



DUBAI

INVEST IN THE CITY OF FUTURE

A SUBSIDIARY OF **PHOENIX**
BUSINESS ADVISORY

DUBAI

THE FUTURE IS HERE

Dubai's real estate market has surged, with property prices rising over 80% since 2012 and 11% year-on-year in 2024. Transaction values hit AED 500 billion in 2024, the highest ever. Compared to past cycles, the market now shows steady, sustainable growth, driven by strong investor demand and expanding developments.



DUBAI

200

Nationalities
live in Dubai

1

City in quality
of life

1

Accredited health
facilities

1

Attracting
greenfield
FDI projects

12

In quality of
higher
education

4

Safest city

Dubai is now home to around 86,000 millionaires and 23 billionaires in 2025 , a remarkable 102% growth in millionaires over the past decade. The city's wealth boom is fueled by its tax-free economy, global connectivity, and investor-friendly policies, making it one of the fastest-growing wealth hubs in the world.

EUROPE: 7 HOURS
INDIA: 3-4 HOURS
USA: 14-17 HOURS



Tax Free



#12

Global
Infrastructure Quality

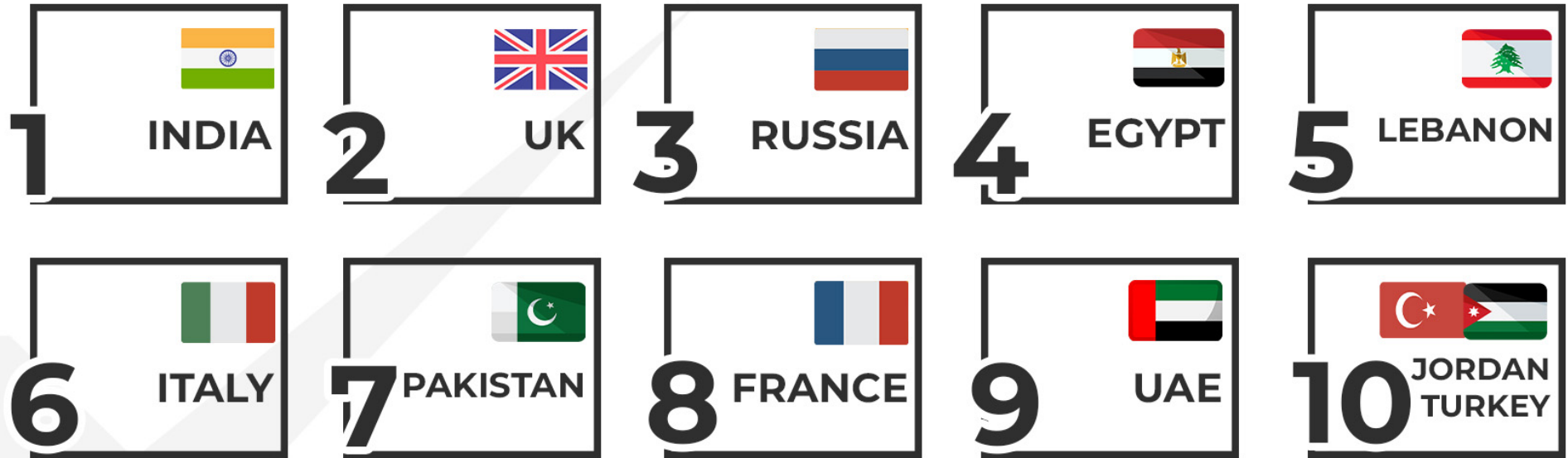


Stable
Economy

Make your Real
Estate dream a
reality with
**PHX PRIME
PROPERTIES**



TOP **NATIONALITIES** BUYING REAL ESTATE IN **DUBAI 2024**



SOURCE : BUSINESS RECODER

DUBAI 2040 - URBAN MASTER PLAN OUTCOMES

5 URBAN CENTERS

DEVELOPMENT OF URBAN CENTERS DEIRA
BUR DUBAI, DOWNTOWN, DUBAI MARINA,
EXPO 2020 & DUBAI SILICON OASIS

7.8 MILLION

POPULATION INCREASE BY
THE YEAR 2040 (FROM 3.7 MILLION
NOW TO 7.8 MILLION)



+55%

OF THE POPULATION TO LIVE WITHIN
800 METERS OF A MAIN PUBLIC
TRANSPORT STATION

+25%

INCREASE IN SPACES
DESIGNATED FOR EDUCATIONAL
AND HEALTH FACILITIES

134%

INCREASE IN SPACE FOR
HOSPITALITY
AND TOURISM ACTIVITIES

+105%

DOUBLING THE SIZE OF
GREEN AND RECREATIONAL
AREAS



DUBAI VISION

168 sq. Kms.
dedicated to industrial
and economic activities

25%
increase in areas for
educational and health
facilities

5%
Urban Centres
Development

134%
increase in hospitality
and tourism activities

105%
increase in green and
recreational areas

400%
increase in space
for public beaches

DUBAI'S NEXT **BILLION-DOLLAR SECTORS**

Government Focus Areas for Strategic Investment

- 1 - Manufacturing/Industry
- 2 - Logistics/Transport/Infrastructure,
Financial Services & Fintech
- 3 - Renewable Energy & Sustainability
- 4 - Tourism/Hospitality/Creative Industries

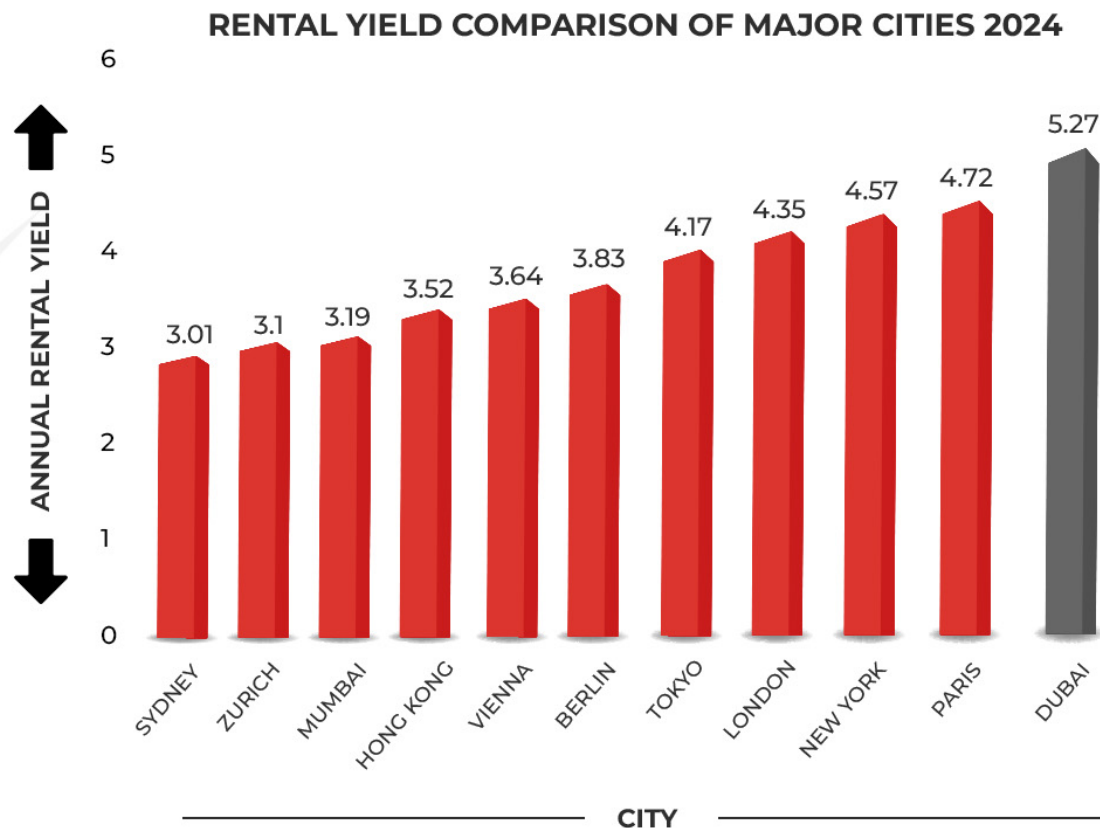


WHY INVEST IN DUBAI?



STRONG RENTAL YIELDS

Dubai boasts one of the finest rental returns in the world with rental yields of up to 8%.



SOURCE : GLOBAL PROPERTY GUIDE, STATISTA

TAX-FREE COUNTRY

UAE IS ONE OF THE FEW COUNTRIES IN THE WORLD THAT DOES NOT HAVE A PERSONAL INCOME TAX.

Here is a comparison of UAE's tax system In the world:

COUNTRY	INCOME TAX RATE	CORPORATE TAX RATE
United States	Up to 37%	Up to 21%
United Kingdom	Up to 45%	Up to 19%
Canada	Up to 33%	Up to 15%
Australia	Up to 45%	Up to 30%
UAE (Dubai)	0%	Up to 9%

FLEXIBLE **PAYMENT** OPTIONS

INVEST IN DUBAI REAL ESTATE WITH EASE

PHX Prime Properties offers a flexible 1% monthly payment plan, allowing investors to secure premium properties without heavy upfront costs. Build your portfolio smoothly with structured, hassle-free payments.

1% MONTHLY PLAN



CAPITAL APPRECIATION

EXPERIENCE UP TO 20% CAPITAL APPRECIATION IN
DUBAI'S HIGH-GROWTH REAL ESTATE MARKET

Dubai's real estate sector continues to outperform major global markets. With PHX Prime Properties, investors benefit from strategic project selection and market-backed appreciation.

20% CAPITAL APPRECIATION



GOLDEN VISA 10 YEARS

INVESTMENT REQUIRED: AED 2 MILLION (\$ 450K USD)

- **Extended Stay outside the UAE:** There is no limit on how long you can be outside the UAE to keep your visa active.
- Sponsor up to **2 maids and 1 drivers** for 2 years
- **Sponsor your Family** for the same period for 10 years
- **Sponsor your child** Age limit is less than 30 years for boys & girls Unmarried
- **Sponsor your parents** for a period of 10 Years
- **Work, study or reside long-term** in UAE amount requiring a sponsor
- **Open a bank account** in the UAE



PROPERTY INVESTOR **VISA - 2 YEAR**

INVESTMENT REQUIRED: AED 750,000

BENEFITS

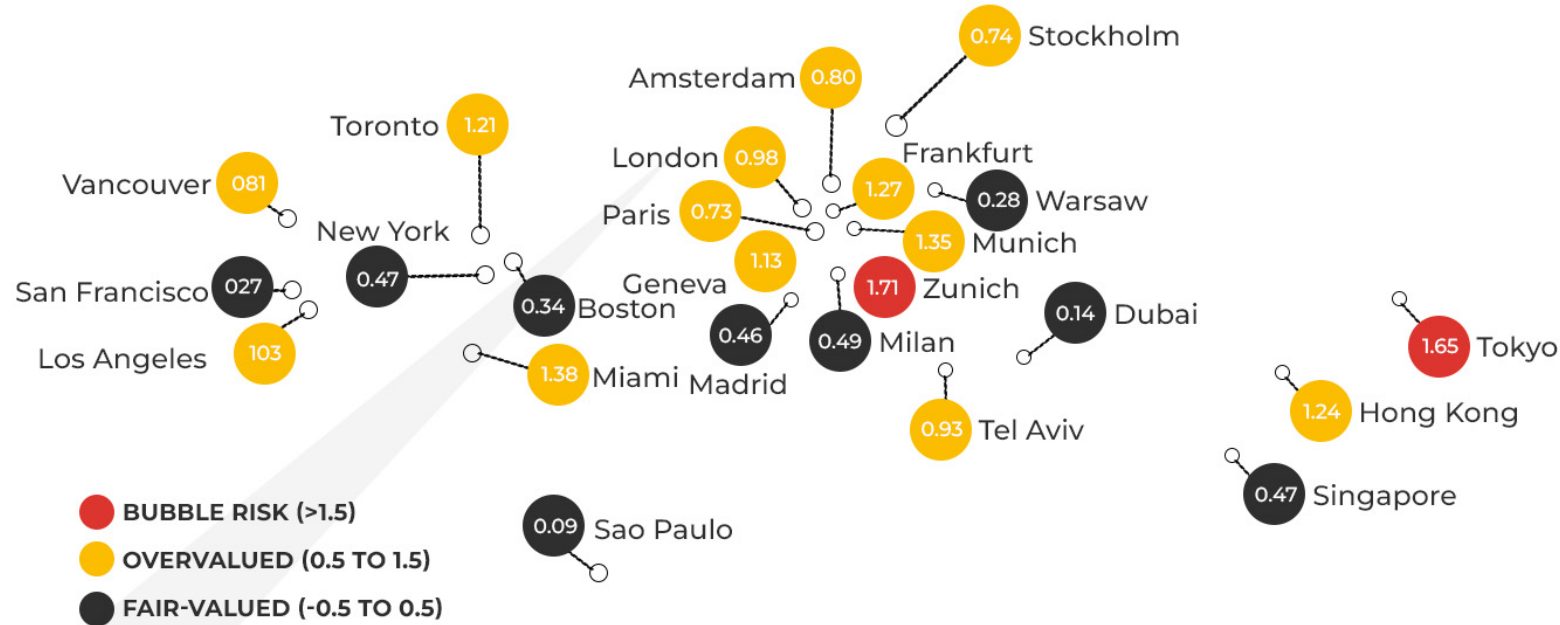
**HUSBAND OR WIFE, AND CHILDREN CAN BE
SPONSORED FOR THE SAME PERIOD FOR 2 YEARS**

**WORK, STUDY OR RESIDE LONG-TERM IN UAE
WITHOUT REQUIRING A SPONSOR**

OPEN A BANK ACCOUNT IN THE UAE



UBS GLOBAL **REAL ESTATE** BUBBLE INDEX



- UBS's index highlights global real estate overvaluation

- Dubai remains fairly valued, unlike many cities.

- This makes Dubai attractive to investors.

HOW MUCH REAL ESTATE CAN BE

BOUGHT FOR 1\$ MILLION?

- Compared to other major global cities,
- Dubai offers a substantial area of land
- \$1 million showing its incredible affordability

DUBAI 979.5 SQ.FT

TOKYO 688.9 SQ.FT

MIAMI 645.8 SQ.FT

SYDNEY 462.8 SQ.FT

PARIS 430.6 SQ.FT

NEW YORK 366 SQ.FT

HONG KONG 236.8 SQ.FT

MONACO 172.2 SQ.FT

SOURCE : KNIGHT FRANK

INVESTOR SAFETY FIRST

- ESCROW mandatory to launch sales
- 20% of project value in ESCROW by Developer
- The developer must submit a process certificate to initiate the withdrawal of funds.
- Construction progress update on DLD site

INVESTOR PROTECTION

- RERA penalty for developers for non-compliance
- DLP - Defect Liability Period 1 Year
- 5% of the project value hold back during DLP to cover any defects arising post completion



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