



**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 благодаря уникальным достижениям:

## 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

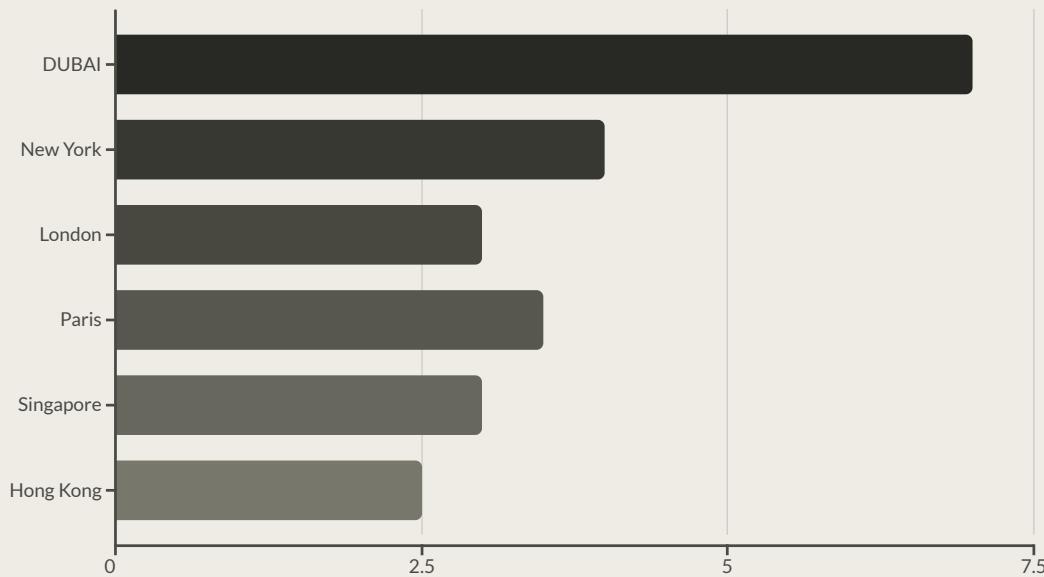
## DUBAI OFFERS EXCEPTIONAL VALUE

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

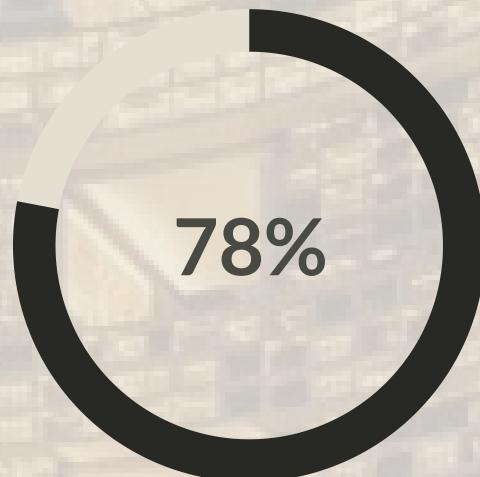
Complete Package: AED 16,750

- 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

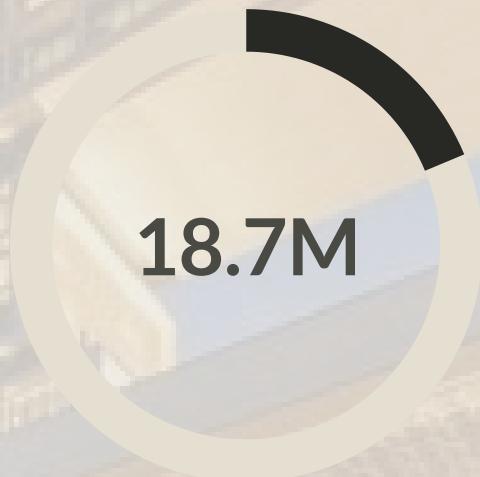
2024-2025 Performance



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