



Introduction



The Gold Standard In Real Estate

**KING MARQUEE
PROPERTIES**

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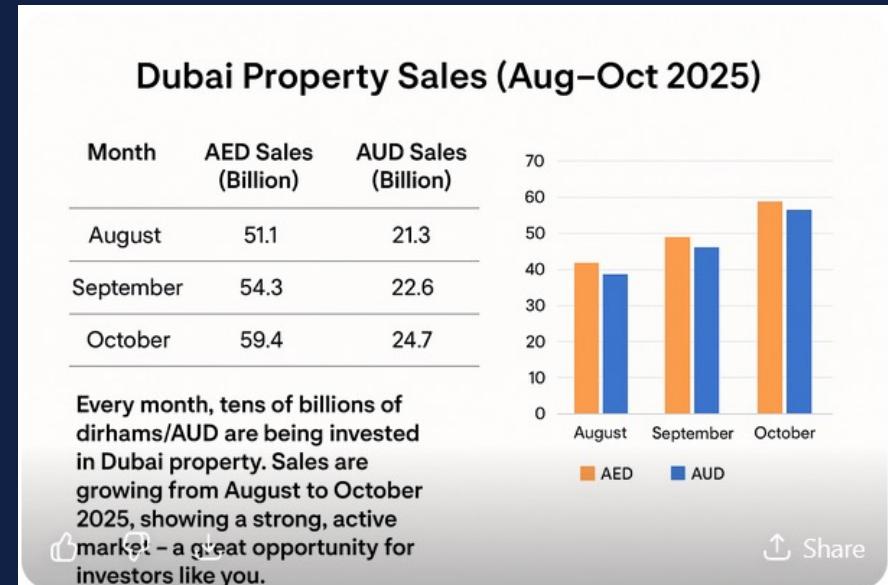


You Don't Have to Be in Dubai to Invest

- You don't need to be physically present in Dubai to own property.
- From property selection and purchase to management and rental – everything can be done remotely.
- You can stay in Australia and still own property in Dubai with full ownership rights.

Why Dubai? The World's Hottest Real Estate Market

- Dubai is one of the strongest, most dynamic, and fastest-growing real estate markets in the world.
- Key Benefits:
- 1. Capital Appreciation: Property prices have shown some of the highest appreciation rates globally.
- 2. Return on Investment: Dubai offers excellent returns compared to most other major cities (approx. 8% average).
- 3. Rental Yields: Rental income in Dubai ranks among the highest in the world (8–10% per year).
- Dubai Property Market Performance (Aug–Oct 2025)





Dubai's Global Appeal & Foreign Ownership

- Dubai's real estate market attracts buyers from all over the world.
- Most foreign buyers come from:
 - India: 22%
 - UK: 17%
 - China: 14%
 - Saudi Arabia: 11%
 - Russia: 9%
- Independent research estimates that foreign nationals hold around 43 % of the residential property value in Dubai in the early 2020s.
- This demonstrates that Dubai is a truly global market, trusted by investors from the world's wealthiest nations – further supporting its strength, stability, and long-term growth potential.



Safety and Stability

- Dubai offers unmatched safety and stability.
- Consistently ranked among the safest cities in the world.
- Strong legal system and very low crime rates.
- Ideal for families and investors alike.



What Global Data Shows – Henley & Partners

- Henley & Partners is a London-based private firm specializing in residence and citizenship planning for high-net-worth individuals (HNWIs) – people with liquid investable wealth of USD 1 million or more.
- They advise wealthy individuals and families, as well as governments, on investment migration programs.
- They publish the Henley Private Wealth Migration Report annually, tracking the global movement of millionaires.

Latest Data:

- 6,700 millionaires moved to the UAE in 2024, making it the top destination worldwide.
- By the end of 2025, around 10,000 millionaires are expected to move to Dubai.

Flexible payment plans

Dubai's flexible payment options, including crypto acceptance, cash discounts of 20% or sometimes even more, and extended payment plans, make it easier than ever for international investors to participate in the real estate market.

- Cash purchases remain one of the fastest ways to secure a property.

Payment Plans with Developers

- Investors can acquire a property by paying a deposit (typically ~24%) and signing the Sales Purchase Agreement (SPA).
- Developers then offer flexible monthly payment plans, which can vary by project:
- Pre-handover plans: Pay in installments until the property is completed and handed over.
- Post-handover plans: Continue payments for up to 2 years after handover.
- This system allows investors to manage cash flow efficiently while still securing high-demand properties early.

Dubai 2040 Master Plan

- Dubai's growth is not just about expansion – it's about creating a more liveable, sustainable, and balanced city.
- Increase green and recreational areas by 105%, including parks, open spaces, and natural reserves.
- Make more sections of the coastline publicly accessible.
- Expand usable beach areas by ~400%, including walking paths, recreational zones, and public facilities.
- Goal: Greener, more people-friendly beaches and urban spaces, improving quality of life, attracting residents and investors, and supporting sustainable development.



Dubai Green Spine – A Sustainable Corridor

- Runs along Sheikh Mohammad Bin Zayed Road, one of Dubai's main highways – a 64 km green corridor.
- Features:
- 1 million trees
- Solar power, trams, walking and cycling paths
- Parks, seating areas, and places to relax
- Improved safety for pedestrians and cyclists
- Benefits: Greener, cooler city, cleaner air, reduced urban heat, and eco-friendly transport.



The 20-Minute City Concept

- Dubai aims to become a “20-Minute City”, where every resident can access within 20 minutes:
- A shopping mall
- A hospital
- A school
- Public transport
- Focus: Convenience, sustainability, and higher property values.



Thank you

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