

real estate

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Catalogue

new projects in Dubai
june 2023



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INVESTMENT BENEFITS



in Dubai real estate

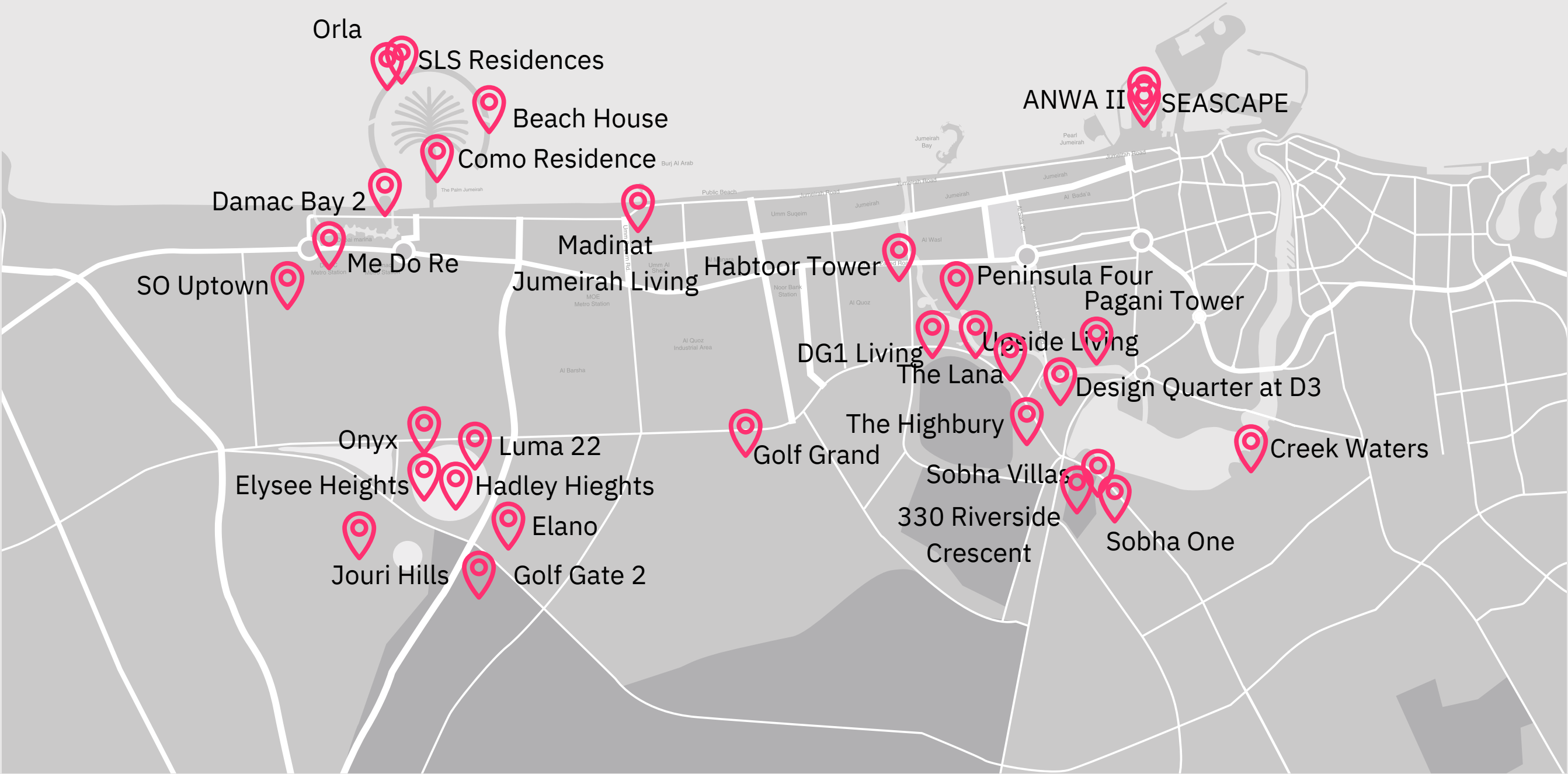
1	HIGH PROFITABILITY	The rental yield reaches 7-12% per annum, depending on the area Economic stability Low inflation rate Lack of exchange controls
2	TAX ADVANTAGES	No tax on ownership of real estate; No tax on rental income; VAT only 5%
3	RESIDENCE	Real estate owners and their family members get a residence permit with a volume of investment in real estate of US\$ 205K
4	HIGH QUALITY OF LIFE	High security Strict laws for the residents' rights protection o
5	CLIMATE	Beach weather all year round

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PROJECT LOCATION MAP



Elano by Oro24

Arjan



The Elano tower is located in a green area with a park, next to a butterfly garden and a flower park. The 1 bedroom and 2 bedroom apartments come with luxurious modern finishes and a smart home system.

Handover: January 2026

from \$140 000



PAYMENT PLAN

OPTION 1

20% - down payment
80% - 1% per month for 80 months

OPTION 2

15% - downpayment
5% - every 4 months until the completion
40% - on completion

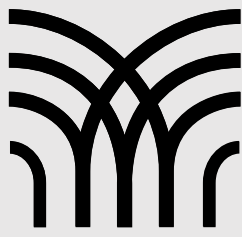
AMENITIES

Infinity pool
Cinema
Fully equipped gym
Playrooms and playgrounds for children
Yoga area
24/7 security and concierge service

01

South Bay

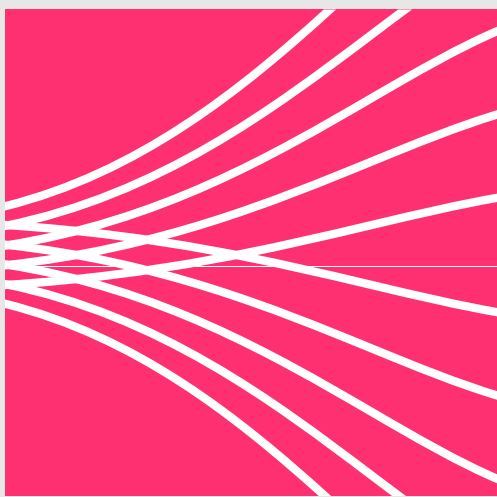
Hayat Island, Ras Al Khaimah



The luxury 11-story apartment complex includes a collection of stylish studios and apartments with 1-3 bedrooms. The balconies offer breathtaking views of the magnificent waters of the Persian Gulf and the pearly beach of Ras Al Khaimah.

Handover: 1Q 2026

from \$150 000



PAYMENT PLAN			AMENITIES
OPTION 1	OPTION 2	OPTION 3	
5% - down payment 35% - during construction 60% - on completion	5% - downpayment 25% - during construction 10% - on completion 60% - within 3 years after receiving keys +9% cost	5% - downpayment 45% - during construction 10% - on completion 40% - within 3 years after receiving keys +12% cost	Fantastic seafront Restaurants by the sea private beach bike lanes landscape parks Gym and Spa Barbecue area



Hadley Heights

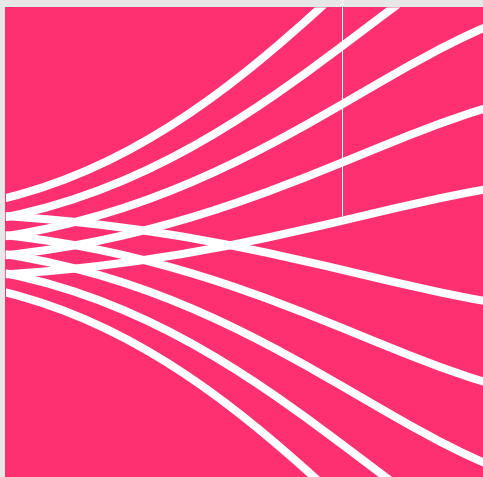
Jumeirah Village Circle



The elegant 27-story tower is part of the JVC Park District. The complex includes an infinity pool, a huge zen garden, sports fields, walking boardwalks. Studios, 1-bedroom and 2-bedroom apartments with panoramic views of the park are available for sale. Each apartment has high-quality finishes in a modern sophisticated style, including a kitchen with premium built-in furniture and high-end appliances.

Handover: 4Q 2025

from \$153 000



PAYMENT PLAN

OPTION 1

20% - downpayment
30% - during construction
50% - on completion
Bonus - 2 years without service charges

OPTION 2

20% - downpayment
40% - during construction
40% - within 3 years after receiving keys

AMENITIES

Indoor and outdoor fitness center
Adult and children's pools, spa
Hammock area
Mini golf
Outdoor playground for children
Electric vehicle charging stations
Outdoor BBQs and seating areas

03

Elysee Heights

Jumeirah Village Circle



An elegant 16-story tower with a landscape pool, huge zen garden, athletic fields, and walking promenades that is part of the dynamic JVC Park District. The apartments have panoramic views of the park.

Handover: 4Q 2025

from \$153 000



PAYMENT PLAN

52% - during construction
48% - installment payment after
receiving the keys for 4 years

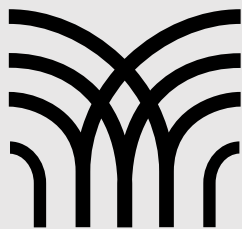
AMENITIES

Indoor and outdoor fitness center
Bicycle parking
Adult and children's pools with hammocks
Mini Golf
Spa and sauna
Outdoor play area for children
Charging stations for electric cars
BBQ and outdoor seating areas

04

Luma 22

Jumeirah Village Circle



Centrally located in one of Dubai’s most up-and-coming areas, Luma22 is an unparalleled building development. Luma22 offers a master community designed for easy highway access to work, schools, malls, entertainment and sports. These ace apartments offer various sizes plus convenience, beauty and state-of-the-art amenities.

Handover: 2Q 2024

from \$180 000



PAYMENT PLAN

20% downpayment
30% during the construction
50% on completion

AMENITIES

Garden
Swimming pool,
Underground parking for residents
Lobby with 24/7 security concierge
Separate health clubs for men and women
Swimming pools

05

Golf Gate 2

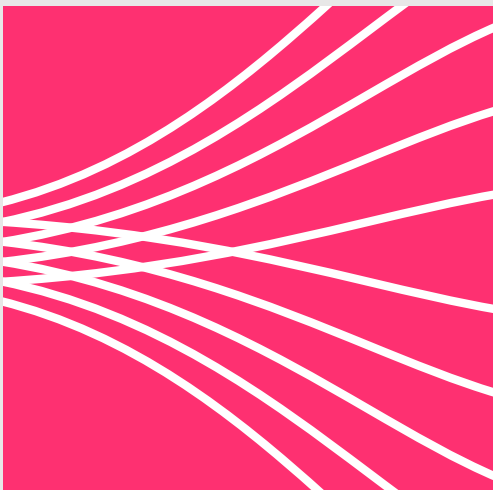
Damac Hills



DAMAC Hills is a world-class, self-contained community of villas, apartments and a hotel. Home to the Trump International Golf Club of Dubai, the community also has nearly four million square feet of parkland offering a variety of themed recreation areas including sports fields, a skate park, a wave pool, a contact farm, a dog park and more. For sale are 1-2 bedroom apartments.

Handover: end of 2026/beginning of 2027

from \$205 000

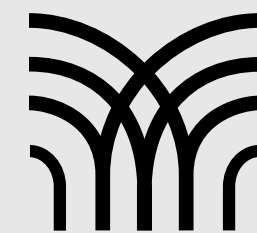


PAYMENT PLAN
20% – down payment
60% - during construction
20% - on handover

AMENITIES
High quality finish
Golf courts
Sports grounds
A fitness center

06

Peninsula Four The Plaza

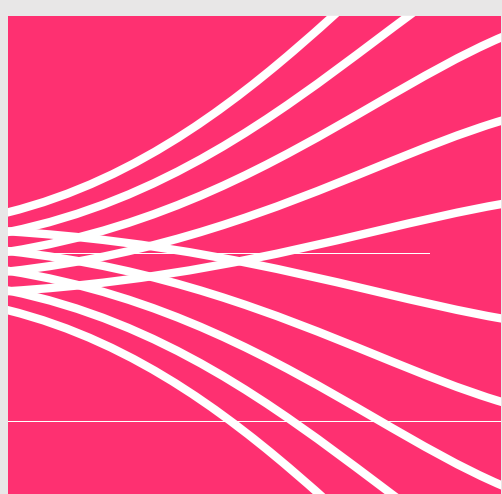


Business Bay

Peninsula Four The Plaza by Select Group is the new launch of luxury development that features studios to 4 bedroom apartments, penthouses and lofts at Business Bay, Dubai. The twin high-rise 52-storey towers are the centrepiece of a vibrant waterfront locality and come with 16 premium duplex lofts.

Handover: 2Q 2026

from \$263 000



PAYMENT PLAN

5% – down payment
15% – on signing SPA
35% – within 6 months
60% – upon completion

AMENITIES

Swimming pools for adults and children
Gym
Squash and tennis courts
Parking lots
Bicycle paths and jogging paths

07

Upside Living

Business Bay



The 29-story tower in Business Bay with stunning views of Burj Khalifa, Dubai Canal, Downtown and Meydan. Studios and 1-bedroom apartments are available for sale. Finishing is including furniture, SMEG appliances, kitchen, plumbing, Italian tiles, smart home system.

Handover: 2Q 2023

from \$274 000



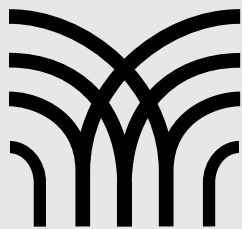
PAYMENT PLAN
25% down payment
75% payment by installments
for 1 year after completion

AMENITIES
Gym
Pool with a panoramic view of Burj Khalifa
Coworking
Game room
Conference hall
24-hour security and concierge service

08

Me Do Re

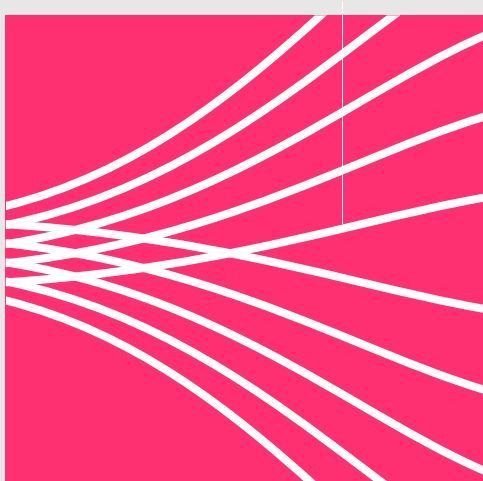
Jumeirah Lake Towers



This 39-story high-rise apartment complex is located in the Jumeirah Lake Towers neighborhood in downtown Dubai, near by golf courses, lakes, shopping malls, beaches and metro stations. Due to its location the apartments have magnificent views of the skyscrapers of Dubai Marina, Jumeirah Islands and lakes. The studios and 1-3 bedroom apartments for sale include floor-to-ceiling windows, luxury finishes and built-in kitchen furniture.

Handover: September 2023

from \$304 000



PAYMENT PLAN

OPTION 1

20% - down payment
80% - on completion

OPTION 2

20% - downpayment
20% - on completion
60% - within 1 year after
receiving keys (15% per
quarter)

OPTION 3

20% - downpayment
20% - on completion
60% - within 2 years after
receiving keys (7,5% per
quarter)

AMENITIES

panoramic pools
half-floor gym
yoga and meditation areas
private movie theater
golf simulator
billiard Room
infrared saunas, steam rooms
restaurants
multi-level covered parking

09

330 Riverside Crescent

Sobha Hartland II, Mohhamed Bin Rashid City



A 57-storey tower in a prime green area, in a park community with a Caribbean-style crystal lagoon with a private beach in the heart of Dubai - Sobha Hartland II. The highlight of the project is a large podium with landscaped gardens where all the amenities will be located.

Handover: June 2027

from \$327 000



PAYMENT PLAN

10% - down payment
70% - during construction
20% - on handover

AMENITIES

Private beach (Lagoon)
Club House
Parks
Yoga and meditation area
Children playgrounds
School & Kindergarten
Supermarkets, restaurants and pharmacies
Bicycle and jogging paths

10

Sobha One

Sobha Hartland II, Mohhamed Bin Rashid City



Sobha One is a new residential community, located in one of the most desirable locations in Dubai close to Downtown Dubai and Ras Al Khor Wildlife Sanctuary. Sobha One will consist of five interlinked towers with heights ranging from 30 to 66 floors. Among the 2,700 units on offer are 1-4 bedroom apartments, as well as 2 & 4-bedroom duplexes.

Handover: 4Q 2026.

from \$350 000



PAYMENT PLAN

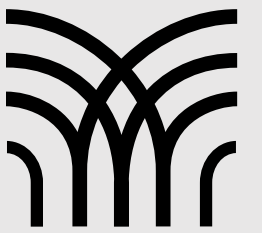
10% down payment
50% during construction
40% on completion

AMENITIES

Swimming pool and yoga areas,
Playgrounds for children
International schools
Restaurants and cafes
Central square with retail outlets
Squash and tennis courts

11

Yas Golf Collection

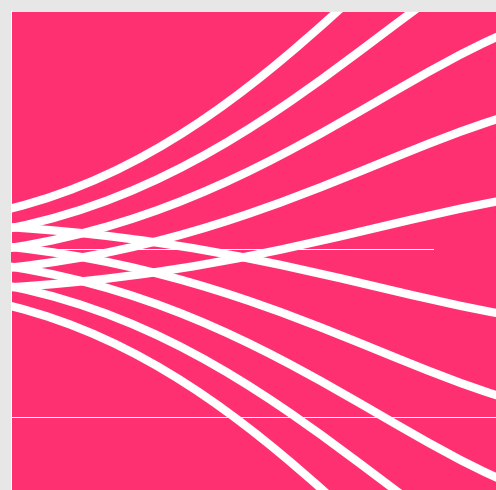


Yas Island, Abu Dhabi

Aldar Properties presents the latest project known as the Yas Golf Collection Residences, which are located on Yas Island, Abu Dhabi. This newly added development includes a variety of studios, 1, 2, and 3 bedroom units. These exclusive residences come with an opportunity to choose between furnished or unfurnished apartments with views of iconic attractions such as Ferrari World, the Souq, and the Sea.

Handover: 2Q 2026

from \$368 000



PAYMENT PLAN

25% - down payment
25% - during construction
70% - upon receipt of keys

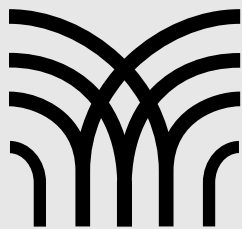
AMENITIES

Professional Golf Courses
Largest shopping mall - Yas Mall
Fully equipped gym
Meeting room and library
Swimming pools for adults and kids
Dynamic public spaces
Ground floor retail space

12

Mangrove Residence

Expo City



Mangrove Residences are 3 buildings up to 16 stories high with 1-3 bedroom apartments, townhouses and spacious lofts. All lots come with designer renovations, built-in appliances and plumbing.
In the center of the Expo City neighborhood is the Expo Center with pavilions, an amusement park, an outdoor movie theater and small architectural forms, many cafes and restaurants.

Handover: January 2026

from \$378 000



PAYMENT PLAN

10% – down payment
40% – during construction
50% – within 5 years after receiving keys

AMENITIES

Outdoor pools for adults and children
Landscaped courtyards with gardens
Shopping gallery with restaurants
Lounge area with projector and sound system
Wellness Center

13

Golf Grand

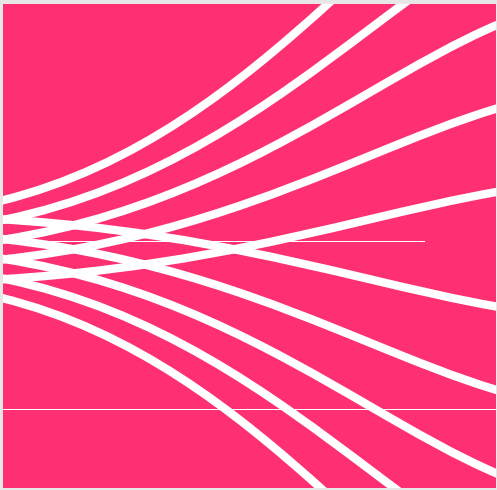


Dubai Hills

An elegant 15-storey tower surrounded by golf courses and lush greenery. Within walking distance is the largest park in Dubai - Dubai Hills Park. As well as the international school GEMS and Blossom Nursery.

Handover: March 2027

from \$381 000



PAYMENT PLAN

10% – down payment
80% – during construction
10% – on handover

AMENITIES

- Swimming pools for adults and children
- Gym
- BBQ area
- Conference room
- Parks and green gardens
- Playgrounds
- G floor stores

14

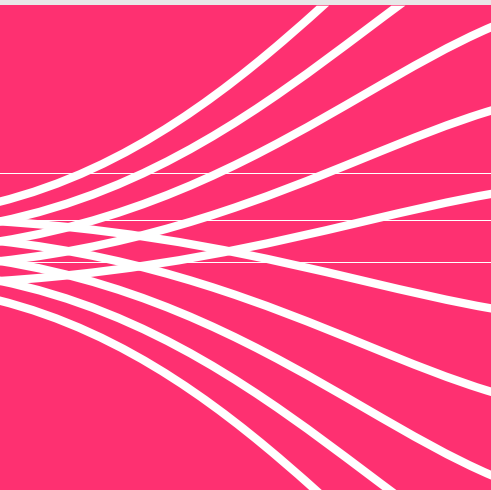
ANWA II



Dubai Maritime City

Anwa II by Omniyat is an architectural 39-storey masterpiece, where the landscape is designed to enhance the amenities on the podium level, while the interior designs focus on achieving a stylish and elegant ambiance. The residential units consist of studios, 1-bedroom, 2-bedroom, 3-bedroom apartments, and penthouses with loft spaces.

from \$408 000



PAYMENT PLAN

60% – during construction
40% – on handover

AMENITIES

Outdoor infinity pool
Beautifully landscaped gardens
Kids play area
Gym with sea view
Yoga Studio
Sea view for each residence
Parking
24 Hour Concierge Service

15

SEASCAPE

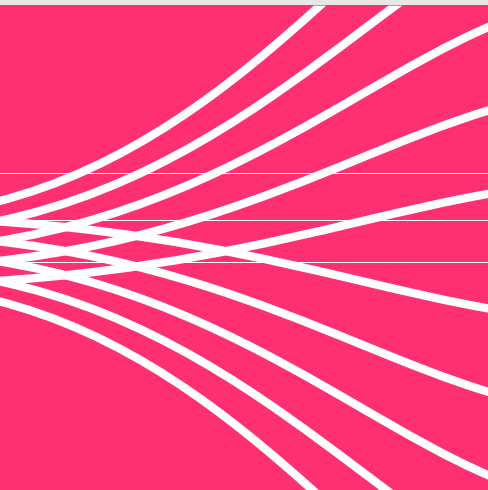


Mina Rashid

Seascape at Rashid Yachts & Marina is an exquisite new development by Emaar Properties. This remarkable project presents a splendid collection of 1, 2, 3, and 4-bedroom apartments, that offer stunning views of gleaming white yachts and Dubai's longest swimmable canal pool.

Handover: November 2026

from \$409 000



PAYMENT PLAN

10% down payment
70% during construction
20% upon completion

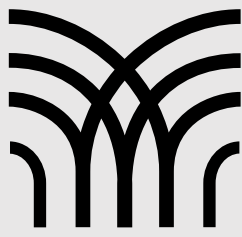
AMENITIES

The Canal pool
Recreational courts
Berths
Community park
Boardwalk promenade
Waterfront plaza

16

Creek Waters

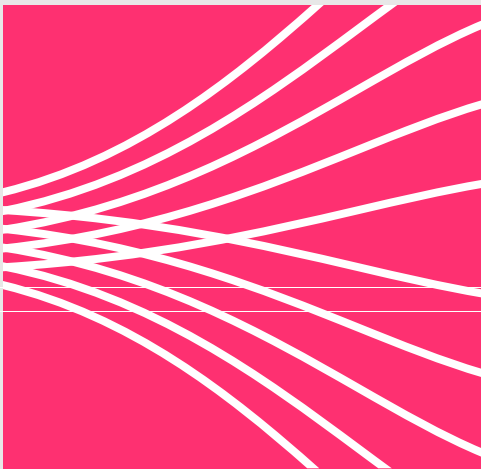
Dubai Creek Harbour



Dubai Creek Harbor by flagship developer Emaar is a waterfront residential development with panoramic views of Dubai Creek, next to the Ras Al Khor nature reserve. There is a private beach, a green park, a promenade with famous restaurants and bars, an observation deck on the territory of the Dubai Creek area. For sale apartments with 1-4 bedrooms, 3-bedroom and 5-bedroom penthouses.

Handover: 3Q 2027

from \$436 000



PAYMENT PLAN

10% down payment
80% during construction
10% on completion

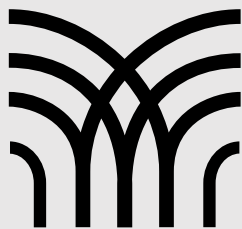
AMENITIES

Infinity pool
Open-air cinema
Fitness center
Children's playgrounds pools
Landscaped gardens
Dog park

17

DG1 Living

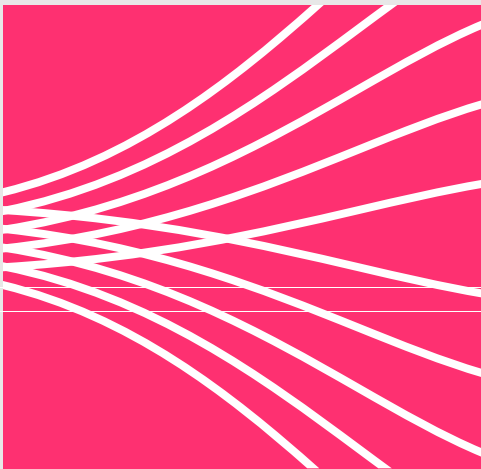
Business Bay



The 20-story tower on the banks of the Dubai Water Canal. The unusual architecture of the building was developed by the famous world bureau Gensler. All apartments have balconies with canal and downtown views, spacious living and dining areas. For sale 1-3 bedroom apartments.

Handover: December 2026

from \$469 000



PAYMENT PLAN

10% downpayment
80% during construction
10% on completion

AMENITIES

Infinity pool
Open-air cinema
Fitness center
Children's playgrounds pools
Landscaped gardens
Dog park

18

SO Uptown Residences

JLT



SO/ Uptown Dubai Hotel & Residences is a 340-metre mixed-used tower by DMCC, which will be located in Uptown Dubai. For sale 1-bedroom, 2-bedroom, 3-bedroom hotel rooms with designer renovation of marble and precious wood under the brand SO/, SO/Uptown Dubai Residences.

Handover: 3Q 2023.

from \$500 000



PAYMENT PLAN

20% – down payment
10% - during construction
70% - on handover

AMENITIES

Indoor swimming pools for adults and children
Gym and spa
Private cinema
Conference hall
Premium restaurants, cafes and bars
Kids Club

19

Madinat Jumeirah Living

Umm Suqeim



Madinat Jumeirah Living is located opposite Burj Al Arab in the Jumeirah area. The community is connected by an air-conditioned bridge to the beach resort of Madinat Jumeirah. For sale apartments with private terraces and balconies overlooking Burj Al Arab.

Handover: May 2026

from \$ 520 000



PAYMENT PLAN

20% – down payment
50% – during construction
30% – on handover

AMENITIES

Private swimming pool on the internal territory
Fitness clubs
Lounge areas
Parks and green gardens
Playgrounds

20

Al Habtoor Tower

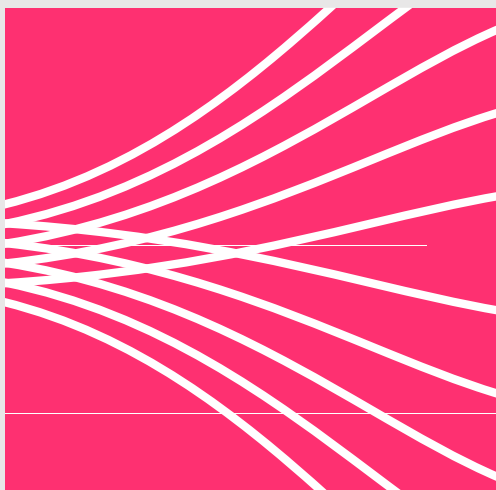
Business Bay



This stunning skyscraper has 82 floors and 1,701 housing units. It offers extremely luxurious living spaces that provide the highest level of comfort for residents. Located in Al Habtoor City, right next to the famous Sheik Zayed Road, this building is surrounded by excellent shopping, dining, and entertainment options, making it a prime location in Dubai.

Handover: Q3 2026

from \$545 000



PAYMENT PLAN

10% down payment
50% during construction
40% on handover

AMENITIES

Gym
Infinity Pool
Spa
Paddle court
Sport Cafe & Restaurant
Kids play area
Outdoor sitting area and library
Parking: Basement & Podium

21

The Highbury

MBR



Highbury is located in one of the central districts – Muhamed Bin Rashid City. Planted on a podium of lush gardens and thoughtful family spaces, the development takes on the feel of a ‘vertical village’ where residents can become part of something bigger with a genuine sense of belonging. Studios, 1-4 bedroom apartments, duplexes and penthouses with kitchen, plumbing and built-in appliances for sale.

Handover: 4Q 2025

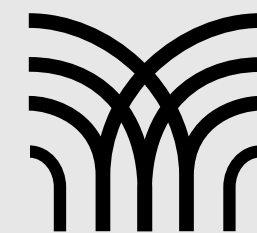
from \$620 000



PAYMENT PLAN 20% – down payment 50% – during construction 30% – on completion	AMENITIES Gym Spa Yoga area Recreation areas Children's playgrounds Concierge and maid services Pet walking area	22
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Design Quarter at d3

Dubai Design District



The first residences in the most famous design district of Dubai. The most creative area, where the largest events related to fashion, music, culture and art are held. For sale 1-2-3-bedroom apartments with an area of 75 square meters.

Handover: May 2027

from \$750 000



PAYMENT PLAN

20% – down payment
40% – during construction
40% – on completion

AMENITIES:

Outdoor pool gym
BBQ area
Restaurants
Parks and green gardens
Playgrounds

23

Damac Bay 2

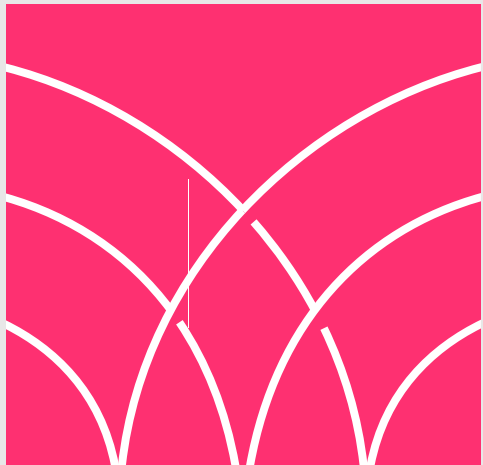
Dubai Harbour



The 49-story futuristic tower with luxurious interiors by Roberto Cavalli brand designers is located on the first coastline in the Dubai Harbor area at the intersection of the iconic Palm Jumeirah and Bluewaters. The complex has its own private beach. Available for sale are 1-3 bedroom apartments.

Handover: January 2028

from \$814 000



PAYMENT PLAN

80% during construction
20% on completion

AMENITIES

Private beach with different sports
Infinity pool
Fitness club and sauna
Yoga studio
Children's play area
Club house Cavalli
Coworking area

24

Jouri Hills

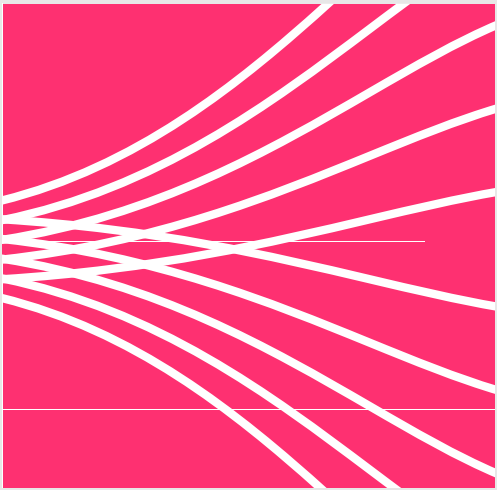
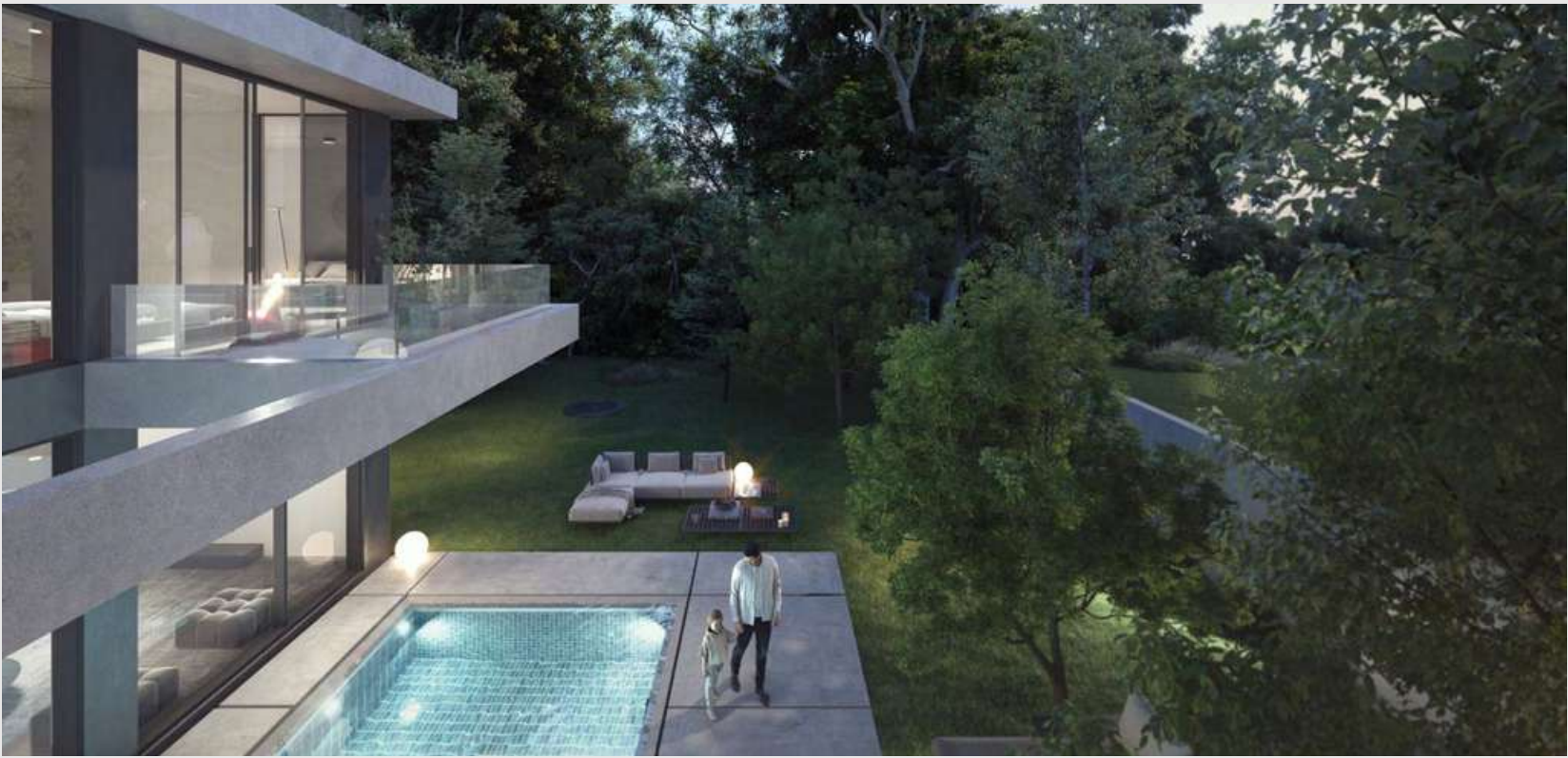


Jumeirah Golf Estates

Jouri Hills boasts a collection of exquisite and exceptional residences, including 3 & 4 bedroom townhouses, 5 bedroom villas, and 6 bedroom hill mansions. These homes showcase stunning architectural designs and are nestled within a vibrant community, offering residents a delightful and convenient lifestyle.

Handover: July 2025

from \$1 080 000



PAYMENT PLAN

- 20% – down payment
- 40% – during construction
- 40% – on handover

AMENITIES

- Smart lighting system
- Covered parking spaces
- Gym
- Family areas
- Separate staff areas
- Home Theater
- Smart air conditioning system
- Swimming pool and sauna

25

Saadiyat Lagoons Villas

Saadiyat island, Abu Dhabi

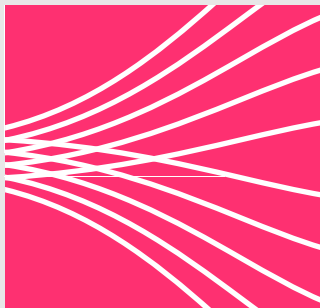


A unique collection of 4, 5 and 6 bedroom villas, which are located in the middle of mangroves on the prestigious island of Saadiyat. On the territory of the gated community a huge number of park areas, natural mangrove forests, lagoon, flamingo park and a rich infrastructure: beautiful promenades, cinemas, amusement park, farmers' market, skate park, climbing walls, hiking and biking trails, outdoor gyms, volleyball, basketball, tennis courts.

There are 4-6 bedroom villas for sale with a minimalist design. Owners have the unique ability to customize the home, they are given a choice of cool or warm colors for the interior design, as well as Standard or Premium packages, which offer a variety of finishes and equipment.

Handover: 4Q 2025 - 1Q 2026

from \$1 854 000



PAYMENT PLAN

OPTION 1	OPTION 2
5% - down payment	5% - down payment
35% - during construction	35% - during construction
60% - on handover	60% - post handover

AMENITIES

- Eco-friendly construction technologies
- Water-saving equipment
- Fully equipped kitchen
- Intelligent Home System
- Garage for at least 3 cars
- Possibility of a private pool;
- Laundry / Storeroom
- Maid's room, driver's room
- Opportunity to install an elevator.



Beach House

Palm Jumeirah



Ellington Beach House by Ellington Properties introduces residents to the timeless elegance of a distinctive community, Palm Jumeirah. Bringing modern and ocean-inspired residences including 1, 2, 3, and 4 bedroom apartments and penthouses with a curated lifestyle and private club amenities. The elegant residential development is characterized by a modern and iconic facade punctuated by spacious balconies overlooking the blue sea and the city skyline.

Handover: 2Q 2024

from \$1 900 000



PAYMENT PLAN
30% downpayment
20% during construction
50% on completion

AMENITIES
Hotel-like drop-off areas
Indoor and outdoor fitness area
Infinity pool
Club house
Outdoor BBQ area
Padel tennis court
Outdoor board games zone

27

SLS The Palm

Palm Jumeirah



SLS The Palm is a 10-story clubhouse with view residences with 2-3 bedrooms and two-story duplexes with 3-4 bedrooms. All lots come with designer renovations, built-in kitchen appliances and premium plumbing. All residents will receive a full package of hotel services from SLS from concierge to valet parking and personal chef.

Handover: 4Q 2025

from \$1 906 000



PAYMENT PLAN
10% – down payment
50% – during construction
40% – on handover

AMENITIES
Private beach
Children's club
Sound recording studio
Gym
Yoga area
Premium restaurant

28

Pagani Tower

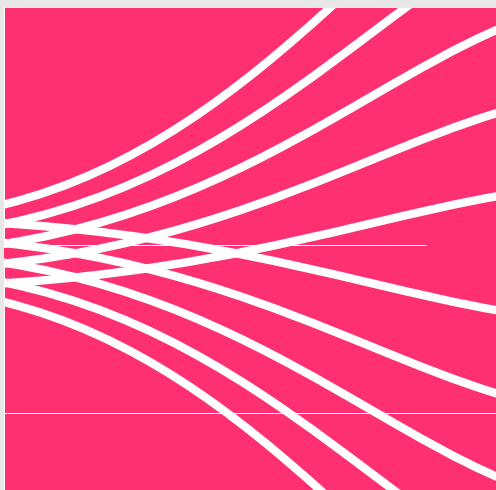
Business Bay



It is a residential building in Downtown Dubai featuring interiors designed by Pagani. Every detail is crafted to obsession, every material is of finest quality, every line is designed with taste and harmony, resulting in the unique experience of inhabiting a masterpiece. The expansive 2- to 4-bedroom marble homes are designed with private outdoor spaces, open flowing light-filled interiors, and panoramic views of the canal and Downtown Dubai.

Handover: 2Q 2024

from \$2 160 000



PAYMENT PLAN

30% down payment
20% during construction
50% on handover

AMENITIES

Gym with premium fitness equipment
Sauna and steam rooms (incl. lockers and showers)
for men and women
Rooftop pool with a jacuzzi section
Children's area with 24-hour reception
Landscaped plaza connected to the canal
promenade

29

Como Residences

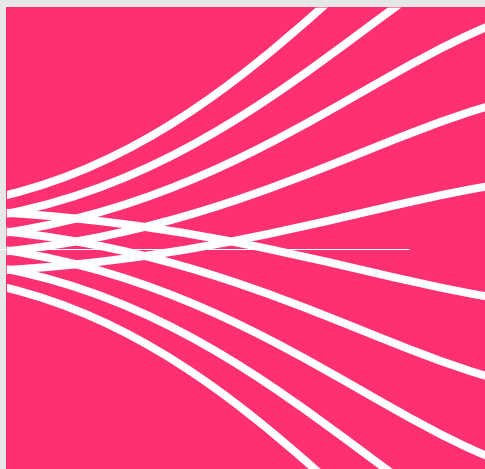
Palm Jumeirah



Como Residences is a 69-story organic architecture style tower with a network of vertical lakes on Palm Jumeirah. View residences with 2-5 bedrooms and luxury penthouses are for sale. There are options with private pools and a 360 ° view. On each floor - only 1-2 lots.

Handover: Q3 2027

from \$5 719 000



PAYMENT PLAN

20% – down payment
60% – during construction
20% – on handover

AMENITIES

Outdoor pools for adults and children
Business lounge with meeting rooms
Kids playgrounds
Sports areas
Fitness club
Spa area with thermal rooms
Premium Restaurants

30

Orla, Dorchester Collection

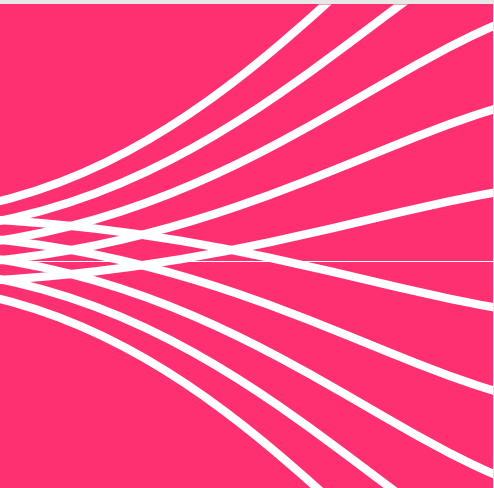


Palm Jumeirah

Orla Dorchester Collection by Omniyat is a stunning complex located on Palm Jumeirah. It offers luxurious 2, 3 and 4 bedroom apartments designed for modern living. Each residence has a unique design, interior and layout designed by architectural bureau Foster & Partners.

Handover: 4Q 2026

from \$5 940 000



PAYMENT PLAN

- 5% – down payment
- 45% – during construction
- 60% – on handover

AMENITIES

- Outdoor infinity pool
- Spa with a wide range of treatments
- Beach club with a 482-ft white sandy beach
- Playground with interactive entertainment for children
- Fully equipped gym
- 24-hour concierge services

31

Sobha Villas

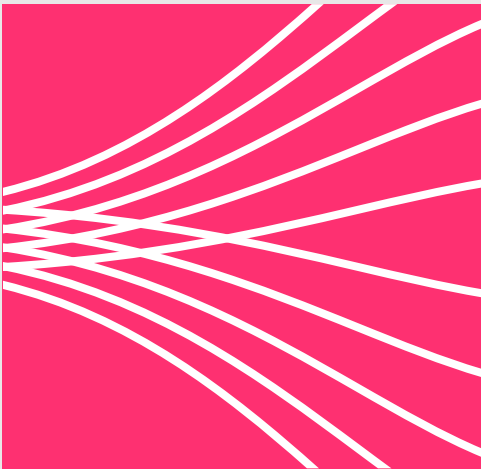
Sobha Hartland



Sobha Estates by Sobha Realty is an ultra-luxury project in the new gated community of Sobha Hartland 2. In a residential complex with 5 bedroom acoustic three-storey villas surrounded by green spaces and premium amenities. Each villa will include a swimming pool, landscaped private garden, lounge area, roof deck, rough and show kitchen, three-car garage, balconies, maid and driver bedrooms, adjoining dressing room and bathroom.

Handover: 4Q 2026

from \$6 185 000

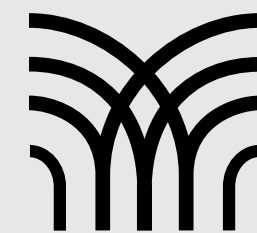


PAYMENT PLAN
10 - down payment
70% - during construction
20% - on handover

AMENITIES
Rooftop terrace
Premium plumbing and appliances
Garage for 3 cars
Green patio with private pool
Separate room for maid/driver

32

Vela, Dorchester Collection

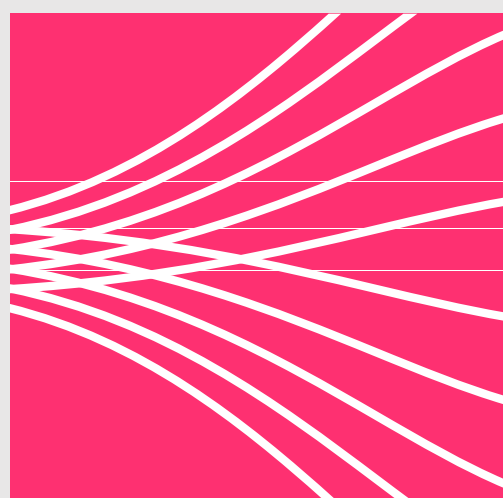


Business Bay

The Vela Dorchester Collection by Omniyat, located in Business Bay, is an impressive 30-story high-rise tower designed by global architecture studio Foster + Partners. Project offers 3-4 bedroom Marina Residences, Sky Residences, and a breathtaking 5-bedroom Sky Penthouse spanning three levels.

Handover: Q4 2026

from \$8 100 000



PAYMENT PLAN

5% down payment
20% upon signing SPA
50% during construction
25% upon completion

AMENITIES

Triple-height gym
Infinity-edge lap pool
Cinema room
Meeting rooms
Lounge
Spa suite and a salon
Exclusive access to a beach club

33

The Lana Residence

Business Bay

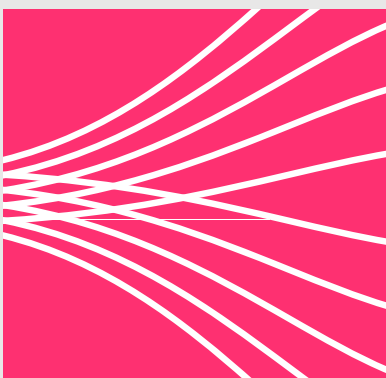


The ultra-luxurious project by developer Omniyaat is located in the heart of Dubai, amid the glittering skyscrapers of the lively Business Bay district, next to the Dubai Canal, the Burj Khalifa Tower.

The complex consists of the Dorchester Collection hotel and residential part, which includes only 33 residences with 2-5 bedrooms. Apartment owners get full access to all premium hotel services.

Handover: Q3 2027

from \$34 250 000



PAYMENT PLAN

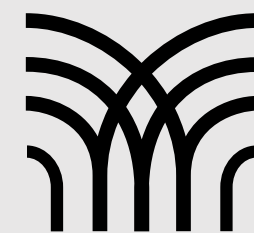
- 5% - down payment
- 20% - on signing contract
- 25% - 4 months after signing contract
- 25% - 8 months after signing contract
- 25% - on handover

AMENITIES

- Outdoor view pool
- Fully equipped gym
- Yoga studios
- Dining room
- Conference room with meeting rooms and lounge

34

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