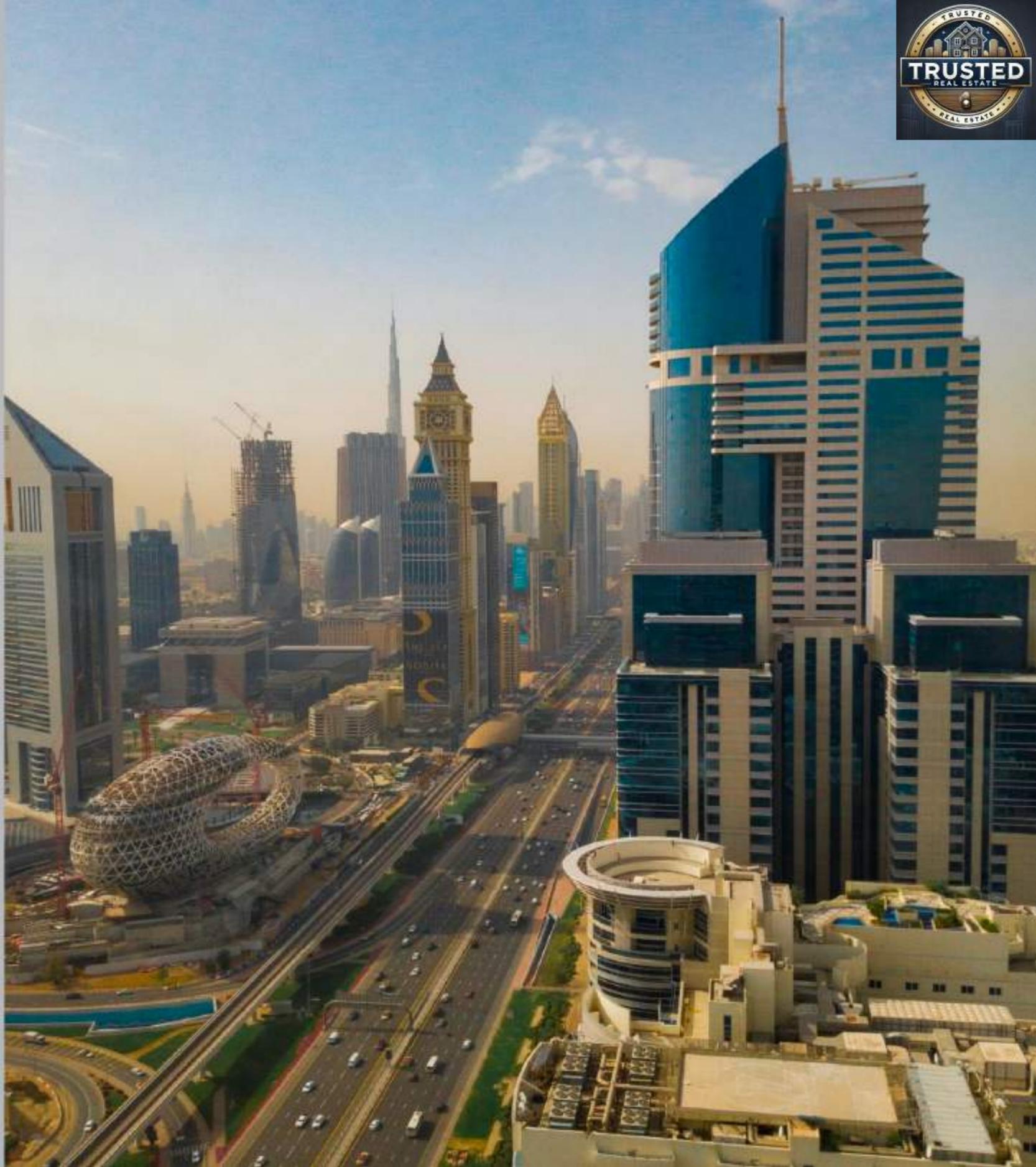
Most people can reach Dubai with 8 hours
While 1/3 of the world can reach it in 4 hours

2nd

Highest Visited City in the World

Top 5 City Destinations Index 2023:

1. Paris
2. Dubai
3. Madrid
4. Tokyo
5. Amsterdam



Visitor trend	2015	2016	2017	2018	2020	2021	2022	2023
	14.2m	14.9m	15.8m	16.6m	20m	7.8m	14 m	17.15m

GROWING POPULATION



The Population of Dubai

3,515,264

2022

2.1%

Annual
Growth

The Population of Dubai

3,604,030

2023

2.5%

Annual
Growth

Dubai aims to reach **7.8 Millions+** population by **2040**

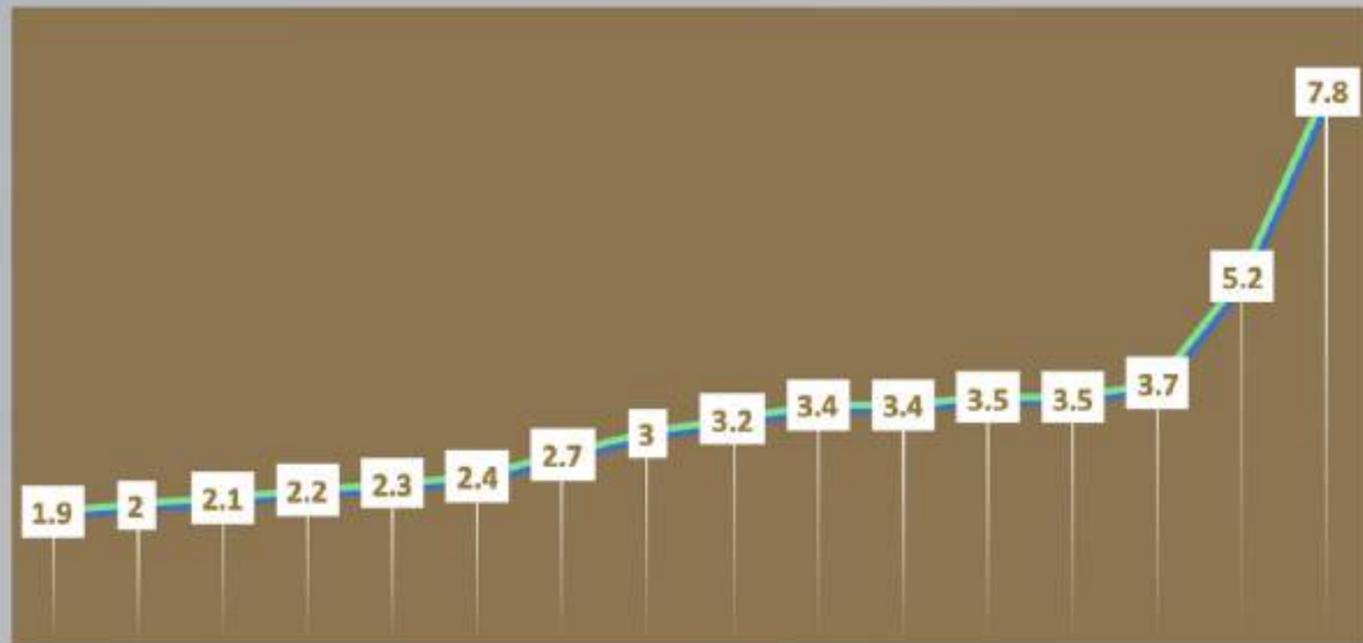


The population is composed of:

15% Native residents

85% Expats

POPULATION



2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2030 2040

Population growth outstripping property supply

- Luxury segment shortage to dominate
- Many HNWI's are moving Dubai which drives more demand

Continuous growth in rental return

- Dubai Real Estate rents could jump by up to 20 per cent this year as investors seek long and short-term returns

Meanwhile, interest rate for mortgage will drop which could turn residents to buyers



70%

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

62.4%

Dubai is home to 62.4% of 300 global brands

55.3%

SHANGHAI

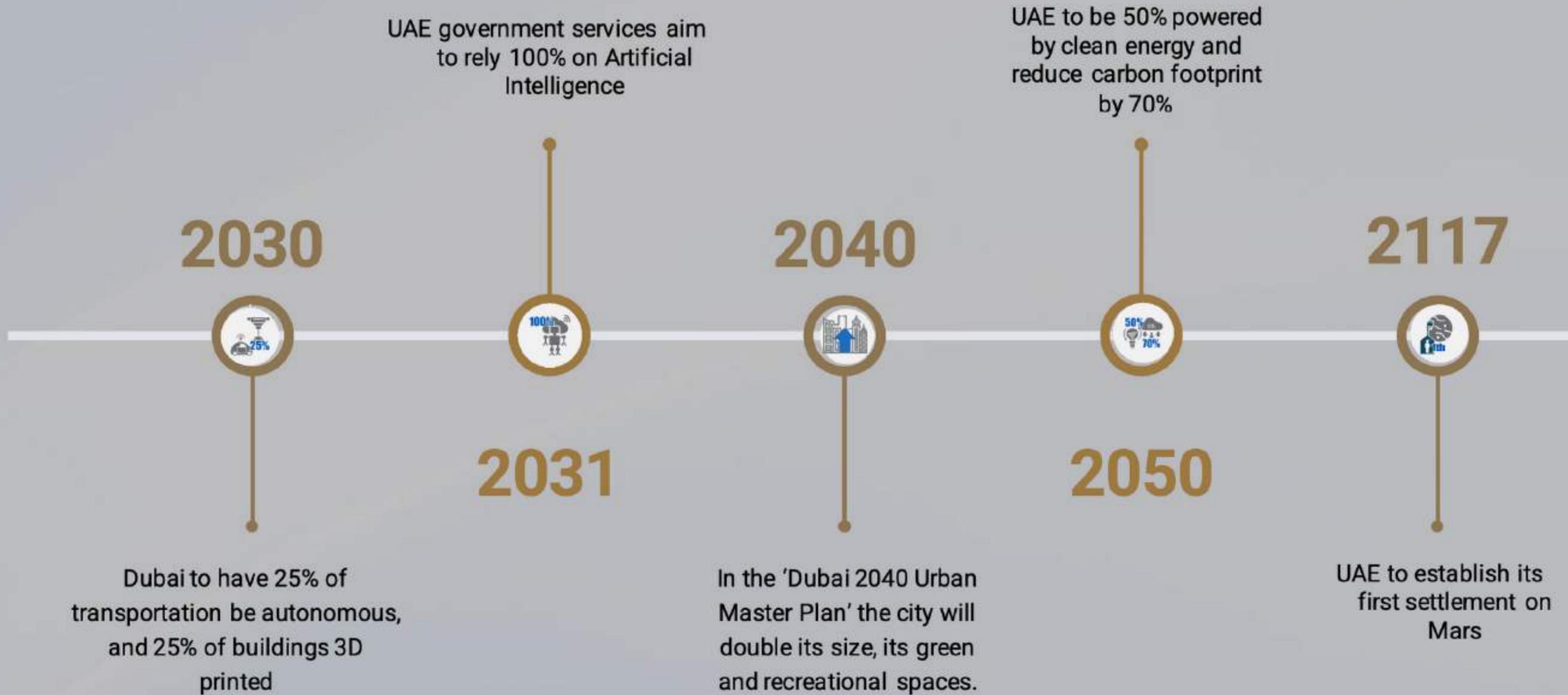
51.7%

LONDON

EASE OF BUSINESS – JUST 4 DAYS



DUBAI VISION OF THE FUTURE



DUBAI 2040 Urban Master Plan Outcomes

+55%

Of the population to live within
800 meters of a main public
transport station

5.8 Million

Population increase by the
year 2040 (from 3.3 million
now to 7.8 million)

+134%

Increase in space for
hospitality and tourism
activities



5 Urban Centres

Development of Urban Centres
Deira Bur Dubai, Downtown,
Dubai Marina, Expo 2020 and
Dubai Silicon Oasis

+25%

Increase in spaces designated
for educational and health
facilities

+105%

Doubling the size of green and
recreational areas

DUBAI REAL ESTATE



REAL ESTATE STRUCTURE & GOVERNANCE



دائرة الأراضي والأعمال
Land Department



Dubai Land Department (DLD)

prepares all the necessary legislations required to propel as well as regulate the real estate sector in Dubai. It also organizes and promotes real estate investment and disseminates knowledge.



Real Estate
Regulatory
Agency
(Regulatory Arm)



Real Estate
Investment
Management &
Promotion Centre
(Investment Arm)



Dubai Real Estate
Institute
(Educational Arm)



Rental Dispute
Centre
(Judicial Arm)



REAL ESTATE SAFETY

ESCROW mandatory to launch sales

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

INVESTOR PROTECTION

RERA penalty for developers for non-compliance

DLP – Defect Liability Period 1 Year

5% of the project value hold back during DLP to cover any defects arising post completion

WHY INVESTORS FROM ALL OVER THE WORLD INVEST IN DUBAI REAL ESTATE?



Offers a high rental yield of more than 6.74%



Tax free - No investment taxes from Dubai government



Strong and stable currency
1USD = 3.67AED Pegged



Fairly priced (UBS Global Real Estate Bubble index 2023) – Less risk

UBS Global Real Estate Bubble Index

Index scores for the housing markets of select cities, 2023



■ Bubble risk (>1.5)
 ■ Overvalued (0.5 to 1.5)
 ■ Fair-valued (-0.5 to 0.5)
 ↓ ↑ → Rank change vs. 2022

Source: UBS
For an explanation, see the section on Methodology & data on page 23.



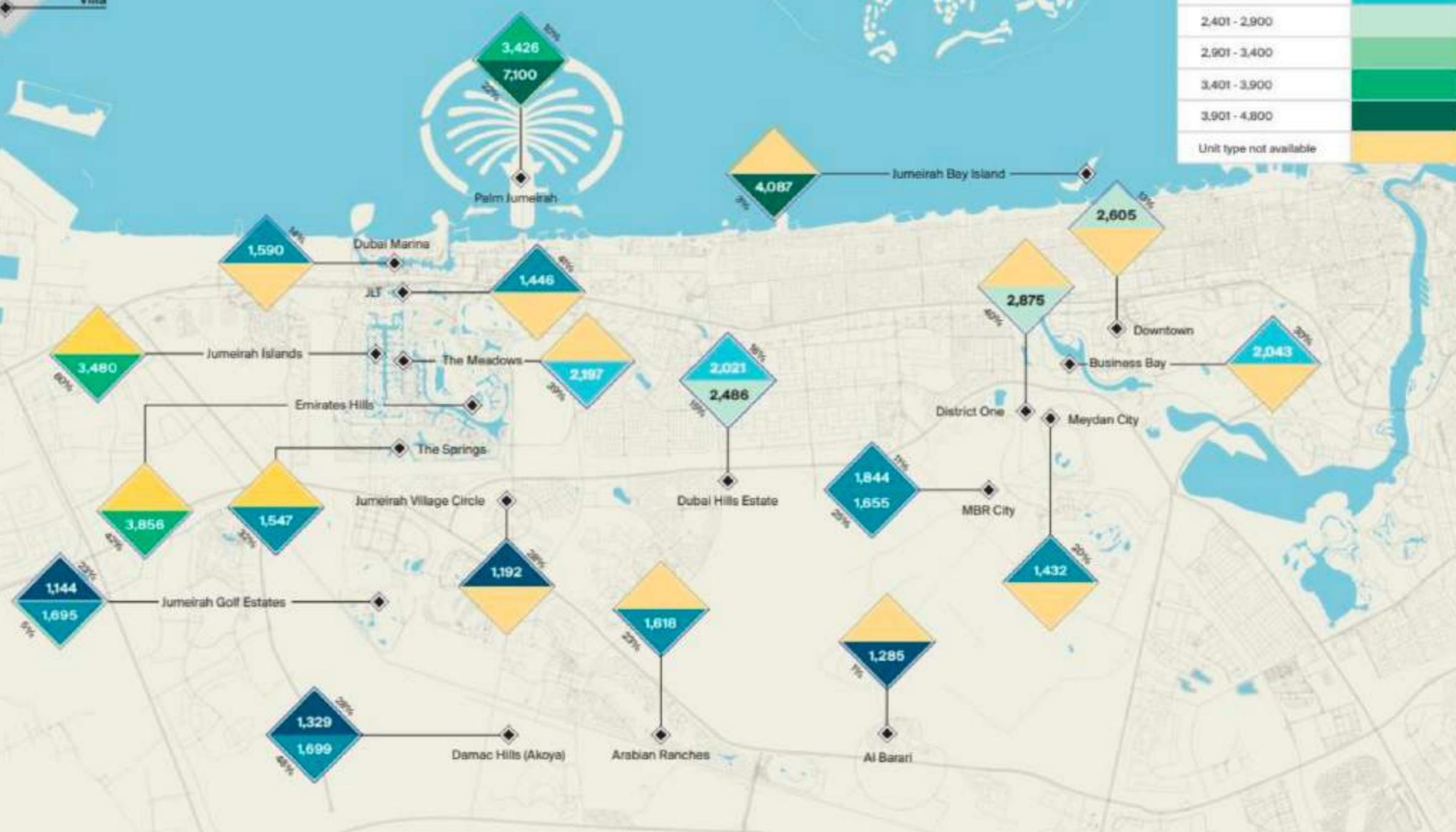
WHAT CAN US\$1 MILLION BUY AROUND THE WORLD?

- With **US\$1 million**, buyers can secure around **1,130 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.
- Dubai has emerged as **one of the top-5** busiest luxury residential markets globally due to its heightened level of deal activity.

Residential values in Dubai | Q4 2023
Average AED psf



Average AED psf	Price band
901 - 1400	Dark Blue
1,401 - 1,900	Blue
1,901 - 2,400	Light Blue
2,401 - 2,900	Light Green
2,901 - 3,400	Green
3,401 - 3,900	Dark Green
3,901 - 4,800	Very Dark Green
Unit type not available	Yellow



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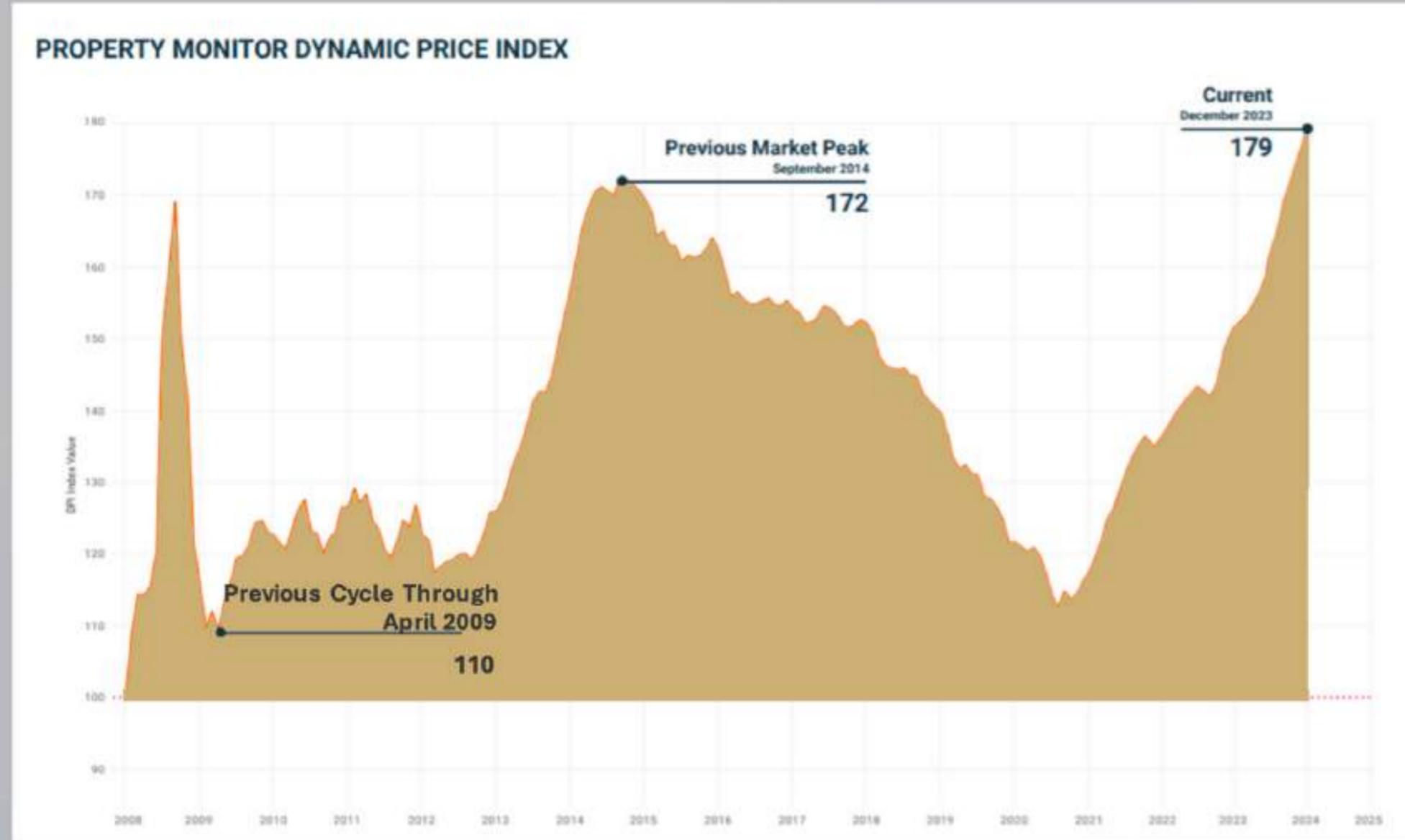
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WHY DUBAI AND WHY KEEP INVESTING IN REAL ESTATE NOW

Where we currently are in the market

- According to the Property Monitor Dynamic Price Index (DPI) , Dubai property prices currently stand at AED 1,281 per square foot, 3.8% above the previous all-time high and market peak of September 2014.
- Dubai has been named as the world's sixth best city to 'live and prosper'.



Indexed to base value 100 (Jan 2008)



"As the weather cools will we see some of the steam that's been driving the market evaporate, or will the market continue to set more records and reach new heights? Absent any extraordinary pressures or events, the latter is most likely with transaction volumes remaining high because of the increasing number of new project launches and seemingly endless demand driving sales absorption."

– ZHANN JOCHINKE Director of Market Intelligence & Research Cavendish Maxwell

OFF-PLAN

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

Advantages:

- Lower prices
- Best choice of units
- Flipping
- Payment plan instalments without interest
- Protection through Escrow Law
- Capital appreciation
- 1-year warranty for structural defects on MEP
- 10 years warranty for structural defects from the developer

Challenges:

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

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 completion certificate from DLD is issued.

Advantages:

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

Challenges:

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

Returns:

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





GOLDEN VISA – 10 YEARS

Investment Required : 2,000,000 AED

Benefits

- **Extended Stay outside the UAE:** There is no limit on how long you can be outside the UAE to keep your visa active.
- Sponsor up to **3 maids and 1 drivers** for 2 years
- **Sponsor your Family** for the same period for 10 years
- **Sponsor your child** Age limit is less than 30 years for boys & girls Unmarried
- **Sponsor your parents** for a period of 10 years.
- **Work, study or reside long-term** in UAE without requiring a sponsor
- **Open a bank account** in the UAE

Requirement to Apply

- 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.*





PROPERTY INVESTOR VISA – 10 YEARS

Investment Required : 750,000 AED

Benefits

- **Husband or wife, and children** can be sponsored for the same period for 2 years
- **Sponsor your parents** for a period of 1 year
- **Work, study or reside long-term** in UAE without requiring a sponsor
- **Open a bank account** in the UAE

Requirement to Apply

- 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.*

