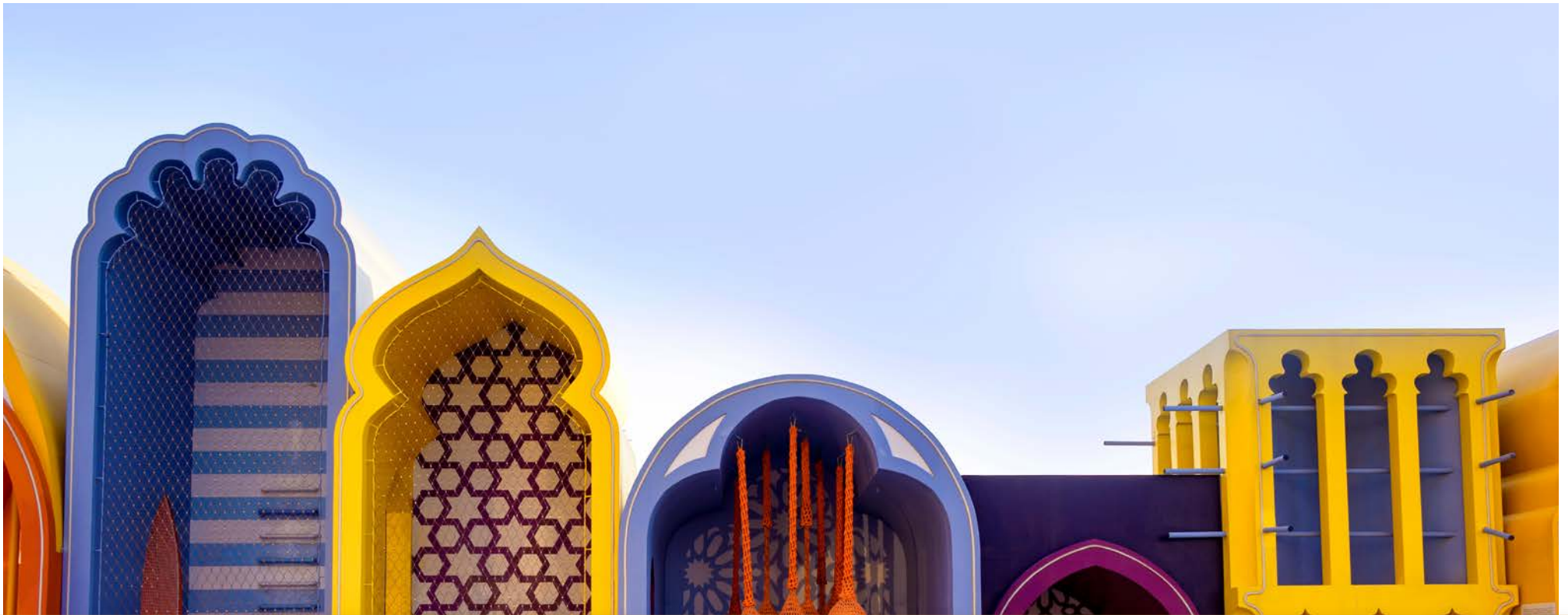


Buy *Dubai*
envision your future

BUYDUBAI.ESTATE

POWERED BY
BRP GROUP.CZ
.AE



FULL OF COLOURS

DUBAI, HOME TO AN ICONIC SKYLINE, WARM WEATHER AND OPULENT LIFESTYLES, OFFERS **MANY EXCITING INVESTMENT OPPORTUNITIES.**



READY FOR BIG THINGS



WITH AN ANNUAL TRAFFIC OF **29.1 MILLION** IN 2021, DUBAI INTL. AIRPORT IS THE **WORLD'S BUSIEST AIRPORT** FOR THE 8TH CONSECUTIVE YEAR



DUBAI'S LUXURY PROPERTY VALUE RISES THE WORLD'S HIGHEST FOR THE SECOND YEAR RUNNING, UP **44.2 %** YEAR-ON-YEAR (THE WEALTH REPORT 2023)



DUBAI BOASTS AN EXTREMELY DIVERSE POPULATION, WITH **OVER 200 NATIONALITIES** RESIDING IN THE CITY

An aerial photograph of the Dubai skyline during sunset. The sun is low on the horizon, creating a golden glow and long shadows. Several prominent skyscrapers are visible, including the Burj Khalifa on the right. A multi-lane highway with several overpasses is in the foreground. The sky is filled with soft, wispy clouds. The entire image is framed by a thick yellow border.

**WHY
DUBAI**



A photograph of two young women on a sandy beach, similar to the one on the left, but overlaid with a green semi-transparent panel. The panel contains the text 'DUBAI PUTS RESIDENTS FIRST' and a list of seven facts about Dubai and the UAE. The text is white and bold, and the list items are preceded by diamond symbols.

DUBAI PUTS
RESIDENTS FIRST

- ◆ The UAE is the **3rd safest country** in the world, while Dubai is the **8th safest city** globally according to a report by numbeo.
- ◆ Dubai is the **21st happiest city** to live in according to a world happiness report
- ◆ The UAE is the **20th best country** in the world for health care, according to CEO world rankings
- ◆ Dubai is the **8th friendliest city** in the world according to a survey done by rough guides
- ◆ There is **no income tax** on individuals in the UAE
- ◆ The UAE is considered one of the **most progressive crypto countries** in the world
- ◆ 97.92% of the population is fully vaccinated against covid-19, making it the **most vaccinated country** in the world according the global vaccine tracker

DUBAI IS A CITY OF MANY FIRSTS, WELL KNOWN FOR SETTING **WORLD RECORD AFTER WORLD RECORD.**



LIFE IN DUBAI

- ◆ Home to the **world's tallest tower**, Burj Khalifa, which stands 830 m high
- ◆ Dubai has the **highest number of skyscrapers** in the world - higher than 300 m
- ◆ Burj al Arab, a seven-star hotel in Dubai, houses the **world's highest tennis court**
- ◆ The Dubai Metro is the longest **driverless metro** system in the world
- ◆ Standing 250 m tall, Ain Dubai is the **world's largest observation wheel**





WHY DUBAI

THINGS TO EXPERIENCE

Get a glimpse of the desert's hidden beauty. Go on a desert safari, quad biking or take a camel ride in the Arabian Desert.

Visit Dubai Mall, one of the largest malls in the world, home to the Dubai Aquarium and Underwater Zoo, an Olympic-sized ice rink, a massive cinema complex and more.

Take a trip up Burj Khalifa, and get a breathtaking view of the city from 452 m high

Visit the city's historical and cultural roots at the Dubai Museum and Al Bastakia in the Al Fahidi Historical district

Learn what tomorrow has in store for this young city at the exciting Museum of the Future

Relax at one of the city's many beautiful beaches. With average annual temperatures of 30 °C, there's never a wrong time to hit the sands

Dubai is full of family destinations that will prove to be fun for visitors of all sizes and ages, such as IMG World of Adventure, the Dubai Safari Park, Legoland Dubai and more

BUYDUBAI.ESTATE



DUBAI IS BUILT FOR THE FUTURE

PLANS FOR 2030

- ◆ Dubai is heading full tilt towards the future with its planned introduction of the **world's fastest land transportation system**
- ◆ 25 % of all **transportation will be autonomous** by the next decade
- ◆ The Mohammad bin Rashid Al Maktoum Solar Park, **the world's largest single-site solar park** in the world, will produce 5,000 MW by 2030
- ◆ Dubai's Industrial Strategy 2030 aims to establish the city as a knowledge-based, sustainable and innovation-centric global and is poised to **generate US\$43.6 billion in revenue**

PLANS FOR 2040

- ◆ Dubai by 2050 and beyond Dubai will have achieved the **Dubai Clean Energy Strategy** under which 75 % of Dubai's energy will be generated from clean sources.
- ◆ In early 2019, the city announced plans for the **Dubai Future District**, the region's largest district dedicated to developing the new economy.

THE TOP 10 GLOBAL CITIES FOR EXPATS



1

KUALA LUMPUR
MALAYSIA

2

TBILISI
GEORGIA

3

LISBON
PORTUGAL

4

DUBAI
UAE

5

BANGKOK
THAILAND

6

PRAGUE
CZECH REPUBLIC

7

MADRID
SPAIN

8

BARCELONA
SPAIN

9

ALICANTE
SPAIN

10

MONTREAL
CANADA



IN DUBAI INVESTMENTS GROW



ATTRACTIVE LOW PRICES COMPARED TO THE GLOBAL REAL ESTATE MARKET



CUSTOMERS CAN INVEST IN A **VARIETY OF OPPORTUNITIES** WITH MORE FLEXIBILITY



HIGH DEMAND FOR COMMERCIAL AND RESIDENTIAL RENTALS IN THE CITY



EASY MORTGAGE OPTIONS AVAILABLE FOR CUSTOMERS (INCLUDING NON-RESIDENTS) WITH THE LOAN TO VALUE



0 % TAX ON PROPERTY OWNERSHIP, RENTAL INCOME AND CAPITAL GAINS



EXCITING OFFERS SUCH AS GUARANTEES, WAIVERS AND EARLY HANDOVERS, AS WELL AS EXTENDED PAYMENT PLANS OR EASIER INSTALMENTS

DUBAI AS YOUR RELAX HOME

2
ROKY

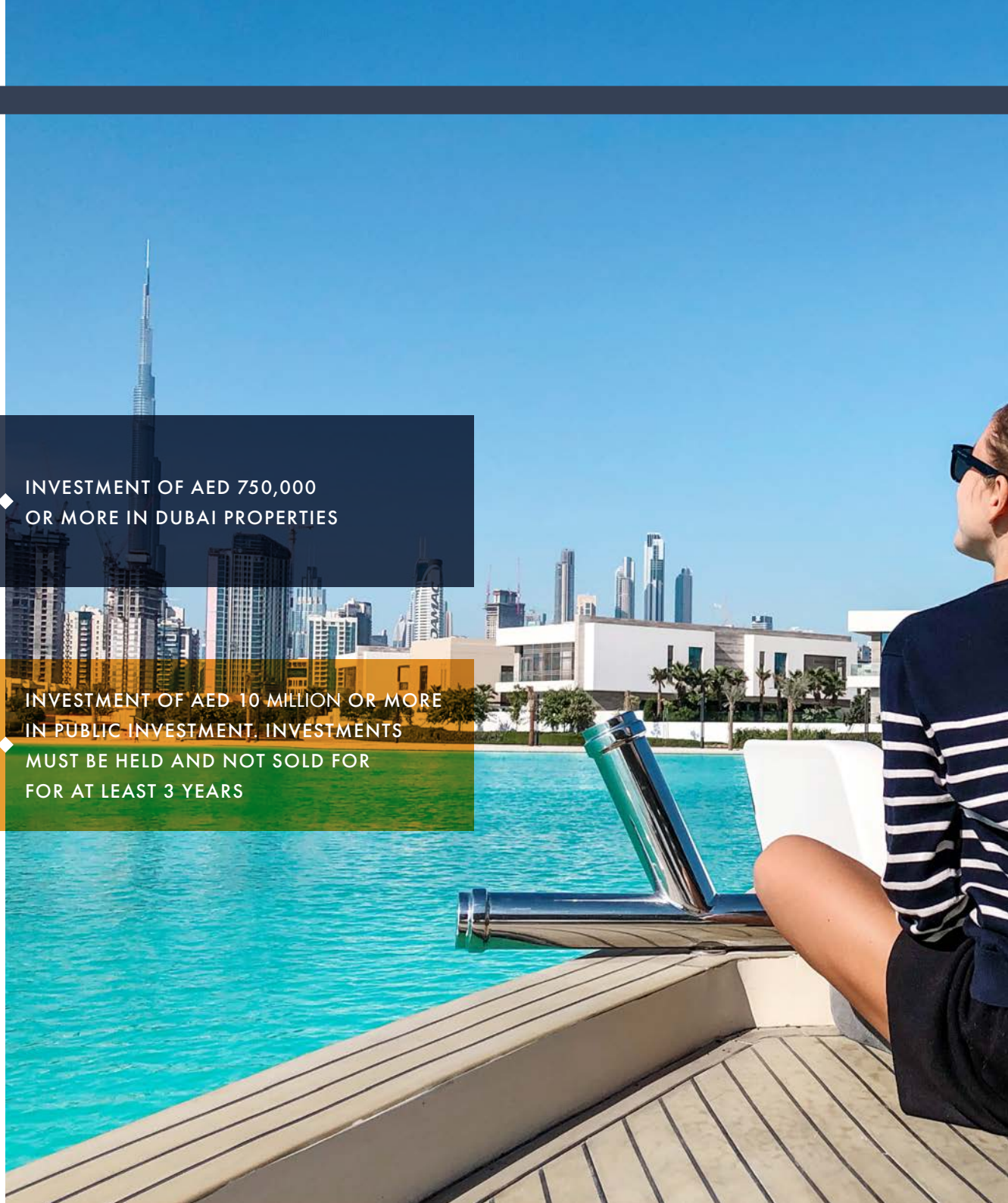
RESIDENCE
VISA

◆ INVESTMENT OF AED 750,000
OR MORE IN DUBAI PROPERTIES

10
YEARS

GOLDEN
RESIDENCE
VISA

◆ INVESTMENT OF AED 10 MILLION OR MORE
IN PUBLIC INVESTMENT. INVESTMENTS
MUST BE HELD AND NOT SOLD FOR
FOR AT LEAST 3 YEARS



DUBAI GIVES MORE



HOW MANY METERS
WILL YOU BUY FOR
USD \$1 MILLION
ACROSS THE WORLD

MONACO
MONACO

162 sq.ft.
15 m²

HONG KONG
CHINA

226 sq.ft.
21 m²

LONDON
UK

323 sq.ft.
30 m²

NEW YORK
US

344 sq.ft.
32 m²

DUBAI
UAE

1 700 sq.ft.
158 m²

INVESTMENT IN DUBAI

AVERAGE RETURN

ON STUDIO

REAL ESTATE PURCHASE
IN DUBAI COMPARED
TO UNITED KINGDOM
AND CZECH REPUBLIC

Location	Czech Republic Prague	United Kingdom London	UAE Dubai
Real estate purchase			
Flat size	37 m ²	42 m ²	43–90 m ²
Average Price	€219,900	€680,170	1,020,000 AED (€270,023)
Long term rent			
Average Rent monthly (Prague) / annual (London, Dubai)	€699	€19,379 Based on average €373	80.900 AED (€21,417)
Annual yield	€8,388	€19,379	80.900 AED (€21,417)
Return on investment / Yield	25.4 years / 3.9 %	35 years / 2.85 %	12.8 years / 7.8 %
Short term rent			
Price	+ 50 %	+ 50 %	+ 30–50 %
Return on investment / Yield	5.9 %	4.3 %	8.4–9.7 years / 10.3–11.8 %

INVESTMENT IN DUBAI

**AVERAGE RETURN
ON 1 BEDROOM
REAL ESTATE PURCHASE
IN DUBAI COMPARED
TO UNITED KINGDOM
AND CZECH REPUBLIC**

Location	Czech Republic Prague	United Kingdom London	UAE Dubai
Real estate purchase			
Flat size	60 m ²	58 m ²	64–71 m ²
Average Price	€465,000	€1,017,390	1,160,000 AED (€307,085)
Long term rent			
Average Rent monthly (Prague) / annual (London, Dubai)	€1,090	€24,134 Based on average €464	105,000 AED (€27,397)
Annual yield	€13,080	€24,134	105,000 AED (€27,397)
Return on investment / Yield	35.5 years / 2,8 %	42.2 years / 2.37 %	11 years / 9 %
Short term rent			
Price	+ 50 %	+ 50 %	+ 30–50 %
Return on investment / Yield	4.2 %	3.6 %	8–9 years / 11.1 %–12.5 %

1 EUR = 3,777 AED
Exchange rate valid on 11/15/2022



DISCOVER DUBAI WITH US

BRP REAL ESTATE LL.C
IS SUBSIDIARY OF CZECH
CONSTRUCTION AND REAL
ESTATE COMPANY BRP GROUP
WHICH WAS ESTABLISHED
IN 2012 IN BRNO,
CZECH REPUBLIC.

**WE ARE ALWAYS OPEN TO
NEW CHALLENGES** AND WE
HEAR OUR CLIENTS. BECAUSE
OF THAT WE DECIDED TO
DEVOTE ALSO TO FOREIGN
REAL ESTATE ACTIVITIES.

Buy *Dubai*
envision your future

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—
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