

# Space8

## Dubai – The City Where Investments Work

A rapidly growing market, high returns, capital protection, and stability—everything you need for secure investments.











# Market Comparison

Average Rental Yield  
(ROI)

London:

3-4%

Singapore:

2-3%

New York:

2,5-3,5%

Dubai:

8-10%



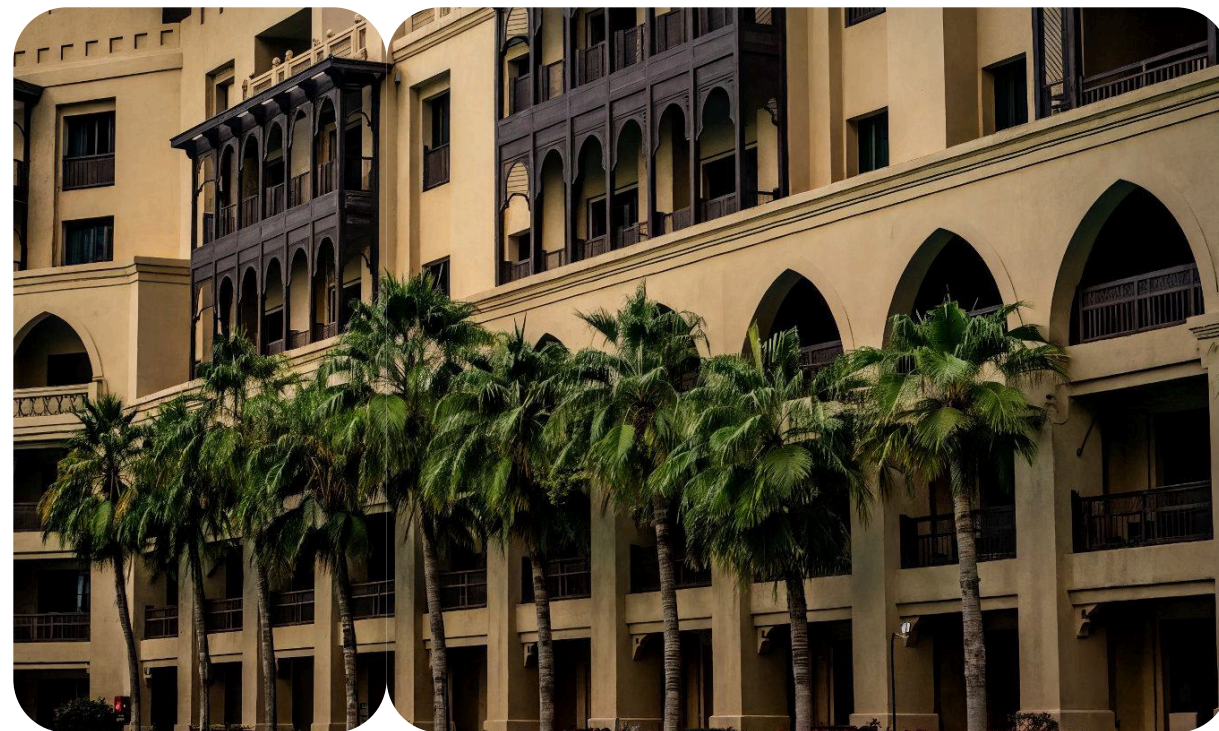


## A modern, minimalist living room with large floor-to-ceiling windows overlooking a tropical beach and palm trees. The room features a large, light-colored sectional sofa with dark wood accents, a low wooden coffee table, and a tall, open shelving unit with glass and wood elements. The interior is decorated with contemporary art, books, and plants, creating a sophisticated and airy atmosphere.

## 0%



## Investment Security



### Escrow accounts

Your money is protected by the government until project completion

### Dubai Land Department (DLD)

Transactions are controlled at the state level

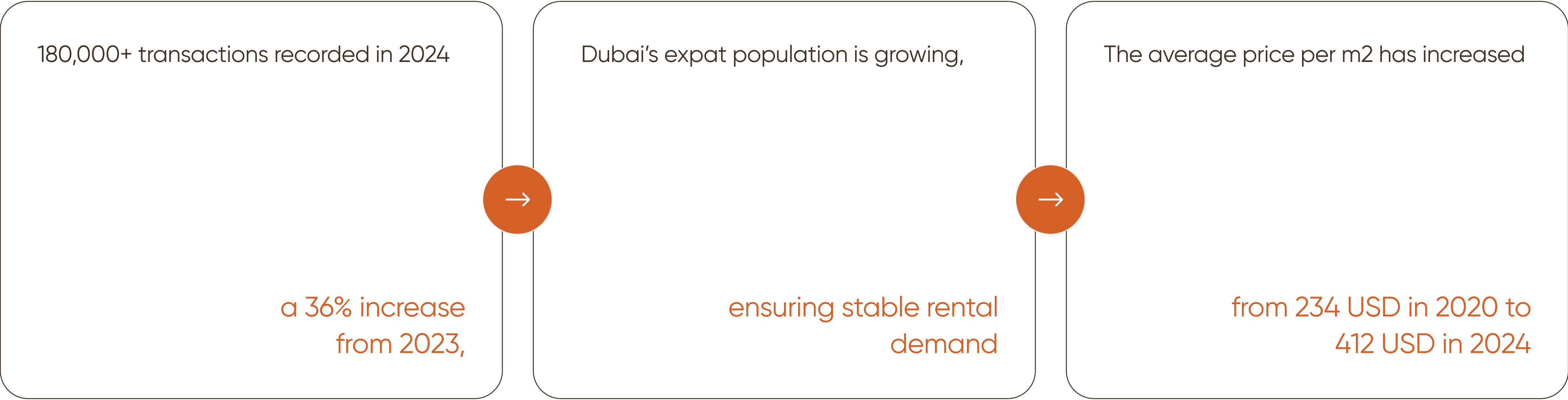
UAE currency is pegged to the US dollar, reducing currency risks

DIFC

Independent regulators in free economic zones



# Real Estate Boom & Demand Growth









## UAE Golden Visa

By investing from AED 2 million (~\$545,000) in Dubai real estate, you qualify for a 10-year investor visa.

### Visa Benefits:

**Live in the UAE** for 10 years  
with renewal options

Unlimited entry and exit  
from the UAE

Open bank accounts and  
**register businesses**

**Visa applies to your family  
and household staff** (drivers,  
nannies, etc.)



# International Mortgages – Financing Without Borders

Dubai offers mortgage financing for non-residents, covering up to 50% of the property value.

Advantages:

- \* **Available to non-residents** – Offered by both international and local banks.
- \* **Competitive rates** – Starting from 3% annually
- \* **Flexible terms** – Up to 25 years, with early repayment options.
- \* **Multi-currency financing** – Available in USD, GBP, EUR, and AED.

Individual support from Space 8:

Our mortgage broker is ready to help you apply for a loan, regardless of your location.

**We will ensure the complete organization of the process, making it as simple and convenient as possible for you.**

We will help you choose a mortgage program!



# A Magnet for International Business

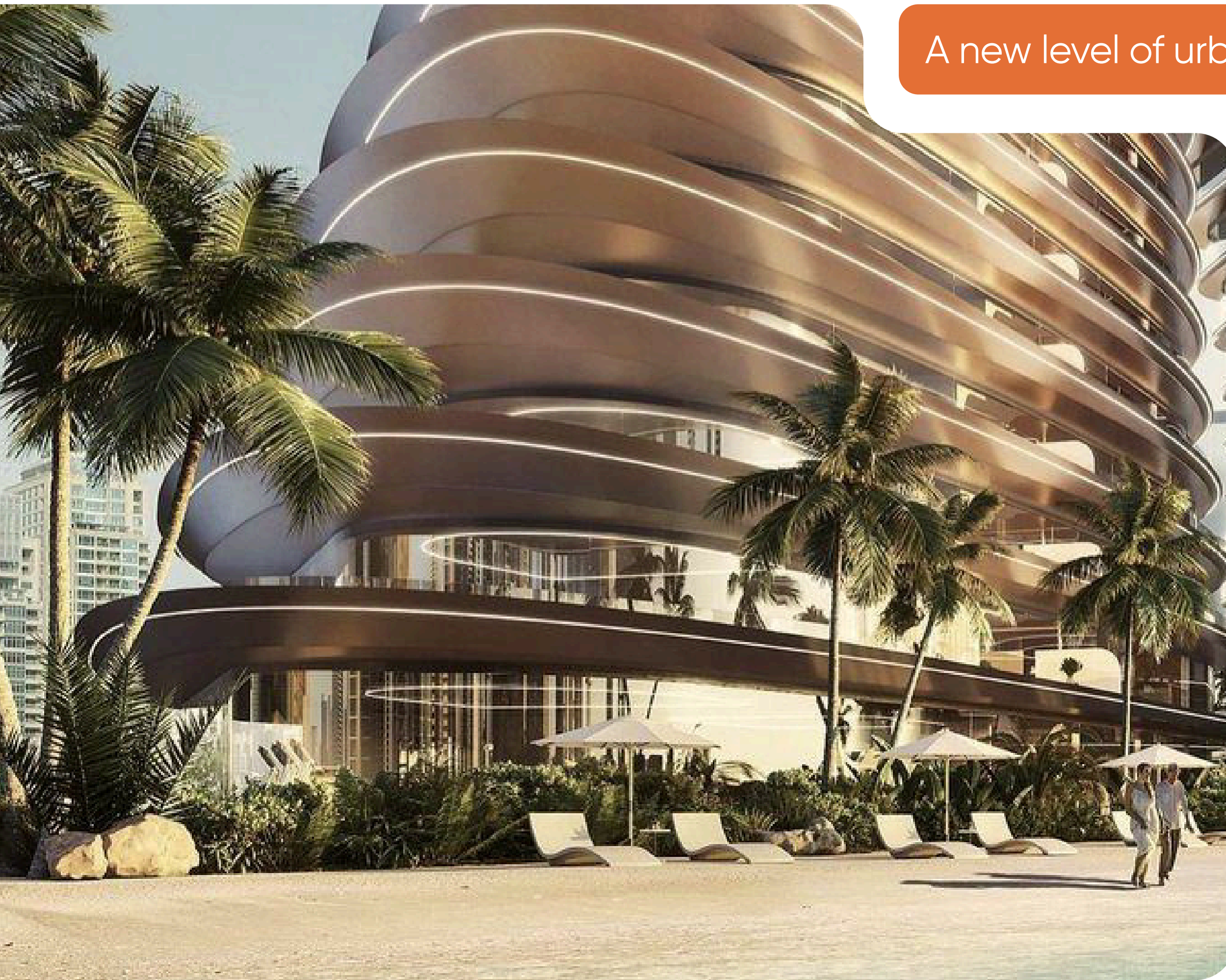
## Evidence:

- **Number of international companies:** more than 300,000 are based in the UAE, bringing in 2.2 billion dirhams to the economy.
- **Major players:** Meta, Google, Microsoft and others have opened representative offices in the region.
- **Growth in the number of companies:** Since the start of the pandemic, the number of registered companies in the UAE has more than doubled, reaching 1,021 million by mid-2024.

## Impact on the real estate market:

- **Rental demand:** companies provide housing for their employees, increasing demand.
- **Price increase:** an increase in demand leads to an increase in rental rates and, as a result, an increase in the value of the asset.
- **Influx of specialists:** the arrival of highly qualified personnel stimulates the development of infrastructure.

# Dubai 2040: The City of the Future



A new level of urban environment: the "20-minute City" concept

Already today, as part of the Dubai 2040 program, a "City of 20 minutes" is being created, where residents will be able to get to all key infrastructure projects in 5-20 minutes:

- **5 minutes:** grocery stores, parks, community centers.
- **10 minutes:** schools, kindergartens, clinics.
- **20 minutes:** business centers, libraries, transportation hubs.

For investors, this means **a growing demand for real estate in new areas** with well-thought-out infrastructure and high quality of life.



# 400% Expansion of Beaches – New Waterfront Investment Opportunities

Dubai currently has 21 km of beaches, but by 2040 their length will increase to 105 km! This opens up large-scale prospects for investments in real estate by the water:

- Higher prices for apartments with sea views.
- New coastal areas are a center of tourist and luxury real estate.
- Infrastructure development: yacht clubs, restaurants and hotels will enhance the attractiveness of areas near the water.

Buying property in promising coastal areas today is an opportunity to capitalize on rising prices in the future.





# Tourism Boom – Growth of Short-Term Rentals

In 2024, Dubai set a new record with **18.7 million international tourists**.

The city is betting on the tourism industry, and by 2040:



This means that investments in rental apartments **will become even more profitable**.



## Green Dubai: 60% of the City Will Be Parks & Gardens



One of the key directions of Dubai 2040 is the greening of the city:

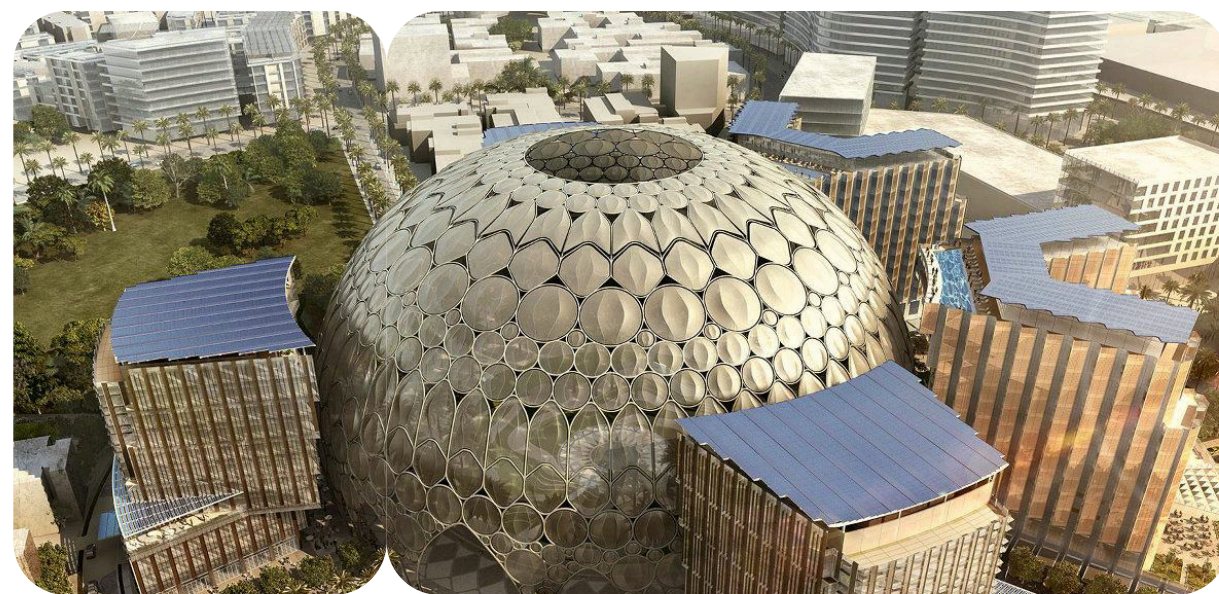
- 60% of the urban area will be allocated to parks and natural areas.
- The number of parks and nature reserves will increase by 2 times.
- The development of areas near parks is a new segment of premium real estate.

Housing near parks and green areas will increase in price and become a trend for living and investment.



# Innovative Business Clusters & New Growth Centers

The government is betting on the development of innovation and technology, so new business districts will be created:



Expo City Dubai

A global exhibition & conference center



Dubai Silicon Oasis

A tech & education hub



Dubai South

A transport & logistics center

Business growth in these areas **will drive demand for property investment.**



# Development of transport infrastructure

By 2040, it is expected:



The Etihad Rail railway will connect all 7 emirates and will allow you to quickly get from Abu Dhabi to Dubai in 50 minutes.

55% of the population will live no further than 800m from a metro station or bus stop.

421 km of new metro lines will improve communication between the districts.



# Dubai's D33 Development Program: **key objectives**



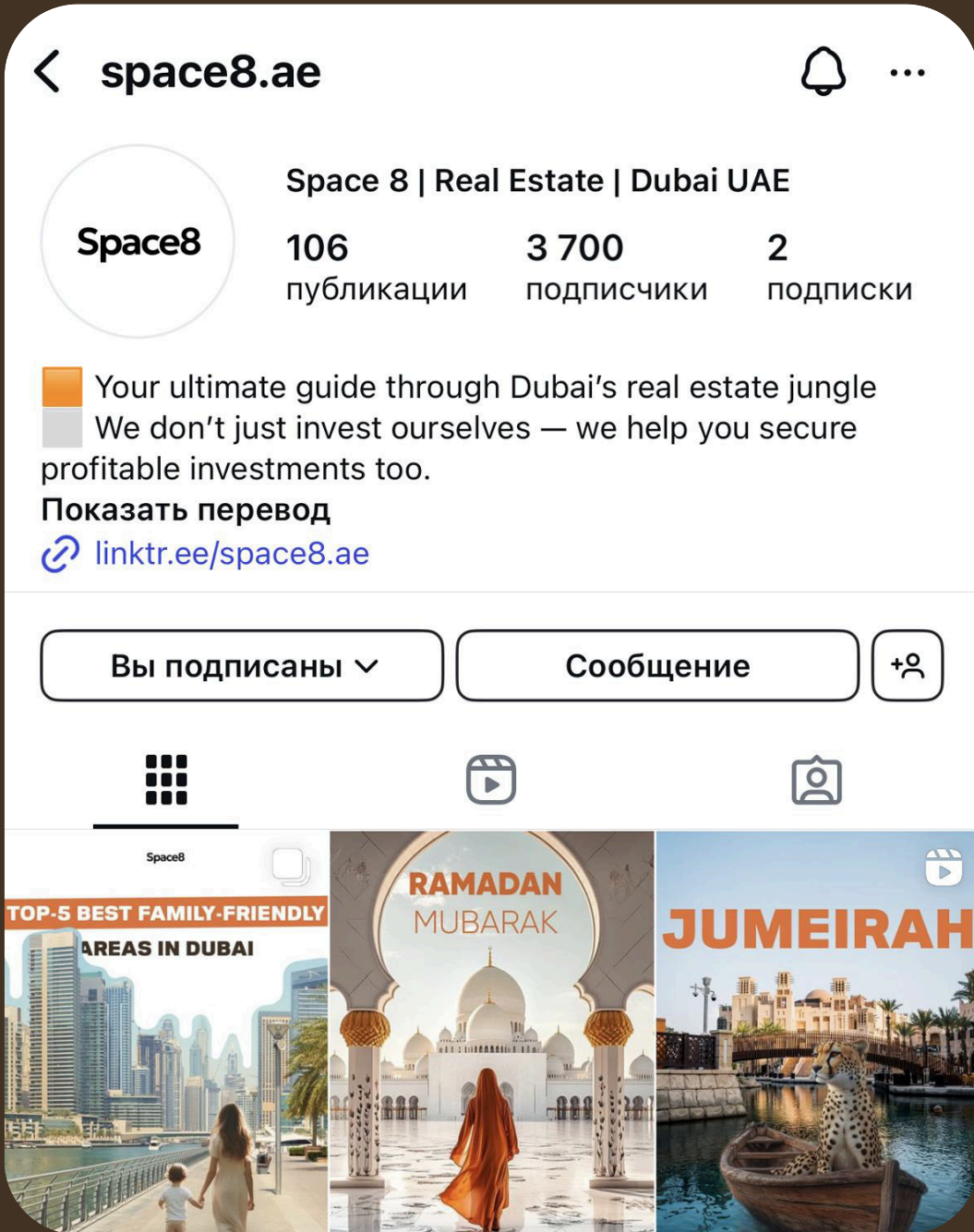
- \* Increase in foreign trade: it is planned to increase the volume of foreign trade from 14.2 trillion dirhams to 25.6 trillion dirhams in the next 10 years.
- \* Attracting foreign direct investment (FDI): The goal is to increase annual FDI inflows from 32 billion dirhams to 60 billion dirhams, reaching a total volume of 650 billion dirhams by 2033.
- \* Private sector development: Private sector investment will increase from 790 billion dirhams to 1 trillion dirhams over the next decade.
- \* Digital transformation: an annual contribution to the economy of 100 billion dirhams is expected through digital projects.



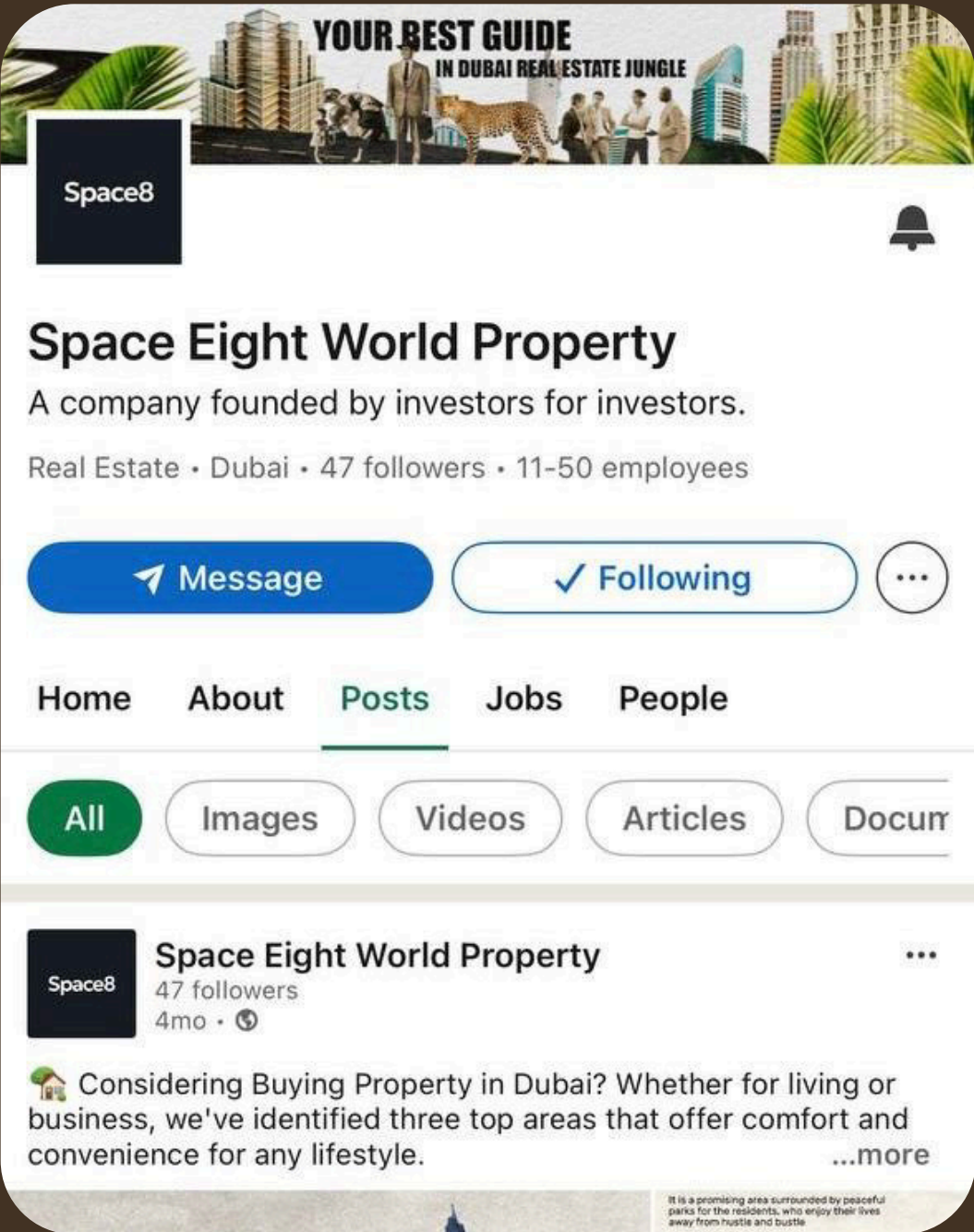




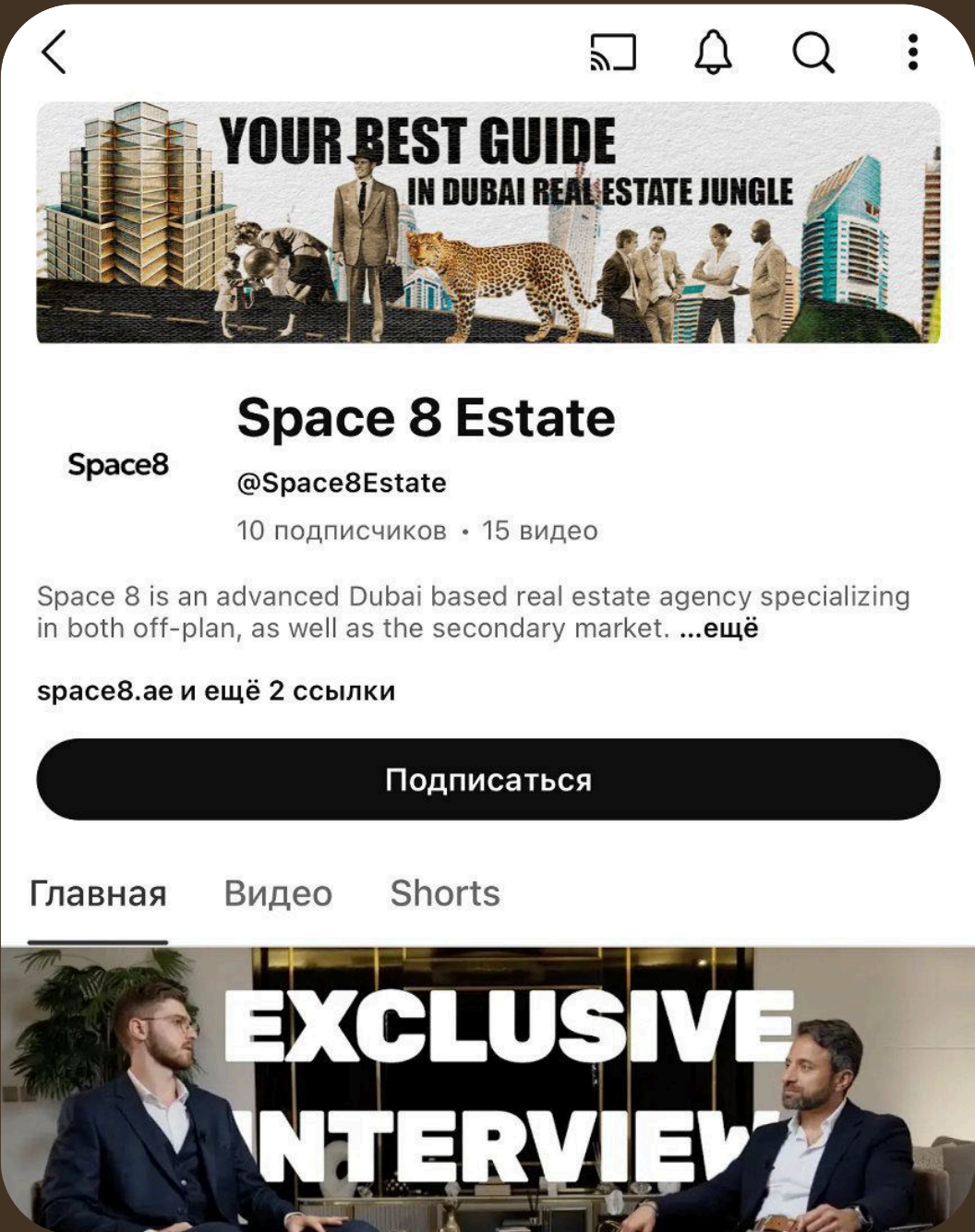
## Social Media



Instagram



Linkedin



YouTube





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