



WHY INVEST IN DUBAI



DUBAI, UAE

# THE EPICENTER OF THE MODERN WORLD

A city built on ambition, Dubai is the benchmark for modern luxury and smart investment. With its strategic location, cutting-edge infrastructure, and booming economy, it remains one of the world's most desirable real estate markets.

From skyline-defining towers to exclusive retreats along its azure waterfront, Dubai promises unparalleled opportunity for investors, and DarGlobal is architecting its future with exceptional developments in the city's most sought-after destinations.



# THE NEW CAPITAL OF THE WORLD

## GLOBAL CONNECTIVITY

Dubai International Airport is one of the world's busiest airports, offering direct flights to over 270 destinations.

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## BUSINESS HUB

Dubai is home to over 40 multidisciplinary free zones, offering tax exemptions and 100% foreign ownership, attracting over 652,885 companies from around the world.

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## LOGISTICS AND TRADE

Jebel Ali Port is the largest in the Middle East, enhancing Dubai's role as a global logistics hub.





# INFRASTRUCTURE DEVELOPMENT

## NEW AIRPORT

Al Maktoum International Airport's expansion is set to increase capacity to 260 million passengers annually.

## PUBLIC TRANSPORT

Number of Dubai Metro stations to expand to 96 by 2030 and 140 stations by 2040, turning Dubai into a 20-minute city.

## URBAN PLANNING

Smart city initiatives and sustainability projects like the Dubai Clean Energy Strategy 2050.



# ECONOMIC GROWTH & PROJECTIONS

CURRENT GDP  
**116B**

USD IN 2024

Dubai's GDP was estimated at 116 billion USD in 2024, with steady growth driven by non-oil sectors.

FUTURE PROJECTIONS  
**4-5%**

AVERAGE ANNUAL RATE

UAE's non-oil sector is expected to achieve growth rates of 4-5% in 2025

## KEY DRIVERS

Diversification initiatives, such as the Dubai Industrial Strategy 2030. Investments in technology and innovation, positioning Dubai as a smart city.





# BOOMING TOURISM INDUSTRY

Dubai's tourism sector generated approximately **\$43.3 billion USD** in 2024, contributing significantly to the local economy.

01

## VISITOR NUMBERS

Dubai welcomed over 16.79 million international visitors in 2024, an increase of over 9% compared to 2023 and with a target of 25 million by 2025.

02

## MAJOR ATTRACTIONS

Iconic landmarks such as Burj Khalifa, Dubai Mall, and the Palm Jumeirah. Expo 2020's lasting impact, with an expected boost in tourism and infrastructure.

03

## TOURISM'S IMPACT

Increased demand for short-term rentals and hotel accommodations.





# A Refined Real Estate Retreat

## MARKET VALUE

\$142 billion USD in 2024 (20.6% increase from 2023)

## TRANSACTION VOLUME

180,900 real estate transactions in 2024 (26% increase)

## FOREIGN INVESTMENT

Significant portion from expatriates and international investors

## LUXURY MARKET

Remarkable growth in high-end properties

## RENTAL YIELDS

7.25% for apartments, 5.26% for villas

# RENTAL YIELDS

Dubai offers some of the highest rental yields in the world, with average returns ranging from

**5% - 8%**

## COMPARISON

Dubai offers higher rental yields compared to global cities like London (3-4%) and New York (2-3%).

## MARKET DEMAND

Driven by a large expatriate population and a thriving tourism sector.



# REAL ESTATE MARKET PROJECTIONS

## KEY DEVELOPMENTS

### MAJOR PROJECTS

Major projects like Dubai Creek Harbour and District 2020 are set to boost the market.

## INVESTOR SENTIMENT

### LUXURY PROPERTIES

Positive outlook with increasing foreign direct investment and demand for luxury properties.

UP TO  
**31%**  
ANNUAL CAPITAL APPRECIATION

## GROWTH TRENDS

Villas saw 31.6% annual capital appreciation and 23.6% increase, for apartments in 2024.





# BENEFITS OF INVESTING IN DUBAI

## GOLDEN VISA

Property owners with assets worth 2 million AED or more are now eligible for a 10-year Golden Visa.

## TAX ADVANTAGES

No property tax, capital gains tax, or income tax on rental income, making Dubai a tax-efficient investment destination.

## OFF-PLAN PROPERTIES

Off-plan Properties are now eligible for the Golden Visa, provided their total investment 2 million AED. The previous requirement of a minimum 1 million AED minimum down payment has been removed. Requirements: down payment, 4% registration fees and SPA execution.

## CO-OWNERSHIP

If the property value is less than 4 million AED, only one person is eligible for the Golden Visa.

## PROPERTY OWNERSHIP

100% ownership of freehold properties for foreign investors.

# 6 REASONS TO INVEST IN DUBAI

Consistently ranked as one of the best places to live, work, vacation, and invest in, Dubai has fast emerged as the new capital of the world. Its social, economic and service-friendly environment coupled with its title as the safest city in the world, offers residents and investors numerous advantages over other countries.



01

## SECURE A 10-YEAR GOLDEN VISA

With a 2 million AED investment,  
now including off-plan properties

02

## NO TAXATION

With 0% Income Tax  
and 0% Property Tax

03

## HIGH ROI

Between 5% to 8%

04

## COSMOPOLITAN LIVING

With more than 120 nationalities  
currently living in Dubai

05

## GLOBAL TOP 10

Dubai consistently ranks high as  
the best city to live in, globally

06

## TOURISM HUB

The top 5 visited  
cities in the world



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