



Why Dubai?

Population & Rapid Growth

Dubai's population in 2025 exceeds 4.2 million residents

Dubai: A Global Hub of Growth & Tourism

The city is among the fastest-growing global megacities

Over 85% of the population are expatriates, making Dubai a truly international hub

Growth is driven by strong migration of professionals, investors, entrepreneurs, and global talent





City of Records & Global Landmarks

Dubai is one of the world's most recognizable cities thanks to unique achievements:

Burj Khalifa

828 meters – The tallest building on Earth

Ain Dubai

250 meters – The world's largest observation wheel

Global Airport Hub

One of the busiest international airports globally

Luxury Real Estate

One of the most active luxury real estate markets in the world

The city continuously sets records for speed of infrastructure and urban development

Safety, Stability & Tax Advantages

Safety & Stability

Dubai consistently ranks among the safest cities worldwide, with extremely low crime rates and a high safety index

The UAE remains one of the safest countries globally in 2025

Security and stability are key drivers for families, investors, and international businesses

Investors benefit from a transparent system of capital protection and international financial access

The economy is designed to attract global business and private wealth

This is why Dubai has become a leading global destination for entrepreneurs, investors, and capital relocation

Tax-Friendly Environment

Dubai is widely considered one of the most attractive financial jurisdictions for living, business, and investment:

- 0% personal income tax — residents pay no income tax
- 0% capital gains tax — profits from asset and property appreciation are not taxed
- No inheritance or wealth taxes

Corporate Headquarters Capital of the MENA Region

70%

Regional HQ Concentration

Up to 70% of regional headquarters of international corporations in the MENA region are based in Dubai

The city is the Middle East's primary business hub through DIFC, DMCC, and its world-class free-zone ecosystem

Dubai is home to Fortune 500 companies, global brands, and major tech players



A Global Magnet for Millionaires (Wealth Migration)

Dubai and the UAE are global leaders in attracting high-net-worth individuals

In 2025, the UAE is projected to see a net inflow of +9,800 millionaires in a single year

Dubai ranks among the world's top cities for private wealth concentration

Key drivers include:

- tax advantages
- safety and political stability
- exceptional lifestyle standards
- strong real estate growth
- global financial hub status

DUBAI - RECORD BREAKING PERFORMANCE

Why investors from all over the world invest in Dubai Real Estate

Strong and stable currency
AED pegged to USD

Record-breaking market performance
AED 917 billion in transactions
(2025)

Investor-friendly regulations
Transparent market

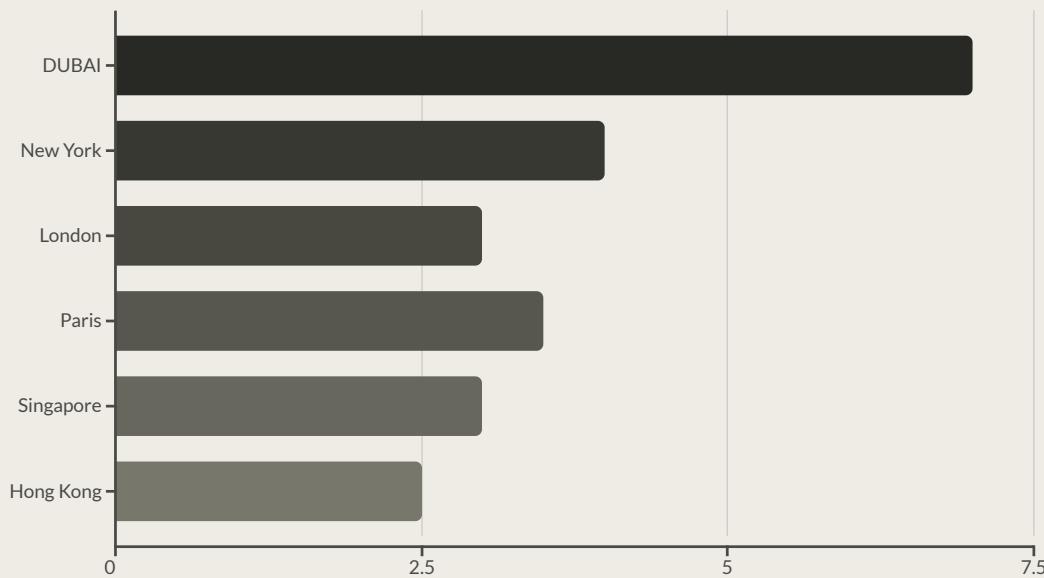
DUBAI OFFERS EXCEPTIONAL VALUE

What Can USD 1,000,000 Buy You in Dubai?

| City | Square Meters |
|-------------|---------------|
| DUBAI | 143 SQM |
| MUMBAI | 100 SQM |
| TOKYO | 67 SQM |
| SHANGHAI | 57 SQM |
| PARIS | 46 SQM |
| LOS ANGELES | 36 SQM |
| SINGAPORE | 36 SQM |
| LONDON | 31 SQM |
| NEW YORK | 31 SQM |
| MONACO | 16 SQM |

RENTAL YIELDS - GLOBAL COMPARISON

Dubai Outperforms Major Cities (2025)



Dubai Rental Yields by Property Type (2025)

- Apartments: 7.1% - 7.3% average
- Villas: 4.9% - 5.0% average
- Studios: Up to 7.9% in high-demand areas

Top Yield Communities

- Jumeirah Village Circle: 7.3% - 7.8%
- Dubai Investment Park: 7.5%+
- International City: 8% - 10%
- Business Bay: 6.5% - 7%
- Dubai Silicon Oasis: 7.5%+

REAL ESTATE INVESTOR PROTECTION

Dubai offers one of the world's most secure real estate investment environments:

Mandatory Developer Requirements



ESCROW mandatory to launch sales



20% of project value in ESCROW by Developer



Payment plans linked to construction progress (Off-plan)



Construction progress updates on DLD website



5% of project value held back for 1 year post-completion

Transparent Regulations

Dubai Land Department
(DLD)

Government oversight

RERA

Real Estate Regulatory
Agency licensing

Digital Ecosystem
Digital Real Estate
Ecosystem (DARI)

Legal Protection
Buyer protection laws
and dispute resolution

UAE GOLDEN VISA PROGRAM

Property Investor Visa Options

2-Year Property Investor Visa

Investment Required: AED 750,000

- Property must be ready or minimum 50% completed
- Renewable visa for investors
- Sponsor immediate family members

10-Year Golden Visa

Investment Required: AED 2,000,000

Benefits:

- No time limit outside UAE to maintain visa
- Sponsor family for 10 years
- Sponsor children up to 25 years (boys & girls)
- Sponsor parents for 10 years
- Sponsor up to 2 maids and 1 driver
- Work, study, or reside without employer sponsor
- No UAE tax on worldwide income

Metrika Golden Visa Service

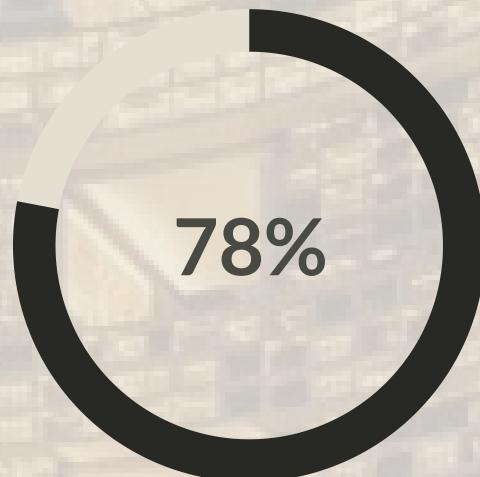
Complete Package: AED 16,750

- All government charges included
- Service fees and VAT included
- Complete documentation support
- Processing timeline: 3 weeks average
- Full application management

HOSPITALITY SECTOR BOOM

Tourism Driving Real Estate Demand

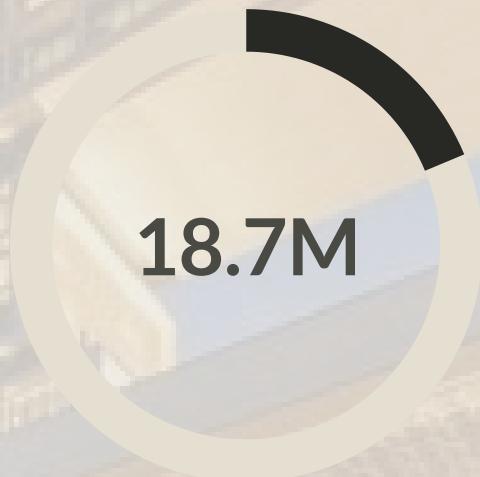
2024-2025 Performance



Hotel Occupancy

Average hotel occupancy (2024)

Expo 2020 legacy continues (+9% vs 2023)



Overnight Visitors

Record tourism spending

Short-Term Rental Opportunity

- Gross yields: ~8% for short-term rentals
- Strong vacation rental demand
- Dubai Tourism regulations supporting market
- Premium locations command higher rates

Hotel Apartment Investments

Serviced apartment demand growing

- Business Bay, Dubai Marina, Downtown lead
- Guaranteed rental programs available
- Professional management options

WHAT IS OFF-PLAN?

Off-plan properties are purchased before or during construction, offering significant advantages over ready properties.

Why Buy Off-Plan in 2026?

10-20% cheaper
than ready properties

Flexible payment plans
over 2-7 years

20-30% appreciation
potential by handover

Developer incentives
DLD fee waivers, smart
home packages, free
service charges

Strong market

63% of Dubai sales are off-plan (138,992 transactions in 2025)

Buyer protection

Mandatory escrow accounts, RERA oversight



METRIKA
REAL ESTATE

METRIKA REAL ESTATE DUBAI

Your Trusted Partner in Dubai Property Investment

About Metrika

International real estate agency with offices in UAE, Russia, and London

Specialized in off-plan and secondary market properties

Full portfolio from leading developers: Emaar, Damac, Sobha, Meraas, Nakheel

Projects starting from \$250,000

Our Services

- Free consultation on all Dubai projects
- Tailored property selection based on your criteria
- Virtual and in-person property tours
- Mortgage arrangement assistance
- Full transaction support from reservation to handover
- Golden Visa support for qualifying investors
- Post-purchase property management

Office Location

Office 1004-1005, Building Onyx 2

The Greens, Dubai, UAE

ORN: 30723

Working Hours: Daily 10:00 - 19:00