

ULTRA-LUXURIOUS

DUBAI REAL ESTATE



ADVANTAGES OF INVESTING IN DUBAI REAL ESTATE

- Stable AED to USD exchange rate for over 20 years.
- UAE's neutral policy: no international disputes, no sanctions.
- Real estate consistently appreciates in value annually. Option to buy under-construction property with installment plans.
- Low crime rate in Dubai, ensuring safety.
- Remote property purchase, including using cryptocurrencies.
- Mortgage financing available.
- No income tax.
- High demand for rental properties.
- Property purchase qualifies for a residency visa.
- Some developers offer guaranteed rental returns (5-10%) after purchasing apartments.
- Dubai's Urban Master Plan aims to make it the best place to live by 2040.
- Real estate transactions are registered with the Land Department.
- Data confidentiality (purchase not disclosed to your home country).
- Property purchases above \$205,000 grant residency visas for all family members.
- Opportunity to preserve and grow wealth during crises.





COMO RESIDENCE

NAKHEEL PROPERTIES



Como Residences is an ultra-modern project offering world-class amenities and luxurious apartments in a 75-story tower. Future residents will be able to enjoy picturesque views of the Persian Gulf and the finest attractions, restaurants, and entertainment venues in the emirate, as the project is situated on the artificial island of Palm Jumeirah, known as one of the most prestigious communities in the world.

INFRASTRUCTURE AND AMENITIES:

- Expansive Terraces and Balconies
 - Smart Home System
 - Covered Parking
 - In-Apartment Elevator Calling
 - Premium Fitness Gym
 - Spa Center
 - Divine Relaxation Area
- Lagoon-Style Sea-View Pool
 - Roof-Top Pool with 360° Views
 - Children's Pool
 - Basketball Court
 - Pilates and Yoga Studio
 - Barbecue Area
 - Green Garden

PRICING:
from 5,719,000\$

PAYMENT PLAN:
80/20

TYPE:
2BR-6BR

READINESS:
3Q 2027



ABOUT THE DISTRICT

The **Palm Jumeirah district** - is a prime example where the district itself becomes a remarkable attraction. It's a man-made island shaped like a palm tree surrounded by a crescent. Palm Jumeirah stands as one of the most sought-after resorts worldwide. Virtually all property options in Dubai are represented here, from studios to luxurious villas. Elite villas predominantly occupy the fronds of the palm, while the trunk features high-rise buildings offering apartments for purchase. Almost every property within this area offers breathtaking views from the windows.

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CASA CANAL

AHS PROPERTIES



Casa Canal Residences - is an 80-meter tower consisting of three interconnected chess-patterned towers, coming together to create an impressive architectural spectacle. The offering includes exquisite penthouses, elegant Sky Villas, luxurious Sky Mansions, and three stunning Sky Palace residences. The residency areas range from 493 sq.m to 2,508 sq.m. All residences boast breathtaking views of the Water Canal and Safa Park.

INFRASTRUCTURE AND AMENITIES:

- Exclusive membership to a world-class Golf Club
- 24/7 Round-the-clock Concierge Service
- Special concierge service app by Lujo for booking yachts, cruises, flights, worldwide hotels, theater or concert tickets, and more
- Personal parking spaces in a fully enclosed garage
- Yoga studio
- Electric vehicle charging stations
- Indoor pool and relaxation area
- Café
- Omakase sushi zone
- Resident lounge area
- Private pools
- Spa
- Gym
- Beauty salon

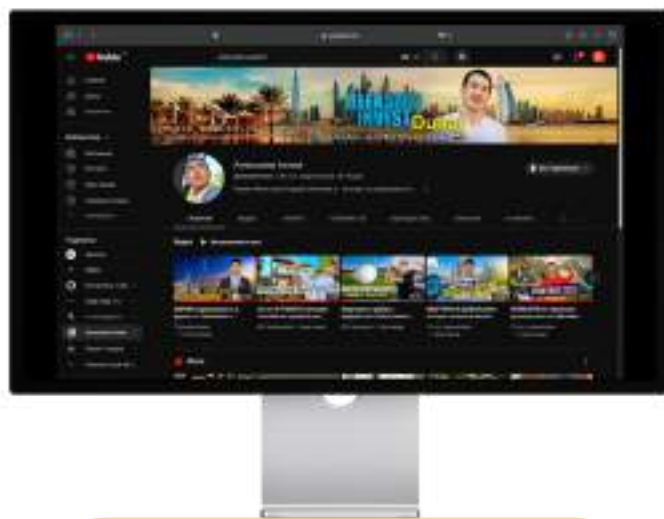
PRICING: from 5,700,000\$	PAYMENT PLAN: 60/40	TYPE: 3-6BR	READINESS: 4Q 2025
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ABOUT THE DISTRICT

The Al Safa district - is a junction of the past and the present. Situated between the iconic shoreline of Palm Jumeirah and Dubai's main thoroughfare, Sheikh Zayed Road, Al Safa has evolved from being a modest suburb of Dubai to a highly exclusive and affluent area over time. The neighborhood was once considered a less affluent area, but it has since transformed with the emergence of high-rise mansions, earning its place among the most elite and upscale districts of the city.

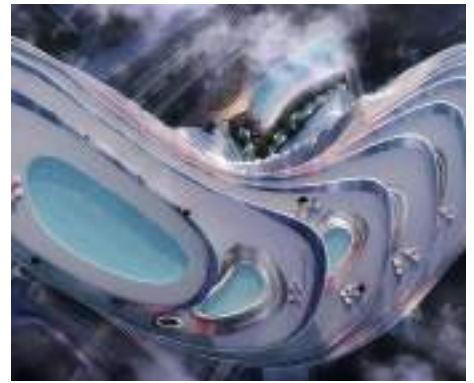
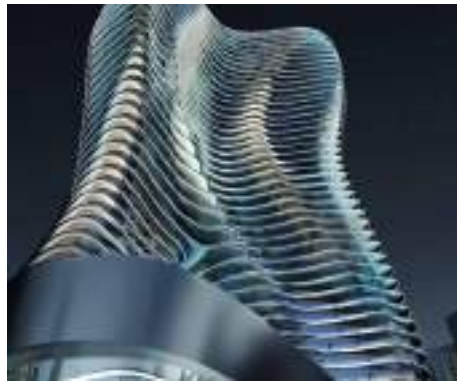
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BUGATTI RESIDENCES

BINGHATTI DEVELOPERS



Bugatti Residences - is a 45-story tower featuring 2-4 bedroom residences and penthouses, with an exterior design crafted in collaboration with Bugatti designers. All units come with finished interiors of marble and precious wood. At the rooftop stylobate, an artificial beach with sunbeds and palm trees has been created.

INFRASTRUCTURE AND AMENITIES:

- Children's playgrounds
- Restaurants and cafes
- Game room
- Premium restaurants with outdoor terraces
- Aerobics Fitness center and yoga zone
- Artificial beach with an open-air pool
- Spa complex with thermal rooms
- Personal chef, valet parking, butler, and other services

PRICING:
from 5,198,000\$

PAYMENT PLAN:
70/30

TYPE:
2BR-4BR

READINESS:
January 2026



ABOUT THE DISTRICT

Business Bay - Located near the Dubai Canal, this area is often compared to New York's Manhattan. The architecture strikes a balance between commercial, residential, and multifunctional buildings in roughly equal proportions. When investing in real estate in this Dubai district, you'll enjoy all the essentials for comfortable living and working.

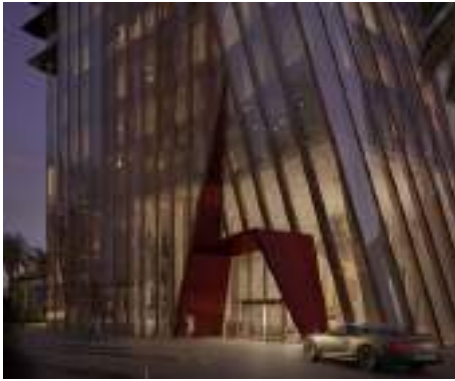
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BACCARAT RESIDENCES

H&H DEVELOPMENT



Baccarat Residences - this ultra-luxurious project is situated at the heart of Dubai's business center. Available for purchase are 2-4 bedroom apartments, along with a limited collection of 4-5 bedroom penthouses. Residing within this complex will grant you access to top-tier amenities and keep you in close proximity to the emirate's key attractions.

INFRASTRUCTURE AND AMENITIES:

- Fitness club with a gym
- Spa area with a wellness center
- Children's playground
- Children's pool
- Green garde

- Open-air pool with loungers
- Premium restaurants and bars
- Conference rooms
- Barbecue area
- Sauna and steam room

PRICING:
from 4,913,000\$

PAYMENT PLAN:
60/40

TYPE:
2BR-4BR

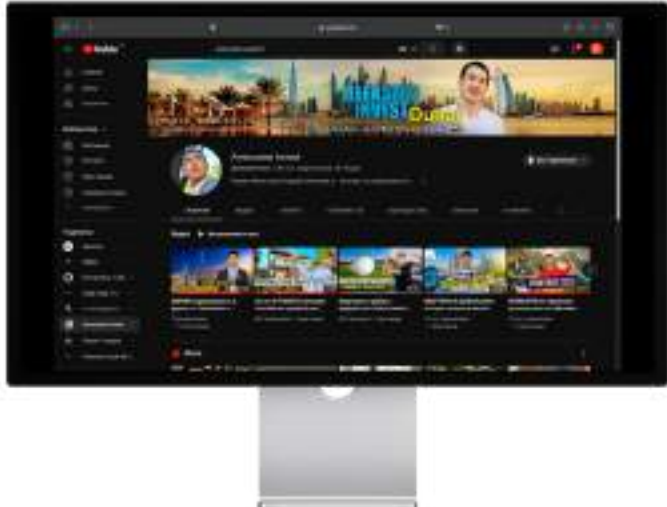
READINESS:
Dec 2026



ABOUT THE DISTRICT

Downtown - is one of the liveliest districts of Dubai and a bustling business center. If you're a city dweller who's accustomed to street events, upscale restaurants, and major shopping centers, then Downtown is undoubtedly your area. Within the district, you'll find three world-renowned landmarks. These are the Burj Khalifa skyscraper, the Dubai Mall shopping center, and the Dubai Fountain, known for its captivating performances. The Dubai Fountains are situated at the heart of the area, on the artificial lake by the Burj Khalifa. You can witness the incredible fountain show every evening.

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SLS THE PALM

DUBAI PROPERTIES



SLS The Palm - is situated on the western crescent of the Palm Jumeirah island, which is considered one of the modern wonders of the world. The design of SLS The Palm draws inspiration from the chaotic movement of sea waves, and this abstract idea of forms is evident throughout the entire building's composition. This residential complex will become part of the international SLS network, and all residents will have access to unparalleled services and privileges as part of the Global SLS program.

INFRASTRUCTURE AND AMENITIES:

- Wellness center with procedural spa cabins
 - Yoga and meditation areas
 - Cinema theater
 - Private pool
 - Premium restaurants and bars
- Recording studio
 - Fitness gym
 - Children's club

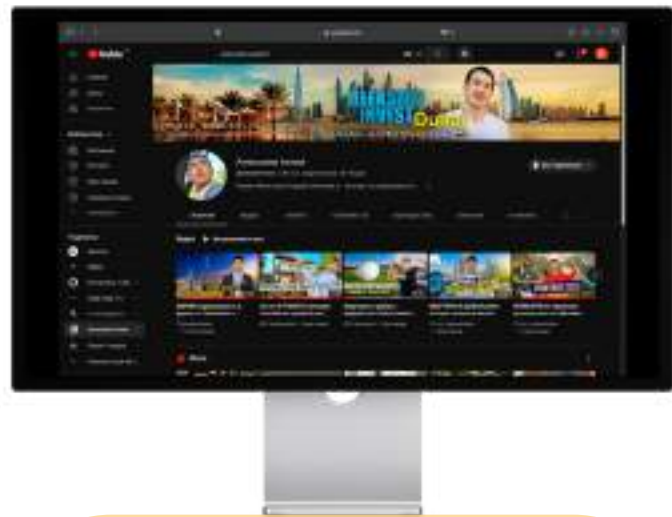
PRICING: from 1,917,808 \$	PAYMENT PLAN: 60/40	TYPE: 2BR-4BR	READINESS: 2026
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ABOUT THE DISTRICT

Palm Jumeirah — An artificial island located on the shores of Dubai in the United Arab Emirates, created by the development company Nakheel. It is a part of the "Palm Islands" project. Palm Jumeirah encompasses nearly all types of Dubai real estate, ranging from studios to lavish villas. The fronds of the palm predominantly host upscale villas, while the trunk of the palm features more multi-story structures where apartments can be acquired. Breathtaking views from windows are present in almost every property on the island.

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JACOB&CO

BINGHATTI DEVELOPERS



Burj Binghatti Jacob & Co Residences — a new ultra-luxurious project of premium real estate that undoubtedly will become an architectural and design masterpiece of Dubai. Upon completion of construction, this unique complex, spanning over 100 floors, will claim the title of the world's tallest residential building, surpassing the record held by New York's Central Park Tower, which stands at a height of 472.4 meters.

INFRASTRUCTURE AND AMENITIES:

- Swimming pool
- Running tracks
- Boutiques and shops
- Canal view
- Children's playground
- Children's pool
- Fitness centre
- Green plantings
- Barbecue area
- Infinity pool
- Yoga studio
- Cafes and restaurants
- Sauna and steam room
- Spa zone

PRICING:
from 2,246,575\$

PAYMENT PLAN:
70/30

TYPE:
2BR-7BR

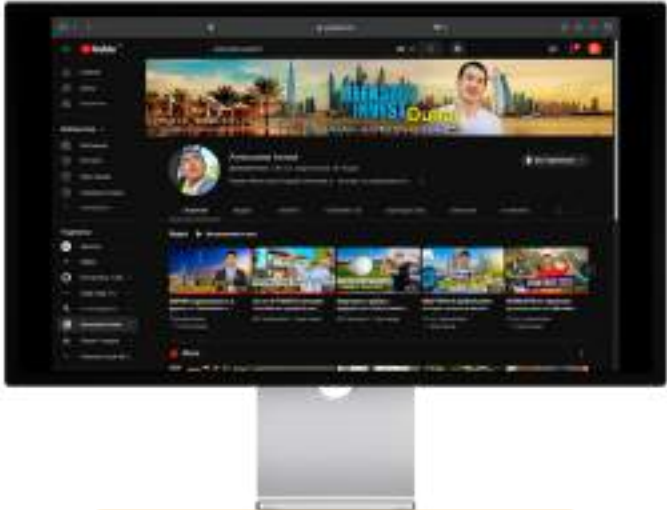
READINESS:
4Q 2026



ABOUT THE DISTRICT

Business Bay - is a district located near the Dubai Canal, often compared to New York's Manhattan. The architecture here strikes a balance between commercial, residential, and multifunctional buildings in roughly equal proportions. When investing in real estate in this Dubai district, you'll enjoy all the essentials for comfortable living and working.

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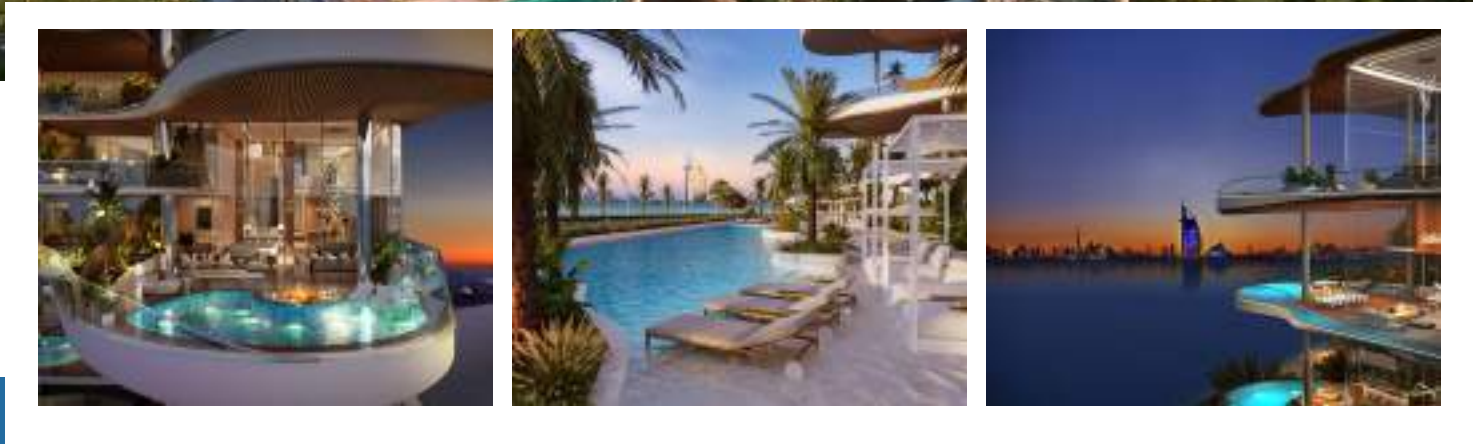


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ONE CRESCENT PALM

AHS PROPERTIES



One Crescent - is a luxurious oceanfront project by AHS Properties, situated on the iconic Palm Jumeirah and surrounded by ultra-luxurious villas and five-star hotels. This project is an ideal choice for those seeking a first-class lifestyle in one of the most desirable locations in Dubai's emirate.

INFRASTRUCTURE AND AMENITIES:

- Running tracks
- Boutiques and shops
- Seaside location
- Children's playground
- Children's pool
- Private beach
- Green plantings
- Barbecue area
- Infinity pool
- Yoga studio
- Cafes and restaurants
- Cinema theater
- Spa zone

PRICING:
from 4,083,000\$

PAYMENT PLAN:
60/40

TYPE:
3BR-6BR

READINESS:
1Q 2025



ABOUT THE DISTRICT

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