WHY SHOULD YOU BUY PROPERTY IN DUBAI IN 2020?

- It is strategically located between east and west. It helps to connect Middle-East, Asia, Africa, and Europe.
- World-Class Infrastructure - Dubai is proud to be amongst the best cities that provides World-Class Infrastructure to its population.
- A wide range of business premises ranging from the mainland to free zones.
- UAE is One of the most peaceful countries in the Middle East and North Africa (MENA) region.
- Crime index of Dubai is very low. The government puts a lot of importance on good living conditions and quality of life.
- Doingbusiness.org says UAE ranks 1st in the region for the ease of doing business.
  This is based on parameters such as starting a business, dealing with licenses, property registration, etc. Dubai has favorable business laws to encourage foreign investment.
- It is a tax free city. Hence, people from around the world come to work or to explore investment opportunities in Dubai.
THINGS TO CONSIDER BEFORE BUYING

1. Infrastructure development in the area nearby
2. Developers details and track record
3. Payment Plans and financing options
4. Completion or handover date

BUYING PROPERTY FOR AN INVESTMENT

CONSIDER THESE FACTORS

ELEMENTS WHICH INFLUENCE THE RATE OF ROI
- Location
- Size of Property
- Amenities in community
- Service Charges (fee)
- Cash flow from rent
- Other overheads (Ex: Dewa....)
- Demand and supply in the market

TOP AREAS WITH THE HIGHEST RENTAL YIELD
- JVC / JLT Cultural Village Emirates Living
- Jumeirah Business Bay
- DIFC
- Dubai Marina
- Jumeirah Beach Residence

OFF PLAN OR READY PROPERTY

MAKE YOUR SMART MOVE

01. Buy small units Ex- Studio, Hotel or 1 bed apartments.
02. Choose communities with good infrastructure - Hospital, School, transport links etc
03. Before choosing property type Consider Opportunities and risks of both off plan and Ready property.
03. Consider flats over villas.

Want to know more about buying in Dubai? Contact Us: +971 4 446-8300 I +971 50 852-3945 I Web: www.prestigedubai.com
OFF PLAN

**PRO’S**
- Cheaper than ready property
- Better payment plans
- Customization option available

**CON’S**
- Threat of delays and cancelations
- Difficulty in getting a property loans
- No earnings till possession

READY PROPERTY

**PRO’S**
- Immediate Rental earnings
- Higher possibilities of getting bank mortgage
- Provide an option for UAE residence visa*
- Access to already completed surrounding infrastructure

**CON’S**
- Full payment at once
- Need to pay upfront purchase cost
- Approx. 25% higher price than off plan
- Limited choice

BUYING PROPERTY TO LIVE IN

**KNOW YOUR NEEDS**

- **Budget** - Consider income stability and how much you can keep aside for your monthly EMI’s.
- **Location** - Choose property near your work school etc.
- **Type of property** - Villa, Townhouse, Apartment, Penthouse and Studio.
- **Size** - Choose new communities for larger apartments or live in well-established areas with relatively smaller units.
- **Tenure** - Decide duration of stay in Dubai. Short or long.

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