

REM[^]TIMES

THE PREMIER REAL ESTATE MAGAZINE IN THE UAE

SPECIAL EDITION

April 2025

CONNECTING DUBAI TO THE WORLD

Dubai redefines real estate
with vision and ambition

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From the Editor

Dear REM TIMES Readers,

Every once in a while, we get to be part of something more than just a publication. This issue of **REM TIMES** is exactly that—a celebration of purpose, progress, and possibility.

As the official media partner of **Dubai RE Connect – India**, we're proud to present this special edition spotlighting Dubai's thriving real estate market. With **AED 761 billion in transactions and over 226,000 deals in 2024**, the numbers speak volumes—but it's the stories behind them that truly shape the narrative.

Dubai has not only become a global destination to invest in—it has become the place to live. From **streamlined digital services by the Dubai Land Department, transparency in online processes, golden visas, enhanced safety and security**, and a bold push towards **inclusive real estate frameworks**, the city has created an ecosystem where dreams are welcomed and empowered.

This edition brings you a curated glimpse into some of the most investable opportunities across Dubai's landscape. Dive into our exclusive interview with **Dr. Mahmoud Al Burai** as he speaks about PropTech, tokenization, and innovation, and don't miss **Majida Ali Rashid's** empowering feature on how women investors are shaping the future of real estate in the region.

Dubai's story is one of ambition—but more than that, it's about access, belief, and vision. We hope this issue inspires you to see what's possible—and to be a part of it.

Until then,
Happy Reading!



Megha S Anthony
Senior Editor,
REM TIMES



EXECUTIVE TEAM

Crestus Publishing
Publisher

Jatin Deepchandani
CEO

EDITORIAL TEAM

Megha S Anthony
Senior Editor

Deepa NatarajanLobo
Assistant Editor

DESIGN TEAM

Alex Mitchell
Art & Design Director

Casey Taylor
Co-Designer

SALES & MARKETING TEAM

Adam Chin
Business Development Manager

Jason Hughes
Sales Executive

Samantha Walker
Digital Media Consultant

Sales Office:
E: sales@remtimes.com
T: +44 7411549641

Head Office:
Crestus, Suite 803, 8th Floor,
Hennessy Tower, Pope Hennessy
Street, Port Louis, Mauritius

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DLD Launches Pilot Phase of Real Estate Tokenisation Project

As part of its ongoing efforts to strengthen Dubai's position as a global leader in real estate and PropTech, and in line with the Dubai Real Estate Sector Strategy 2033, Dubai Land Department (DLD) has launched the pilot phase of the 'Real Estate Tokenisation Project.' This initiative, introduced under the Real Estate Innovation Initiative 'REES,' establishes DLD as the first real estate registration entity in the Middle East to implement tokenisation on property title deeds. The project is being implemented in collaboration with the Dubai Virtual Assets Regulatory Authority (VARA) and Dubai Future Foundation (DFF) through SandBox Real Estate.

DLD anticipates that this groundbreaking initiative will drive significant growth in the real estate tokenisation sector, with its market value projected to reach AED 60 billion by 2033, representing 7% of Dubai's total real estate transactions. As part of this initiative, DLD organised a specialised workshop on 'Real Estate Tokenization,' bringing together leading PropTech companies, including top global firms specialising in real estate asset tokenisation.

Revolutionary Tool

- DLD becomes the first real estate registration entity in the Middle East to adopt tokenisation on property title deeds
- The project converts real estate assets into digital tokens, enhancing the efficiency of buying, selling, and investment processes
- Dubai's real estate tokenisation sector is projected to reach AED 60 billion by 2033, accounting for 7% of the emirate's total real estate transactions



His Excellency Eng. Marwan Ahmed Bin Ghalita, Director General of Dubai Land Department, said, "Amid rapid technological advancements and the increasing reliance on digital solutions, real estate tokenisation emerges as a revolutionary tool driving fundamental change in the real estate sector. By converting real estate assets into digital tokens recorded on blockchain technology, tokenisation simplifies and enhances buying, selling, and investment processes. This aligns perfectly with Dubai Land Department's vision to achieve global leadership in real estate investment, leverage technology to develop innovative real estate products, and foster an ecosystem that supports real estate innovation."

He added, "This pioneering project is part of the recently launched 'REES' Real Estate Innovation Initiative, designed to attract diverse technology firms. It aligns with our strategy to unlock new opportunities for innovative real estate products, enhance property sector innovation, promote transparency and governance, and enable a wider pool of investors to participate in large-scale real estate projects in Dubai."

"We are pleased to collaborate with partners from both the public

and private sectors to advance the real estate industry's digital ecosystem and enhance our operations' efficiency and effectiveness. Following this year's pilot launch, we will thoroughly assess the outcomes and leverage key insights to refine the project ahead of its full-scale implementation."

Project Objectives

The Real Estate Tokenisation Project aims to attract global technology firms and open new investment opportunities for the investor market. It seeks to diversify property ownership by allowing multiple investors to co-own a single property through tokenised real estate assets. Additionally, the project strengthens Dubai's position as a regional and global hub for virtual assets; promotes investment awareness in virtual asset services and products, encourages real estate innovation, and supports the development of cutting-edge solutions in the sector. Furthermore, the initiative contributes to attracting investments and virtual asset companies to establish their operations in Dubai while ensuring the necessary regulatory frameworks are in place to protect investors and stakeholders.

Dubai Land Department Introduces Tayseer Initiative

The organisation joins hands with JOP management companies to ease the payment of currently overdue service fees

As part of its commitment to enhancing global competitiveness and promoting community well-being, the Real Estate Regulatory Agency (RERA), a subsidiary of Dubai Land Department (DLD), launched the 'Tayseer' initiative to facilitate the payment of currently outstanding service fees. Under this initiative, unit owners can pay their outstanding service fees by offering flexible payment plans with a minimum of six months in coordination with jointly owned property (JOP) management companies. This step is expected to ease financial burdens on owners and contribute to greater financial stability within the real estate sector.

This initiative aligns with the objectives of the 'Year of the Community,' announced by the wise leadership under the theme "Together, hand in hand," designating 2025 as a milestone for strengthening family and community bonds, and reinforcing values of cooperation and belonging through initiatives that safeguard cultural heritage and lay the foundations for sustainable growth.

The Tayseer initiative promotes the principle of community collaboration and fosters a supportive environment that contributes to both social and economic stability by offering flexible financial solutions to property owners, positively impacting quality of life across the emirate.

The initiative was launched following a meeting held by the Real Estate Regulatory Agency with JOP management companies, where both parties discussed mechanisms for settling current overdue service fees by property owners. It was agreed to open registration for the initiative for two months through the management



"Dubai Land Department continues to launch impactful initiatives that keep pace with market developments and address the needs of property owners and investors. The 'Tayseer' initiative aligns with our vision of delivering proactive, customer-centric services that build trust and balance economic and social priorities."

Mohammed Ali Al Bidwawi

Acting CEO, Real Estate Regulatory Agency, Dubai Land Department

companies, with a commitment from these companies not to initiate enforcement actions against unit owners while implementing the payment plan. As a result of the meeting, 19 companies joined the initiative, reflecting the real estate sector's commitment to supporting property owners and enhancing financial stability and sustainability within jointly owned communities.

Mohammed Ali Al Bidwawi, Acting CEO of the Real Estate Regulatory Agency at the Dubai Land Department, affirmed that the initiative reflects the DLD's ongoing commitment to enhancing the real estate sector's readiness and sustainability while strengthening public-private partnerships. He said: "Dubai Land Department continues to launch impactful initiatives that keep pace with market developments and address the needs of property owners and investors. The 'Tayseer' initiative aligns with our vision of delivering proactive, customer-centric services that build trust and balance economic and social priorities."

Through the 'Tayseer' initiative, Dubai Land Department aims to achieve a set of strategic objectives, including reducing the number of service fee-related cases registered with the Rental Disputes Center, minimising complaints and observations, and enhancing the efficiency of service fee allocation across real estate projects. The initiative also seeks to improve the experience of property owners and stakeholders by providing seamless payment services, thereby boosting satisfaction and supporting the long-term sustainability of the real estate sector.

Shaping a Transparent and Sustainable Future: RERA's Role in Supporting Dubai's Real Estate Growth

By Mohammed Ali Al Bidwawi, Acting CEO of RERA, at the Dubai Land Department



Mohammed Ali Al Bidwawi

In a city renowned for its rapid growth and continuous evolution, the Real Estate Regulatory Agency (RERA), part of Dubai Land Department (DLD), plays a key role in shaping a real estate market that is dynamic, prosperous and prepared for the future.

While RERA was originally established to regulate Dubai's real estate sector, it has grown into much more than a

regulatory body. Today, it stands as a strategic enabler dedicated to fostering a transparent, professional, and balanced ecosystem for all stakeholders, including developers, investors, brokers, property owners, and tenants.

Through its forward-thinking initiatives and regulatory leadership, RERA actively supports the objectives of the Dubai Economic Agenda D33 and the Dubai Real Estate Sector Strategy 2033, helping to position Dubai as a global benchmark for real estate excellence; its organisational structure is purpose-built to support the full scope of Dubai's real estate sector, ensuring each critical function is addressed through a dedicated department.

The Real Estate Control Department is central to safeguarding the market by monitoring compliance and protecting all parties from violations or malpractice, while the Jointly Owned Properties Management Department focuses on the sustainability and effective oversight of shared properties, ensuring safe and well-organised communities. Meanwhile, the Real Estate Licensing and Enablement Department oversees the licensing and regulation of brokers, developers, and real estate offices, helping to maintain high professional standards through ongoing monitoring and capacity building, and the Real Estate Empowerment Department runs the structure, which drives industry-wide skill development and awareness by collaborating with training institutions and strategic partners. Together, these departments form a robust foundation that upholds transparency,



professionalism, and investor confidence across the sector.

To further enhance transparency and market development, RERA has introduced several strategic initiatives tailored to address evolving industry needs. One of the most impactful is RERA's 2025 campaign to promote participation in Owners Committees. By encouraging property owners to take an active role in community governance, RERA empowers residents and reinforces accountability in managing jointly owned properties.

The real estate escrow account system is a vital regulatory mechanism to enhance investor protection and ensure transparency in off-plan property sales. It governs the building and construction processes of units sold off-plan, safeguarding investors' rights and ensuring that funds are used strictly for the development of the designated project. The provisions of the law apply to all real estate developers operating in the Emirate of Dubai—without exception—who sell off-plan properties and receive payments from buyers or financiers.

In line with its commitment to transparency and fair practices, RERA regulates the service fees paid by

property owners to maintain and manage jointly owned properties. These fees, commonly known as maintenance charges, are collected annually to cover the costs associated with managing, operating, repairing, and maintaining the shared areas within buildings or communities. Calculated per square foot, service fees vary based on the type of property, its location, and the amenities provided.

RERA also oversees and approves the annual service fee budgets submitted for the upkeep of common areas. Once approved, these fees may be collected by the Owners' Committee or the appointed Facility Management Company. Throughout this process, RERA is vital in ensuring transparency, accountability, and fairness in how service fees are set, collected, and utilised.

Another important effort is RERA's commitment to trust and transparency is further demonstrated through the Madmoun service, introduced in April 2023, which assigns a QR code to each real estate advertisement permit, allowing users to instantly verify the authenticity of ads via the Dubai Land Department website. The result is a more transparent market where misleading advertisements are significantly reduced.

To further enhance transparency and market development, RERA has introduced several strategic initiatives tailored to address evolving industry needs.

To support greater national participation in the industry, the Dubai Real Estate Brokers Programme was introduced to increase Emirati brokers' share from 5% to 15% within three years. The programme includes a comprehensive package of support, including government fee exemptions, accredited training, and partnerships with developers, all designed to attract and empower Emirati talent.

As Dubai's property market continues to evolve, RERA remains committed to advancing the scale and quality of real estate operations through innovation, smart services, and enhanced governance frameworks. With a forward-looking approach and an emphasis on partnership and talent development, RERA is actively shaping a real estate ecosystem that prioritises integrity, performance, and long-term value — for today's stakeholders and future generations.

Leading the Digital Revolution in Real Estate



Dr Mahmoud Al Burai

Dubai's real estate sector has always been defined by ambition and innovation. Today, that innovation is taking on a digital dimension, with the city emerging as a global hub for PropTech and smart urban development. **Dr Mahmoud Al Burai, Director of the Real Estate Policies and Innovation, Dubai Land Department and Chairman of the UNDRR ARISE Network UAE**, is at the forefront of this transformation.

In this exclusive interview, Dr Al Burai shares his insights on how technology is reshaping real estate, Dubai's bold vision for becoming the 'Silicon Valley

of PropTech,' and the deeper purpose of innovation in building more resilient, inclusive cities.

Dubai's real estate market reached record-breaking levels in 2024. What according to you is driving this growth, and how is PropTech contributing?

The growth we're witnessing is remarkable. In 2024, the Dubai real estate sector recorded over **AED 761 billion (US\$207 billion)** in transactions, a 20% increase from the previous year.

This is not just the result of strong demand but a reflection of deep structural transformation.

PropTech is driving this shift — whether it's AI-powered data analysis for smarter planning, blockchain to enable secure digital transactions, or virtual reality tools that enhance the customer journey, technology is touching every facet of the industry. Dubai has embraced this transformation early, and that forward-thinking approach grants us a competitive edge globally.

You've championed the idea of Dubai as the 'Silicon Valley of PropTech.' Can you elaborate on what that means?

Absolutely. This vision is rooted in Dubai's DNA — our city thrives on innovation, agility, and bold ideas. The concept of becoming the 'Silicon Valley of PropTech' means we are building an ecosystem where **start-ups, investors, regulators, academic institutions, and global partners** can come together to test, refine, and scale real estate technologies.

We are creating infrastructure to support innovation, removing regulatory barriers, and encouraging pilot projects; ecosystems thrive with a shared vision, access to funding, global talent, and policy frameworks that support experimentation. Dubai is already a magnet for entrepreneurs, and now we are creating a launchpad for PropTech innovation across the region and beyond.

Dubai Land Department recently launched a Real Estate Tokenisation Project. Why is this such a milestone for the industry?

Tokenisation allows us to digitise real estate assets and divide them into fractional tokens using blockchain



technology — multiple investors can buy and sell these tokens globally, allowing more people to participate in the real estate market, regardless of their capital size.

It offers several key benefits: **increased liquidity, improved transparency, and reduced transaction friction.** This is especially significant for international investors, who often face barriers like access, currency conversion, or legal complexity; the goal is to make real estate more **democratic and accessible.** By 2033, tokenised transactions could make up **7% of Dubai's real estate market**, translating into **AED 60 billion in tokenised deals** and opening up entirely new investor segments.

Let's talk about artificial intelligence. How is AI transforming decision-making in real estate development and regulation?

AI is a powerful enabler of smarter decision-making. In Dubai, we're integrating AI across the value chain—from **demand forecasting and pricing strategies to predictive maintenance and personalised customer experiences.** For regulators, AI tools help detect anomalies, assess risk patterns, and ensure real-time market stability.

Developers now use AI to identify optimal project locations based on demographic shifts, infrastructure

"The future is about scale and global connectivity. We're not just innovating for Dubai—we want to set a global benchmark."

planning, and lifestyle trends for more informed, data-driven urban development, replacing outdated assumptions with actionable intelligence. In the age of big data, AI is essential for long-term competitiveness.

What about sustainability? How does proptech align with Dubai's resilience and climate-conscious urban development goals?

This is an area very close to my heart. As Chairman of the **UNDRR ARISE Network UAE**, I strongly believe innovation must serve **people and the planet.** Proptech allows us to build **smart, sustainable, and resilient urban environments.**

We're integrating IoT into buildings to monitor energy consumption, reduce water waste, and automate lighting, cooling, and waste systems. Digital twin technologies are used in city planning to simulate climate resilience scenarios. Proptech is not just about efficiency; it's

about building cities that can **withstand future shocks**, whether economic, environmental, or social.

Dubai's green building regulations, coupled with tech-driven retrofitting and energy benchmarking, are helping to reduce the carbon footprint of our real estate sector—while maintaining economic growth.

Looking ahead, what's the next chapter for PropTech in Dubai?

The future is about **scale and global connectivity.** We're not just innovating for Dubai—we want to set a global benchmark. That's why we're organising major PropTech summits, strengthening international collaborations, and welcoming innovators worldwide to use Dubai as a testbed for future-forward solutions.

Ultimately, data, experience and intelligence will define tomorrow's real estate, and Dubai is ready to lead this paradigm shift as a city of buildings and ideas.

SOL Properties Launches AED 1b Mixed-Use Development



Real estate developer and real estate development arm of the Bhatia Group – SOL Properties – recently launched its latest flagship project, 'SOL Levante', located in Jumeirah Village Triangle (JVT). With a gross development value (GDV) of AED 1 billion, the mixed-use development offers panoramic views of the Dubai Marina skyline and Bluewater Islands and features 612 meticulously designed residential units, including studios, one-bedroom, one-bedroom with study, and two-bedroom with study apartments.

The development also incorporates 100,000 sq. ft. of office space and 50,000 sq. ft. of retail area, making it a complete destination catering to the diverse needs of both residents and businesses alike. Its U-shaped design will maximise natural light and create a harmonious blend of indoor and outdoor living. The strategic location of SOL Levante ensures seamless connectivity to key destinations across Dubai, with easy access to Al Khail Road and Sheikh Mohammed Bin Zayed Road.



Ajay Bhatia, Founder and CEO of Sol Properties, stated, "We are pleased to launch our flagship project – SOL Levante – in Jumeirah Village Triangle, a community that aligns with our vision of creating spaces that harmoniously blend modern living with nature. Our new development will provide residents with an exceptional lifestyle, combining tranquility, convenience, and connectivity."

WHAT'S HOT

- Prices starting from **AED 735000**
- Buyers can pay **50%** during construction and **50%** upon handover
- Scheduled to be completed by **Q3 2028**



Palladium Development Presents Amazonia in Al Jaddaf

Amazonia by Palladium is a sophisticated residential development in Al Jaddaf, offering a curated selection of 1- and 2-bedroom apartments, as well as exclusive 3-bedroom penthouses. Designed for modern living, this property by Palladium Development seamlessly blends contemporary architecture with luxurious amenities to create an exceptional lifestyle experience.

Each residence at Amazonia by Palladium is thoughtfully designed to maximize comfort and style. It offers modern architecture with floor-to-ceiling windows for abundant natural light; premium finishes and high-quality materials for a sophisticated touch, and world-class amenities such as temperature-controlled swimming pool for year-round relaxation; state-of-the-art fitness centre with the latest equipment; landscaped gardens and walking trails for a serene living environment.

WHAT'S HOT

- Prices start from **AED 1.16 million**
- Buyers can pay **10%** on booking, **50%** during construction and **40%** on handover
- Scheduled to be handed over by **Q4 2026**

Zimaya Properties Launches Celeste Heights



Zimaya Properties has launched its latest residential project, Celeste Heights, in Al Furjan, Dubai, redefining urban living. The development offers 1, 2, and 3-bedroom apartments, alongside exclusive signature residences. Designed as a sanctuary above

the city, Celeste Heights combines luxury, convenience, and stunning panoramic skyline views. At its core, the property features two levels of rooftop amenities, including an infinity pool, sky lounges, a wellness retreat, and a state-of-the-art

fitness center, providing residents with a lifestyle of leisure and relaxation. A grand lobby with co-working spaces further enhances the luxurious experience.

Strategically located in Al Furjan, Celeste Heights offers easy access to major Dubai destinations. Zimaya Properties has introduced a flexible payment plan, with 40% during construction, 20% on handover, and 40% through a 40-month post-handover plan. With strong demand and prime positioning, Celeste Heights promises to be a coveted address for both homeowners and investors.

WHAT'S HOT

- Prices starting at **AED 985,000**
- Payment plan: **40% during construction, 20% on handover and 40% 40-month post-handover** plan with 1% monthly payments
- Scheduled to be completed by **Q3 2027**

MGS Development Announces Launch of Edgewater Residences



Real estate company MGS Development announced the launch of a new phase of the Edgewater Residences, an exclusive waterfront development located in the Dubai Islands. Phase 1 and 2 of the project are almost sold out with only a handful of units available.

The project comprises three elegant 12-storey towers with two podium floors featuring one-, two- and three- bedroom apartments and offers breathtaking sea views and world-class amenities with developed infrastructure in the surrounding area providing residents with access to an array of shops, restaurants and entertainment options. Metropolitan Premium Properties (MPP), the flagship property company of the Metropolitan Group is the exclusive sales and marketing partner for the project.

WHAT'S HOT

- Prices start from **AED 1.68 million**
- **35/65** payment plan
- Project to be handed over by **Q4 2026**

CONNECTING

Dubai

REM TIMES takes a look at Dubai's visionary leadership and unparalleled investor appeal, which continue to solidify its status as a leading global real estate hub

Megha S Anthony

Once a modest trading post along the Arabian Gulf, Dubai has emerged as one of the most strategically positioned and economically resilient cities in the world. Today, it is not just building skyscrapers — it is building bridges between continents, capital, and cultures. In 2025, Dubai stands as a city where policy meets possibility, where infrastructure fuels innovation, and where real estate isn't just a transaction, but a gateway to global opportunity.

From offering world-class living to attracting international investment, Dubai has transformed into a global crossroads — one that redefines how and where the world chooses to invest. **REM TIMES** explores how the emirate's vision, leadership, and unmatched investor appeal continue to shape



DUBAI

TO THE WORLD

its position as a premier real estate hub on the world stage.

A Magnet for Global Capital

“Dubai’s positioning as a global real estate investment hub in 2025 is no accident — it’s the result of visionary leadership and a system built to welcome the world. From 100% foreign ownership and zero income tax to its world-class infrastructure and safe, cosmopolitan lifestyle, Dubai has become the go-to market for investors seeking stability and growth. At Danube Properties, we’ve seen first-hand how investor confidence has surged, not just from the GCC region, but also from India, China, Russia, the UK, and Europe. Buyers today are looking for value, lifestyle, and long-term potential — and Dubai delivers all three. The city doesn’t just offer real estate; it offers a future. And that’s why it continues to outperform global markets year after year,” says **Anis Sajan, Vice Chairman of Danube Group.**

This confidence is backed by data as Dubai’s real estate market achieved unprecedented milestones in 2024 — recording 226,000 transactions in 2024 and totalling AED 761 billion in value — solidifying its appeal to investors across the globe.

Tourism and Talent: Pillars of Demand

Dubai welcomed 18.72 million international overnight visitors in 2024, a 9% year-on-year increase and its highest number on record. This surge reinforces Dubai’s allure not just as a tourist destination, but as a thriving residential and commercial hub. The city’s population also grew by 8% in 2024, reaching 3.83 million, driven by strong migration of global talent and entrepreneurial communities seeking opportunity and lifestyle.

Smart Urban Living

Dubai’s real estate evolution is not just about scale—

Dubai by the Numbers – 2024 Snapshot



Real Estate Transactions:

226,000

Transactions worth
AED **761** billion

Population Growth:

3.83 million
residents in 2024

8%

Increase in
value YoY

Tourism Surge:



18.72 million

International
visitors

4th

most visited
city globally



Key Investor Benefits:

100%

Foreign property
ownership

Zero

Income Tax

Golden

Visa Opportunity



"At Danube Properties, we've seen first-hand how investor confidence has surged, not just from the GCC region, but also from India, China, Russia, the UK, and Europe."

Anis Sajan

Vice Chairman of Danube Group

it's about lifestyle. According to **Zorro Ghura of Aqua Properties**, "Homebuyers in Dubai are increasingly seeking wellness-focused residential communities due to a growing emphasis

on health and well-being. The rise of remote work also drives interest in these communities, as they provide spaces that enhance productivity and relaxation. These developments offer a holistic living experience and are seen as long-term investments in both health and property value."

This aligns with the global shift toward sustainable and integrated urban living. **Egor Maslennikov, Founder and CEO of Object 1**, adds: "Urban living is rapidly evolving, driven by sustainability, smart technology, and integrated lifestyles. With 80% of UAE's real estate investors prioritizing



"Homebuyers in Dubai are increasingly seeking wellness-focused residential communities due to a growing emphasis on health and well-being."

Zorro Ghura

Associate Director, Aqua Properties

Global Comparison: Why Dubai Stands Out?

	Dubai (2024)	London	Singapore	Miami
Rental Yields	6–8%	2–4%	2–3%	3–5%
Income Tax	0%	Up to 45%	Up to 22%	Up to 37%
Ownership Laws	100% foreign ownership	Restricted	Leasehold options	Conditional
Visa with Property	Yes (Golden Visa)	Limited	No	Conditional
Ease of doing Business	Ranked top in MENA	Lower regulatory ease	High	Moderate

(Dubai offers the highest combination of yields, tax efficiency, and investor-friendly policies among global real estate hubs. Source: keltandcorealty)

sustainability and rising interest in smart city features, we're designing developments that meet this demand. Mixed-use developments are becoming a cornerstone of Dubai's evolving urban landscape, aligning with the city's 2040 Urban Master Plan."

Vision-Driven Growth: D33 and Beyond

At the centre of Dubai's long-term growth strategy is the D33 Economic Agenda—a government-led initiative aiming to double the size of the economy by 2033 and position Dubai among the top three global cities for living, investing, and working. This ambitious roadmap prioritizes digital transformation, foreign trade expansion, and sustainable industries—all of which directly impact the future of real estate and urban development.

Dubai's business-friendly environment, modern infrastructure, and investor protections make it one of the most attractive and stable real estate markets in the world. Its free zones, investor visas, and regulatory clarity continue to draw family offices, private equity firms, developers, and global talent into the city.



A Future Built on Resilience and Vision

Dubai's success is not just in its statistics—it's in its ability to adapt, innovate, and lead. As the world seeks stable, scalable, and forward-thinking investment environments, Dubai stands out not just as a city, but as a strategic platform for global ambition. With visionary leadership, a future-focused agenda, and a market shaped by both lifestyle and logic, Dubai isn't just connecting to the world—it is becoming the world's connection point.

"Urban living is rapidly evolving, driven by sustainability, smart technology, and integrated lifestyles."

Egor Maslennikov

Founder & CEO of Object 1

The Investor's Crossroads

As we move deeper into 2025, one thing is certain: the world is changing — and so is the way we live, invest, and build. In this era of transformation, Dubai is not waiting for the future to arrive — it's shaping it.

Whether you're a global investor seeking high-yield assets, a developer building communities for tomorrow, or a family investing in a better quality of life, Dubai offers a rare combination of opportunity, security, and vision.

In every sense, Dubai is no longer just a place on the map — it's the meeting point of the world's boldest ambitions.

Empowering Trust, Enabling Growth: The Role of Real Estate Registration in Dubai's Dynamic Market

By Majid Al Marri

*CEO of Real Estate Registration Sector,
Dubai Land Department*

At Dubai Land Department, the Real Estate Registration Sector serves as a cornerstone of trust, reinforcing confidence between the government, investors, developers, and residents by rigorously ensuring that every transaction, lease, and property right is accurately documented, legally secured, and fully protected.

Our mission goes far beyond simply registering properties. We are the custodians of a system that underpins one of the world's most dynamic real estate markets. Our services offer clarity, transparency, and security — the foundations on which a sustainable and investor-friendly market is built.

The Real Estate Registration Sector is at the heart of Dubai's real estate ecosystem. Every initiative we lead supports the Dubai Economic Agenda D33 objectives and the Real Estate Strategy 2033 by ensuring regulatory excellence and operational innovation. We develop and continually refine the systems and procedures governing Dubai's real estate transactions. Whether it's the seamless documentation of property sales or the auditing of real estate activities to ensure accuracy and compliance, our focus is always on delivering a transparent and efficient ecosystem.

Our services touch every resident and investor in the city. Every sale, mortgage, gift, and lease-to-own deal is carefully documented and audited to create a secure legal framework for ownership. We also manage the real estate valuation system that supports fair pricing, taxation, and investment decisions. Through Ejari, we regulate and record rental transactions, constantly enhancing the system to better serve both landlords and tenants. Our platforms also issue tamper-proof title deeds and

Majid Al Marri



digital certificates, ensuring convenience, credibility, and trust.

Digital transformation is our operating principle. Our systems continually evolve to ensure faster, smarter, and more secure services. Whether through blockchain-enabled recordkeeping, digital sale transactions, or AI-powered valuations, innovation drives how we serve Dubai's residents and investors.

Behind every transaction is a family finding a new home, a business expanding its operations, or an investor placing trust in Dubai's future. We never lose sight of the people we serve. That's why we focus on simplifying processes,

" As Dubai grows, our responsibility grows with it. We are working on predictive systems that anticipate market needs, enhance regulatory readiness, and support informed decision-making across the public and private sectors. "

improving digital interfaces, and training our teams to provide the best customer experience possible.

As Dubai grows, our responsibility grows with it. We are working on predictive systems that anticipate market needs, enhance regulatory readiness, and support informed decision-making across the public and private sectors. As global interest in the emirate's real estate market continues to rise, the upcoming International Property Show (IPS 2025) will be a strategic opportunity to explore key developments, exchange ideas, and support a dynamic investment environment under a forward-thinking agenda focused on innovation, sustainability, and inclusive growth. With curated sessions on AI, data analytics, future cities, and women's leadership in real estate, IPS 2025 reflects Dubai's commitment to shaping a resilient, tech-enabled, and investor-driven property market aligned with the emirate's broader vision for smart urban development.

In this journey, the Real Estate Registration Sector remains committed to its role as a strategic enabler, not just of transactions, but of trust, opportunity, and sustainable urban living.

UAE Witnesses Surge in Demand for Holistic Community Living



With the UAE marking 2025 as the Year of Community, a recent survey of real estate experts across the region, coupled with its trusted owned insights, highlights an increased interest in holistic community living. Consumers are increasingly seeking out well-integrated developments featuring commercial, entertainment, educational and lifestyle facilities, where they can build lasting human connections, leveraging a sense of safety and contentment. Communities such as Jumeirah Village Circle, Dubai Hills Estate, Mohammed Bin Rashid City, Business Bay, Dubai Marina, Downtown Dubai, Jumeirah Lake Towers and Dubai Creek Harbour are seeing heightened

interest due to their active social environments, connectivity and diverse amenities.

The findings of the survey, conducted by PropTech firm Property Finder, also align with the nationwide initiative to strengthen social bonds and champion inclusive spaces, and highlight the emotional importance of finding the right home for every phase of someone's life, and lifestyle. As dynamic market factors shape the property ecosystem, experts weigh in on what transforms a neighbourhood into a true community:

Easy Access To A Range Of Facilities And Services

The UAE is a bustling metropolis, which means the majority of UAE residents lead busy lives where convenience is paramount. As a result, the property market has seen a rising demand for developments and communities that feature a mix of residential, commercial, lifestyle, and entertainment options.

"Based on feedback from our clients and recent trends, we have observed a growing preference for neighbourhoods with easy access to retail, dining, and essential services," explains Charlie Bannan, Managing Director, haus & haus. "Areas such as Downtown Dubai and Dubai Marina exemplify this, offering a blend of high-end shopping and diverse culinary experiences, within walking distance of residential living spaces."

Wellness and recreation are also key considerations. "Demand for comprehensive recreational facilities has surged, with buyers and tenants prioritizing parks, sports facilities and wellness spaces. As Dubai's population continues to grow, the need for well-integrated communities will only strengthen," Bannan adds.

Opportunity To Build Meaningful Connections

Consumers are increasingly seeking community-centric living that is in tune with their personal aspirations and values – they want a place where they can form strong human bonds and build relationships that last a lifetime. Neighbourhoods with good walking trails and well-maintained communal spaces, for example, encourage social engagement, and as a result are highly favoured. Areas like Jumeirah

Village Circle, Dubai Hills Estate, and Mohammed Bin Rashid City in addition to urban spots like Dubai Marina offer a vibrant community feel, believe experts.

A Place To Raise A Family

Family-friendliness has long been among the top requirements for UAE property seekers.

Bannan adds: "For families, proximity to top-tier schools remains a key factor in their home search. Communities like Dubai Hills Estate have become increasingly popular due to their access to reputable educational institutions, making them ideal for long-term family living."

Facilities such as safe indoor and outdoor play areas, green spaces and parks, kids' swimming pools, and sports courts where children are welcome, complement the list of desirable features for family-centric neighbourhoods. Parents also often prefer the security of a gated community and place a higher value on tranquility.

Thriving communities naturally lead to a flourishing real estate market with a wide variety of living options. In this diverse landscape, finding a Home for Every Life requires a connected and accessible search ecosystem that keeps pace with the latest market trends and offers property seekers accurate, insightful data needed in the home-seeking journey.

Cherif Sleiman, Chief Revenue Officer, Property Finder, says: "The UAE has been proactive in fostering a culture of tolerance and inclusivity while implementing initiatives that evoke a sense of belonging, which is why it has emerged as a coveted destination for community living. As the Year of Community unfolds, it is encouraging to see the rising importance of human connection within the nation. Within our findings, the necessity of home-seekers to engage with a wider circle of neighbours, friends and acquaintances is clear. At Property Finder, our database of available high-quality properties, features a diverse selection of integrated communities. This includes increasingly popular locations such as Jumeirah Village Circle, Dubai Marina, Downtown Dubai, Business Bay and Dubai Hills Estate, that blend lifestyle, convenience and community spirit, ultimately enhancing quality of life."

The UAE's Most Investable Communities in 2025: Insights from Brokers

With the release of a recent report on the UAE's most in-demand real estate communities for 2025, **REM TIMES** spoke to industry experts to gain further insights into where buyers and investors should be looking

Deepa Natarajan Lobo



The UAE's property market has seen significant shifts in recent years, shaped by economic recovery, job growth, and evolving buyer preferences. The latest data from Skyloov, a leading real estate portal, sheds light on the most searched communities in 2025, with International City in Dubai, Al Reem Island in Abu Dhabi, and Muwaileh in Sharjah emerging as the top choices for property seekers.

But do search trends necessarily indicate high investment potential? To gain a clearer picture, **REM TIMES** spoke with two industry experts—**Ben Crompton, Managing Partner at Crompton Partners and Yash Trivedi, Mortgage Advisor and Founder of YOUAE Mortgages**—who provided their take on the best areas for investment this year.

Abu Dhabi's Real Estate Comeback

Abu Dhabi's real estate market has had a fragmented recovery post-COVID, with premium areas such as Saadiyat

Island benefiting early due to financial sector job creation. However, the mid-market areas took longer to pick up. Now, with the Abu Dhabi economy in full swing, previously overlooked areas are



Ben Crompton



Yash Trivedi

experiencing steady appreciation.

Ben Crompton, Managing Director at real estate brokerage firm Crompton Partners, explains, “Abu Dhabi has had a patchy recovery since the COVID pandemic catalysed the real estate market in 2021. Saadiyat and the premium areas in Abu Dhabi benefited from the job creation occurring in the financial district of ADGM, but the more mid-market areas such as Reem Island, Al Reef, and Hydra Village were slower to recover. Now, the Abu Dhabi economy is in full swing, sparking a broader uplift in property prices.”

According to Crompton, Reem Island is currently moving up in both rental and sales prices, while Al Reef is witnessing rental price growth but has yet to see a corresponding rise in sales prices—though he expects that to change soon. He also highlights other overlooked but promising areas, including the NYU District of Saadiyat Island, Masdar City, and New Raha Beach, outside the traditional founder communities of Bandar, Muneera, and Zeina.

Dubai: A Tale of Affordability and Connectivity

Dubai continues to dominate the UAE’s real estate market, attracting both investors and end-users. However, not all high-sought areas necessarily indicate strong demand, as affordability plays a key role in search behaviour.

Yash Trivedi, Mortgage Advisor and Founder of YOUAE Mortgages, explains, “The reason these communities are among the most searched areas is primarily due to their affordability. Generally, buyers tend to search for properties priced from lower to higher, which explains the demand for these areas. However, this does not necessarily indicate that they are in high demand overall.”

For affordability, Jumeirah Village Circle (JVC), Al Furjan, and Sports City are top choices. On the other hand, buyers prioritizing connectivity tend to gravitate towards areas closer to Sheikh Zayed Road, such as Business Bay, Jumeirah Lake Towers (JLT), Dubai Marina, and Jumeirah Beach Residence (JBR). For those seeking townhouses, Trivedi points to Dubai South, Damac Hills 2, and Villanova as key options.

Sharjah’s Growing Investment Appeal

While Sharjah’s property market remains more restricted for expatriate investors, a few key projects are drawing increased attention. Trivedi notes, “In Sharjah, there are very few projects available for expatriates to invest in, and most properties are leasehold rather than freehold. As a result, options for

buyers are limited. However, due to the attractive pricing of projects like Arada in Sharjah, there has been a significant increase in interest from potential buyers lately.”

This shift suggests that despite its limitations, Sharjah is becoming a more viable alternative for buyers seeking affordable housing options outside Dubai and Abu Dhabi.



Best Communities for Investment in 2025

Based on insights from Skyloov’s report and expert opinions, here are the top areas to watch for investment in 2025:

Category	Communities
Affordable Apartments	International City (Dubai), Al Reem Island (Abu Dhabi), Muwaileh (Sharjah)
Mid-Market Growth	Al Reef (Abu Dhabi), Masdar City (Abu Dhabi), JVC (Dubai)
Luxury Investments	Saadiyat Island (Abu Dhabi), Business Bay (Dubai), JBR (Dubai)
Best for Townhouses	Dubai South, Damac Hills 2, Villanova
Connectivity-Focused	JLT, Dubai Marina, Sheikh Zayed Road corridor

In a Nutshell

The UAE’s real estate market continues to evolve, shaped by affordability, lifestyle preferences, and investment potential. While search trends provide valuable insights, expert opinions offer a more nuanced perspective on where true demand and growth lie. As 2025 progresses, investors and homebuyers should closely monitor emerging opportunities in both established and overlooked communities to make informed decisions in this dynamic market.

Empowering Women Investors

Shaping the Future of Dubai

By Majida Ali Rashid, *CEO of Real Estate Development Sector, Dubai Land Department*

Women are increasingly taking the lead in financial decision-making and wealth creation, driving real estate to stand out as one of the most powerful vehicles for economic empowerment. In Dubai, this shift is not just being observed but championed.

At Dubai Land Department (DLD), we are proud to support and spotlight the growing impact of women investors in the real estate market, who are no longer just participating in this sector but influencing it, shaping it, and encouraging its growth.

A Transformative Rise in Women's Investment

Over the past few years, we've seen a remarkable surge in women-led real estate investments. In 2024, female investors accounted for 34% of the total investor base in Dubai's real estate market. By the numbers, that's 50,979 transactions valued at AED 118 billion — a staggering testament to women's confidence in real estate as a strategic and secure asset class.

Even more striking is the contribution of Emirati women over the past year, who alone hold over 33,900 investments and contribute to 25% of the total real estate brokerage transactions in the city.

Dubai has swiftly become a global hub for women investors, with the number of nationalities represented among female property buyers increasing from 193 in 2023 to over 200 in 2024. This reflects the emirate's position as a safe, attractive, and future-forward destination for real estate investment by women from across the globe.

Creating the Right Ecosystem

Behind these achievements lies an intentional strategy. At DLD, we understand that empowering women

investors means more than celebrating statistics; it requires building an ecosystem that supports, educates, and connects.

To realise our vision of inclusive and empowered participation, we launched a series of targeted initiatives under the She Pioneers programme, each thoughtfully designed to enhance capabilities, and cultivate a dynamic, supportive community of women investors.

A cornerstone of this initiative is the Women in Real Estate Charter, designed to promote inclusive investment practices and encourage more women to participate actively in the property market. We also introduced the Real Estate Women's Club, offering investors access to a dynamic network of experts, peers, and mentors—because we believe empowerment is magnified through community.

Perhaps one of the most innovative components is the Women of Wealth digital platform, which redefines wealth to go beyond financial assets. It embraces a holistic view—knowledge, networks, and purpose—creating a space where women investors can build their legacy.

Empowerment Through Policy and Opportunity

DLD has implemented investor-friendly policies and incentive-based programmes tailored to women to catalyse further growth. These include flexible investment packages for first-time female investors, competitive commission structures for women-led brokerage firms, access to curated

advisory and consultation services, and training programmes to upskill female investors and brokers.

Our goal is to ensure that women not only enter the market but thrive in it—making informed, strategic decisions that lead to long-term financial security and generational wealth.

Looking Ahead

As Dubai's global influence continues to grow, women investors will be central to shaping its skyline and communities. Women bring a unique lens of purpose, resilience, and community impact to their portfolios, which uplifts the city's broader economic and social fabric.

Our mission at Dubai Land Department is clear: to ensure that women, whether experienced investors or new entrants, have the resources, confidence, and environment to succeed in real estate.



Majida Ali Rashid

in Dubai's Real Estate Market

Women Buyers Control 34% of Transactions

Megha S Anthony



Moreover, the diversity of female investors in Dubai has expanded, with their nationalities increasing from 193 in 2023 to 200 in 2024, further cementing Dubai's reputation as a leading investment hub for women worldwide. The DLD's ongoing initiatives, including targeted policies and incentive-driven frameworks, continue to support and enhance the role of women in the real estate sector, ensuring that their contributions are not only recognized but also facilitated for sustained success.

A Shift in Investment Behavior: Women as Strategic Investors

As the real estate market evolves, so too does the approach to investing, with women playing a crucial role in this transformation. Women investors in Dubai are no longer just participants in the market but are becoming key decision-makers, driving a new wave of strategic investments. Their focus on long-term value, financial independence, and diversification is reshaping the landscape of real estate investment.



Zarah Evans

Dubai's real estate sector, long known for its dynamic growth and global appeal, has seen a significant shift in recent years, with women investors increasingly making their mark. The Dubai Land Department (DLD), as part of its commitment to gender equality and inclusivity, hosted the 'She Pioneers' event to celebrate the rising influence of women in the real estate market. This event not only highlighted the achievements of female investors but also reaffirmed their pivotal role in driving sustainable growth and innovation in the sector.

Her Excellency Hessa bint Issa Buhumaid, during her address at a Women's Day event, shared some compelling statistics that demonstrate the growing participation of women in the market. Female investors now account for 34% of all real estate transactions in Dubai, with a total investment value of AED 118 billion. Emirati women, in particular, hold more than 33,900 investments, contributing to 25% of the total brokerage transactions in the city. These figures underscore a remarkable shift in both the volume and impact of female investments in the sector.

One of the key drivers behind this shift is the growing financial independence of women. As **Zarah Evans, Owner and Managing Partner at Exclusive Links Real Estate**, explains “Women today are more financially independent and educated than ever before. They are not just active participants in the workforce but are leading their own businesses and financial ventures. In a market like Dubai, known for its stability and growth potential, women are seizing opportunities with confidence.”

Evans further attributes the rise in female investors to the increasing recognition of gender equality and empowerment within the UAE's social and economic fabric. “This has resulted in tailored financial products and advisory services that are better suited to the needs of women investors. Alongside this, Dubai's real estate sector offers an environment of trust, stability, and world-class infrastructure that women are increasingly capitalizing on,” she adds.

Sami Abu Keshek, CEO, Veritas Real Estate offers additional insight into this growing trend, noting that many women, including wives of male investors or single mothers, are increasingly seeking financial independence. “Many women view property investment as a way to build passive income. In certain cultures, women are encouraged to retain income for themselves, which has further fueled the interest in real estate investment. At Veritas, we've strategically worked with spouses of male investors, and I hope that as these statistics become more recognized, brokers will take a more active approach to strategizing for female investors,” Sami explains.

“The future of real estate isn't just male-driven—it's diverse, dynamic, and led by those who know what they want. Women are not just investors; they are decision-makers who are actively shaping the future of the market.”

The Future of Women in Real Estate: Leadership and Innovation

Industry experts agree that the next five years will be pivotal for women investors in Dubai. As the market continues to grow, so too will the opportunities for women to take on more significant



roles—not only as investors but also as developers, industry professionals, and leaders. This shift is expected to foster greater innovation and inclusivity, particularly in areas such as sustainable development and community-driven projects.

Akhmed Idigov, CEO & Founder, Idigov Real Estate, highlights the growing importance of marketing campaigns tailored to female investors, which are proving to be increasingly effective. Reflecting on the growing trend among female investors, he adds, “About 50% of our customers are female, and the majority—over 75%—are investors. We've launched specific campaigns targeting female investors from regions such as the UK and Russia, and the results have been promising. Out



Akhmed Idigov



of 10 to 15 inquiries, approximately 20% have converted into transactions.”

According to **Dounia Fadi**, **Managing Director of eXp Realty**, “Women’s approach to real estate investment is sharp—focused on security, long-term value, and smart investments that align with their lifestyles. As they build wealth, they are also shaping the market. Developers and brokers who understand this shift are adapting with greater transparency and better financial options.”

Looking ahead, female investors are expected to drive significant changes in Dubai’s real estate sector. One area where their influence will be most notable is in the emphasis on sustainability. Women, who often take the lead in environmental and social governance initiatives in other



Dounia Fadi

sectors, are now pushing for greener, more eco-friendly developments in real estate. This trend towards sustainability, paired with a focus on family-friendly spaces, is likely to shape the next wave of real estate projects in Dubai.

As **Dounia** emphasizes, “The future of real estate isn’t just male-driven—it’s diverse, dynamic, and led by those who know what they want. Women are not just investors; they are decision-makers who are actively shaping the future of the market.”

The rise of female investors in Dubai’s real estate market marks a significant milestone in the industry’s evolution. As they continue to increase their investments and take on more leadership roles, women will undoubtedly drive the market towards greater inclusivity, sustainability, and innovation.

The Impact of Millionaire Influx on UAE's Real Estate

In 2025, around **142,000 millionaires** are expected to relocate **worldwide**, with the UAE likely to maintain its lead as a top destination

Deepa Natarajan Lobo



In 2024, the UAE reaffirmed its position as the world's top destination for millionaire migration, attracting over 6,700 high-net-worth individuals—more than any other country. This surge was driven by the nation's investor-friendly policies, economic resilience, and world-class infrastructure, making it a preferred choice for global wealth relocation.

As the trend gains momentum, 2025 is expected to see an even larger wave of global wealth migration. According to Henley & Partners, approximately 142,000 high-net-worth individuals with liquid investable wealth of \$1 million or more are projected to relocate worldwide, with the UAE set to remain a leading destination. Analysts suggest that this shift reflects broader global economic and geopolitical changes, with investment migration increasingly seen as a

Mona Jalota



pathway to enhanced mobility and security.

REM TIMES explores how this unprecedented wealth migration is transforming the UAE's property markets, with industry experts noting significant shifts in buyer preferences and investment patterns. From waterfront mega-mansions to luxurious branded residences, the country's real estate sector is set to evolve rapidly to meet the sophisticated demands of the global elite.

Luxurious Rentals

Real estate remains central to this trend, evolving beyond investment value to offer residency rights, income potential, and lifestyle benefits. The UAE's proactive approach, including crypto-friendly regulations and infrastructure development, further enhances its appeal to the global elite.

The upscale sector is poised for significant growth, foreseeing a surge in demand for luxury properties in exclusive neighbourhoods such as Palm Jumeirah, Emirates Hills, and Downtown Dubai, observes **Mona Jalota, Founder and Managing Director of Krypton Global Investments**, an investment firm that specialises in real estate. "As affluent individuals seek opulence and comfort, developers are gearing towards crafting lavish residences with top-tier amenities to meet these discerning tastes," she points out and adds, "This influx of High-Net-Worth Individuals (HNWIs) is set to reshape the rental market, driving an escalation in prices and a distinct shift towards larger, more luxurious units to accommodate this affluent demographic."

Marcus Andersson, Head of Luxury, Penthouse.ae, the luxury division of the prominent real estate brokerage firm Metropolitan Premium Properties, believes that the anticipated influx, coupled with delays by developers handing over new units, may contribute to price increases. "With prime areas like Palm Jumeirah and other beachfront locations experiencing a supply shortage, these cash-rich investors prioritize larger, high-quality properties and are willing to pay premiums to secure their desired homes," he says.

According to him, HNWIs are unfazed by high inflation and interest rates elsewhere and continue to seek premium properties in established communities like District One, Dubai Hills, Emirates Hills and Jumeirah Island, further pushing rents upwards. "While there may be some geopolitical challenges, the overall outlook for Dubai's luxury rental market remains highly positive," he adds.

To sum it up, the influx of millionaires into the UAE is not just influencing property demand but also redefining the very essence of luxury living. As more and more HNWIs establish roots in the nation, the focus will shift towards bespoke developments, seamless urban connectivity, and an unmatched lifestyle offering. This is sure to firmly position the UAE as a global powerhouse in luxury real estate, with its cities evolving into the epitome of modern, affluent living.



Marcus Andersson

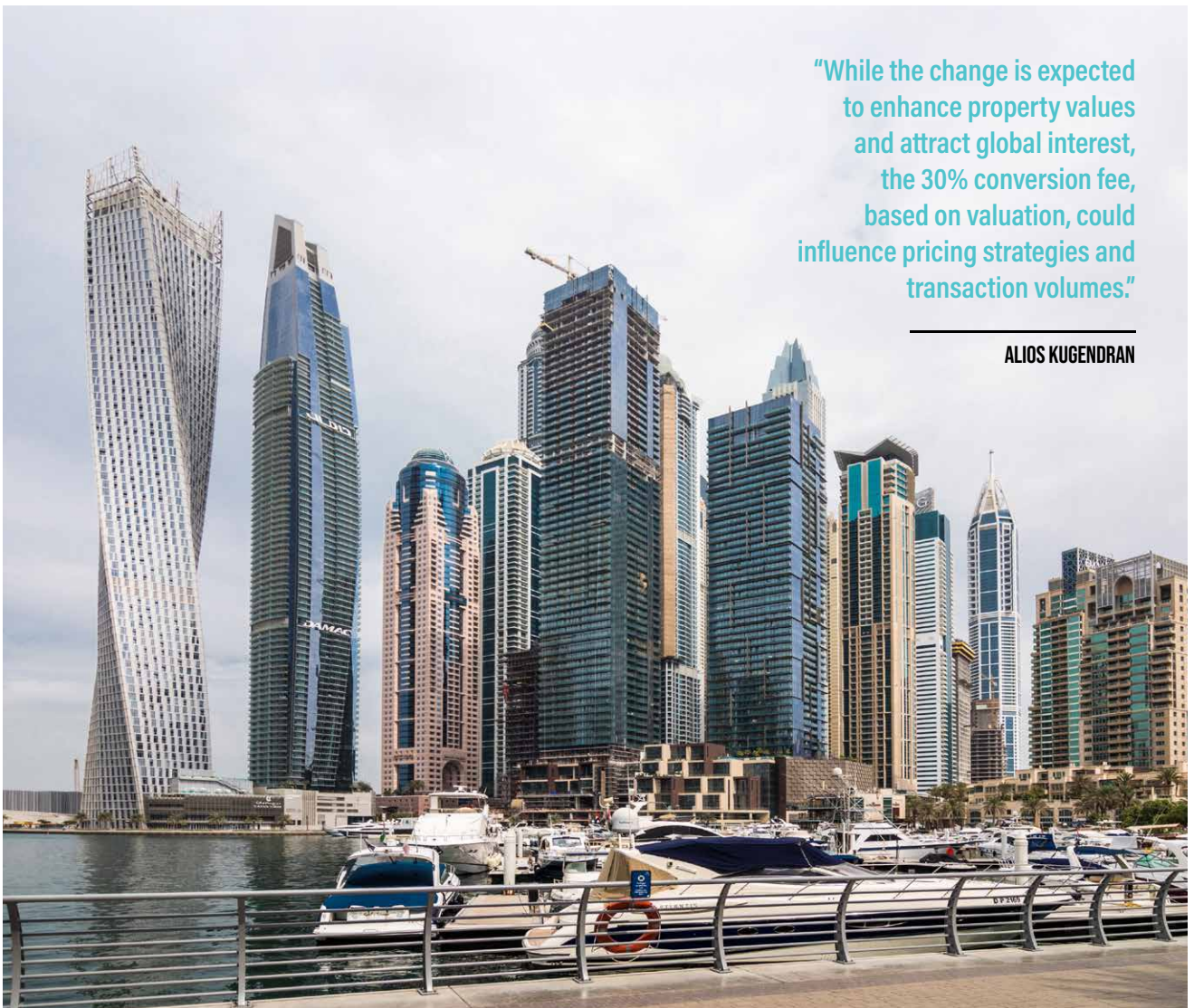
DUBAI'S NEW FREEHOLD POLICY TO ENHANCE PROPERTY VALUES: DEVELOPERS'

REM TIMES speaks to developers on the transformational impact of Dubai's new freehold policy on the real estate market

Deepa Natarajan Lobo

"While the change is expected to enhance property values and attract global interest, the 30% conversion fee, based on valuation, could influence pricing strategies and transaction volumes."

ALIOS KUGENDRAN



Dubai's new policy allowing property owners along Sheikh Zayed Road and in Al Jaddaf to convert their holdings to freehold is poised to transform the city's real estate landscape. The initiative, opening 457 plots to all nationalities, promises to significantly boost property values and attract global investors and reshape key parts of the city, making them more accessible to both local and international buyers, fostering a stronger and more competitive market environment. It is likely to add momentum to Dubai's continuous efforts to position itself as one of the world's leading real estate markets.

Alois Kugendran, CEO of Amaya & Co Real Estate, highlights the potential of the policy, stating, "The move opens up 457 plots—128 on Sheikh Zayed Road and 329 in Al Jaddaf—for all nationalities to purchase outright, a step that is likely to boost investor confidence and drive demand in these prime locations. While the change is expected to enhance property values and attract global interest, the 30% conversion fee, based on valuation, could influence pricing strategies and transaction volumes." This shift is expected to increase property values and generate strong interest in these key areas. Investors are likely to respond to this newfound opportunity with enthusiasm, recognizing the promise of high returns on secure, freehold assets.

"By extending ownership rights to all nationalities, this initiative positions Sheikh Zayed Road and Al Jaddaf as hotspots for international investors. Expatriates and global buyers, in particular, are drawn to the opportunity for long-term, secure investments in Dubai's dynamic real estate market."

ARASH JALILI



ARASH JALILI

CEO and Founder of Unique Properties

Arash Jalili, CEO and Founder of Unique Properties, explains, "Transitioning to freehold ownership significantly boosts a property's market appeal and value. Unlike leasehold, freehold offers complete ownership without time constraints, ensuring long-term security and higher returns." This increased security is a major attraction for international buyers, especially in a market known for its stability, he points out. "By extending ownership rights to all nationalities, this initiative positions Sheikh Zayed Road and Al Jaddaf as hotspots for international investors. Expatriates and global buyers, in particular, are drawn to the opportunity for long-term, secure investments in Dubai's dynamic real estate market." Such changes are bound to fuel a steady influx of international capital into the market, leading to higher demand and higher prices.

The policy also offers unparalleled flexibility thereby allowing owners to capitalize on the full potential of their properties. "Freehold ownership empowers property owners with full control over their assets. Owners can freely sell, lease, or transfer ownership without the constraints typical of leasehold agreements. This flexibility fosters independent decision-making and maximises investment potential," explains Jalili. This level of control further elevates the desirability of freehold properties, making them an attractive investment choice for both experienced and new investors alike.

Aligning with Dubai's goals of becoming a leading global real estate hub, this policy offers a major step toward fulfilling those aspirations. "This initiative aligns with Dubai's Real Estate Strategy 2033, which aims to elevate the sector to AED 1 trillion in value. By encouraging freehold conversions, the initiative drives sustained economic growth, increases transaction volumes, and reinforces Dubai's position as a global real estate hub," says Jalili. The policy is set to strengthen Dubai's standing on the world stage, as it creates greater investment opportunities and attracts both local and international players to the market.



ALOIS KUGENDRAN

CEO of Amaya & Co Real Estate

Kugendran concludes, "This initiative aligns with Dubai's Real Estate Strategy 2033, reinforcing the emirate's appeal as a world-class investment hub. This policy shift marks another milestone in Dubai's dynamic property sector, ensuring long-term growth and expanding opportunities for investors and residents alike."

The move is bound to yield long-lasting benefits, not only for the real estate market but also for the broader economy, creating a ripple effect that will drive innovation and development across various sectors. With enhanced investment opportunities and a more accessible market, Dubai is cementing its position as one of the most attractive destinations for real estate investment globally. This bold step is only going to make Dubai even more appealing to both local and international investors, offering a promising outlook for the future of the emirate's property market.

HOW DUBAI'S NEW FREEHOLD POLICY WILL SHAPE THE FUTURE OF REAL ESTATE

Ali Muslam Bu Mansour, Managing Director at Object 1, highlights how Dubai's new policy allowing freehold ownership along Sheikh Zayed Road and Al Jaddaf will enhance investment opportunities

Dubai has solidified its position as a global real estate hub with a game-changing announcement. The Dubai Land Department's new policy, which allows properties along Sheikh Zayed Road and Al Jaddaf to be converted to freehold ownership. As developers, we are always on the lookout for the most promising locations to ensure that our projects deliver the best possible outcome for investors. Therefore, the recent announcement by the Dubai Land Department regarding the ability to convert properties along Sheikh Zayed Road and Al Jaddaf to freehold ownership is of great significance. It unlocks a new realm of possibilities for both investors and property owners, improving investment potential and property value growth.

This initiative not only enhances market dynamics but also plays an important role in

allowing developers to contribute to the city's continued prosperity.

Market Growth and Projections

Dubai's real estate sector has seen significant growth in recent years, primarily driven by the progressive initiatives being introduced in the region. For instance, the Dubai Real Estate Sector Strategy 2033 is designed to strategically amplify the industry's influence by significantly boosting transaction volumes and positioning Dubai as a top-tier global destination for international investors. As a result, the overall number of real estate transactions hit a historic peak in 2024 with a remarkable value of AED 522.1 billion. This incredible growth is a direct result of high demand outpacing supply, leading to significant price increases.

The transformative policies implemented by the government are expected to further propel the market, with a projected 5% increase in real estate values. This positive trajectory presents lucrative opportunities for property owners, investors, and developers alike. Moreover, it aligns with Dubai's ambitious vision of solidifying its status as a premier global destination for real estate investment.

A Bold Step

The recent announcement is expected to further enhance the appeal of properties in already desirable areas like Sheikh Zayed Road and Al Jaddaf, which have consistently maintained strong value. A freehold property is an estate

Ali Muslam Bu Mansour



fully owned by an individual, free from any external control. The owner can sell the property without state approval and use the land for any purpose, as long as they comply with local regulations.

This increase in liquidity will help create an even more vibrant real estate market in Dubai. Property owners will have the chance to unlock greater value from their assets, while investors can tap into these high-growth locations, which have long been recognized for their potential. The introduction of freehold ownership will also reinforce Dubai's appeal to international investors, spotlighting these strategic locations as attractive for long-term investment.

Aligning with Dubai's Vision 2040

Aligning with the Dubai 2040 Urban Master Plan, which seeks to enhance the city's urban areas and foster vibrant, inclusive

communities, the newly introduced freehold ownership policy is crucial in reshaping Dubai's future. Here is how Dubai is turning this vision into reality:

- Offering freehold ownership helps attract international investors, contributing to the city's growth and development. This policy, along with initiatives such as the Golden Visa program, which has already granted over 100,000 visas to property investors and professionals, encourages expatriates to invest in Dubai and drive the city's economic growth.
- By providing access to property ownership, Dubai is diversifying its economy by reducing its reliance on oil revenues. It opens new opportunities in real estate, tourism, and other sectors. This strategic move enables the city to redefine its future and create a more resilient, innovative economy.
- Freehold ownership attracts a diverse mix of residents and investors, fostering vibrant, dynamic neighborhoods and promoting healthy, inclusive communities in the city.

A Vision for the Future

With a strong focus on innovation, sustainability, and excellence, Dubai is not only embracing change but also actively shaping its future. The city is unlocking new opportunities for property owners and investors, inviting them to play pivotal roles in its real estate journey. The introduction of the new policy serves as a clear testament to Dubai's commitment to progress, granting full ownership in some of the most coveted locations. This strategic move ensures that Dubai will continue to evolve and maintain its momentum as a dynamic force in the industry.

DUBAI

Designed to Deliver

Jatin Deepchandani

There are cities that promise returns. And then there are cities that offer reassurance. Dubai has quietly transitioned into the latter. In a time when global headlines veered between uncertainty and chaos, Dubai stood out by doing something radical — it functioned.

Whether it was how it handled international events, market shifts, or moments of global crisis like the COVID-19 pandemic, Dubai became a case study in clarity and coordination. While much of the world struggled with extended disruptions, Dubai was already recalibrating for the future. Protocols were clear. Systems were digital. Airports were operational. Confidence returned, not through noise, but through execution.



That moment recalibrated perception. What many once saw as a glamorous stopover, they began to see as a long-term base. Families relocated. Entrepreneurs shifted operations. Capital began flowing with greater intent. And for the first time, a city long admired for its ambition became equally respected for its consistency.

The Leadership Blueprint

Dubai's biggest differentiator is not its skyline — it's its leadership. What sets this city apart is intentionality. Policies are not reactive; they are architected with foresight. Whether it's economic reforms, visa flexibility, or investment frameworks, decisions here are made with a 10-, 20-, even 50-year horizon in mind.

This isn't just ambition — it's architecture. Governance here functions like a well-run enterprise: agile, accountable, and aligned. The rollout of Golden Visas, 100% foreign ownership, and the UAE's shift to a Monday–Friday workweek weren't just reforms — they were signals of adaptability, made well before they became regional trends.

Business leaders and global citizens alike now cite Dubai's governance as a reason for engagement. **In a time when regulatory whiplash is common globally, Dubai offers consistency. And in any long-term strategy, consistency is currency** — especially when paired with the kind of visionary execution that turns blueprints into benchmarks.

Life, Simplified

For those who operate across continents, time is the ultimate asset. In Dubai, the basics don't consume bandwidth. Licensing a business, getting a driver's license, school admissions, home maintenance, property registration — everything is streamlined, digitized, and efficient.

This frictionless experience extends to infrastructure. Whether you're flying private or commercial, the airport experience is elite. Connectivity to Europe, Asia, and Africa is seamless — with over two-thirds of the world's population reachable within an eight-hour flight. Add to that the quality of roads, telecom, security, and public services — **and you realize that Dubai isn't just a place to invest in. It's a place that respects your time, your ambitions, and your rhythm of life.**

Built to Absorb Growth

The population of Dubai continues to surge — nearly 170,000 new residents arrived in 2024 alone. But the city isn't reacting to this growth; it's designing for it. Entire districts like Dubai South and Jebel Ali Village are being developed with long-term intent. Mega infrastructure projects — from mobility corridors to smart urban hubs — are already in motion. Housing, healthcare, education, and transit are all expanding in sync.

Dubai's biggest differentiator is not its skyline — it's its leadership. What sets this city apart is intentionality. Policies are not reactive; they are architected with foresight.

This kind of integrated urban planning is rare. Most global cities expand under pressure, playing catch-up with demand. Dubai expands by orchestration — where infrastructure precedes population, and strategy informs scale. That's why long-term planners see not just opportunity, but alignment between vision and execution.

The New Lens of Value

We are seeing a new mindset take shape globally. People aren't only seeking returns anymore — they're looking for relevance, quality, and resilience. Real estate, for example, is no longer just about income or appreciation — it's about creating optionality. A residency pathway. A hedge against volatility. A bridge to global mobility. A legacy asset for future generations. Dubai answers all of that.

And while the returns remain competitive — with rental yields among the highest in major global markets — it is the lifestyle dividends that often tip the scale. The safety. The schools. The healthcare. The ability to live with dignity, operate with agility, and grow with stability.

Final Thought

The world has changed. People aren't just chasing gains. They're chasing clarity. And in an age where systems break and politics shift, Dubai continues to do what it does best: deliver. This city isn't just surviving the future. It's building it.



About the Author:

Jatin Deepchandani
Real Estate Investor | Advisor |
Founder & CEO, Plan3Media &
Crestus Publications

With over a decade of experience across real estate, media, and investment ecosystems, Jatin Deepchandani brings a sharp eye for market trends and long-term value creation. He has played a pivotal role in shaping industry conversations through high-impact platforms, events, and publications that connect key stakeholders across the Middle East and beyond.

Through REM TIMES and other ventures, Jatin continues to provide strategic insight for property investors, developers, and decision-makers navigating today's fast-moving markets.

Connect with him to explore deeper perspectives and opportunities.

Connect with him on LinkedIn



and Jatin@plan3media.com

Disclaimer: This article reflects personal insights and general trends. It does not constitute financial advice.

Branded Residences: The New Icons of Luxury in Dubai's Skyline

REM TIMES takes a look at some of the prestigious branded residences reshaping the skyline of Dubai

With renowned international brands constantly looking for new ways to expand their portfolio, branded residences have witnessed a rapid surge across the world in the last several years. Interestingly, the expansion has not just reached developed markets but also emerging ones, where companies are taking advantage of their reputations

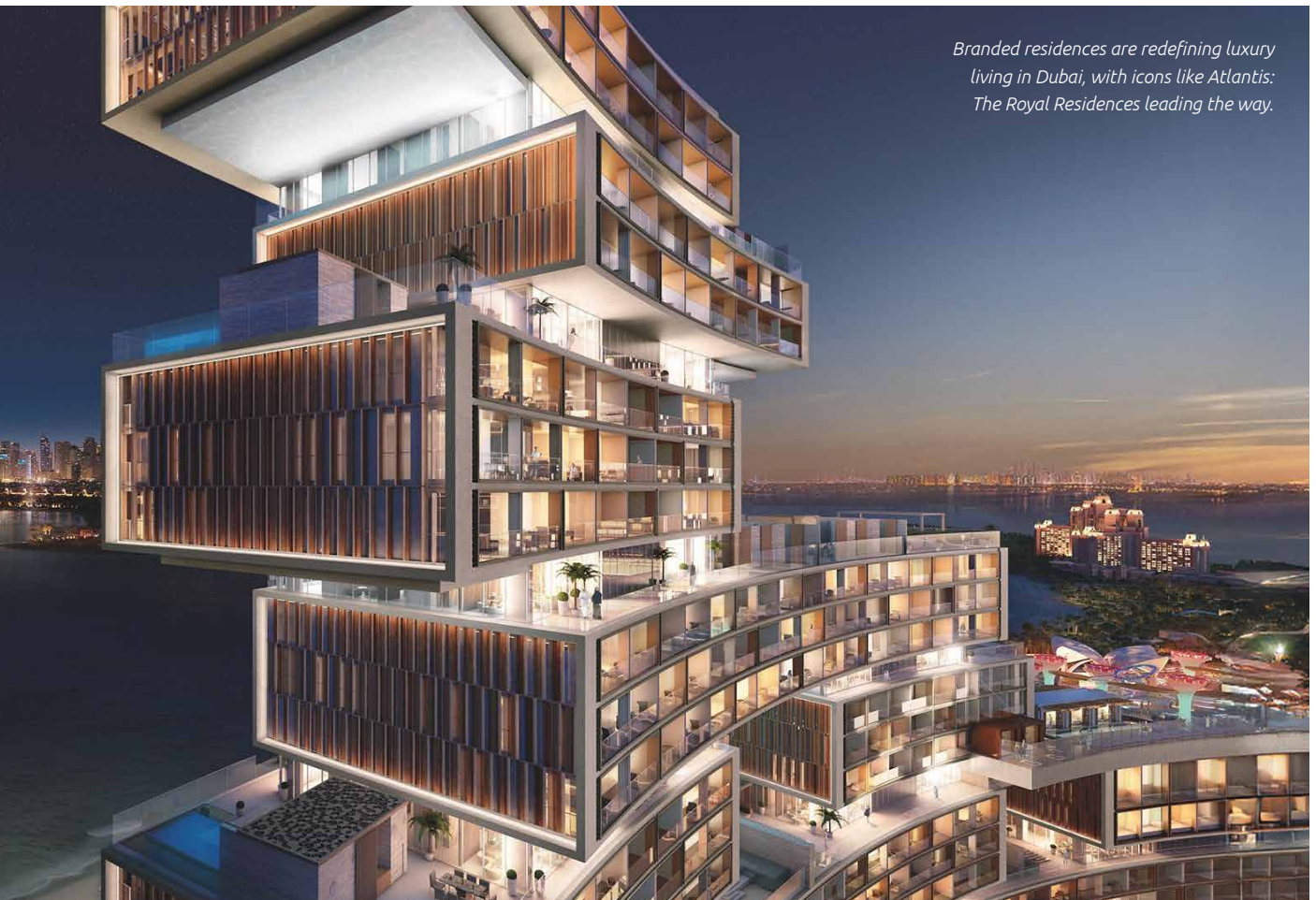
and creating world-class residences with a bouquet of amenities, leading to tremendous wealth creation and economic growth.

Hence, it's pretty straightforward why in Dubai, a city known for its opulence and dynamic real estate, the branded residences market has only been escalating. From the first branded residences that were established in

2010 (Armani Residences in Burj Khalifa), the emirate has come a long way with outstanding developments by leading luxury brands like Bulgari, Mercedes-Benz, Lamborghini, Cavalli and Karl Lagerfeld dotting its skyline today.

REM TIMES takes a closer look at some of the most prestigious branded residences that are reshaping Dubai's skyline.

Branded residences are redefining luxury living in Dubai, with icons like Atlantis: The Royal Residences leading the way.





Karl Lagerfeld by Taraf

In the heart of Meydan, Karl Lagerfeld Villas by Taraf redefine luxury living. Inspired by the legendary designer's signature style, each **5-7 bedroom villa** is a masterpiece of minimalist elegance and Art Deco influences. A catwalk-inspired entrance welcomes residents, leading to **opulent interiors and a waterfall-edge pool overlooking a crystal lagoon**. Every detail, from bespoke furnishings to grand architectural flourishes, embodies Lagerfeld's iconic vision. Nestled in Nad Al Sheba, this exclusive enclave offers an immersive fusion of fashion and sophistication, where haute couture meets high-end real estate, crafting a one-of-a-kind lifestyle experience in Dubai's dynamic luxury landscape.

Bugatti Residences by Bingham

In the heart of Business Bay, Bugatti Residences by Bingham brings the legendary French automaker's spirit into luxury living. This first-ever Bugatti-branded residential tower features **182 exclusive homes, including Cannes, St. Tropez, and Monaco mansions, alongside 11 Sky Mansion Penthouses** equipped with private car lifts. Designed for those who seek the ultimate fusion of speed, sophistication, and skyline views, Bugatti Residences embodies the grandeur of the Riviera, offering an unparalleled metropolitan lifestyle. With architectural innovation mirroring Bugatti's automotive excellence, this tower redefines branded luxury, making every residence a masterpiece of engineering and elegance.



Armani Beach Residences by Arada

Located on the shores of Palm Jumeirah, Armani Beach Residences by Arada embodies refined elegance. Designed by the Japanese architect Tadao Ando in collaboration with the renowned Italian fashion brand Giorgio Armani, this exclusive retreat offers **53 boutique residences**, including 2-5 bedroom apartments, penthouses, and two presidential suites with rooftop access. A private beach, three pools, a two-story gym, and a world-class spa redefine luxury living.

This is **Armani's second venture in Dubai**, following the iconic Armani Residences in Burj Khalifa. Seamlessly blending architecture and fashion, Armani Beach Residences delivers a tranquil, sophisticated escape, where minimalist design meets coastal serenity, setting a new standard in branded luxury.



Bulgari Lighthouse by Meraas

Rising above Jumeirah Bay Island, Bulgari Lighthouse reimagines Italian luxury in Dubai's seascape. Designed by Antonio Citterio Patricia Viel, the **4-5 bedroom penthouses** feature staggered balconies for privacy, private pools, and exclusive lift access. At the pinnacle sits the Sky Villa Penthouse, offering breathtaking Arabian Gulf views. Inspired by the interplay of light and shadow, the tower's design ensures each residence is a haven of tranquility and grandeur. Seamlessly blending modern aesthetics with timeless Bulgari craftsmanship, this waterfront retreat sets a new benchmark in Dubai's ultra-luxury real estate.



Burj Binghatti Jacob & Co. Residences by Binghatti

A masterpiece of design and craftsmanship, Burj Binghatti Jacob & Co. Residences is set to become the world's tallest residential tower. Developed by Binghatti in collaboration with luxury brand Jacob & Co., this architectural marvel offers ultra-luxurious living in the heart of Dubai and is set to become the tallest residential building globally once it is completed in June 2026.

Featuring **quarter-floor to full-floor Sky Mansions and opulent two-floor penthouses**, each residence is adorned with exquisite finishes and panoramic views of the Dubai skyline. Residents enjoy unparalleled amenities, including private infinity pools, a sky pool, a fitness club, and concierge services. Inspired by Jacob & Co.'s high jewelry and horology, this Hyper-Tower redefines elite living.

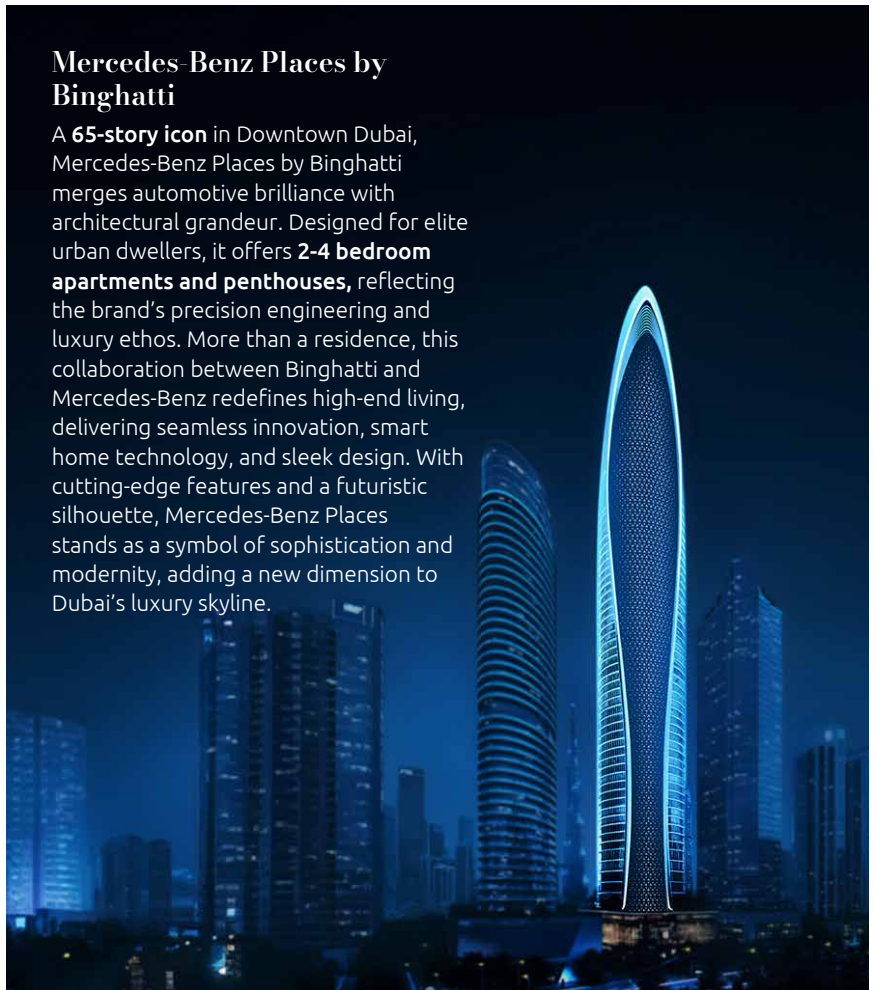
DAMAC Bay by Cavalli

Set against the backdrop of Dubai Harbour, DAMAC Bay by Cavalli delivers an exquisite fusion of waterfront serenity and high-fashion luxury. Developed by DAMAC Properties, in collaboration with Cavalli, this ultra-stylish retreat offers studio to **3-bedroom residences with private pools**. Nestled between Palm Jumeirah and Bluewaters Island, residents enjoy unparalleled ocean views, private beach access, an infinity pool, a state-of-the-art gym, and world-class wellness facilities. Embodying Cavalli's bold, extravagant style, DAMAC Bay is a true testament to indulgent coastal living, where fashion meets finesse in every detail.



Mercedes-Benz Places by Binghatti

A **65-story icon** in Downtown Dubai, Mercedes-Benz Places by Binghatti merges automotive brilliance with architectural grandeur. Designed for elite urban dwellers, it offers **2-4 bedroom apartments and penthouses**, reflecting the brand's precision engineering and luxury ethos. More than a residence, this collaboration between Binghatti and Mercedes-Benz redefines high-end living, delivering seamless innovation, smart home technology, and sleek design. With cutting-edge features and a futuristic silhouette, Mercedes-Benz Places stands as a symbol of sophistication and modernity, adding a new dimension to Dubai's luxury skyline.



Shaping the Future of Urban Living in the Middle East

PropTech is creating smarter, more sustainable and increasingly efficient urban spaces, writes **Can Buyukcelen, Executive Director of Design & Construction, MERED**



Technology's role in reshaping urban environments is becoming more apparent across the globe, particularly in the Middle East. In cities like Dubai, the integration of technology in real estate is not just enhancing the way people live but is driving substantial changes in how urban areas are planned, built, and operated. The adoption of **PropTech** (property technology) is helping to create smarter, more sustainable, and increasingly efficient urban spaces, with a focus on improving the quality of life for residents and businesses alike.

Smart Home Systems in Luxury Real Estate: Efficiency Meets Convenience

Smart home systems are becoming a standard in luxury real estate, offering benefits far beyond convenience. These systems are integrated into

residential properties to help reduce energy consumption, increase security, and improve overall comfort. In Dubai, high-end properties are now featuring smart technology, allowing residents to manage critical aspects of their homes—from lighting and temperature to security—remotely via their smartphones or voice commands.

This technological shift is aligned with broader regional goals of sustainability. Smart thermostats, energy-efficient lighting, and climate control systems contribute not only to reduced utility bills but also to a decrease in the environmental footprint of homes. As part of the broader push towards sustainable living, such innovations are helping cities address the growing demand for environmentally conscious, resource-efficient living spaces. According to a report by the Dubai Real Estate Institute, the UAE's smart home market is expected to expand at

a compound annual growth rate (CAGR) of 29.9% from 2023 to 2028, reflecting the region's increasing emphasis on sustainable and energy-efficient living environments.

The Evolution of Construction Technology: BIM and Automation

In addition to residential applications, PropTech is also influencing how buildings are designed and constructed. Building Information Modeling (BIM) has become a key tool in large-scale real estate development, helping architects, engineers, and contractors collaborate more effectively. BIM allows for the creation of digital models of buildings, which can be tested and refined before construction begins, ensuring better planning and fewer errors during the construction process. This technology has become a staple in the UAE, with the government mandating its use for all public sector construction projects to increase efficiency and ensure timely project completion.

Moreover, the use of robotics and automation is growing in construction. Robots are now being used on job sites for tasks such as bricklaying and pouring concrete, reducing the reliance on manual labour while increasing precision and speed. Automation also helps mitigate human error, further improving project quality. As these technologies evolve, they are expected to lower construction costs, shorten project timelines, and enhance the quality and safety of buildings.

The UAE's early adoption of BIM and robotics is helping to set the region apart, positioning it as a leader

in embracing innovative technologies in construction. These advancements are not just improving operational efficiency—they are also shaping the future of urban infrastructure, with a focus on creating cities that are both more sustainable and adaptable to future challenges.

Urban Development and Sustainability: The Role of Technology in City Planning

The integration of technology in construction is only one part of a larger trend toward building more sustainable, efficient, and connected cities. In urban development, smart systems are beginning to play a significant role

not just about improving individual buildings or systems—it's about creating an interconnected ecosystem that optimizes all aspects of urban living.

As cities expand and the population continues to grow, smart systems will become increasingly important in ensuring that infrastructure can support the needs of residents while maintaining sustainability and efficiency.

The Future of Smart Cities: How Technology Will Transform Urban Living

Looking ahead, technology will continue to play a key role in shaping the cities of the future. The concept of the smart city—an urban area that uses digital

technologies across sectors to create a more seamless and sustainable urban environment.

As the integration of technologies like AI, blockchain, and IoT deepens, the potential for these systems to enhance urban life will only increase. Smart cities will not only be more energy-efficient but will also be better equipped to respond to real-time challenges, from traffic congestion to energy shortages. The widespread adoption of PropTech will not only shape the physical spaces where people live but also influence how they interact with their environment, creating cities that are not only smarter but more adaptive to the needs of their residents.

"As cities expand and the population continues to grow, smart systems will become increasingly important in ensuring that infrastructure can support the needs of residents while maintaining sustainability and efficiency."

in areas like transportation, waste management, and energy distribution. The shift towards incorporating technologies such as the Internet of Things (IoT), artificial intelligence (AI), and blockchain in urban infrastructure is making cities more efficient and responsive to the needs of residents and businesses.

Dubai, for instance, is advancing its Smart Dubai initiative, which aims to transform the city into one of the most connected and efficient cities globally. This vision involves a wide range of technologies, from smart transportation systems that reduce congestion to AI-driven platforms that optimize energy use across the city. Such initiatives demonstrate the city's commitment to improving the quality of life while also addressing environmental concerns and future growth.

Moreover, the integration of technology in urban development is

technologies to enhance performance, well-being, and reduce costs—is gradually becoming a reality in the Middle East. In Dubai and other rapidly developing cities, the emphasis is on integrating various



Can Buyukcelen

Twin Icons of **Dubai's** *Waterfront Mastery*

Palm Jumeirah & Palm Jebel Ali

Two bold visions. One iconic city.

Palm Jumeirah and Palm Jebel Ali are not just engineering marvels – they're the embodiment of Dubai's coastal ambition, past and future. Here's a visual journey through both islands – celebrating what is and what's to come.

Location & Connectivity

Palm Jumeirah

- Prime location near Dubai Marina
- Connected via monorail and Sheikh Zayed Road

Palm Jebel Ali

- Close to Dubai South and Al Maktoum Airport
- Quick access to Expo City and emerging logistics hubs

Size & Scale



Palm Jumeirah

5.6
sq. km



Palm Jebel Ali

13.4
sq. km



Palm Jumeirah

Living & Lifestyle

Palm Jumeirah

Vibrant and bustling with beachfront villas, luxury apartments, global hotel brands, retail avenues, and nightlife.

Palm Jebel Ali

A nature-integrated, villa-only sanctuary with themed neighborhoods, lush landscapes, and sustainability woven into its masterplan.

Signature Highlights

Palm Jumeirah

- Atlantis The Palm
- Atlantis The Royal
- Nakheel Mall
- West Beach Boardwalk
- Five Palm Jumeirah

Palm Jebel Ali

- Coral & Beach Villas
- Boutique Hotels (planned)
- Waterparks & Retail Zones (planned)
- 2 Marinas
- Floating Villas (concept)

Investor Insight

Feature	Palm Jumeirah	Palm Jebel Ali
Market Type	Ready Properties	Off-plan Launch
Price Entry	High	Mid-to-High
Rental Yields	Up to 7%	Expected to grow post-completion
Growth Outlook	Stable & Prime	High Future Appreciation
Payment Plans	Rare	Available (3-4 yrs)

Palm Jebel Ali offers flexible payment plans and early entry into one of the most anticipated waterfront projects in the region.

Recent Developments at Palm Jebel Ali

Infrastructure Progress: In August 2024, Nakheel awarded an AED 810 million contract to Jan De Nul Dredging Ltd for marine works.

Construction Milestone: As of October 2024, contracts worth AED 5 billion have been issued to top-tier construction companies to develop 723 luxury villas across the first six fronds. Completion expected by late 2026.

Market Momentum: Over 60% of released units sold, indicating strong investor confidence and demand.

The Verdict

Palm Jumeirah is a proven icon of Dubai luxury. Palm Jebel Ali is its visionary sequel — a rare opportunity to be part of the future of waterfront living.



Palm Jebel Ali

The Magnetic Appeal of Beachfront Properties

REM TIMES takes a look at the evolving beachfront property market of Dubai and speaks to experts on what makes it so alluring

Deepa Natarajan Lobo



Hamed Ghelichkhan



Céline Haidamous

Known for its strategic location across the Gulf, contemporary skyline and opulent living standards, Dubai is home to some of the most remarkable beachfront properties crafted by world-class developers. Offering breathtaking vistas and top-notch amenities, these properties not only attract homebuyers looking for opulence and convenience but also elite investors eyeing high-yield investment.

REM TIMES takes a look at the factors shaping the waterfront property market of Dubai and finds out why it is emerging as a masterstroke investment in the real estate landscape of the emirate.

An Elusive Aura

The slightly elusive aura of a waterfront property makes it highly desirable among buyers and investors, feels **Hamed Ghelichkhan, CEO & Founder, Homeland Realty Real Estate**, a prominent UAE-based developer. "Their scarcity creates an aura of exclusivity and desirability. Furthermore, prime locations, stunning views, and luxurious living make them a sound investment with good potential for appreciation. The ability to generate income through high rental yields, either from long-term tenants or lucrative short-term tourist rentals, adds to their appeal," he notes.

Whether it's exclusive beachfront villas, high-rise penthouses with a bird's eye view of the bay or seaside apartments with luxurious amenities, the market is fertile with plenty of options catering to a variety of budgets. "Some investors are even choosing to buy units at waterfront hotels, resorts, and serviced apartments that cater to global tourists and business travellers. Iconic attractions like Palm Jumeirah and Dubai Marina are the top destinations for investors, while Palm Jebel Ali is seeing growing interest," points out **Céline Haidamous, Digital Sales Manager** of real estate platform **PropertyGuru.ae**.





"A trend that is noteworthy is that most in-land villa communities nowadays offer lagoons, and there is a growing trend among developers for every apartment in a project to have a private pool," adds **Peter Smithson, Managing Director** of boutique real estate agency **Bellevue**.

A Risky Affair?

Assets and liabilities are key components of any investment and a waterside paradise too comes with its fair share of risks. "Waterfront locations are more susceptible to hurricanes, floods, and coastal erosion. Investors must therefore inquire with developers on

steps being taken to mitigate any such risks. Developers must do their part and adopt sustainable construction practices, incorporating features like elevated foundations and using materials that can withstand harsh conditions. Dubai's regulatory bodies play a crucial role here, ensuring that developers adhere to strict building codes and utilise resilient materials," says **Karina Meirmanova, Real Estate Expert and Influencer**.

"The legal landscape surrounding waterfront development can also be complex. Zoning laws and regulations specific to waterfront areas exist, and navigating them can be tricky. Developers must work closely with

experienced professionals well-versed in these regulations to ensure projects comply with environmental and construction codes. And finally, partnering with a knowledgeable insurance broker to secure adequate insurance is paramount," she adds.

Smithson advises investors to be wary of purchasing in a location lacking tangible value. "As always the location will ultimately derive the value so, while I would advise investors to be wary of purchasing in a location lacking tangible value, the truth remains that most truly waterfront properties occupy prime residential spaces offering tremendous residual value," he advises.



Peter Smithson



Karina Meirmanova

“The combination of luxury, exclusivity, investment potential, rental income, and proximity to vibrant tourist hubs makes Dubai’s waterfront properties a prized possession in the city’s dynamic real estate market.”

Hamed Ghelichkhan

CEO & Founder, Homeland Realty Real Estate

The Winning Streak

However, despite the many risks surrounding it, the waterfront property market of Dubai offers abundant growth opportunities fuelled by innovation, luxury, and sustainability, according to industry experts. Investors and home buyers can work with experienced real estate

agents, legal advisors, and environmental consultants to address regulatory complexities and environmental risks effectively and navigate the market with confidence and success.

Moreover, the high occupancy rates and the steady capital appreciation of these developments despite the ups and

downs of the market make them a win-win affair. “In short, the combination of luxury, exclusivity, investment potential, rental income, and proximity to vibrant tourist hubs makes Dubai’s waterfront properties a prized possession in the city’s dynamic real estate market,” concludes Ghelichkhan.

Bridging Borders Between India & Dubai

As global real estate grows increasingly interconnected, India stands out as a vibrant hub of investors looking for opportunities beyond domestic borders. At the intersection of this interest and Dubai's dynamic property market lies Q4 Consultants—a name that has become synonymous with trust, transparency, and seamless cross-border investment.

Appointed as the official trustee of the Dubai Land Department (DLD) in India, Q4 Consultants has carved a niche for itself by enabling Indian investors to confidently explore and engage with Dubai's real estate sector. In an interview with **REM TIMES**, **Ramanjeet Singh, CEO, Q4 Consultants**, gives an insight into their journey.

How did Q4 Consultants come into being?

Q4 was incorporated in 2017 with a clear mission: to become a strategic bridge between Indian investors and Dubai's flourishing real estate market. The same year, we were prestigiously appointed as the official trustee of the Dubai Land

Department in India—a responsibility we carry with great pride.

India has always had a strong appetite for international real estate, and Dubai, with its proximity, investor-friendly policies, and world-class infrastructure, has been a natural choice. Q4 was born out of this synergy. From the beginning, we have worked to facilitate a seamless investment experience for Indian investors by providing them with reliable information, personalized support, and opportunities to connect directly with stakeholders in Dubai.

Over the years, we've organized a series of high-profile events across India, designed to promote awareness and confidence.

What exactly does Q4 do, and how does it serve Indian investors?

Our role is multi-faceted but always investor-centric. As DLD's official trustee in India, our core focus is to promote, support, and simplify the investment journey for Indian buyers interested in Dubai real estate.

Here's how we add value:

- **Promoting Dubai's Real Estate Market:** We host curated events, exhibitions, and forums that showcase Dubai's latest property developments.
- **Investor Consultation & Support:** We assist Indian investors with everything from understanding Dubai's property laws to navigating the transaction process.
- **Strengthening Investor Confidence:** We act as a direct link between investors and DLD. Our representative office in India, we offer personalized, on-ground support that makes investing in Dubai simpler and safer.
- **Facilitating Seamless Transactions:** From

connecting buyers with Dubai-based developers to managing paperwork and timelines, Q4 ensures every touchpoint is handled with clarity and care. We keep investors updated on the latest developments from DLD, fostering an environment of trust.

What's next on the horizon? Tell us about your upcoming event.

We're thrilled to announce that our next major initiative will kick off on April 10, 2025, in New Delhi. This event marks the beginning of a nationwide roadshow across India, designed to engage directly with investors and introduce them to the latest opportunities in Dubai's property landscape.

At this flagship event, we will be highlighting Dubai Land Department's achievements, services, and the new wave of investor-friendly initiatives.

What do you hope to achieve through this event series?

This isn't just an event—it's the beginning of a deeper conversation. Our objectives are clear:

- **Showcase DLD's achievements** and vision to the Indian investors.
- **Educate and empower** the investors by sharing practical knowledge around legal processes, investment benefits, and return on investment.
- **Build investor trust** through transparent dialogue and accessible credible information of investing in Dubai.
- **Create meaningful connections and opportunities** for Indian investors to speak directly with developers, DLD representatives, and industry leaders.

This event series symbolizes Q4's commitment to represent the Dubai Land Department in India, we remain focused on expanding opportunities for Indian investors.



Ramanjeet Singh

COASTAL GEMS: DISCOVER THE TOP THREE LAUNCHES ALONG DUBAI'S STUNNING SHORELINE

*Villa del DIVOS on
Dubai Islands*

With its stunning coastline and world-class amenities, Dubai and its surrounding area are becoming a prime location for those seeking exclusive beachfront real estate developments. The last week saw three plush properties being launched by top developers near the coastline – Villa del DIVOS by Mr Eight Development; AYA Beachfront Residences by Deyaar and Beachfront Gates by Dubai South Properties. **REM TIMES** takes a look at all the three sought-after waterfront developments.

Villa del DIVOS on Dubai Islands

Mr. Eight Development, a European property developer, recently launched its first residential project in the UAE – Villa del DIVOS on Dubai Islands. Located on Dubai Islands, this development features 108 meticulously crafted one to five-bedroom residences and penthouses, and is situated on the first coastline of Dubai Islands. It is the first of five planned developments on the Island, with a total investment of half a billion dirhams.

“Villa del DIVOS represents the culmination of years of meticulous planning and design,” said Emils Daujats, Director at Mr. Eight Development. “We are thrilled to introduce this exceptional project to the Dubai market and offer discerning residents a unique blend of modern design, world-class amenities and serene waterfront views. With a private, secluded feel, residents will enjoy the best of both worlds – proximity to the vibrant heart of Dubai while living in a tranquil coastal retreat.”

Villa del DIVOS offers residences starting from **AED 2.2 million** for a one-bedroom apartment, with prices reaching up to **AED 28 million** for the five-bedroom Sky Mansion. The development includes a total of **108 suites, including 12 duplex apartments with private pools. Construction of the project has commenced with handover scheduled for Q1 2027.**

Mr. Eight Development is also offering a flexible payment plan, allowing buyers to **pay 35% during construction and the remaining upon handover.**

*Beachfront Gates by
Dubai South Properties*



Beachfront Gates by Dubai South Properties

Dubai South Properties announced the successful launch of Beachfront Gates, an exclusive apartment development in Dubai South's Residential District recently. The property comprises two residential towers, both offering uninterrupted breathtaking views of the beachfront community and lagoon within the master development. Currently, only one of the two towers—

Beachfront Gates Tower 2—is available for sale, which features 157 spacious units, including one-, two-, and three-bedroom apartments, along with a limited number of podium units that offer large terraces.

The project offers thoughtfully designed apartments with families in mind. These include expansive living rooms, en-suite bathrooms, closed kitchens, and large balconies and windows to maximize natural light and ventilation. Family-friendly amenities at the podium level include dedicated kids' play areas and entertainment zones. Additionally, the project will feature separate swimming pools for adults and kids along with a variety of sports and recreational facilities at the podium decks, ensuring a well-rounded lifestyle for all residents.



In his comments, Nabil Al Kindi, CEO of Dubai South Properties, said, "The successful launch and sell-out of our South Living project confirms Dubai South's position amongst the top locations by end-users and investors. This positive market sentiment has encouraged us to launch the Beachfront Gates development. With its strategic location **near Al Maktoum International Airport**, spacious units, high return on investment, seamless connectivity, and state-of-the-art amenities we anticipate great response by investors.

AYA Beachfront Residences by Deyaar

Leading UAE real estate developer and property management company Deyaar Development announced the launch of AYA Beachfront Residences—its first-ever residential project in the emirate of Umm Al Quwain. Located along the Umm Al Quwain beachfront, the development blends four key elements: residential, wellness, community, and smart living. Commenting on the launch, Saeed Mohammed Al Qatami, CEO at

Deyaar Development, said, "Reflecting our commitment to creating exceptional living spaces, this development offers a tranquil beachfront getaway with superb connectivity and excellent community living amenities that are ideal for families and investors while also creating local job opportunities and further boosting the economy."

Phase 1 of the project will feature a collection of 442 premium residential units, offering one- to five-bedroom residences with nature-inspired interiors reflecting the coast, contemporary design that connects with nature, and private resort-style amenities for an exclusive living experience. The development will also include penthouses, sky villas, and ground-level beach homes (duplexes).

Wellness and leisure facilities include a beach club, wellness center with yoga centre, spa, infinity pool and kids' zone. The vibrant community hub includes cafes, dining destinations, and multi-purpose recreational areas. **The project is scheduled for completion in Q4 of 2027.**

CO-OWNERSHIP: A RISING TREND IN THE PROPERTY MARKET?

REM TIMES takes a look at the growing market of fractional ownership in Dubai, which has been catching the fancy of real estate investors

Deepa Natarajan Lobo

For investors looking to own a high-value property without having to dwell too much on the maintenance, legalities or finances of it that accompany along, fractional or co-ownership is the ideal solution. Although still in its initial phase in Dubai and the surrounding regions, the concept of shared or fractional ownership

of properties has been catching the attention of global investors.

A system where a property is jointly owned by several investors, fractional ownership consists of a single property split into quarters, with each part owned by a different individual and having its own deed, that can be sold or mortgaged independently.

“Unlike a timeshare, where investors buy time in a property, fractional ownership involves owning a part of the actual real estate. This is particularly aimed at smaller investors in the hotel-apartment sector, enabling them to own a portion of property for less capital,”

Ahmad Al-Khalil, Dubai-based legal expert

Ahmad Al-Khalil



“Co-ownership with Shard is not a timeshare; it's a modern and sustainable way to co-own prime property with up to eight owners. When you purchase a 1/8 share of a property, you truly own that fraction: your name is on the title deed, giving you the freedom to spend your holiday there, or rent it out through Shard,”

Istvan Juhász

Co-Founder and CEO of Shard

“For the price of one property, you are able to buy eight and diversify your portfolio. Shard uses its own algorithm to select the 1% of prime property worth buying. This ensures that buyers benefit from strong price appreciation as well as the highest rental yields for a combined ROI of approximately 10% annually. With a starting price of 200,000 AED, Shard makes second home ownership more accessible,” he adds.





Navigating the Complexities

Like any new phenomenon in its pilot phase, fractional ownership too comes with its share of challenges such as disputes between co-owners or with property managers, necessitating tailored management agreements to handle potential conflicts and operational issues. "While fractional ownership reduces the financial barrier to real estate investment, prospective buyers must consider complex ownership dynamics and management company roles before investing," advises Al-Khalil.

Madhav Dhar, COO of Founding Member, ZāZEN

Properties, a prominent real estate developer in the emirate, advises fractional owners to sign an agreement clarifying each party's rights. "Co-ownership does come with inherent risks and disagreements; therefore, it is advisable for co-owners to also enter into a separate joint ownership agreement to lay out each party's rights and responsibilities and avoid future disputes," he points out.

Gaining Traction

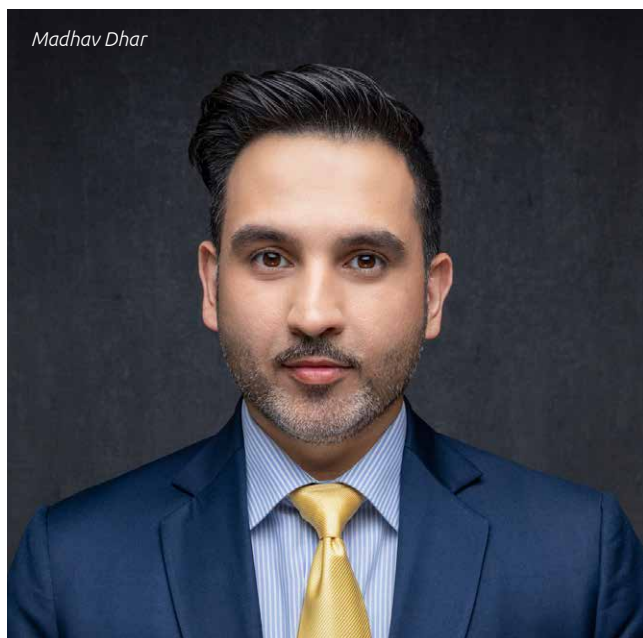
Since it is affordable especially for young and first-time buyers, the segment will definitely gain traction in the coming months, according to Dhar. "We will start to see an increase in co-ownership models catering to specific demographics, like young couples or working professionals seeking shared living arrangements. And this will further be bifurcated into the 'high-end' and 'mid-market' price segments as the segment matures. With a growing middle-class population, it will be increasingly visible to international investors and expats who are attempting to diversify their income and produce wealth," he states.

Globally too, fractional ownership is on the rise, especially in the hotel and serviced apartments segment. "It is being seen as an attractive alternative to timeshares and home-sharing platforms, offering potential income from property value increases and rental revenues," sums up al-Khalil.

Istvan Juhász



Madhav Dhar





A FUTURE-FOCUSED PLATFORM FOR GLOBAL REAL ESTATE LEADERS

Exploring Sustainable Growth, Smart Cities & Strategic Investments

As the real estate industry navigates an era defined by transformation — whether through sustainability mandates, digital disruption, or changing investor priorities — platforms that foster meaningful dialogue and collaboration have never been more essential. Among them, the World Realty Congress (WRC), organised by Eventyst Global, has emerged as one of the most influential gatherings for cross-sector engagement and strategic thinking.

Now, as preparations begin for the 2025 edition, scheduled to take place from December 8–12, the Congress is set to return with a renewed focus: to connect the global real estate community through conversations that drive impact, innovation, and investment.



A Legacy of Leadership

Since 2018, the World Realty Congress has established itself as a convening point for developers, government leaders, brokers, property managers, facilities managers, PropTech innovators, and policymakers.

Supported by officials from the Dubai Land Department & Dubai Police, WRC has welcomed 50+ influential speakers and 700+ attendees from across the globe, reinforcing Dubai's role as a knowledge and investment hub for real estate professionals worldwide.

5 DAYS OF POWER PACKED PROGRAMS



40+
Speakers



500+
Delegates



21+
Sessions

5 EVENT FORMATS

- Masterclasses
- Conference
- Awards
- Community Tours



35+
Categories



10+
Visiting Countries

5 DIVERSIFIED SECTORS

Property Developers | Real Estate Brokerage | Real Estate Management | PropTech | Consultants



On-Ground Insights and Global Exchange

One of the most anticipated features of the upcoming edition is the introduction of community visits — designed to give international delegates an up-close view of Dubai's most forward-thinking urban developments. These curated experiences will allow guests to explore real-time urban innovation, hear from on-ground community leaders, and witness how Dubai's planning, technology, and service delivery are reshaping how cities function.

Alongside this, the Congress will welcome delegates from over 10 countries, with each bringing regional insights, investment trends, and collaborative opportunities to the table. WRC 2025 aims to not only exchange ideas but create actionable alliances across borders.

Themes That Reflect a New Era of Real Estate

As the world looks ahead to 2030 and beyond, the World Realty Congress 2025 aligns closely with the objectives of Dubai Vision 2033 — placing a key focus on sustainable growth, data-driven planning, and integrated real estate infrastructure.

Key themes will include:

- Sustainable Communities
- Real-Time Data & AI
- Integrated Real Estate Ecosystems

Whether it's through smart zoning, automated operations, or adaptive infrastructure, WRC 2025 will showcase how Dubai—and the world—is evolving toward fully integrated urban systems.

A Call to Collaborate, Contribute, and Co-Create

As with previous editions, WRC 2025 will continue to spotlight leadership voices, celebrate excellence through recognition, and open the floor for fresh perspectives from across the industry. But more than ever, the Congress will serve as a collaborative engine — a space where the private sector, public institutions, and global investors meet to align on what the future of real estate should look like.

Join the Global Conversation

World Realty Congress 2025 is open to those leading change, shaping communities, or investing in what comes next—this is the platform to be part of.

For more details on speaking, attending or sponsorships, visit www.worldrealtycongress.com

WHAT'S NEW IN 2025

- 1 SPECIALISED PROPTech TRACK**
- 2 SPECIAL BROKERS WORKSHOP**
- 3 URBAN LIVINGTRENDS ROUNDTABLE DISCUSSION**
- 4 AUDIENCE ENGAGEMENT WORKSHOP**



DEVELOPERS UPBEAT ABOUT DUBAI SMART RENTAL INDEX

Deepa Natarajan Lobo



Top Dubai real estate developers speak to **REM TIMES** on the innovative concept and how it is set to reshape the rental market of the emirate

A game-changing tool introduced by the Dubai Land Department (DLD); the Dubai Smart Rental Index marks a significant advancement in the emirate's real estate sector. By leveraging data-driven insights and offering a transparent, AI-driven approach to rental trends, it helps both developers and tenants navigate the competitive rental market more effectively. The index evaluates over 60 criteria, including location, maintenance, and

amenities, creating a standardized benchmark for rental prices. This innovative tool enhances transparency, streamlines pricing strategies, and fosters a more efficient, competitive, and fair market.

To explore how the Smart Rental Index is influencing Dubai's rental market, **REM TIMES** spoke with industry experts, who shared their perspectives on its impact on pricing strategies for property developers and management companies.



MIŁOS ANTIĆ

Vice Chairman of DHG International Holding and CEO of DHG Properties Dubai

"The DLD Smart Rental Index will enhance the transparency and efficiency of Dubai's rental market. By providing data-driven insights into rental trends and benchmarks, it serves as a useful tool for property developers and management companies to align pricing strategies with current market dynamics. For developers like DHG Properties, the index offers valuable assistance during the planning process and design of projects that cater to the specific needs of our clients. In Dubai's highly competitive market, we view the Smart Rental Index as a resource for refining our strategies and offerings, as we are focused on staying ahead of evolving market trends while delivering Swiss quality that sets us apart."

The index offers valuable assistance during the planning process and design of projects that cater to the specific needs of our clients.

MIŁOS ANTIĆ



BOGDAN MAXIMOV

Project Director at MERED

"The Smart Rental Index is a powerful tool that provides AI-driven insights into rental prices, making pricing processes more accurate and transparent. As a luxury real estate developer, we see immense value in its ability to provide real-time updates on market trends, ensuring that the properties our clients invest in are competitively priced and aligned with the latest market dynamics. The inclusion of building classifications, which account for factors like technical specifications, amenities, and services, is exactly what sets us apart and reflects the quality of our ICONIC Residences. The data from the index also offers value to property buyers and investors, as monitoring rental trends helps gauge long-term capital appreciation potential and understand how demand for rental properties can influence overall property values. We leverage these insights to strategically position our properties in the market, ensuring they meet client expectations for long-term ROI."

As a luxury real estate developer, we see immense value in its ability to provide real-time updates on market trends, ensuring that the properties our clients invest in are competitively priced and aligned with the latest market dynamics.

BOGDAN MAXIMOV



AJAY BHATIA

Founder and CEO of SOL Properties

"The Smart Rental Index enables various stakeholders to align their rental rates with real-time market dynamics while providing a reliable benchmark for mitigating disputes. Furthermore, developers can leverage this index to enhance their properties to secure better ratings. With rental rates regulated and long-term rentals anticipated to experience significant growth, this index highlights the critical importance of competitive pricing in Dubai's real estate market.

It is regarded as an innovative platform that enhances competitiveness and fosters fairness. This initiative not only helps developers to anticipate trends, adapt offerings strategically and attract tenants and investors but also underscores Dubai's commitment to innovation. As the market continues to evolve, the Smart Rental Index becomes instrumental in enhancing the standard of living and strengthening Dubai's position in the global real estate landscape."

This initiative not only helps developers to anticipate trends, adapt offerings strategically and attract tenants and investors but also underscores Dubai's commitment to innovation.

AJAY BHATIA

A PEEK INTO DUBAI'S SWEDEN ISLAND

REM TIMES takes a look at a luxury project inside The Heart of Europe island

Embark on a visual odyssey where luxury finds its muse in the harmonious merger of Scandinavian grace and Dubai's opulence. Nestled within The Heart of Europe, Sweden Island unveils a collection of palaces that transcend architectural brilliance.

REM TIMES gives you a sneak peek into the story of Sweden Beach Palace, where each glass-crafted masterpiece echoes the Viking legacy, offering an unparalleled blend of elegance and innovation in the heart of Dubai's luxurious landscape.

Architectural Extravaganza

Nestled within the captivating landscape of The Heart of Europe, Sweden Island stands as a testament to architectural brilliance. Eight palaces and a boutique hotel, inspired by the inverted hull of a Swedish Viking vessel, grace the pristine shoreline. The intricate design mirrors the seafaring heritage of Scandinavia, creating a seamless blend of tradition and opulence.

Viking Spirit Meets Dubai's Extravagance

Step into the ethereal world of Sweden Beach Palace, where Viking ship-inspired designs redefine opulent living. The glass-crafted roofs, mirroring upturned hulls, flood the interiors with natural light, offering breathtaking panoramic views of the Arabian Gulf. The homage to Scandinavian seafaring heritage is not merely in design; it's an immersive experience that transports residents to a realm of tranquility and sophistication.

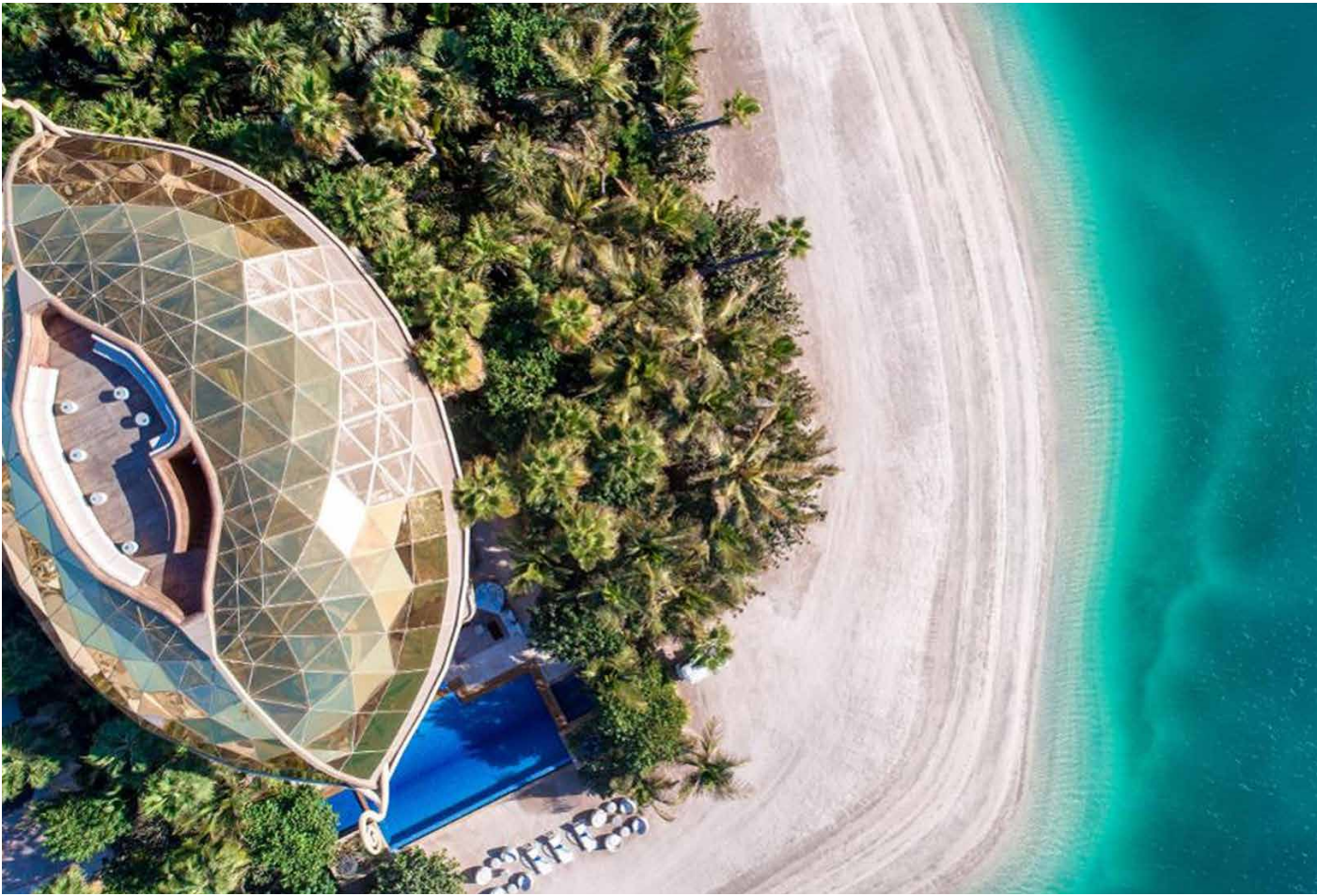
Exclusive Living Redefined

The visionary project within The Heart of Europe introduces Sweden Island as the epitome of beachfront luxury. Developed by the renowned Kleindienst Group, this exclusive enclave offers a limited collection of ten villa-palaces, presenting a rare investment opportunity for those seeking a lifestyle that redefines the standards of opulent living in Dubai. It's more than a residence; it's a bespoke masterpiece.

A Viking Legacy in Glass and Light

The distinctive glass-crafted roofs of Sweden Beach Palace create an ethereal effect, allowing the play of natural light within the interiors. Crafted entirely from glass, these roofs ingeniously mimic the upturned hulls of Viking ships, a nod to Sweden's rich maritime history. As sunlight floods the living spaces, residents are greeted with an atmosphere of elegance and sophistication, creating an immersive connection with the surroundings.





Luxury Beyond Imagination

Beyond captivating design and idyllic locations, Sweden Beach Palace offers a plethora of amenities that elevate the living experience. Private landscaped gardens surround each palace, adorned with over 67 species of plants, providing not just aesthetic beauty but also a connection to nature. With direct private beach access, European-sourced marble interiors, and multiple arrival options, this enclave sets new standards for luxury living.

A Glimpse into Opulent Living

As you step into a Sweden Beach Palace, the opulence unfolds. Seven plush bedrooms, each with its own en-suite bathroom, offer a serene retreat with the sounds of waves and gentle sea breezes as constant companions. The master floor, adorned with Bentley Home furnishings, features a luxurious en-suite bathroom, spacious dressing room, and rain showers — a true sanctuary of luxury and comfort.

Artistry in Every Detail

The master floor is a testament to meticulous design, offering a sanctuary adorned with Bentley Home furnishings and décor. The freestanding Italian marble bath, spacious dressing room, and luxurious rain showers create a haven for residents to unwind and pamper themselves in the lap of luxury. It's not just a bedroom; it's an immersive experience in opulence.

Endless Possibilities at the Rooftop Haven

The rooftop floor of each palace, designed to resemble a Viking boat hull, adds a touch of whimsy and wonder. This versatile space can be customised to suit residents' preferences, whether it's a private retreat, a home office with a view, or a cosy lounge for relaxation. It's a canvas awaiting the personal touch of those who appreciate luxury beyond boundaries.





More Than a Residence - A Lifestyle Legacy

Sweden Beach Palace is not merely a residence; it's a testament to architectural ingenuity, Scandinavian elegance, and Dubai's commitment to luxury living. From captivating design to exquisite features, it's a legacy in the making — a statement of fine living that echoes through the sands of Sweden Island.

Fine Living Redefined

Sweden Beach Palace is more than a home; it's a lifestyle, a statement, and a legacy of luxury. With captivating design, exquisite features, convenient accessibility, and breathtaking views, it transcends the boundaries of opulence. Step into a world where every detail is a masterpiece, and every day is a celebration of a life well-lived.

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