

INVEST

By PropertyandHomes.com



Expert Advisory | Exceptional Off-Plan Investments





ABOUT US

PropertyandHomes.com is the ultimate platform for investors, homebuyers, and end-users seeking the best off-plan real estate opportunities in the UAE. We collaborate with over 100 top developers, providing early access to projects across all price ranges, from entry-level investments to high-end luxury properties. Our mission is to simplify the off-plan buying process by offering expert guidance, exclusive opportunities, and data-driven insights, empowering clients to make confident and profitable investment decisions.

What sets us apart is our Private Client Investment Advisory Service, which goes beyond traditional brokerage. We take the time to understand each investor's financial and real estate goals, ensuring they secure the best investment opportunities. Whether purchasing a first home, making an initial real estate investment, or seeking a high-return opportunity, our team delivers expert, tailored solutions to meet individual needs.

For investors outside the UAE, we provide comprehensive assistance throughout the entire process, ensuring a secure and hassle-free transaction from anywhere in the world. Our team handles everything—from legal formalities and documentation to financial structuring and property management—allowing international buyers to invest remotely with confidence. With a fully digital and efficient process, buyers can explore, reserve, and finalize transactions seamlessly, backed by expert support at every stage.

We also have an in-house team of legal, financial, and real estate professionals dedicated to ensuring smooth transactions. Our advanced digital system streamlines operations, while our technology and marketing teams continuously enhance the user experience, making property discovery and investment effortless and efficient.

“Timing, access, and strategy—these define a smart investment. At PropertyandHomes.com, we don't just find you a property; we connect you with the most lucrative off-plan opportunities before anyone else.”

At PropertyandHomes.com, we believe the best investment opportunities should be accessible to everyone. Whether you are a first-time buyer, a seasoned investor, or an institutional fund, our goal is to connect you with the most lucrative projects in the UAE. With exclusive developer relationships, early market insights, and expert advisory services, we equip our clients with the knowledge and confidence to make informed, strategic real estate investments.

Rishav Raj
Managing Director





Why Dubai?

In a world of fluctuating property markets, Dubai has emerged as the ultimate hotspot for real estate investment, outpacing global giants like London, New York, and Paris. With unmatched capital appreciation, tax-free benefits, and an influx of international investors, the emirate is redefining prime real estate on a global scale. Dubai's off-plan market presents unmatched opportunities for investors looking to buy early and maximize ROI through capital appreciation.





Market Performance: Leading Global Rankings

Dubai's real estate market is witnessing unprecedented growth:

- Prime residential prices surged **16% in 2024** year on year and are projected to rise further in 2025 – far ahead of London, Paris, New York and Madrid.
- Rental yields soared by **23.5% in 2024**, with another 10%+ increase expected in 2025, making Dubai one of the most lucrative rental markets in the world
- Luxury off-plan sales are breaking records, with high-net-worth individuals (HNWIs) securing premium properties at pre-completion prices for maximum capital gains.





Why Dubai Outshines Global Cities?

Zero Property & Capital Gains Tax

Investors keep 100% of their returns, unlike London and New York, where taxes eat into profits.

High Rental Yields & Demand

Dubai's prime rental market outperforms global cities, with yields averaging 7-10%, compared to 3-4% in London and New York.

World-Class Infrastructure & Mega Developments

From Palm Jebel Ali to Dubai Islands, the city's continuous expansion ensures sustained property appreciation.

Investor-Friendly Policies

Long-term Golden Visas, 100% foreign ownership, and flexible payment plans make Dubai a safe & rewarding place to invest.

Strategic Location & Business Hub

A global gateway between the East and West, Dubai is home to multinational corporations, a booming tech sector, and a stable economy.



Off-Plan Investments: The Smartest Play in 2025

Dubai's off-plan market presents unmatched opportunities for investors looking to buy early and maximize ROI:

Pre-Launch Prices – Get in before the price surge.

Flexible Payment Plans – Spread payments over years.

High Appreciation Potential – Secure premium units at today's prices for tomorrow's profits.





Top 5 Communities for Off-Plan Investments in Dubai

Dubai's off-plan real estate market continues to dominate global investment rankings, offering high appreciation, strong rental yields, and world-class developments. Over the next four years, five prime communities stand out as the best locations for off-plan investment opportunities.

These strategic areas are backed by top developers, infrastructure expansion, and increasing global demand, making them the perfect investment hotspots for those looking to maximize returns in Dubai's thriving property market.





BUSINESS BAY & DOWNTOWN DUBAI

The Heart of Luxury & High ROI

Why Invest?

Business Bay and Downtown Dubai are the beating heart of Dubai's financial and luxury real estate sector. As home to Burj Khalifa, Dubai Mall, and the Dubai Opera District, these areas attract global investors, corporate executives, and high-net-worth individuals (HNWIs) looking for premium residences.

Key Investment Highlights:

Strong Capital Growth

Property prices in Downtown Dubai increased by 6.8% in 2024, with a projected 9.9% rise in 2025.

High Rental Demand

Business Bay offers 7-9% rental yields, far exceeding global financial hubs like London and New York.

Luxury & Branded Residences

Developments from Emaar, Omniyat, and DAMAC continue to set new standards in premium living.

Upcoming Infrastructure

New metro expansions and the Dubai Canalscape Project will further boost property values.



MEYDAN & MBR CITY

Dubai's Next Ultra-Luxury Hub

Why Invest?

Meydan and Mohammed Bin Rashid (MBR) City are transforming into one of the most sought-after residential destinations in Dubai. Home to Meydan Racecourse, Crystal Lagoon, and Dubai's most elite mansions, this area blends luxury, lifestyle, and high-growth potential.

Key Investment Highlights:

Upcoming Mega Developments

Meydan One Mall, world-class leisure spaces, and an extended Crystal Lagoon.

Luxury Villas & Mansions

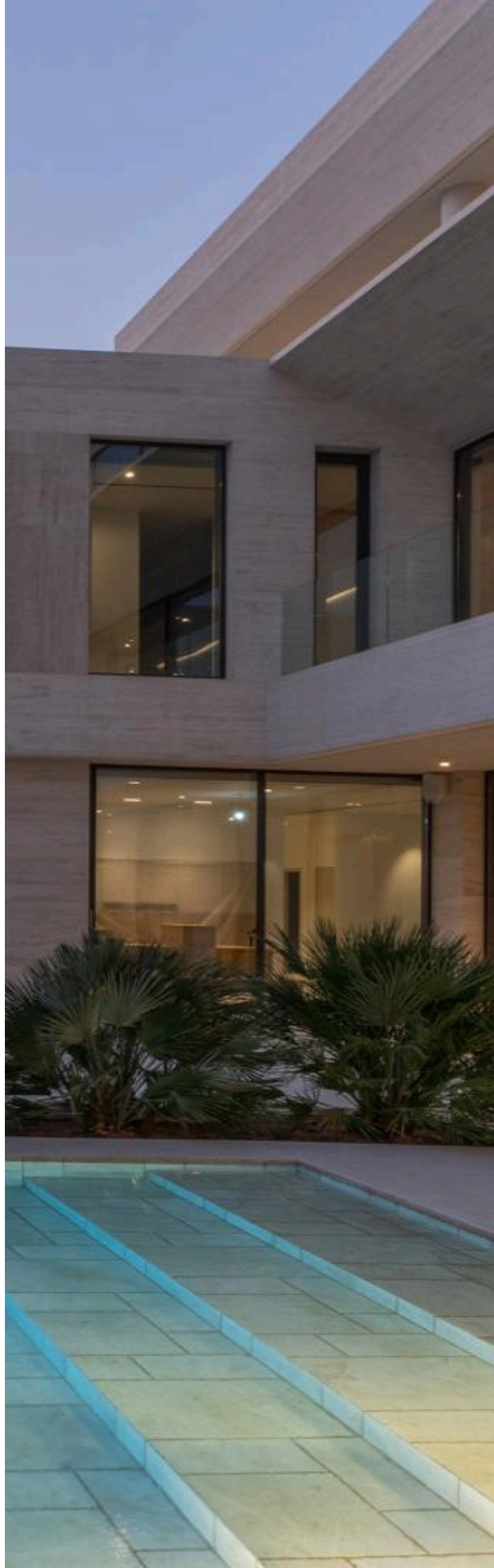
Attracting UHNWIs looking for exclusive and spacious homes.

Strategic Location

Just 10 minutes from Downtown Dubai, offering prime accessibility.

High ROI Potential

Villas and townhouses in MBR City have seen consistent double-digit appreciation in the last two years.





DUBAI CREEK HARBOUR

The Future of Dubai's Skyline

Why Invest?

Dubai Creek Harbour is Emaar's visionary project, set to reshape Dubai's skyline with the Dubai Creek Tower, which is expected to surpass Burj Khalifa in height. This waterfront community will feature luxury residences, high-end retail, and world-class leisure attractions.

Key Investment Highlights:

Dubai Creek Tower

The next tallest structure in the world, increasing global investor interest.

Premium Waterfront Living

Luxury apartments with unmatched views of Downtown Dubai.

High Appreciation & Demand

Off-plan properties are selling out rapidly, with strong capital growth potential.

Eco-Friendly & Smart City

Designed with sustainability and smart technology integration.



DUBAI HILLS ESTATE

The Ultimate Family & Golf
Community

Why Invest?

Dubai Hills Estate by Emaar is one of Dubai's most successful master-planned communities, designed to offer golf course living, luxury villas, and top-tier amenities. It has become a top choice for families and long-term investors due to its high-end infrastructure and rental stability.

Key Investment Highlights:

Golf-Course & Parkside Living

18-hole championship golf course, open green spaces, and luxury villas.

Dubai Hills Mall & Business Hub

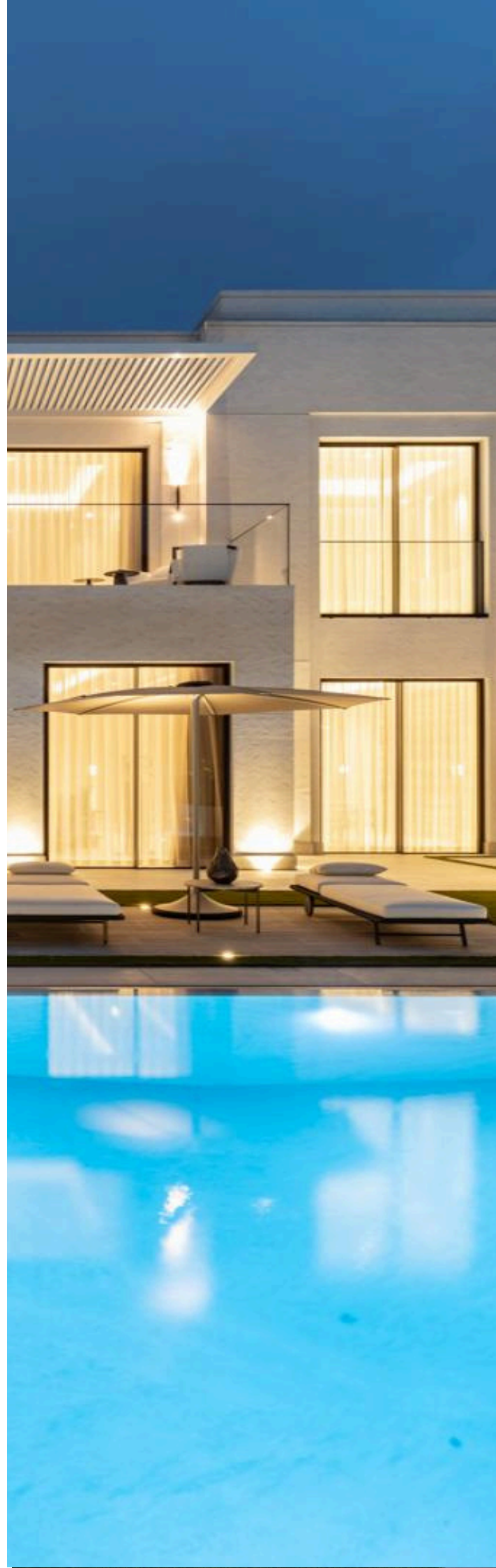
A growing commercial district, increasing demand for rental properties.

Consistently High ROI

Property values have increased by 7-10% annually, making it one of the safest investments in Dubai.

Future-Ready Community

High-end schools, healthcare, and connectivity to Al Khail Road & Downtown Dubai.





DUBAILAND

The Rising Star for Affordable Luxury

Why Invest?

Dubailand is one of the largest master-planned communities in Dubai, offering a mix of affordable luxury, entertainment hubs, and futuristic developments. With vast open spaces and expanding infrastructure, it is set to become a major residential and investment hub in the next few years.

Key Investment Highlights:

Affordable Investment Entry

Compared to central Dubai, Dubailand offers high-end properties at competitive prices.

Massive Entertainment & Tourism Appeal

Home to Global Village, IMG Worlds of Adventure, and upcoming theme parks.

Expanding Infrastructure

New road networks, metro connections, and schools make it ideal for families.

Consistent Growth in Off-Plan Sales

Developers such as Dubai Properties, MAF, and Aldar are leading the market here.





OFF-PLAN INVESTMENT CHECKLIST

Investing in off-plan real estate can be highly rewarding, but choosing the right opportunity requires careful evaluation. Here's a checklist to help investors make informed decisions:

Developer Reputation & Track Record

Location & Future Growth Potential

Payment Plans & Affordability

Project Timeline & Delivery Date

Exit Strategy & Market Demand

Capital Appreciation & Rental Yield Potential

Master Plan & Community Development

Project Features & Amenities

Legal & Regulatory Considerations

Market Trends & Economic Factors

Off-plan investments can deliver exceptional returns, but choosing the right project is key. Prioritize location, developer reputation, market demand, and financial feasibility for a profitable and secure investment.

We at **PropertyandHomes.com**, help our clients in making the right and informed strategic real estate investments.







SOME KEY
PROJECTS







THE ACRES | MERAAS

Dubailand

The Acres' newest release of exquisite 3 to 5-bedroom villas, distinguished by their signature outdoor rooms and rear gardens that merge with the nature around you. The villas' contemporary design, characterised by an open-plan layout, double-height living spaces and floor-to-ceiling windows, effortlessly brings the captivating flora indoors and creates a home where nature is a natural part of everyday living.

AED 6.5M

STARTING PRICE

65/35 - 10% DP

PAYMENT PLAN

3915 sqft

STARTING PLOT AREA

3 - 5

BEDROOMS VILLA

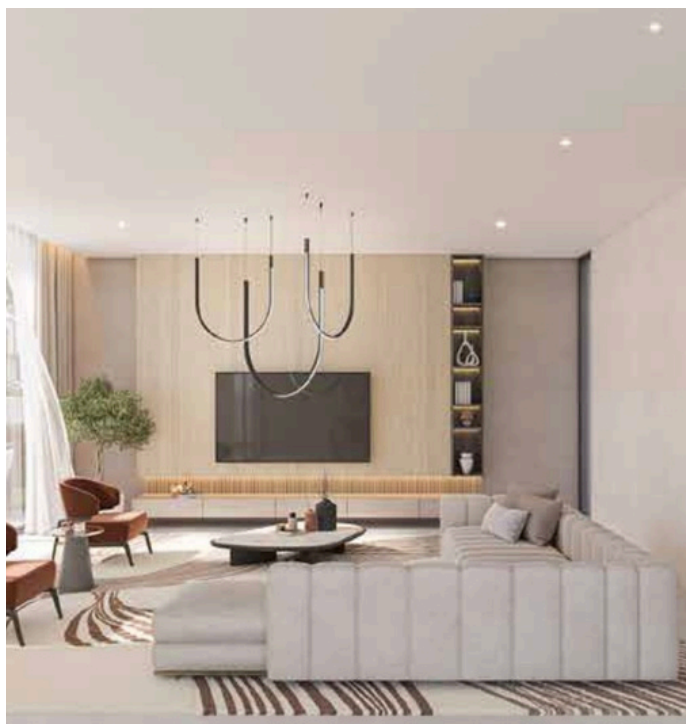
Q3 | 2028

COMPLETION

ONLY VILLA

COMMUNITY





THE WILDS | ALDAR

Dubailand

Discover The Wilds, where premium villas blend seamlessly with nature. Dubai's latest community designed around UAE's native wildlife, where outdoor adventures nurture young minds and families flourish in harmony with nature. Located, adjacent to the Majan Development & Al Barari Community

AED 5.1M

STARTING PRICE

65/35 - 10% DP

PAYMENT PLAN

4381 sqft

AVERAGE PLOT AREA

3 - 5

BEDROOMS VILLA

Q2 | 2029

COMPLETION

841

NO. OF UNITS





AVENUE 7 RESIDENCE | NABNI AL FURJAN

Avenue Residence 7 by NABNI redefines architectural excellence with a design that goes beyond extraordinary. The building's contemporary form blends effortlessly with the dynamic Al Furjan environment, showcasing a seamless fusion of style and functionality. Elegant lines and sophisticated structures frame panoramic city views, while cutting-edge features enhance every moment.

AED 1.37M
STARTING PRICE

40/60 - 15% DP
PAYMENT PLAN

1024 sqft
STARTING BUA

1 - 3
BEDROOMS APARTMENT

Q1 | 2027
COMPLETION

166
NO. OF UNITS





NAYA RESIDENCES | NAKHEEL DISTRICT 1, MBR CITY

Set within the prestigious MBR City, District One is an exclusive gateway to the city's finest experiences. Just moments from Business Bay, DIFC, and Airport, this sought-after location offers a rare balance of privacy and connectivity. Whether it's the iconic city skyline glowing at sunset, the cultural vibrance of Dubai Design District, or the thrill of the track at Meydan Racecourse, District One Naya Residences places you at the heart of it all.

AED 1.8M
STARTING PRICE

1 - 4
BEDROOMS APARTMENT

65/35 - 20% DP
PAYMENT PLAN

Q4 | 2028
COMPLETION

806.54 sqft
STARTING BUA

24,000 sqmtr
COMMUNITY





PARKWOODS | EMAAR DUBAI HILLS ESTATE

Nestled in a vibrant community, enjoy seamless access to Dubai Hills Park, the Mall, and a world-class golf course. With breathtaking skyline views and modern design, Parkwood blends nature, luxury, and connection—creating the perfect place to call home. Developed to inspire community and connection, every detail is made to help you create lasting memories.

AED 1.75M
STARTING PRICE

80/25 - 10% DP
PAYMENT PLAN

727 sqft
STARTING BUA

1 - 3
BEDROOMS APARTMENT

Q1 | 2029
COMPLETION

476
NO OF UNITS





COSTA MARE | ELLINGTON AL MARJAN ISLAND

Costa Mare Tower III is a visionary beachfront development on Al Marjan Island, near Wynn Resorts seamlessly blending nature and architecture. Inspired by Ras Al Khaimah's rugged mountains and pristine shores, its fluid design integrates with the landscape, offering a tranquil escape. Residents enjoy a private beach, infinity pools, lush gardens, and world-class wellness facilities.

AED 1.2M
STARTING PRICE

70/30 - 20% DP
PAYMENT PLAN

386 sqft
STARTING BUA

STUDIO - 3
BEDROOMS APARTMENT

Q3 | 2028
COMPLETION

2 Mins
WYNN RESORTS





THE OASIS | EMAAR DUBAILAND

Discover the new phase launch at the The Oasis by Emaar, a luxurious community spanning 100 million square feet, featuring over 3,100 exquisite villas and mansions designed by world-renowned architects. Nestled amidst lush greenery and tranquil waterways, residents enjoy seamless indoor-outdoor living with access to world-class amenities. This new phase will have villas crafted for the ultimate waterfront living for select few.

AED 13.16M
STARTING PRICE

90/10 - 10% DP
PAYMENT PLAN

9174 sqft
AVERAGE BUA 4 BED

4 - 6
BEDROOMS VILLAS

Q2 | 2029
COMPLETION

ADDRESS
BRANDED RESORTS





SKAI | RAK PROPERTIES

SOUTH HARBOUR, MINA

A selection of curated residences – studios, 1-2 bedroom apartments and 3 bedroom penthouses, SKAI combines breathtaking mountain views with the proximity of island life. Within the community, enjoy full access to SKAI Club – a complete lifestyle and wellness offering which brings together a fresh, modern fitness studio, swimming pool and pool deck, padel court, and clubhouse.

AED 762K
STARTING PRICE

50/50 - 20% DP
PAYMENT PLAN

386 sqft
STARTING BUA

Studio - 3
BEDROOMS APARTMENT

Q2 | 2028
COMPLETION

AED 4.86M
3 BED PENTHOUSE





SKYRISE | BINGHATTI

BUSINESS BAY

A fleeting mirage of brilliance, it whispers of a sanctuary for the soul—an ethereal retreat for those who seek something more profound. As it seamlessly entwines with the skyline, Skyrise is not merely a structure but a manifestation of perfection—a quiet ode to the infinite, where the city’s pulse and serenity converge in an ever-elusive balance.

AED 1.2M

STARTING PRICE

70/30 - 20% DP

PAYMENT PLAN

442 sqft

STARTING BUA

Studio - 3

BEDROOMS APARTMENT

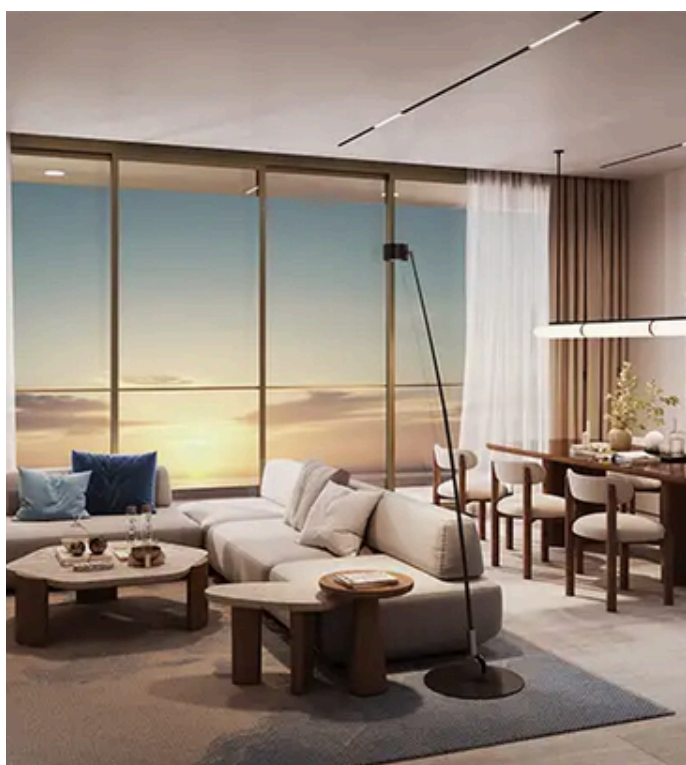
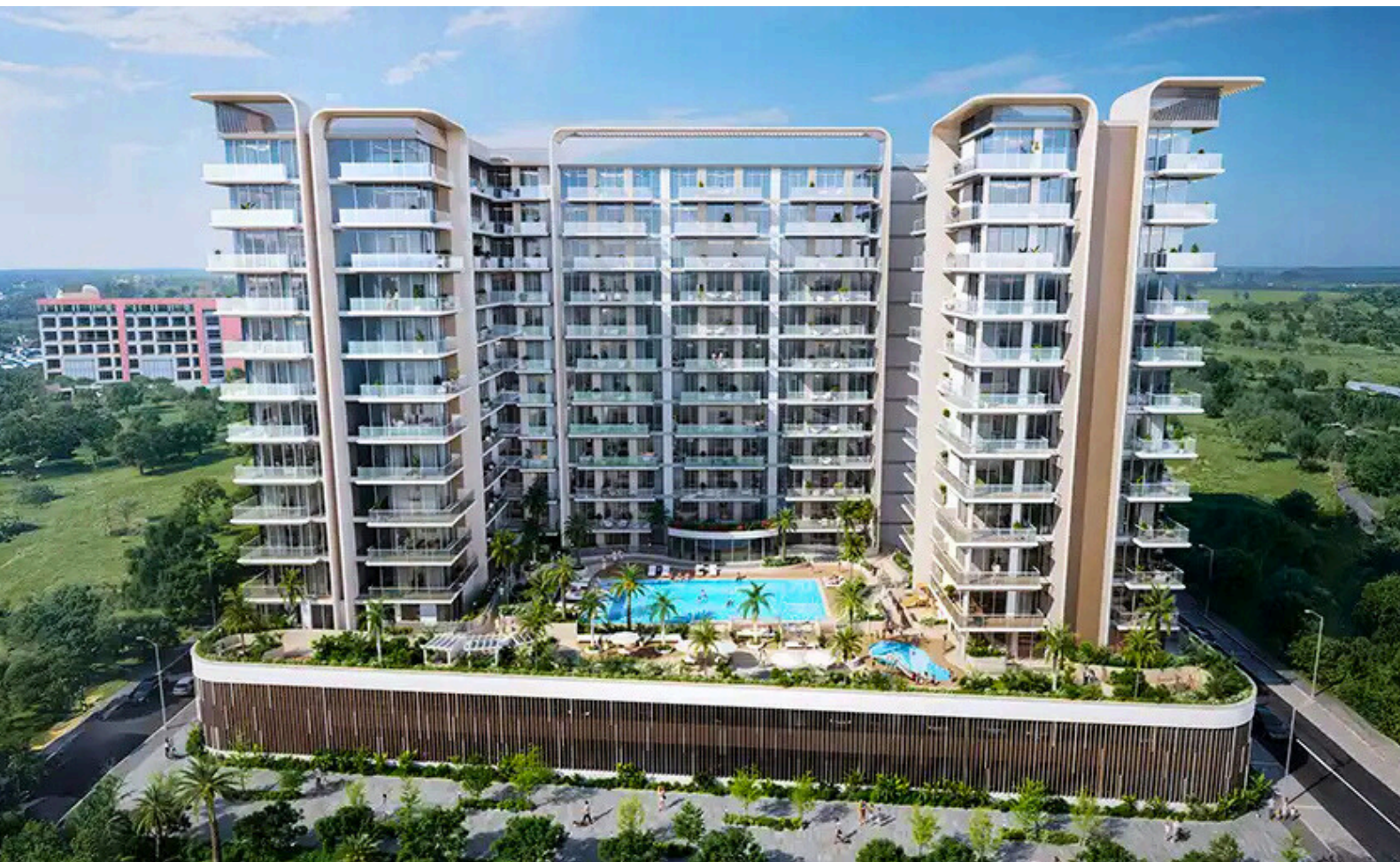
Q4 | 2026

COMPLETION

3 / 48

TOWERS / FLOORS





SOLA RESIDENCES | OCTA PROPERTIES WASL GATE

Located in Wasl Gate, off Sheikh Zayed Road, Sola Residences offers premium 1, 2 & 3-bedroom apartments designed for modern living. With a sleek contemporary façade, resort-style amenities, and a prime urban location, it's the perfect blend of style, comfort, and convenience for families and professionals alike.

AED 1.12M
STARTING PRICE

50/50 - 20% DP
PAYMENT PLAN

714 sqft
STARTING BUA

Studio - 3
BEDROOMS APARTMENT

Q4 | 2027
COMPLETION

02 Mins
NEAREST METRO



Why Choose PropertyandHomes.com?

Dubai's off-plan market is filled with opportunities—but finding the right one requires expertise, exclusive access, and a strategic approach. That's where PropertyandHomes.com comes in.

We are not just another real estate agency; we are investment advisors with unmatched access to the most sought-after projects in the UAE. With over 100 top developers in our network, we secure priority allocations, exclusive deals, and early access before projects hit the market.

Every investor is different, and so is every opportunity. Whether you're a first-time buyer, a seasoned investor, or looking for a super-prime asset, we provide personalized solutions tailored to your financial goals and investment strategy.





We take the time to understand your requirements, assess your objectives, and present the most lucrative options that fit your needs. From entry-level investments to luxury penthouses, we bring the right opportunities, at the right time, with the right strategy.

Investing in Dubai's off-plan market is about timing, access, and making informed decisions—and that's exactly what we offer. Connect with our advisors, and let's find the perfect opportunity for you today.

Your investment journey starts here.



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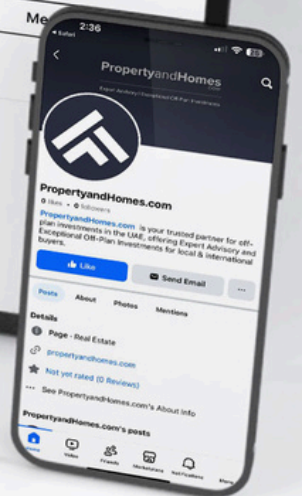
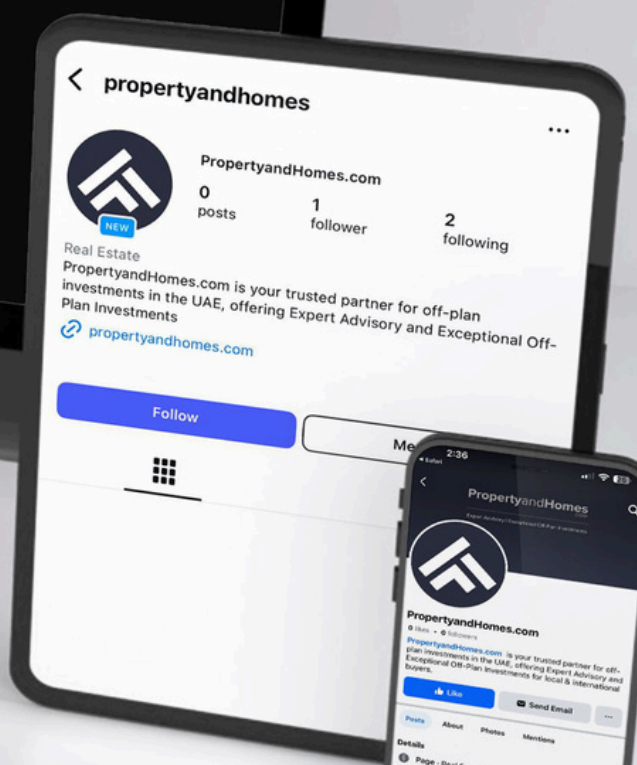
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