



DUBAI
EXCLUSIVE

Your Gateway to Dubai Real Estate Investment

Presented by AE Realty Group | DUBAI Exclusive

Why Invest IN DUBAI?

Strategic Location



Dubai is strategically located at the crossroads of Europe, Asia, and Africa, making it a global business and tourism hub.

Economic Stability

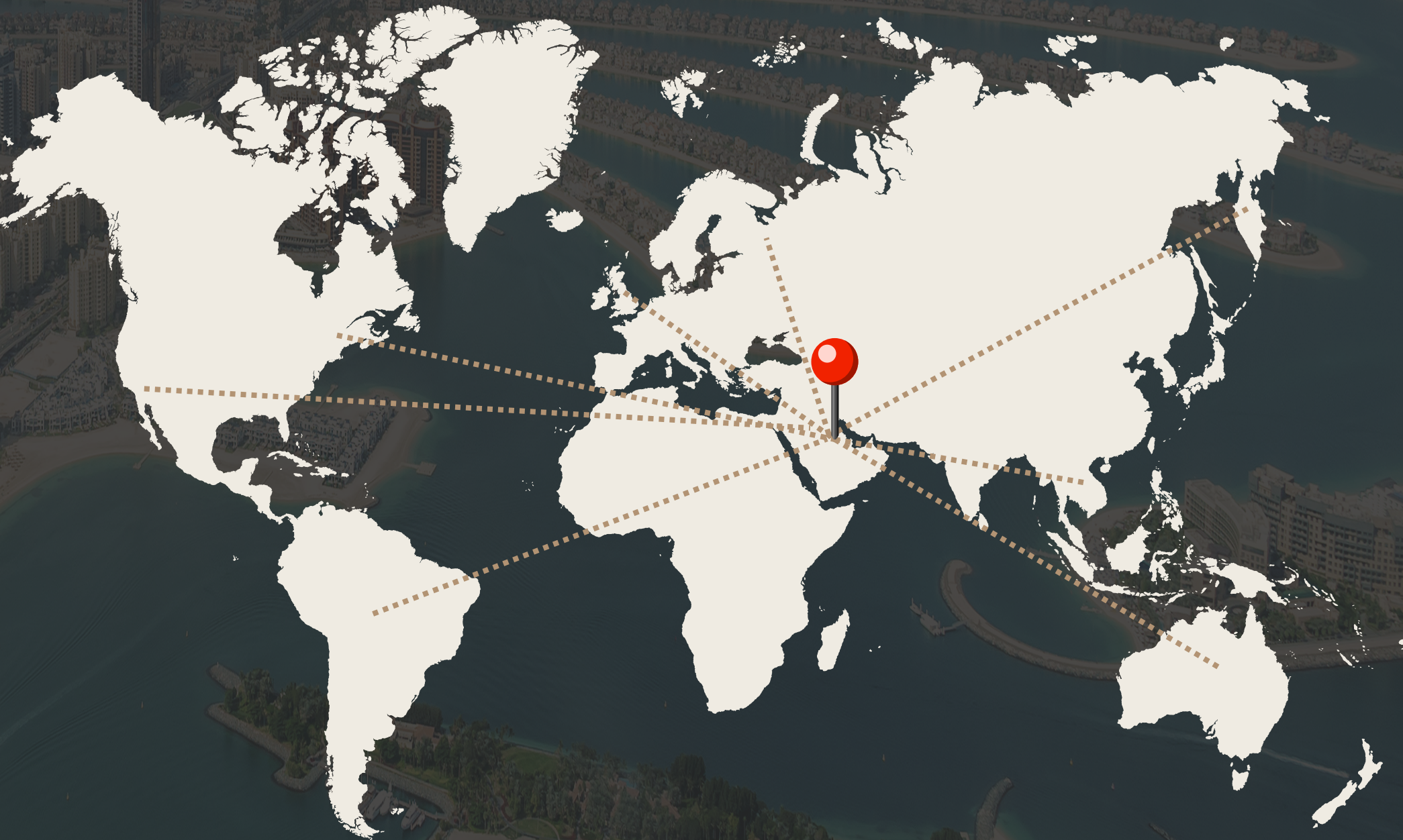


Dubai has a strong and diverse economy, with business-friendly regulations and a stable political environment.

Quality of Life



Dubai offers world-class infrastructure, top-tier healthcare, and excellent education, along with a high level of safety and security.



Most people can reach Dubai in **8 hours**
While 1/3 of the world - in **4 hours**

Why Invest IN DUBAI?



No Property Tax

100% Tax-Free Income. In contrast, London imposes tax rates ranging from 10% to 18% for capital gains.



Growing Population

Over the past two years, Dubai has attracted numerous high-net-worth individuals, professionals and investors.



Competitive Rental Yields

Depending on property type and location, rental yields typically range from 6% to 10%.

Tax Type	Canada	Dubai
Capital Gains Tax	YES	NO
Property Tax	YES	NO
Income Tax on Rent	YES	NO

City	Average Rental Yield
Dubai	6-8 %
London	3 - 5.75 %
New York	4-6 %
Toronto	3.8-4.1 %
Vancouver	2-4 %

Our Expertise

WHY AE REALTY GROUP



**Authorized Affiliate of Leading
Dubai Real Estate Developers**



**10+ Years of International
Real Estate Expertise**



**Tailored Investment
Insights & Access to Prime
Properties**



Who We Are

AE REALTY GROUP | DUBAI EXCLUSIVE

Dubai stands as a premier hub for luxury real estate investment, and AE Realty Group offers unparalleled access to its most exclusive opportunities. With a decade of experience in Toronto and three years in the Dubai market, we are proud to collaborate with the top 11 real estate developers in Dubai, providing our clients with direct access to premier inventory and unique offers. Our established relationships within the industry provide us with deep market insights, allowing us to deliver exclusive investment opportunities tailored to your goals, backed by our expertise and commitment as your dedicated partners in Dubai's booming property landscape.



aerealtygroup.ca



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DUBAI
EXCLUSIVE



Our Partners

PROUD AFFILIATES

EMAAR

Iconic developments, master-planned communities, quality and luxury, global presence, and strong financial performance.

.....

DAMAC

Luxurious and diverse property offerings in strategic locations.

.....

SOBHA

REALTY

High-quality craftsmanship and luxury projects with integrated development processes.



Our Partners

PROUD AFFILIATES



Design-centric, boutique developments with a focus on sustainability and high-quality finishes.



Affordable luxury with smart living solutions.



Iconic, large-scale master-planned communities with innovative designs.



Our Partners

PROUD AFFILIATES

 **AZIZI**

Affordable luxury, strategic locations,
quality and innovation.


DUBAI
PROPERTIES

Diverse portfolio, master-planned
communities, sustainable development,
and strong reputation.


OMNIYAT

Ultra-luxurious, art-integrated
developments in premium locations.


REALTY GROUP


DUBAI
EXCLUSIVE

Our Partners

PROUD AFFILIATES



Unique architecture, community-oriented projects, affordability, and innovative designs.



Contemporary design, premium quality, customer-centric approach, and strategic locations.



Investment Options

OFF-PLAN VS. READY

Off-Plan

The property is still under construction, and the developer commits to deliver it by a set date.

- ✓ Flexible Payment Plans
- ✓ Lower Market Price
- ✓ Protection Through ESCROW
- ✓ Higher Return on Investment

Ready

Construction for the property is complete, and a completion certificate from DLD is issued.

The property is ready to be moved in immediately.

- ✓ Established Unit and Location
- ✓ Immediate Rental Return Potential
- ✓ Mortgage Applicable

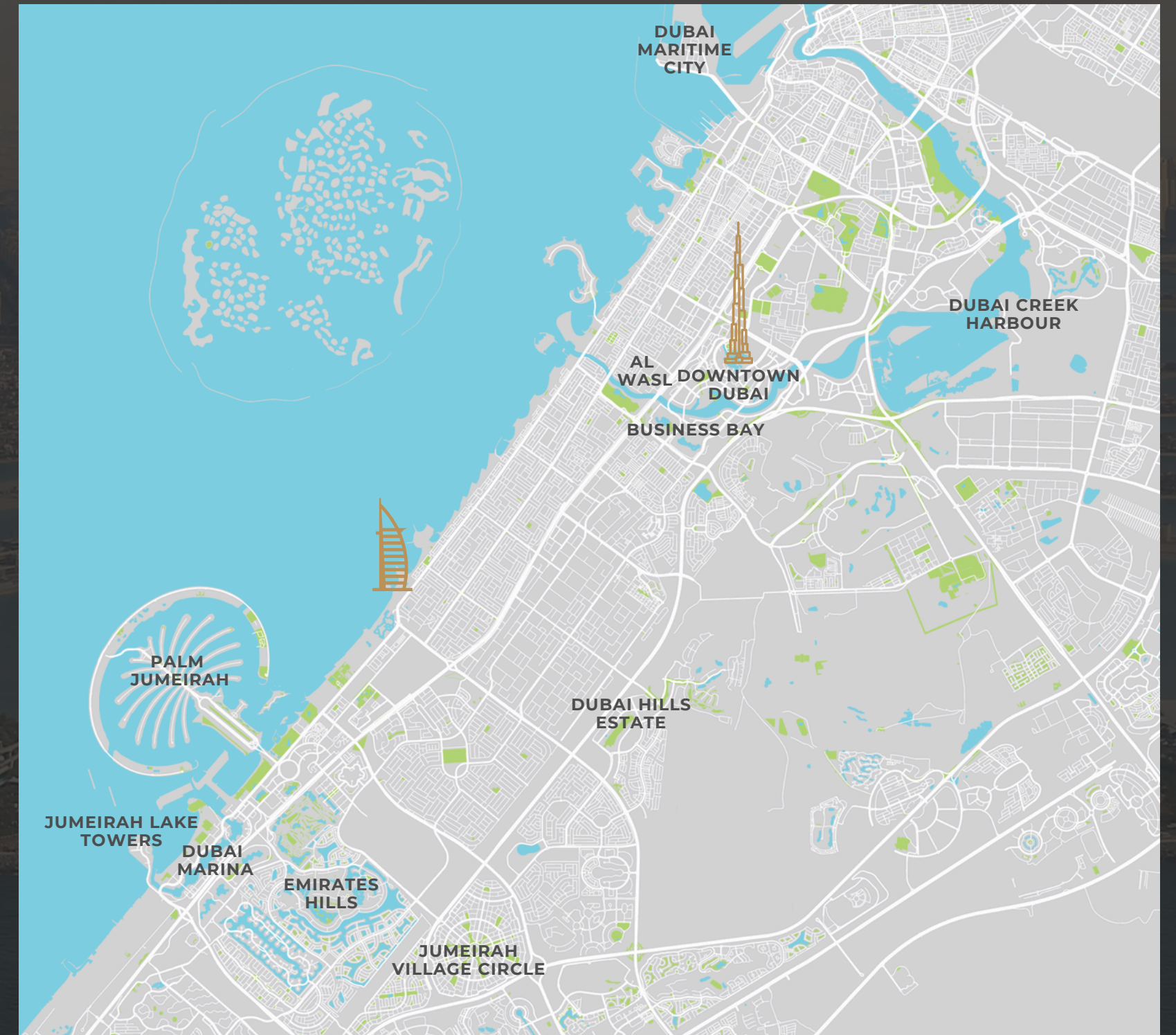
Where to Invest

PRIME LOCATIONS

Average price per sqft. per area

For existing properties as of June 2024

Area	Price, AED	YoY%
Downtown Dubai	2,571	↑ +6%
Dubai Creek Harbour	2,234	↑ +16%
Al Wasl	2,225	↑ +41%
Dubai Hills Estates	2,150	↑ +19%
Palm Jumeirah	2,048	↑ +10%
Business Bay	1,707	↑ +6%
Dubai Marina	1,647	↑ +16%
Jumeirah Village Circle	1,070	↑ +8%



Off-Plan Properties

PAYMENT PLAN

On Booking

Most developers require **up to 20%** payment at the time of booking.

During Construction

Depending on the project, the payment plan is divided into percentages that a buyer pays at different stages until the property is handed over. The most common type is **monthly 1% payments.**

On Completion

Once construction is complete and the unit is handed over, the buyer pays the remaining balance (on average, **about 30%**). This final payment transfers ownership and delivers possession to the new homeowner.

Off-Plan Properties

PAYMENT PLAN

Sample* Payment Plan for **DAMAC**

Installment	% (Value)	Milestone
Deposit	24%	Immediate On Booking
1 st Installment	3%	3 Months of Sale Date
2 nd Installment	3%	6 Months of Sale Date
3 rd Installment	3%	9 Months of Sale Date
4 th Installment	3%	12 Months of Sale Date
5 th Installment	3%	15 Months of Sale Date
6 th Installment	3%	18 Months of Sale Date
7 th Installment	3%	21 Months of Sale Date
8 th Installment	3%	24 Months of Sale Date
9 th Installment	4%	27 Months of Sale Date
10 th Installment	4%	30 Months of Sale Date
11 th Installment	4%	33 Months of Sale Date
12 th Installment	4%	36 Months of Sale Date
Final Installment	40%	On Completion

Sample* Payment Plan for **SOBHA**
REALTY

Installment	% (Value)	Milestone
Deposit	20%	Immediate On Booking
1 st Installment	10%	9 Months of Sale Date
2 nd Installment	10%	15 Months of Sale Date
3 rd Installment	10%	21 Months of Sale Date
4 th Installment	10%	27 Months of Sale Date
Final Installment	40%	On Completion

**+ 4% DLD (Dubai Land Department)
Pre-Registration Charges & Oqood Fees**

Reliability

INVESTMENT PROTECTION

Regulatory Framework

Dubai Land Department (DLD) and Real Estate Regulatory Agency (RERA) ensure transparent and secure transactions.

ESCROW Accounts

Safeguarding investor funds until project completion.

Dispute Resolution

Efficient mechanisms for resolving disputes through RERA.

Insurance

Various insurance options to protect investments.

Investment Benefits

GOLDEN VISA

The UAE's Golden Visa offers long-term residency (5-10 years) with exclusive benefits to foreign talents, including real estate investors.

Key Benefits:

- No need for a sponsor
- Ability to stay outside UAE without losing residency
- Sponsor family members regardless of age
- Unlimited domestic helpers
- Family members can stay until visa expiry if the primary holder passes away

Real Estate Investor Requirements:

1. Property Ownership:

- Must own property/properties worth at least AED 2 million
- Provide a letter from the land department of the respective emirate

2. Financing:

- Purchase property with a loan from approved local banks

3. Renewal:

- Renewable every 5 years under the same conditions



Exclusive Offer

FLY-TO-DUBAI



Book your property during the event and we will cover your airfare and stay in Dubai*



Round-trip flight tickets



5-star hotel stay



Airport meet and greet



Transfer & attractions




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THANK YOU!

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