

An aerial night view of Dubai, United Arab Emirates, featuring the Burj Khalifa in the center. The tower is illuminated with blue light and has a laser show projecting beams across the sky. In the foreground, the Dubai Fountain is lit up with warm yellow and orange lights. The surrounding city is filled with numerous skyscrapers and buildings, all illuminated with various colors of light, creating a vibrant and dynamic scene.

EMAAR

ABOUT EMAAR

Founded in 1997, Emaar is the developer of elegantly designed and exceptionally built property, malls, and hospitality projects across the world. We create homes, offices, retail centres, hotels, and leisure destinations that add to the quality of life.

Our single-minded purpose is to ensure that we deliver our projects to the highest standards and provide superior customer service across the customer journey.

Today, our projects add tremendous value to the local economy and create thousands of jobs. We have taken our successful development model to high-growth international markets, where we develop world-class projects that underline our competencies and commitment to quality.



An aerial, top-down view of a modern city, likely Dubai, showing a dense cluster of skyscrapers, wide roads, and a marina with many boats. The image is oriented vertically on the page.

KEY FACTS ABOUT DUBAI REAL ESTATE



RERA a government agency which forms, regulates and authorizes the real estate sector in Dubai



EJARI a government entity responsible for all landlord/tenant relation



Dubai Land Department is authorized to regulate the ownership of land and property in Dubai



Average price p/sqf
\$600 USD



0%
Tax on income, capital gains and inheritance



Average Rental Yield
6.59%



Long-term Residency Visa with an investment of
5 Mln AED
in free-hold Dubai properties



4%
Land registration fee. The fee remains lower than that of 110 real estate markets around the world



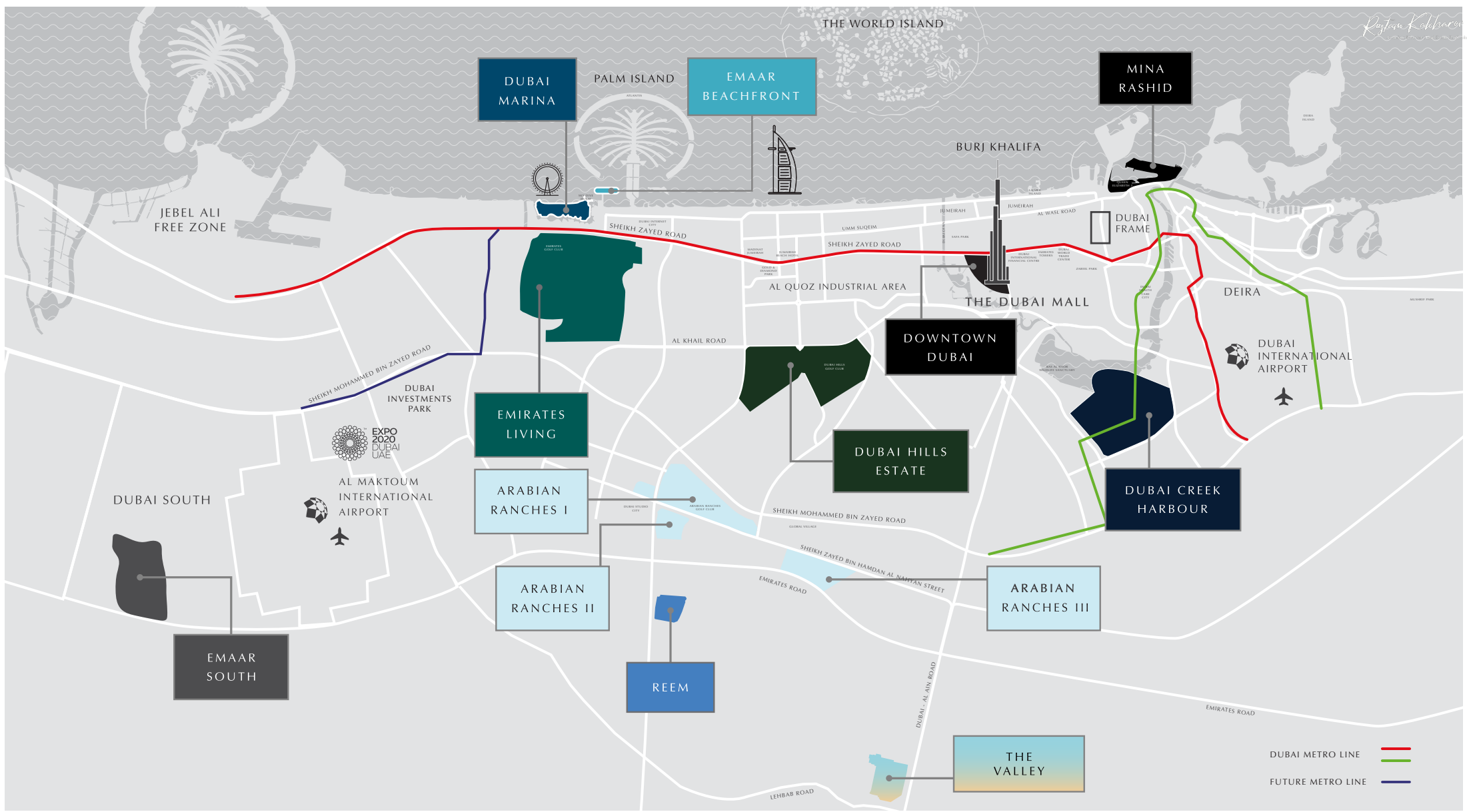
The Dirham is pegged to the US dollar, with a fixed rate of
1 USD = 3.673 AED




WHY DUBAI?

PARTICULARS	UK	AUSTRALIA	SINGAPORE	CHINA	DUBAI
PURCHASE TAX	6-15%	5-7%	1-3%	0.05%	2-4%
VAT	20%	10%	7%	16%	5%
INHERITANCE TAX	40%	1-20%	0%	0%	0%

EMAAR COMMUNITIES





DUBAI METRO LINE 
FUTURE METRO LINE  

DOWNTOWN DUBAI

THE CENTER OF NOW



DOWNTOWN DUBAI KEY FACTS



90,000

Downtown Dubai Population



35,000

Homes



75,000

Work in Downtown



10

Minutes to
Dubai Int'l Airport



1,800

Retail Shops



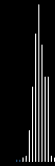
4,000

Hotels Rooms



2,000,000

Sq. M Mega Development



Burj Khalifa, the
tallest building in
the world

THE
DUBAI MALL

The Dubai Mall,
the largest mall in
the world

BURJ KHALIFA

TALLEST STRUCTURE AND BUILDING
IN THE WORLD



163

Floors



900

Residences



828

Metres Total Height



57

Elevators



1

Hotel



DUBAI CREEK HARBOUR

THE WORLD OF TOMORROW



DUBAI CREEK HARBOUR KEY FACTS



550

Hectares



7,300,000

Sq.M Residential



900,000

Sq.M Mall Retail



300,000

Sq.M Office



66,113 M²

Culture Space



700,000

Sq.M Parks & Open Space



Preservation of

450

Animal Species



5,800 / 24

Keys

Hotels

DUBAI HILLS ESTATE

A CITY WITHIN A CITY



DUBAI HILLS ESTATE KEY FACTS



6,800,000

Sq.M GFA



282,000

Sq.M GFA Regional Mall
6 Community Retail Centers



220,000

Sq.M Office GFA
3 Office Parks



1,450,000

Sq.M Parks & Open Space



32,000

Residential Units

28,000 Apartments / 1,840 Townhouses / 1,266
Villas / 896 Golf Course Villas



3

Schools



2

Public/Private
Hospitals



1,120,000

Sq.M

18 Holes Golf Course /
Clubhouse / 60 Maisonnettes



EMAAR BEACHFRONT

PRIVATE BEACH LIVING

EMAAR BEACHFRONT KEY FACTS



88,250
Square Meters of Land



10,000
Residential Units



13,000
Sq.M Retail Mall



27
Beachfront
Residential Towers



25,000
Sq.M
Amenities



85,000
Sq.M of
Hotel Space



1.5 km
of Direct Access
to Private Beach

EMAAR SOUTH

WHERE THE FUTURE OF DUBAI TAKES FLIGHT



EMAAR SOUTH KEY FACTS



6,700,000

Sq.M Land Area



22,700

Residential Units



53,300

Sq.M Retail Mall



40,000

Sq.M Office Space



48

Hectares Parks & Open
Space



18

Hole Golf Course



1,250

Sq.M Golf Clubhouse



16

Clinics



9

Schools & Nurseries

ARABIAN RANCHES

REDEFINING VILLA LIVING

Arabian Ranches offers a modern interpretation of the soothing charm of the surrounding desert landscape. Launched in 2004, the development features opulent residential communities that draw inspiration from Spanish and Arabian architecture. Walking trails weave their way through the neighbourhood, taking you on a picturesque journey through pathways and parks engulfed in natural greenery.

Restaurants and cafes, football, basketball and tennis courts, children's play areas, and retail centres provide you with an unparalleled array of entertainment options, right at home in the neighbourhood. The community is in close proximity to the Arabian Ranches Golf Club, Dubai Polo & Equestrian Club, and Global Village.

18-Hole

Championship
Golf Course

1

International-Sized
Polo Fields

1

Polo & Equestrian
Club



ARABIAN RANCHES

KEY FACTS



2,577,152

Square Meters of Land



5,800+

Residential Units



247

Acre Golf Course



40+

Retail and Food &
Beverage Outlets



13

Tennis Courts



50

Swimming
Pools



35

Play Areas



EMIRATES HILLS

A world-class development, Emirates Hills is one of the city's most premier and sought-after gated communities. Touted as the 'Beverly Hills of Dubai', it is an exclusive residential destination teeming with beautiful landscapes, panoramic views, state-of-the-art amenities, and 600 villas, built on plots ranging between 12,000 and 45,000 square feet in size.

Wide, quiet streetscapes are lined with trees and lush landscaping, with most homes overlooking one of the 17 lakes, championship standard fairways and green stretches of the golf courses.

2

Golf Courses

1

Golf Club House

3

Parks