

ne<sup>exus</sup>us



Property Investment  
Guide 2024

Dubai, UAE



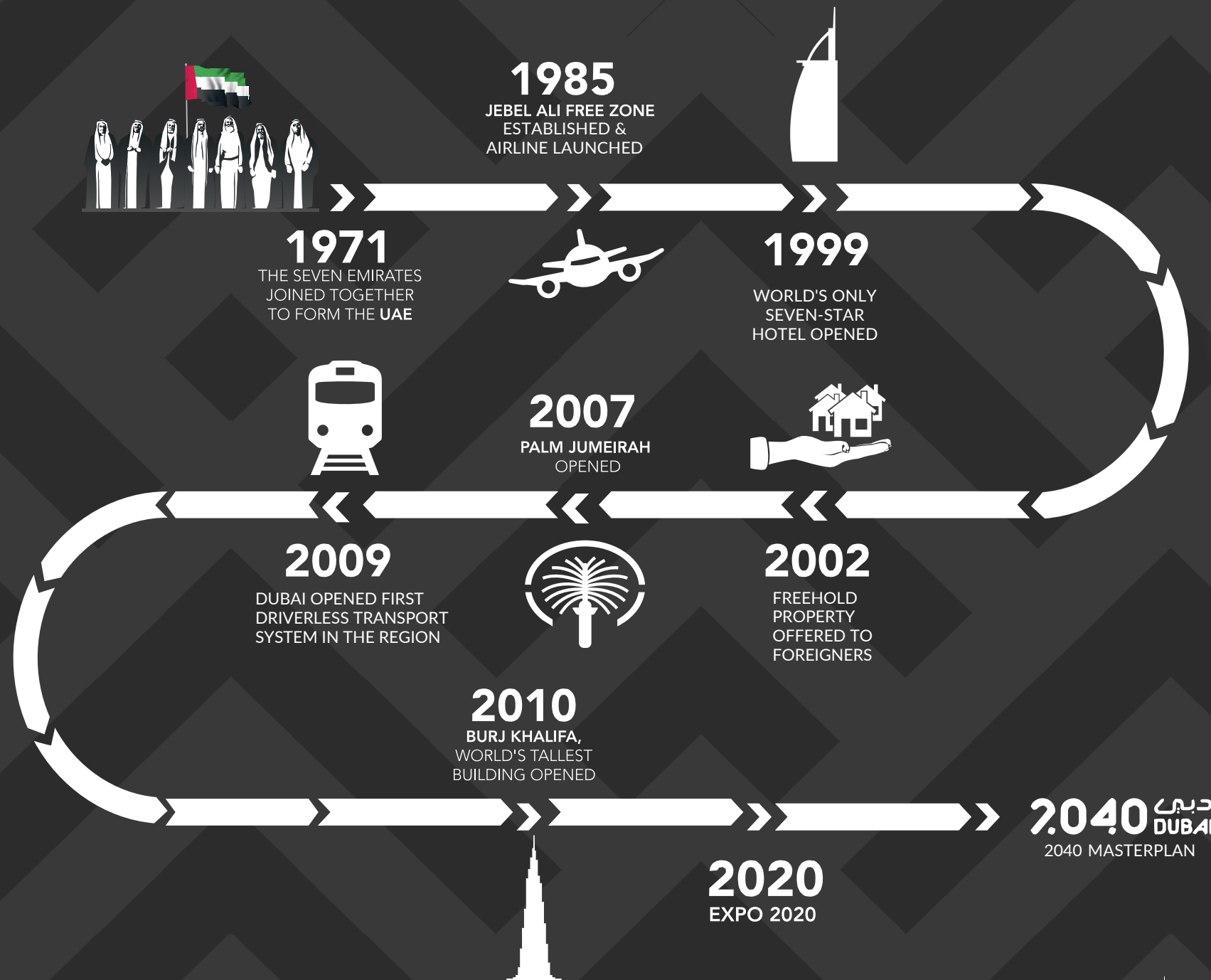
A portrait of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, wearing a white ghutra and a dark blue thobe, with a beard and glasses. The background is a dark blue gradient.

“OUR OPEN SOCIETY, TOLERANT VALUES, EXCELLENT INFRASTRUCTURE  
AND FLEXIBLE LEGISLATION OFFER THE BEST ENVIRONMENT FOR  
INTERNATIONAL INVESTMENT AND EXCEPTIONAL TALENT”

HIS HIGHNESS SHEIKH MOHAMMED BIN RASHID AL MAKTOUM

# DUBAI AT A GLANCE

Dubai has established its position as a global hub and a junction between the East and the West with its growing economy that's centred around logistics, tourism, financial and business sectors. The city is seen as a luxury lifestyle destination due to its prosperous and diverse market that allows both locals and expatriates to take advantage of the growth opportunities aligned with the city's expansion. Dubai is a safe haven for its residents.



## OLD DUBAI TO NEW DUBAI

SHEIKH ZAYED ROAD



# WORLD-CLASS AMENITIES & INFRASTRUCTURE



828  
METERS

BURJ KHALIFA  
WORLD'S  
TALLEST  
BUILDING



5.72  
KM<sup>2</sup>

PALM JUMEIRAH  
THE FIRST MAN-  
MADE ISLAND



77  
METERS

MUSEUM OF THE  
FUTURE, THE  
MOST BEAUTIFUL  
BUILDING IN THE  
WORLD



250  
METERS

MEYDAN HORSE  
RACECOURSE, THE  
WORLD'S LARGEST  
GRANDSTAND



150  
METERS

DUBAI FRAME  
THE BIGGEST  
PICTURE FRAME  
ON THE PLANET



321  
METERS

BURJ AL ARAB  
WORLD'S ONLY  
SEVEN-STAR  
HOTEL



# Why Dubai?

## A place for everyone

Dubai (and the UAE) is home to about 200 nationalities from around the world. The entire world has 223 nationalities. This is 89% of the world nationalities in one country.

## World-Class Infrastructure

The UAE has world-class infrastructure ranked #1 regionally and #16 globally.

## Tax-Free Country

There is no income tax. No Capital Appreciation Tax. And very reasonable Corporate Tax program That has been introduce in June 2023.





# Why Dubai?

## Safety & Crime Rate

The United Arab Emirates is one of the safest countries in the world. 3 Cities in the UAE are ranked within the list top 10 safest cities & lowest crime rate in the world. Based on Numbeo Safety Index.

## Cost of Living

According to DataJam which is one of the biggest independent crowdsourcing websites in the world, the cost of living in Dubai is 47% less expensive than New York, 31% less expensive than London, and before 17% less expensive than Toronto.

## Living Standard

Over 80% of Dubai's population is expat friendly. The country is highly friendly toward foreigners, especially if you're a seven or eight-figure investor or entrepreneur.





# Why Dubai?

## World-Class Healthcare

Dubai Healthcare City (DHCC) is the world's first business park/cluster of 20 Million Sq.Ft devoted to healthcare. It was created to meet the demand for high-quality, patient-centered healthcare, and the main aim is to attract tourists to Dubai for medical services and treatments.

## Freezones

Dubai leadership understood the importance of attracting global businesses and took the initiative in the 1980s to establish Freezones within Dubai. Simply put, Freezones are specially allocated areas where companies from around the world could setup businesses with special privilege's that were never offered anywhere else in the world.

## Global Base

UAE (Dubai in particular) has offices for 196 companies out of Fortune 500 companies.





# Why Dubai?

## Business Attraction

All roads lead to Dubai when it comes to making money through business. UAE has been ranked first in the Arab world and 19th globally for its ability to attract foreign direct investment (FDI) inflows by the World Investment Report 2022 issued by the United Nations Conference on Trade and Development (UNCTAD). DMCC has marked a record-breaking first quarter of the 2023, with 708 new companies joining the business district. As DMCC's best Q1 since its inception in 2002, this represents an 8.4 per cent year-on-year increase, and an average annual increase of 13.7 per cent over the last five years.

## Pro-Active Government

The country ranked: First globally on the 'Absence of Bureaucracy', Second on the 'Adaptability of Government Policy' indicators, in the IMD World Competitiveness Yearbook, Third on the 'Government Responsiveness to Change', and Fourth the 'Government Long-term Vision' indicators, according to the Global Competitiveness Report issued by the World Economic Forum (WEF)





# Why Dubai?

## Ministry of Tolerance & Coexistence

The only country in the world that has the Ministry of Tolerance. UAE leadership created Ministry of Tolerance & Coexistence with a vision to promote tolerance, peace, security and multiculturalism. Thanks to such initiatives, Dubai is home to more than 200 nationalities that live in peace together.

## Residency Programs

Dubai, known for its innovative policies and forward-thinking approach, offers two prominent residence programs: the Golden Visa and the Green Visa. These programs are designed to attract and accommodate individuals with diverse backgrounds and interests.



# Golden Visa

The Golden Visa program is a renowned initiative that offers long-term residency in the UAE to investors, entrepreneurs, and talented professionals. Here are some key highlights:

- **Investment-Based Residency:** This program is primarily investment-driven. Foreign nationals can obtain a Golden Visa by making significant investments in Dubai. The investments may include real estate, business, or capital investments in specific sectors.
- **Categories:** The Golden Visa program offers various categories, including investors, entrepreneurs, specialized talents, researchers, and outstanding students. Each category has its own eligibility criteria and investment requirements.
- **Benefits:** Holders of the Golden Visa enjoy numerous advantages, such as long-term residency for themselves and their families, access to the UAE's world-class healthcare and education systems, and the ability to conduct business and investments without the need for a local sponsor.





# Green Visa

The Green Visa is another innovative residence program introduced to attract highly skilled and specialized professionals to Dubai. Here are its key features:

- **Expertise and Talent:** The Green Visa program targets individuals with exceptional skills and expertise in various fields, including science, technology, medicine, arts, and culture. It aims to bring top-tier talent to Dubai to contribute to the city's growth and development.
- **Flexible Work Arrangements:** Green Visa holders have the flexibility to work for any employer in Dubai without the need for a specific sponsor or employer. This allows them to explore diverse opportunities in the city's thriving job market.
- **Family Inclusion:** Green Visa holders can sponsor their immediate family members, including spouses and children, to reside with them in Dubai, creating a cohesive and supportive environment for their professional endeavors.





# Investment Steps - Step 1



Our best advice is to buy the properties under a trade license so that you have control over the joint ownership for a variety of reasons, including inheritance regulations, residency options, and family sponsorship, to name a few. You can choose between the mainland and the free zone; however, the danger with Freezone is not easy to get a bank account on virtual ejari and the zones can limit you from conducting business in that area. Our recommendation is to go with the mainland, which is now available with 100 percent foreign ownership without a local sponsor, with the activity being self-owned properties.

**The cost of the Trade License Set up is AED30,000 without visas and annual renewal of AED18,000 – for each visa, the cost will be AED6,000 every two years (renewable) and if required.**

Bank set up is AED5,000 which will give you a company account with a cheque book and online banking for you to pay your service charges, receive rents, etc....

## **Power of Attorney**

You may wish to grant Nexus Real Estate a power of attorney to conduct banking, leasing, and handover activities while you are away; this will be for AED5,000 for two years, renewable at AED500. Other services provided by our channel partner include cryptocurrency conversions.



# Investment Steps - Step 2

## Off Plan

### Buying property overview:

- Developer prices are fixed
- Documents required – Trade License or Passport copies of Purchasers
- Payments are made in line with construction and money is held in Escrow
- Fees: zero buyer commission, 4% of the purchase price for Oqood/Title Deed
- Payment Plans are available, generally 60% during construction and 40% on completion but this varies





# Investment Steps - Step 3



## Secondary – Resale

Properties are either vacant when ownership is transferred or are already occupied by short-term or long-term tenants. If the property is tenanted, you will inherit the tenant, and the purchase price is usually negotiable depending on the property and the time you have available to transact.

Secondary properties provide an immediate income of 5-7 percent net for long-term tenants in prime areas or up to 10% net for short-term tenants depending on occupancy rates and time of year. We recommend that you have a diverse portfolio of off-plan and secondary properties spread across two or three different areas.

## Documents required

### Fees:

Trade License or Passport copies of Purchasers

4% Dubai land department fee

AED4,000 + VAT trustee fee

AED4000 + VAT conveyancing fee

2% agency fee + VAT

AED1000 admin fees



# Investment Steps - Step 4



## Cash or Finance

With a power of attorney, we can receive funds into our account and make payments on your behalf this is useful for developer payment plans or 10% deposit payments.

Expats without a visa will get up to 75% loan to value at an average rate of 4.5%

Residents will receive up to 80% loan to value at an average rate of 3.5-4% (additional financing available for excess fees)

Mortgage financing for title deeds under the company name - the bank will look at the primary shareholder's financial situation and assess the same as a mortgage but with limited bank availability. (6 months of restricted ownership)



# Investment Steps - Step 5



Off Plan – Nexus will ensure all payments are made on time with the developer

We have a team of Engineers who will inspect the mechanical, electrics, and plumbing of the property, as well as the interior fit, to ensure you get what the Developer promised at the time of purchase, and provide feedback to the contractor, and take handover.

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## Ready Properties

Lease, management, short term or long term, access to a monitor all your portfolios performance, pay service charges, and ensure high occupancy.

Advice on what to exit and keep



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***DAMAC***

**EMAAR**

**||| MERAAS**

**SOBHA**  
REALTY



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OMNIYAT

ELLINGTON

  
NAKHEEL

IMAN  
DEVELOPERS



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**DANUBE  
PROPERTIES**



BINGHATTI  
بن غاطي

  
**DUBAI**  
HOLDING

NSHAMMA 

nexus  
INTERIORS







Registered By

nexus



حكومة دبي  
GOVERNMENT OF DUBAI



دائرة الأراضي والأموال  
Land Department







*Thank you!*

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