

# DUBAI LIVING 2023





# Contents

Life is Better in Dubai	5
The Allure of Dubai	4
Buying Your Dream Home	5-6
Off Plan & Secondary Market Properties	7-8
Home Financing	9-10
#DubaiLife	11-12
Path to Residency	13-14
The 10-year Golden Visa	15-16
Exploring Neighbourhoods	17-37
Palm Jumeirah	18-19
Emirates Hills	20-21
Al Barari	22-23
Jumeirah Golf Estates	24-25
Jumeirah Bay Island	26-27
Emaar Beachfront	28-29
Downtown	30-31
Business Bay	32-33
District One	34-35
Dubai Hills Estate	36-37
Property Feature	38-39
Property Showcase	40-57
Palm Jumeirah	40-41
Emirates Hills	42-43
Al Barari	44-45
Jumeirah Golf Estates	46-47
Jumeirah Bay Island	48-49
Emaar Beachfront	50-51
Downtown	52-53
Business Bay	54-55
Dubai Hills Estate	56-57

# Life is Better in Dubai

Dubai's story over the years has been one of resilience and progress. This is a city built on bold ambition and strong values. Dubai's stride towards progress is all the more remarkable given the challenges it has faced in the recent past. From overcoming the 2008 financial crisis to cushioning the effects of the Covid-19 pandemic, the city's growth trajectory has only been onwards and upwards.

What started as a low tax sunshine state has gradually transformed into a world leading lifestyle destination and a family friendly address with world class educational institutions, unrivalled healthcare facilities and hyper-modern infrastructure.

The city's "build it and they will come" philosophy has now been extended to "build it and they will come and stay". This shifting paradigm is a testament to the city's emerging residential market that follows the work, live, and play mantra. Dubai is now home to a plethora of self-contained, mixed-use communities that attract potential investors and end users from all over the globe.

Dubai is well on its way to becoming one of the world's smartest cities with the ubiquitous adoption of technology in all public and private sectors. In fact, the Emirate aspires to be the world leader in AI and Robotics by 2031 and broaden the scope of next-gen technology to education, energy, transportation, healthcare, space, and technology, etc.

The city has become a magnet for foreign talent, resulting in the emirate experiencing a considerable rise in population over the years. Again, this population growth speaks volumes of the opportunities that the city offers. This number is expected to reach nearly 5.8 million by 2040. In anticipation of the population surge, Dubai unveiled the 2040 Urban Master Plan, which aims to transform the city's urban infrastructure – making it more sustainable and interconnected. Furthermore, Dubai, in line with the UN's Sustainable Development Goals, is focusing on increasing the contribution of green energy in all sectors and achieve net-zero emissions by 2050.

Dubai celebrates life. The emirate's rich history and glistening future invites everyone to experience the myriad of exciting opportunities on offer. The recent advances in visa laws have made it even easier for people to come and experience first-hand what the city is all about. In short, life is truly better in Dubai.



# The Allure of Dubai

Over the years, the transformation of Dubai has been nothing short of remarkable. In earlier times, the city's fortunes rested chiefly upon pearling, fishing, and sea trade. It all changed once Sheikh Mohammed Bin Rashid Al Maktoum took charge at the helm. Under his leadership, the city saw a rapid shift towards modernization and economic diversification – transforming the state from a desert to an oasis. In the present, Dubai is viewed as a beacon of progress, social liberty, and sustainable development in the region.

One of the factors that continues to play a pivotal role in Dubai's rise is its location. Positioned on the crossroads of Middle East and Africa, the city serves as a hub for accessing Asia, the Middle East and Africa – all important future economic growth centres. While the warm weather and accessibility from Europe make Dubai a second home for European expats.

The turn of the century has brought radical transformation in all sectors; with the city positioning

itself as one of the leading global financial and business hubs, besides being a touristic hotspot. The long-term ambitions include achieving carbon neutrality by 2050 and positioning the city as the nerve centre of innovation – themes that were a mainstay at the recent Expo 2020. Dubai has come of age in a relatively short span of time – this vibrant metropolis is home to world class attractions, cutting edge infrastructure and a favourable business climate.

## Buying Your Dream Home



1

### Get the Fundamentals in Place

Make sure you have a clear idea about the financial commitment required to secure your home. These requirements include the deposit fee, transfer fee, agency fee, sales progression fee, DLD Fee, etc



2

### Cash or Mortgage?

A cash transaction is undoubtedly suitable to those having liquidity but for those who want flexibility, mortgage is the way to go. Mortgage brokers are required to register with the DLD



3

### Know All that you Need

Think of all the essential features and amenities you want, i.e. the layout type, no. of bedrooms, proximity to schools, healthcare centres, etc



4

### Appoint the Right Agent

A reliable agent would take care of the entire buying process from start to finish that includes negotiating the deal, drafting the paperwork, getting the NOC, and finalizing the handover



5

### Viewings

While viewing, it's important to keep an open mind and look past elements that can be changed in the long run, such as the interior, outdoor seating space, etc



# Off Plan & Secondary Market Properties

Dubai is without question home to some of the finest real estate in the world. From palatial, designer-made villas to high-rise waterfront apartments, the off-plan and secondary markets present immense potential for both investors and end users. Let's look at the processes involved in the purchase of off-plan and resale properties.

## Buying Off Plan Property

### 1. Pre-Approval

The buyer and the developer agree on the terms laid out for the sale



### 2. Reservation agreement

A reservation agreement is signed between the two parties and the buyer pays the reservation fee or the initial instalment of the total price



### 3. Sale and purchase agreement

A sale and purchase agreement (SPA) is signed, which outlines the expected completion date of the property



### 4. Oqood document

Upon the signing of the SPA, an Oqood document (interim title deed) is issued. The buyer is required to pay the Oqood fee, which amounts to 4% of the purchase price



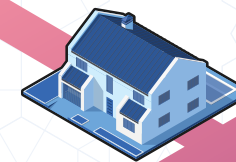
### 5. Approved payment plan

The buyer periodically pays the instalments according to the approved payment plan until full payment is completed



### 6. Property completion

Upon completion of the property's construction, the owner takes handover and a full title deed in the name of the owner is issued



6

### The Offer Stage

In the offer stage, you're one step closer to acquiring your dream home. This is the time to put forth an offer through your agent. The agent will then start the negotiating process with the seller



7

### The Agreement of Sale

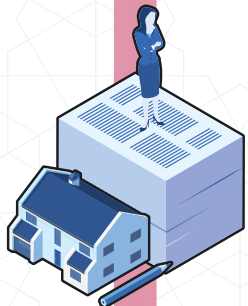
Once a verbal sale agreement is reached, the agreement of sale or "Form F" is signed. It's a binding document registered with the DLD that outlines the terms and conditions of the sale for both parties



8

### Property Transfer

An NOC is required from the developer for the property transfer to go through. Transfer of title deed is completed at the land department. All documentations submitted to the DLD must be translated into Arabic



## Documents Required for Individuals

- Buyer's Passport
- ID
- Proof of Address



## For Corporate Buyers

- Original Certificate of Incorporation and/or the Company's Trade License
- Original Memorandum and Article of Association
- Legal Translation of the MOU and Articles of Association
- Certificate of Incumbency (not more than 3 months old)
- Copy of Shareholders' Passports
- Original Resolution Approving Purchase
- Original POA
- Passport of Designated Attorney





“There is a wave of optimism in Dubai’s residential market as evidenced by buyer interest and the deluge of new developments in the pipeline. This is a market that has been undervalued for a long time and is only now beginning to realize its true potential”

Andrew Cummings,  
Partner, Head of Prime Residential

## Buying Secondary Market Property



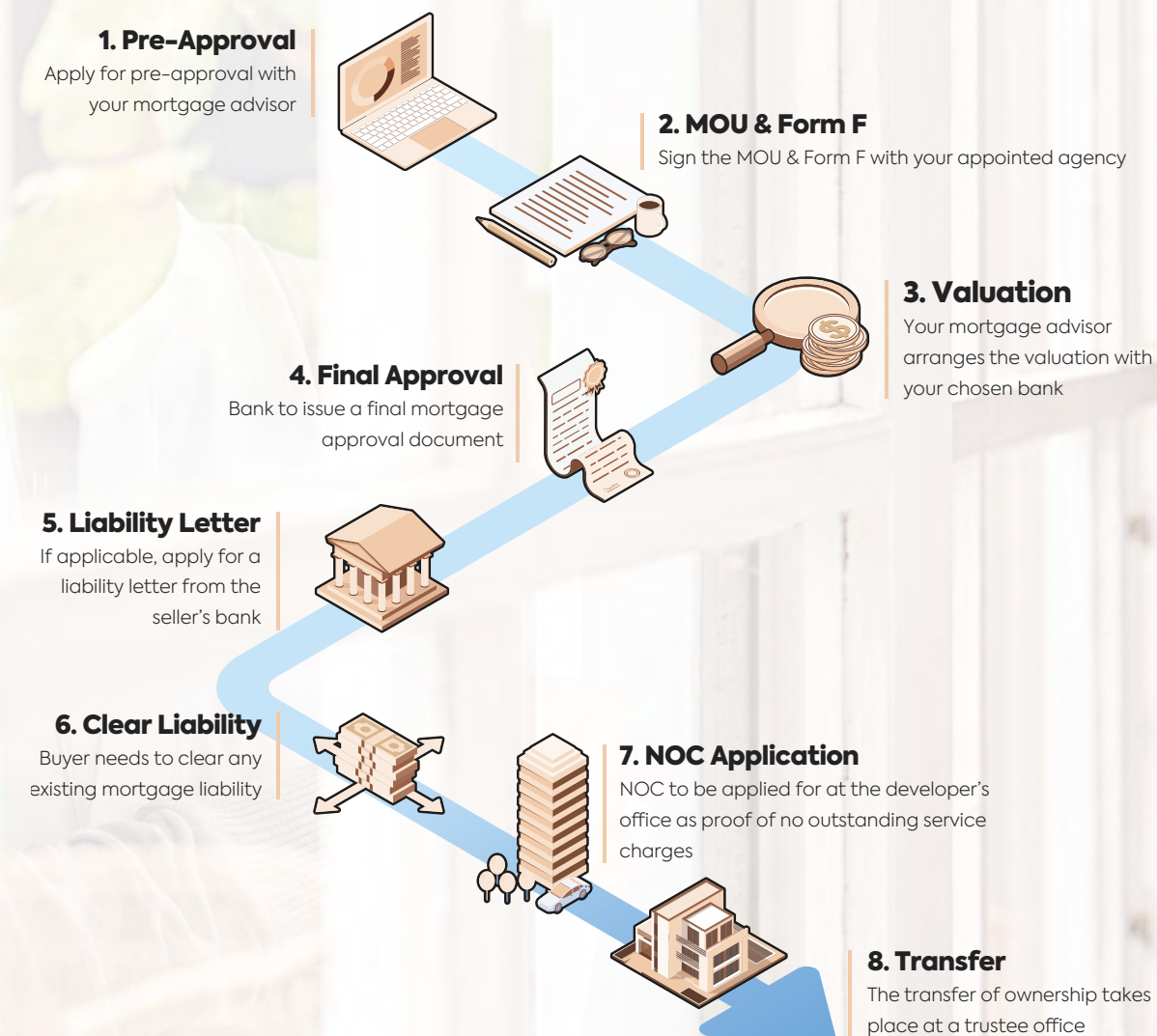
# Home Financing

Mortgage lending is readily available to foreign residents in Dubai, with over twenty financial institutions currently offering over 2500 different mortgage products/rates.

Some key takeaways from home financing:

- For primary purchases, the maximum lending amount on properties over USD 1.36 million (AED 5 million) is 70% of the property value, which increases to 80% for properties below USD 1.36 million (AED 5 million)
- For second purchases/investment properties, the maximum lending amount is 60%
- Lending is available to both salaried and self-employed, with the UAE Central Bank stipulating that borrowers' maximum lending commitments cannot exceed 50% of their monthly income or 7x their annual income
- Financing is also available to non-UAE residents with more than seven financial institutions offering an average maximum lending of 60% of the property value
- Some banks also provide fee financing, meaning borrowers can finance up to an additional circa 5% to fund transfer/agent fees

## The Mortgage Process





“ The UAE mortgage market continues to play a key role in securing home financing options based on client preferences. The market continues to experience growth as more people regard the UAE as home. ”

Bradley Rands  
Partner, Head of Mortgage & Debt Advisory

# #DubaiLife

Not a lot of cities move as fast as Dubai. The dynamic city is constantly adopting new laws and updating existing regulations to increase its attractiveness to both investors and residents. The recent changes to residency laws are a cornerstone in attracting and retaining the top talent from around the world. It is no secret that people undoubtedly remain the emirate's biggest asset. Some of the most brilliant and visionary minds from across the globe call Dubai as their home.

Dubai's meteoric rise is not a chance event – it is underpinned by three major factors: exceptional infrastructure, world beating attractions and a socio-legal system that fosters harmony and connectedness among different groups of people. When it comes to lifestyle options, Dubai fares strongly in the Economist Intelligence Unit's Global Liveability Ranking, the Mercer Quality of Living Survey and Lonely Planet's cool neighbourhood listing. From gleaming white beaches and awe-inspiring skyscrapers to master-planned communities and historical forts, Dubai has something to suit all tastes.

One of the key considerations for the emirate going

forward is to create a sustainable eco-system. To make up for the low levels of precipitation in the city and its subsequent adverse effects, Dubai recently announced its “Energy Strategy 2050” that aims to make Dubai the city with the lowest carbon footprint in the world by 2050.

Swathes of greenery, sparkling water bodies, lush fairways, and vast open lands are regular fixtures of up-and-coming communities in Dubai. Apart from Sustainable City, (the region's first net zero energy zone), communities such as Al Barari and Jumeirah Golf Estates are paving the way for further eco-friendly projects in the region.



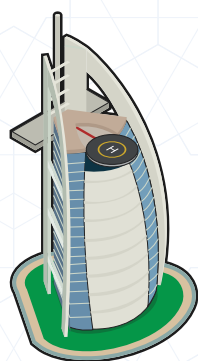




1

## Gleaming Beaches

Dubai's 520-kilometer-long coastline is sometimes referred to as the eighth wonder of the world. From beachfront hotels and water sports to walking trails and seaside cafes, Dubai's pristine beaches present a dizzying array of leisure possibilities. Some of the best beaches in the city include La Mer, JBR (Jumeirah Beach Residence), Nammos, and Cove Club.



2

## Michelin Dining

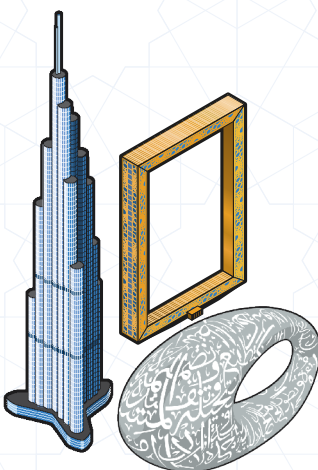
Owing to the multicultural fabric of the city, Dubai offers some of the finest culinary experiences in the region. In fact, eleven eateries were recently awarded the coveted Michelin-star ranking – with STAY by Yannick Alleno and IL Ristorante by Niko Romito topping the charts by receiving two-star ratings.



3

## Luxury Stays

Luxury is a relative term, but Dubai is a serious contender for having the most opulent hotels and resorts in the world. From the iconic Burj Al Arab to the uber-exclusive Atlantis The Royal, the city's five-star accommodations feature everything from infinity pools and spa treatments to fine dining and beachside adventures.



4

## World Class Attractions

The city of superlatives is a heaven for those who love to explore new things. What's interesting is that each new attraction falls in line with global trends. For instance, Museum of the Future sheds light on the role of technology in our daily lives, while also serving as a springboard for futuristic ideas. Other staple attractions in the city include Ski Dubai, Desert Safari, Ain Dubai and the famed cityscape at Burj Khalifa.

# Path to Residency



Mortgage lending is readily available to foreign residents in Dubai, with over twenty financial institutions currently offering over 2500 different mortgage products/rates.



## Six Month Multiple Entry Visa

The 6-month multiple entry visa enables one to make multiple entries to the city for up to six months. In essence, it's similar to a tourist visa and does not come with an Emirates ID. Typically, it is used to facilitate the process of attaining a golden residency.



## Three Year Investor Visa

The three-year investor visa was recently made even more attractive when the government reduced the minimum financial outlay from USD 270,000 to USD 200,000 (AED 1 million to AED 750,000) for a property that is ready for occupancy. For an off-plan property, the visa will only be granted once the unit is completed and ready for handover.





# The 10-year Golden Visa



## Retirement Visa

The 5-year investor visa is attainable once a sum of at least USD 1.36 million (AED 5 million) is invested in a single property or split across multiple properties. Keep in mind that the 5-year investor visa can only be obtained on properties that are not mortgaged.



## Green Visa

This novel visa type has been recently introduced for expats to sponsor themselves and their dependants; whilst offering a grace period of up to 180 days. Green visa is issued to skilled professionals, freelancers/self-employed and investors/partners. Skilled professionals should hold a bachelor's degree and earn a minimum of USD 4,000 (AED 15,000) per month, while freelancers / self-employed should have an annual income no less than USD 98,000 (AED 360,000) in the two years preceding the visa application. The visa is part of a wider array of initiatives by the government to boost economy and give the much-needed impetus to foreign workers in pursuit of their dream occupation.



## Digital-Nomad Visa

With the growing trend of freelancing and remote work, the government has recently introduced the digital nomad visa, which allows remote-workers, self-employed people, and independent entrepreneurs to stay in Dubai for up to a year. Applicants need to present a proof of income no less than USD 5,000 (AED 18,000) a month. Once the application is approved, the individual can sponsor their dependants, too.

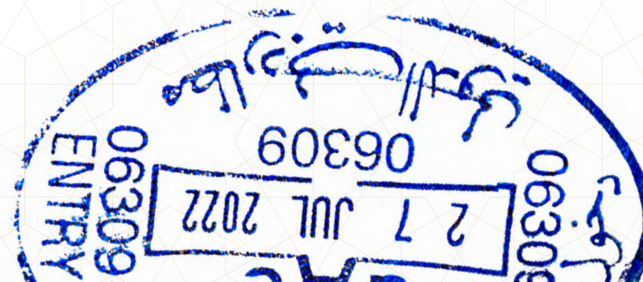
## Golden Visa (10 Years)

The Golden Visa scheme admits foreign talents into the country for 10-years (renewable) while offering exclusive benefits. This unique stream is open to investors, entrepreneurs, scientists, exceptional students, and frontline heroes.

The exclusive benefits tied to the Golden Visa include:

- A visa for six months with multiple entries to proceed with the residency
- A long term, renewable residence visa valid for a period of 10 years
- The visa is self-sponsored, meaning there is no requirement for an employment sponsor
- The flexibility to stay outside of Dubai for more than the usual restriction of six months
- The ability to sponsor family members of any age

Let's explore what the pre-requisites are for the various talent-categories to attain the Golden Visa.

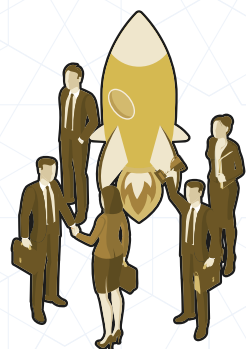






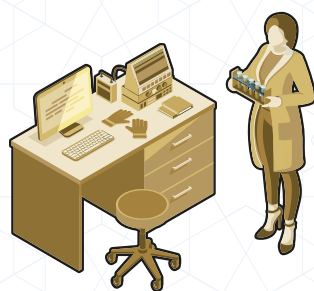
## For Real Estate Investors

- Buy a property that's worth a minimum USD 550,000 (AED 2 million); or
- Buy a property on loan with specified local banks; or
- Buy one or more off-plan properties that are worth at least USD 550,000 (AED 2 million) from approved local real estate companies



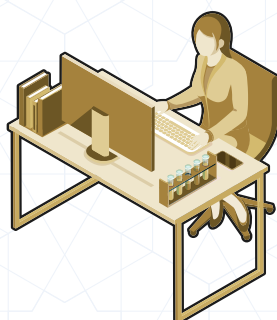
## For Entrepreneurs

- Set up or be a partner in a start-up registered as an SME in the UAE – with the company generating revenue of USD 275,000 (AED 1 million) per annum; or
- Obtain an approval for a start-up concept from an official business incubator or from the Ministry of Economy; or
- Must have started in the past an entrepreneurial endeavour that was sold for not less USD 1.9 million (AED 7 million)



## For Exceptional Talents

- Inventors, innovators and outstanding talents in fields such as arts and culture, sports and technology are eligible to obtain the Golden visa
- High performing students in UAE's educational institutions and the leading 100 universities worldwide can obtain the Golden visa
- Distinguished members of international and regional organizations and recipients of recognition awards in areas of global concern are also eligible for the long-term residency scheme



## For Frontline Heroes

- Pioneers of humanitarian causes are eligible for the Golden visa
- Workers with extraordinary efforts in global crises are welcome to apply for Golden visa residency
- Frontline heroes who put in extraordinary efforts during the Covid-19 pandemic are eligible to apply for this scheme

# Exploring Neighbourhoods

- 1 Palm Jumeirah
- 2 Emirates Hills
- 3 Al Barari
- 4 Jumeirah Golf Estates
- 5 Jumeirah Bay Island
- 6 Emaar Beachfront
- 7 Downtown
- 8 Business Bay
- 9 District One
- 10 Dubai Hills Estate







# Palm Jumeirah

The man-made marvel of Palm Jumeirah is rightfully billed as the 8th wonder of the world. This stunning, palm tree-shaped island consists of a trunk with 17 fronds crowned by a circular crescent.

The island features a dreamy beach line and an exclusive collection of contemporary residential villas and apartments. Palm Jumeirah enjoys a central location in the city and offers panoramic views of the cerulean waters of the Arabian Gulf and the city's glittering skyline.

As Dubai's pre-eminent coastal neighbourhood, Palm Jumeirah delivers emphatically on luxury, comfort, and relaxation to its residents. From chic restaurants and landscaped parks to water sport activities and leisurely strolls along the crescent footpath, the neighbourhood offers a lifestyle destination bar none.



## Places of Interest Nearby



### Atlantis The Royal

Extending across 46 hectares, Atlantis, The Royal is Dubai's leading entertainment venue, comprising a water park, a five-star hotel and a myriad of seaside adventures.



### High Class Hotels

Palm Jumeirah is at a stone's throw from the region's leading hotels and resorts including One and Only The Palm, Sofitel, Anantara and W Dubai. The leading shopping destination includes Nakheel Mall, which is home to 140+ shops as well as superb dining and entertainment experiences.



### Beachside entertainment options

Soak up the sun on the pristine beaches or partake in the multitude of water activities on offer.



### Educational Institutions

Some of the finest educational institutions are located nearby including GEMS Wellington School, Dubai American Academy, and Blossom Palm Jumeirah Nursery.



### Healthcare Facilities

Nearby healthcare facilities include Al Zahra Hospital, Canadian Hospital Dubai, and ConfiDent Dubai Palm.







# Emirates Hills

Named after the famous Beverly Hills in the US, Emirates Hills is the pinnacle of luxury living in Dubai. The community, which is part of the larger Emirates Living area is set along two world-class golf courses and offers pristine views of verdant pastures and sparkling waterbodies.

The exclusive community is home to some of the most luxurious homes and top tier amenities in Dubai. It is no wonder that prominent businessmen and A-list celebrities maintain residences in this posh neighbourhood.

Villas in the community range from 10,000 up to 60,000 square feet, ranging from 10,000 square feet all the way up to 50,000 square feet. In addition to fantastic amenities and provisions, the residences are available in a mixture of styles offering spellbinding vistas of the larger community via large terraces and floor-to-ceiling windows.



## Places of Interest Nearby



### Two international standard Golf Courses

Emirates Hills neighbours the Address Montgomerie and Emirates Golf Club, which is home to the Dubai Desert Classic.



### Exquisite Dining Options

Emirates Hills' residents can treat their tastebuds to exquisite Mediterranean cuisine at Nineteen and American delicacies at Monty's. Both establishments are found in the Clubhouse. Another superb option is the sports by Phileas Fogg, inspired by the novel "Around the World in 80 Days".



### Villas

Stunning villas that overlook lush green landscapes and idyllic lakes.



### Educational Institutions

The community is home to some of the Dubai's leading educational institutions such as Raffles International Academy and Dubai International Academy.



### Healthcare Facilities

Dubai's top notch healthcare centres are in proximity to Emirates Hills. These include Mediclinic Meadows and Saudi German Hospital.







# Al Barari

Hailed as one of the greenest and most sustainable neighbourhoods in Dubai, Al Barari's popularity with both end users and investors has been constantly on a rise.

Arabic for "wilderness", the nature-inspired dwelling consists of a myriad of unique attractions such as an eclectic variety of plant life, several species of indigenous animals and a plethora of lakes, gardens, and landscaped walkways at every turn.

Sustainability is one of the central tenets of the project's philosophy, and as such, the developers have put in place water treatment and conservation plants, waste management systems, and solar energy panels.

Al Barari has a meticulous collection of outstanding homes in harmony with nature. The Residences and The Reserve are by far the largest villa communities featuring stunning bespoke residences on large plots. The Nest on the other hand, comprises contemporary four and five-bedroom villas.

In terms of apartments, Ashjar and Seventh Heaven are the most sought-after neighbourhoods surrounded by extended foliage and waterbodies. While in the off-plan market, Lunaria, Ixora and Chorisia stand out.



## Places of Interest Nearby



### The Farm

Billed as an oasis of calm, this is an idyllic hideaway that lets one delve in sumptuous delicacies against a gorgeous backdrop of freshwater streams and lush greenery. Another signature dine out place is the Hide Out that offers an eclectic mix of international cuisine while overlooking the breath-taking skyline of the city.



### Heart & Soul

This superb facility is more than just a spa; the numerous therapeutic massages, reflexology, and facial treatments amidst scenic landscapes are sure to rejuvenate the senses.



### Body Language

This is a premium glass-walled health centre offering sweeping vistas of the picturesque gardens. The centre is equipped with the latest training equipment, an infinity pool, and one on one training sessions to hit personal fitness goals.



### Educational Institutions

Educational options nearest to Al Barari include Dunecrest American School and GEMS Heritage Indian School.



### Healthcare Facilities

There are several healthcare facilities around the community, including Dubai London Clinic, Medicure Centre and Symbiosis Medical Centre.







# Jumeirah Golf Estates

Set amid an abundance of greenery, Jumeirah Golf Estates intertwines luxury with nature to offer a one-of-a-kind living experience. Comprising mostly villas, JGE is home to some of the most prestigious homes set against the backdrop of beautiful natural landscapes. Tucked away from the bustling city, this family friendly neighbourhood shines in more ways than one.

Undoubtedly, the highlight of the community are the two world class golf courses; Earth and Fire, of which, the former hosts the illustrious DP World Golf Championship.

Spread over a massive 1,119 hectares, JGE has a total of 16 communities featuring villas, apartments, and townhouses. Some of the villas mirror famous architectural designs from around the world including Spanish, Arabic, Mediterranean, and Tuscan to name a few. Newer villa developments, such as Signature

Mansions and Jumeirah Luxury representing the zenith of modern architecture.

As of now, Al Andalus is the only completed apartment project in the community and features spacious, flowing layouts and a meticulous collection of amenities. The community is well connected with rest of the city as it borders major road networks, including Mohammed Bin Zayed Road and Al Khail Road. JGE also has a dedicated metro station on the red line.



## Places of Interest Nearby



### A Golfing Haven

Tee up on the region's most advanced golf courses designed by former professional golfer Greg Norman or simply wander through the lush fairways and enjoy the beauty of nature all around.



### European Tour Performance Centre

The institute is renowned among golfing enthusiasts for its cutting-edge technology and teaching aids. The centre caters to students of all ages.



### The Clubhouse

Covering over 131,000 square feet, the Clubhouse is chock-full of marvellous amenities, including an array of dining options, a gymnasium, café, retail shops, tennis courts etc.



### Educational Institutions

Jumeirah Golf Estates offers convenient access to reputed schools such as Sunmarke School, Bradenton Prep Academy and Victory Heights Primary School.



### Healthcare Facilities

The nearest healthcare facilities include NMC Royal Hospital in DIP and GMC Clinic in the Greens community.







## Places of Interest Nearby



### Amalfi Villas

The stunning Villa Amalfi borrow their name from the Amalfi Coast in Italy. These villas boast splendid amenities such as rooftop terraces, plush rooms with timber and marble flooring and French full height windows. Residents here will also have access to the Greek-inspired beachfront restaurant Nammos Dubai.



### Bvlgari Hotels & Resorts

Luxury hotel accommodations and serviced residences by the iconic brand.



### The Marina & Yacht Club

A members only getaway featuring a large outdoor pool and seaside decks.



### Educational Institutions

A vast array of leading educational institutions are nearby including Hummingbird Pre-School, Kings' Dubai, and Swiss International Scientific School.



### Healthcare Facilities

Nearby healthcare institutions include Medcare Hospital, Emirates Hospital Clinic and Belhoul European Hospital.

# Jumeirah Bay Island

Jumeirah Bay Island is redefining the concept of waterfront living by offering a lifestyle that is marked by top-of-the-line amenities, dazzling views and ultra-modern architecture.

Referred to as the "Billionaires' Island", this mixed-use development by Meraas is modelled after a titanic seahorse gloriously surfing the arcs of rock and sand. The island exclusively features low-rise residential villas and buildings that are brimming with ultra-luxury facilities.

The island is home to Bvlgari Resorts & Residences, which is renowned worldwide for its timeless glamour and resplendent heritage. The most popular residential option here includes the waterfront Villa Amalfi that consists of majestic townhouses spread around a beautiful private park.







# Emaar Beachfront

Emaar Beachfront is the flagship new waterfront development by Emaar. This serene community consists of twenty-seven residential towers with over 10,000 units, and a luxury hotel operated by the Address brand.

As a master-planned district, the neighbourhood is rife with facilities such as supermarkets, health and wellness options, chic restaurants, and an array of leisure activities for kids and adults. Residents will have direct access to 1.5 km of beachfront.

The apartments are in one to four-bedroom configurations with spacious terraces and panoramic views of the calm, blue sea. Additionally, the aqua-inspired accents combine impeccably with the

urban ethos to create captivating living experiences. This mixed-use development will also feature the Dubai Lighthouse, a breath-taking spectacle offering 360-degree views of the cityscape and the Arabian Sea. The most popular developments here include Sunrise Bay, Grand Bleu Tower by Elie Saab, and Marina Vista.



## Places of Interest Nearby



### Dubai Harbour

Spanning over 10 million square feet, the project forms part of the larger Dubai Harbour and offers opulent one to four-bedroom apartments reminiscent of Miami's signature Art Deco district.



### Dubai Lighthouse

A futuristic project that invites one to enjoy panoramic views of the city and the Arabian Sea. The nearby Marriott Dubai Harbour is a hub of high-end eateries such as Observatory Bar & Grill and The Croft.



### Easy Access

The entire community enjoys easy access to Sheikh Zayed Road (E11).



### Educational Institutions

Residents can opt to send their children to nearby schools such as The International School of Choueifat or iCademy Middle East. Younger kids can seek admission in Family and Friends or Monroe's Nursery. All these options are at a 10-minute drive.



### Healthcare Facilities

Healthcare facilities near the community include Mediclinic Meadows, Al Zahra Hospital and Emirates Hospital Clinic. These are reachable in under ten minutes.







# Downtown

Downtown is the beating heart of Dubai. Hailed as “The Centre of Now”, this vibrant district is the hub of upscale restaurants, luxury hotels, a lively nightlife, and a plethora of exhilarating experiences. Not only is Downtown one of the most important touristic centres, but it’s fast becoming a residential paradise thanks to its all-encompassing lifestyle.

Due to its location and the sheer abundance of lifestyle experiences on offer, Downtown is a sought-after destination for young professionals, families, investors and even A list celebrities. Popular, already built properties include global icon Burj Khalifa Residences, St. Regis and several apartment

complexes by the prestigious Address brand. In addition, several high-profile developments are in the works, such as W Residences, St. Regis., SLS Hotel and Residences and Act One | Act Two.



## Places of Interest Nearby



### The Dubai Mall

Featuring more than 1000 luxury retail outlets, entertainment options and fine dining places, Dubai Mall has captivating experiences at every turn.



### The Dubai Fountain and Burj Khalifa

Located by the stunning Burj Khalifa Lake, Dubai Fountain is the world’s largest choreographed fountain show taking place at an interval of every 20 minutes. Right next to it, is the iconic Burj Khalifa. Both attractions can be accessed via Dubai Mall.



### Dubai Opera

Located in the Opera District, this magnificent theatre hosts some of the most celebrated artists all year round.



### Educational Institutions

A healthy number of prestigious educational institutions are located in and around Downtown, such as Blossom Downtown Nursery, Hummingbird Nursery and JSS Private School.



### Healthcare Facilities

Downtown is in proximity to the city’s most respected healthcare centres including Mediclinic in Dubai Mall and Emirates Hospital in Business Bay.







# Business Bay

Located just beside Downtown, Business Bay is the next emerging hotspot in Dubai due to its location. However, lately, the tide has been shifting as more and more residential developments are being built in the area – taking advantage of its prime location.

Most of the projects overlook the glittering Downtown skyline or the splendid Dubai Canal; an extension of Dubai Creek that discharges into the Arabian Gulf. The unveiling of the canal in 2016 ushered a transformation in the area, making it a highly sought-after waterfront neighbourhoods in the city.

Business Bay is home to some of the most extravagant waterfront developments in Dubai;

these include the The Pad – a luminous, stylish tower, The Opus by Zaha Hadid and the soon to be unveiled The Ritz-Carlton Residences along with Lana, which is part of the Dorchester Collection. All completed and off-market developments feature exceptional levels of furnishings and elaborate design elements. One of the biggest selling points of Business Bay is its proximity to the neighbouring Downtown district, which is home to a slew of remarkable attractions.



## Places of Interest Nearby



### Restaurants

Gaze at the canal from the al fresco terrace as you indulge in flavours of the world. The most popular dining options include BASTA!, Bombay Brasserie and Nurai.



### Dubai Water Canal

The canal features jogging trails, an illuminated waterfall, marine transport stations and a board walk. One can also embark on a sightseeing ride on the cruise.



### Fitness Centres

Business Bay is a hub of top tier gymnasiums and fitness centres – the most notable among them is the Middle East's first UFC gym.



### Educational Institutions

GEMS Wellington Academy and GEMS International School are within a 5-minute drive from the community. For young ones, The Hummingbird Nursery and Blossoms Nursery are excellent options nearby.



### Healthcare Facilities

Emirates Hospital Clinic, considered to be one of the leading healthcare centres in the city is in Bay Avenue. Other medical centres include Medcare in Safa and Emirates Hospital in Jumeirah.







# District One

District One is one of the most talked about developments in Dubai. As the centrepiece of the coveted Mohammed Bin Rashid Al Maktoum City, this gargantuan project is slated to be a gamechanger in Dubai's real estate landscape. Spanning over 26 million square feet, the development will feature exquisite, landscaped spaces, lavish mansions, sprawling villas and spectacular waterfront apartments. This is a society where luxury is an omnipresent theme.

To evoke a sense of privacy, the developers have carefully spaced-out residences – ensuring a low density environ that is ideal for residents to create outdoor recreational space for themselves. The most striking feature apart from the majestic properties is the crystal lagoon. As one of the largest man-made water bodies in the region, the lagoon's azure waters are tailor-made for aquatic adventures such as paddling, snorkelling etc.

Adjacent to the lagoon is a 7 km coastline that includes a boardwalk and a placid beach. The lagoon is surrounded by an exclusive collection of apartments called The Residences. Villas in District One are among the most opulent in the city and mostly range from four to six-bedrooms in three architectural styles – Modern, Arabic and Contemporary. District One's prime location as well as the world class facilities on offer make it an alluring development for both end users and investors.



## Places of Interest Nearby



### Crystal Lagoon

The stunning lagoon is the first of its kind in the entire country. Residents get access to numerous sporting and recreational activities such as swimming and paddle boarding, surrounded by a magnificent white beach.



### Meydan One

The highly anticipated Meydan One mall is set to be a gamechanger for the region. The ambitious project will feature a 711-metre-high residential tower, a vast stretch of beach, a shopping mall, indoor ski slope and enormous dancing fountains.



### Location

Located in the heart of the city, District One is not only surrounded by awe-inspiring landmarks, but is also bordered by major road networks Sheikh Mohammed Bin Zayed, Al Ain Road and Sheikh Zayed Road.



### Educational Institutions

Popular educational institutions near District One include Maple Bear Pre School, Jumeirah International Nursery and Springdales School Dubai.



### Healthcare Facilities

For healthcare, residents will find the multi-speciality iCare Clinic in Oasis Centre Shopping Mall. Other options include Medcare Hospital and Safa Polyclinic in Al Safa and Al Meydan Street respectively.







# Dubai Hills Estate

Spanning over 2,700 acres, Dubai Hills Estate is a multi-purpose development that presents an array of contemporary living options. Part of the expansive MBR project, this self-contained community features luxury villas and apartments focused mostly on families and investors. The leading projects in Dubai Hills Estate include Collective, Maple, Park Point, Golf Grove Villas, Fairway Vistas and Sidra.

As a master-planned community, Dubai Hills Estate offers larger than life facilities to its residents such as an 18-hole championship golf course, lush fairways recreational areas for children, and the outstanding Dubai Hills Mall, which houses over 750 retail dining and leisure outlets. The neighbourhood with its

tree-lined boulevards, nature trails, and scenic, green landscapes offer residents the opportunity to immerse themselves in nature. Its picture-perfect location, Dubai Hills Estate is in proximity to popular hotspots such as Marina and Downtown.



## Places of Interest Nearby



### Nature-Inspired Community

The neighbourhood features an abundance of greenery on all sides. With tree-lined driveways, idyllic waterbodies, and a lush golf course, Dubai Hills Estate is meant to be enjoyed at a leisurely pace.



### Dubai Hills Mall

The mall sprawls the north-western corner of the community and is a popular hangout spot for residents. Featuring a total of 750 stores, luxury brands from all over the world welcome guests to the mall.



### Dubai Hills Park

One of the largest family parks in Dubai, Dubai Hills Park features swathes of greenery, play areas for children, jogging trails, and a scintillating view of Dubai's skyline.



### Educational Institutions

Dubai Hills Estate is in proximity to Knowledge Park, which is home to a number of leading higher education institutions in the city including Middlesex University Dubai and University of Bradford Dubai. A branch of GEMS Wellington Academy is also located in the nearby area of Al Sufouh.



### Healthcare Facilities

Kings College Hospital is situated at the entrance of the community. Having opened its doors in 2019, the 100-bed hospital specializes in the branches of paediatrics and orthopaedics. Other nearby options include Al Zahra Hospital and Saudi German Hospital, both of which are in Al Barsha.





# Property Feature

## Tilal Al Ghaf, Lanai Islands

Dubai has undergone a remarkable transformation in just 30 years, from a desert outpost to a global metropolis. Its skyline is now adorned with towering skyscrapers, and its coastline has been changed by the addition of islands like Palm Jumeirah and Jumeirah Bay Island. The Lanai Islands in Tilal Al Ghaf, developed by Majid al Futtaim, is the most recent standout project showcasing Dubai's progress.

Lanai Islands is a collection of two private islands, each boasting 13 and 14 mansions respectively. Designed by renowned global architecture firm SAOTA and with interiors by Kelly Hoppen, these mansions offer a luxurious living experience. With two different designs, the 23,000 sq ft Shoremansions and the signature 30,000 sq ft Edge mansions, and four different interior design moods, Lanai Islands is the first world-class mansion development to hit Dubai's shores.

Dubai's real estate market has been revolutionized by Lanai Islands, which represents a level of quality

that did not previously exist. The development is likely to become one of the hottest properties in Dubai, and is helping to put the new Tilal Al Ghaf community on the map.





Dubai's transformation has been so rapid that it makes the rest of the world seem to be moving in slow motion. With Lanai Islands, Dubai has set a new standard for luxury living, and it is clear that the city is only going to continue to grow and impress in the future. Majid al Futtaim's development is a true representation of how far Dubai has come in just three decades.





# Palm Jumeirah Property Spotlight

3 bedroom apartment for sale in One at Palm Jumeirah, Dubai

 3 Bedrooms  BUA 3674 sq ft  Fully furnished  Sea, Marina skyline & Dubai Ain view

Knight Frank are proud to present this tastefully furnished and interior designed 3 bedroom plus maids apartment in The One Palm Jumeirah, Dorchester Collection. The apartment has been fully furnished to a very high standard throughout, has 3 large bedrooms, all with ensuite bathrooms and the master has a walk-in closet and free-standing bath. The property features a double height ceiling in the living room which is very rare to find, including a fitted Jacuzzi on the terrace.





# Emirates Hills Property Spotlight

7 bedroom villa for sale in Emirates Hills, Dubai

 7 Bedrooms  BUA 45,000 sq ft  Plot size 41,233 sq ft

Welcome to Amara, a stunning brand new villa located in the exclusive community of Emirates Hills. This luxurious property is a true masterpiece, boasting 7 bedrooms, 13 bathrooms, and over 45,000 square feet of built-up area and plot size.

As soon as you step inside, you'll be greeted by breathtaking golf course and city views. The villa is designed to offer the ultimate in luxury living, with no detail overlooked. The basement is a true oasis, featuring a pool lounge, gaming lounge, screening room, spa, steam room, salon, jacuzzi, snack bar, cinema, gym, car showcase garage, outdoor sunken bar, wine cellar, BOH kitchen, staff quarters, external and internal bars.

Moving up to the ground floor, you'll be struck by the impressive curtain glass main entrance and double-height lobby. The main floor is perfect for entertaining, with a formal dining and pantry, informal dining, formal living, informal living, cigar room, majlis, show kitchen, elevator, cigar lounge, formal living, casual living, private bar, dining, show kitchen, BOH kitchen, and powder room.

On the first floor, you'll find the master bedroom with walk-in closet, his and her bathrooms, and a safe room. There are also 4 additional bedrooms, each with its own bathroom, a master suite with walk-in closets, and guest rooms with balconies. Finally, the roof offers a zen garden, enclosed glass pergola, preparation area, shisha area, dining area, and seating area, perfect for taking in the stunning views.





# Al Barari Property Spotlight

5 bedroom villa for sale in The Nest Al Barari, Dubai

 5 Bedrooms  BUA 15,780 sq ft  Plot size 19,238 sq ft

This unique custom-built villa offers the most luxurious contemporary lifestyle in the green surroundings of Al Barari. With a built-up area of 15,780 sq ft and sitting on an expansive 19,238 sq ft plot, this 5 bed, 7 bath home provides its owner with a sense of space and privacy unmatched in Dubai. It is currently under construction with completion planned for Q3 2022 and is being sold as a fully furnished turnkey solution.





# Jumeirah Golf Estate Property Spotlight

6 bedroom villa for sale in Redwood Avenue, Fire, Jumeirah Golf Estates, Dubai

 6 Bedrooms  BUA 11,000 sq ft  Plot 15,952 sq ft

Nestled in the coveted Redwood Avenue, this exceptional villa presents a unique blend of luxury and sophistication. Overlooking the Championship Fire Course, this 6-bedroom plus study villa offers a prime location for discerning buyers seeking the ultimate in refined living. With high-end finishes and quality workmanship throughout, from the interior to the landscaping, which includes a private pool and spacious decking area ideal for outdoor living. The property is the perfect family home catering to every aspect of family living and is less than a 5-minute walk to the Jumeirah Golf Estate Golf Course and Clubhouse.





# Jumeirah Bay Island Property Spotlight

**3 bedroom duplex for sale in Bulgari Resort & Residences, Jumeirah Bay Island, Dubai**

 **3 Bedrooms**  **BUA 8,120 sq ft**  **Direct access to the Bvlgari Marina**

Knight Frank is proud to present this 3-bedroom duplex loft in Bvlgari Resort & Residences. Jumeirah Bay Island is home to over 30 individual billionaires making it Dubai's most luxurious hot spot.




The Bvlgari Resort and Residences feature 12 ultra-exclusive duplex lofts. This particular loft features a spacious terrace on the first floor overlooking the whole of the Bvlgari Marina all the way to the breathtaking Downtown Dubai skyline. All three en-suite bedrooms are located on the upper level which is accessible via your own private elevator. The kitchen, living, and dining area, as well as the staff quarters, are situated on the ground floor which fully opens up to your own private garden, BBQ area, landscaped plunge pool, and leisure area.





# Emaar Beachfront Property Spotlight

3 bedroom apartment for sale in Beach Mansion, Emaar Beachfront, Dubai Harbour, Dubai

 3 Bedrooms  BUA 2,229 sq ft  Ready by Q4 2025




Knight Frank are pleased to present this beautiful 3-bedroom apartment in Beach Mansion T2. Located on a gorgeous coastal area on Dubai Harbour and encompassing all the features of an opulent waterfront resort, Beach Mansion at Emaar Beachfront is a luxury you can afford!





# Downtown Property Spotlight

**4 bedroom apartment for sale in 118 Downtown, Mohammad Bin Rashid Boulevard, Downtown Dubai**

 **4 large sized en-suite bedrooms**  **BUA 6,650 sq ft**  **Infinity Pool, Poolside garden**

Knight Frank is proud to offer this luxury 4 bedroom plus maids Penthouse in the exclusive 118 Residences, Downtown Dubai. The Penthouse boasts of 4 large sized bedrooms, exquisite finishing and extraordinary views of Downtown Dubai.

This stunning property is in the prestigious 118 development in Downtown Dubai. The building consists of 28 residences, each occupying the whole floor. The panoramic views from the building, absorb the surrounding Business bay canal, DIFC and the bustling Downtown district community. The 118 is truly an address for a resident who requires privacy, unrivalled quality and a great location.

Downtown Dubai, is a master-plan development from Emaar Properties, offers the opportunity to experience city living at its finest. Boasting a wide range of luxury apartments, Downtown provides a great community environment for all residents. Benefiting from a prominent location in the centre of the city and just 10 minutes' drive from Dubai International Airport, the community attracts a vast range of occupiers and contributes heavily to the rich multi-cultural.






# Business Bay Property Spotlight

The Ritz – Carlton Residences, Business Bay, Dubai

 66 Luxury Residences

 1-3 Bedrooms

 Size 1,437 sq ft – 6,387 sq ft

Knight Frank are proud to present The Ritz Carlton Residences, Business Bay. This new luxury residence project is located along the picturesque canal in the heart of Dubai's bustling Business Bay district. The development offers 66 uniquely designed luxury units, including one to three bedroom apartments, penthouses, and a villa, all designed to cater to the needs of the discerning buyer.



The units themselves are beautifully appointed, with high-end finishes and fixtures throughout. The spacious living areas are perfect for entertaining guests, while the bedrooms are designed for ultimate relaxation and comfort. Each unit also features a fully equipped kitchen and modern bathrooms, ensuring that residents have everything they need to feel at home. The interiors have been designed to comfort its owners in warm and subtle color palettes, using soothing tones in the fabrics and decorations, and natural materials throughout; oak flooring in the living rooms, marble in the custom-designed kitchens and bathrooms, and expansive decks. Two and four-bedroom residences come with private plunge pools.





# Dubai Hills Estate Property Spotlight

7 bedroom villa for sale in Dubai Hills View, Dubai Hills Estate, Dubai

 7 Bedrooms  BUA 22,000 sq ft  Plot 26,219 sq ft

Knight Frank are proud to present this contemporary home that perfectly represents the Dubai lifestyle. Blending leisure and refinement, with a seamless connection between architecture and landscape, encompassing modern desert style and Californian design.

Set back in an exclusive cul-de-sac within a gated community, providing privacy in a tranquil setting with elevated golf and Burj Khalifa views.

Internally, retaining spectacular grandeur from the triple height entrance and dramatic internal open courtyard, the home impressively displays an eclectic style; mixing the old to new. From the sourced vintage doors, aged olive trees, sculptures, exquisite art and adorned fabric throughout.





# DUBAI LIVING 2023

For more information please contact:

**Andrew Cummings**

**Partner – Head of Prime Residential**

+971 50 3780 920

[Andrew.Cummings@me.knightfrank.com](mailto:Andrew.Cummings@me.knightfrank.com)