

THE GLOBAL ADDRESS

UNLOCK EXCEPTIONAL RETURNS AS HIGH AS 16.3%:

Discover the premium projects by the
WORLD'S NUMBER 1 DEVELOPER, EMAAR
offering unparalleled investment opportunities



Double your investment in Dubai's booming real estate market with **The Global Address**

What makes Dubai the
**ULTIMATE INVESTMENT
DESTINATION?**



HIGH RETURNS ON INVESTMENT

Dubai's real estate market offers impressive returns with an average annual ROI of 16.2% (source: Knight Frank's Wealth Report 2024).

STABLE ECONOMY AND GROWTH

Dubai's economy is one of the fastest-growing in the world, driven by tourism, trade, and real estate.

The Dubai real estate market is projected to grow by about 15% in 2024, driven by a robust economy and increasing foreign investor interest.

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TAX-FREE INCOME:

Dubai has no capital gains tax or tax on rental income, enhancing the profitability of real estate investments.

Dubai offers rental yields ranging from 8% to 10% annually, with prime locations like Downtown and Business Bay providing even higher short-term rental returns of 11-13%.

WORLD - CLASS INFRASTRUCTURE:

Dubai is renowned for its cutting-edge infrastructure, top-notch facilities, and luxurious lifestyle offerings.

Conveniently located with a sizable Indian diaspora, Dubai is a second home for many affluent Indians, offering cultural familiarity and ease of travel.

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STRONG LEGAL FRAMEWORK:

Investor-friendly laws and strong property protection rights.

PORTFOLIO DIVERSIFICATION:

Investing in Dubai helps HNIs diversify their portfolios with assets denominated in a stable currency, reducing risk and enhancing returns.

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Why investing in **EMAAAR** is an **IRRESISTIBLE OPPORTUNITY?**



A leading global real estate developer, Emaar Properties is shaping future lifestyles. Investing in an Emaar property means trusting a renowned name, enjoying an exceptional lifestyle, and thriving in a vibrant community within a city where dreams come true.

1. Higher Rental Yields:

Achieve gross rental yields of 5-9% for higher returns on your investment.

2. Prime Real Estate:

Property prices per square foot that are more affordable compared to many other global cities.

3. No Annual Property Taxes:

After purchasing a property, you won't incur additional taxes in the future.

4. Safe & Secure:

Emaar properties are exceptionally safe, making them ideal for families and individuals

5. Sustainable Planning:

Emaar Properties is heavily investing in technology, green energy, and healthcare facilities.

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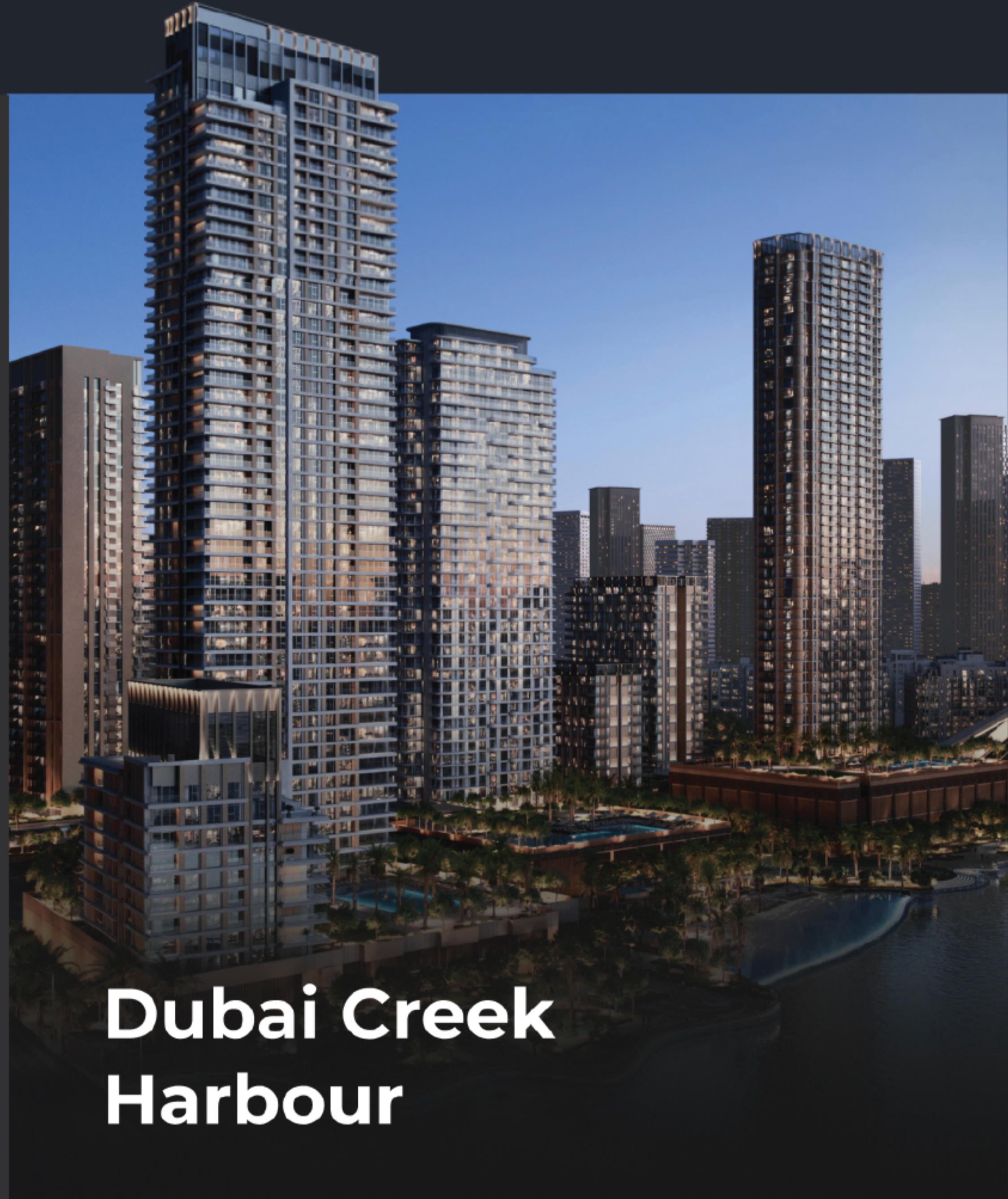
EMaar's Top 3 Areas on Dubai's Map





Prime Projects with **Unmatched Returns Revealed**

Discover the best investment opportunities in **Dubai in 2024**



**Dubai Creek
Harbour**

Luxury Apartments:

- 1 Bed: AED 1.8 MN (750 sqft)
- 2 Beds: AED 2.8 MN (1250 sqft)
- 3 Beds: AED 4.8 MN (1750 sqft)

Highlight:

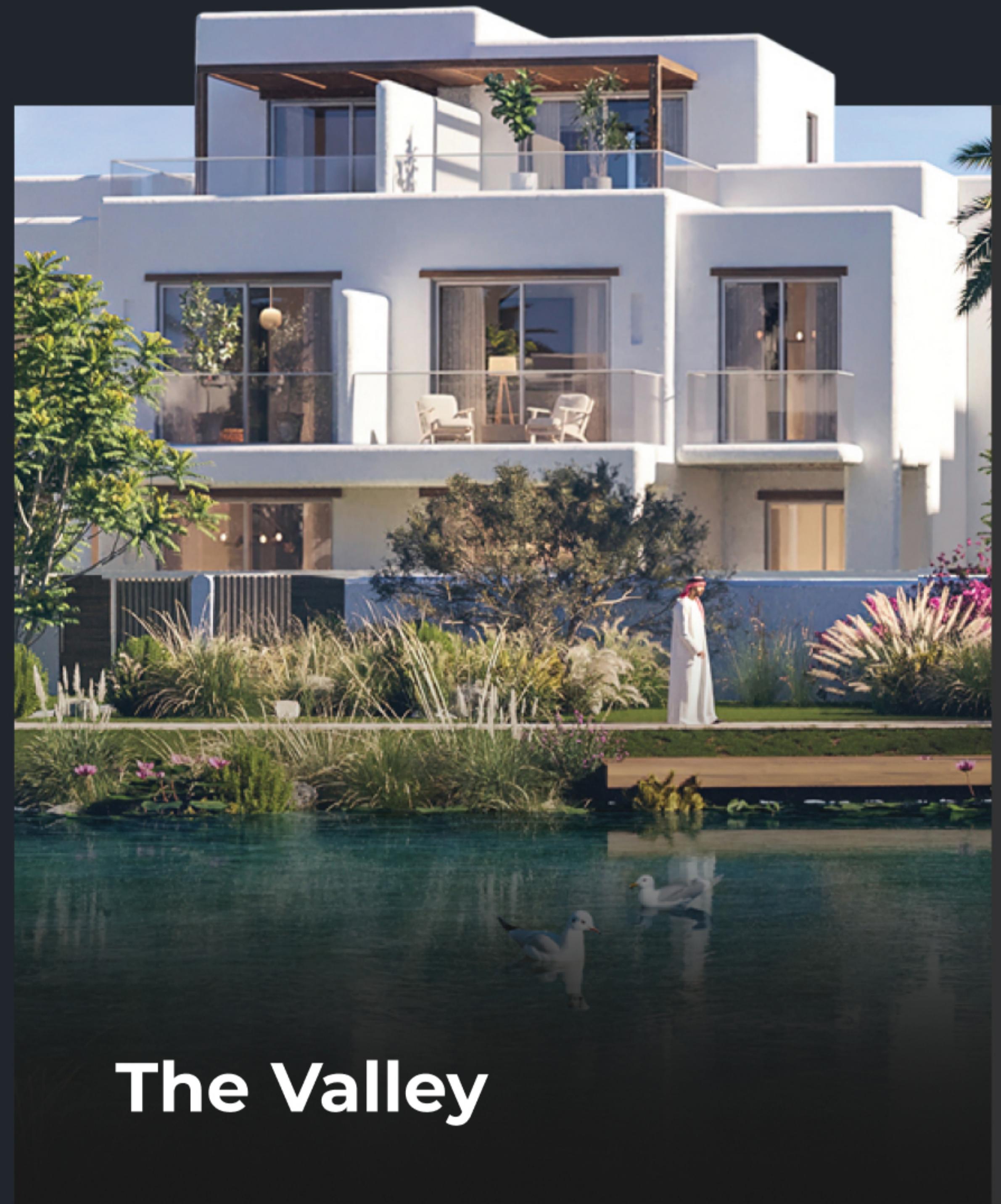
Dubai Creek Harbour offers a prime investment opportunity due to its strategic location, innovative infrastructure, and luxury offerings. Positioned along the historic Dubai Creek and near key areas like Dubai International Airport and Downtown Dubai, it ensures excellent connectivity. The development features premium waterfront properties with top-tier amenities and eco-friendly designs. Combined with Dubai's favorable tax environment and strong economic growth, Dubai Creek Harbour promises significant property value appreciation and high rental yields and stands out as a compelling investment for discerning investors.

Townhouses:

3 Beds: AED 2.5 MN (2500 sqft)
4 Beds: AED 2.8 MN (3000 sqft)

Highlight:

The Valley, Dubai, is an outstanding real estate investment due to its strategic location, visionary development, and luxurious lifestyle offerings. Situated on Dubai-Al Ain Road, it provides excellent connectivity to key areas like Downtown Dubai and Dubai International Airport. The Valley features master-planned residential communities with spacious villas, lush green spaces, and state-of-the-art amenities, ensuring a high-quality living experience. The development's focus on sustainability, coupled with future-ready infrastructure and planned retail, leisure, and recreational facilities, promises strong property value appreciation and attractive rental yields. These factors, combined with Dubai's investor-friendly policies and robust economic growth, make The Valley a prime choice for discerning investors.



Dubai Hills Estate

Luxury Apartments:

1 Bed: AED 1.7 MN (700 sqft)
2 Beds: AED 2.5 MN (1100 sqft)
3 Beds: AED 3.7 MN (1550 sqft)

Highlight:

A prestigious address and excellent real estate investment Dubai Hills Estate offers luxury at its best with prime location, premium amenities, and strong growth potential. Positioned between Downtown Dubai and Dubai Marina, it offers easy access to major business, leisure, and retail hubs. The estate features a mix of high end villas, townhouses, and apartments set amidst vast green spaces, an 18-hole championship golf course, and premium recreational facilities. The area's emphasis on sustainability and modern infrastructure, combined with Dubai's favorable tax policies and economic stability, ensures robust property value appreciation and attractive rental yields, making Dubai Hills Estate a compelling investment of the season.

BOOK YOUR FREE CONSULTATION

How to Get Started with **THE GLOBAL ADDRESS**

Secure Your
Most Promising Investment
in just **5 Simple Steps**



Step 1:

Consultation
with experts



Step 2:

Property selection
& site visit



Step 3:

Financial planning
& investment planning



Step 4:

Legal formalities
and documentation



Step 5:

Property acquisition
and management

Hear from Our Investors at **THE GLOBAL ADDRESS**

Testimonials



Investing in Dubai's real estate has been the best decision. The returns were phenomenal, and the process was seamless. The market's growth & stability made it an attractive option.

Ravi Kumar, Mumbai



The investment opportunities in Dubai are unmatched. My property in Dubai has appreciated significantly with an impressive return on investment.

Anita Patel, Delhi

Ready to Double Your Investment?
Book your **FREE consultation with us today!**

WhatsApp us now!



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