

2025



INFRANIUM

DUBAI'S SECRET PROPERTY GUIDE.



Prepared by:

Infraniumproperties.com

At Infranium Properties, we specialize in connecting clients to the finest real estate opportunities in Dubai. Whether you're looking for luxurious residential spaces, high-yield commercial properties, or investment opportunities, our team of experts is dedicated to turning your property dreams into reality.



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Dubai Overview

Land Area

As of February 2025, the population density in the United Arab Emirates is 129.2 people per square kilometre (334.5/mi²). This metric is calculated by dividing the permanently settled population by the total area of the country, encompassing both land and water within its international boundaries and coastlines

Population

Dubai's metro area population has shown steady growth in recent years

- 2022: 2,964,000
- 2023: 3,008,000 (1.48% increase from 2022)
- 2024: 3,051,000 (1.43% increase from 2023)
- 2025: 3,095,000 (1.44% increase from 2024)

Some projections estimate Dubai's population could reach over 4 million by 2025. As of 2024, the population was approximately 3.68 million, up from around 3.05 million in 2023.



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Real Estate Market Size

Dubai's real estate market is expected to grow by AED 400 billion by the end of 2025. In the first half of 2024, the market recorded over 75,543 residential transactions valued at AED 191 billion, marking a 36% increase in transactions year-over-year. In Q3 2024, Dubai achieved a record-breaking 50,425 transactions, generating a total sales value of AED 141.95 billion, a 30% rise compared to Q3 2023

Real Estate in the Past 5 Years

Dubai's real estate market has seen notable capital appreciation. The Value Strat Price Index indicated a 19.9% growth in Dubai's property values in 2024. The Dubai housing market analysis predicts a 6% rise in real estate for 2025, building on \$100 billion in total investments from the previous year. A promising Compound Annual Growth Rate of over 8.00% is expected from 2024 to 2029

Number of New Companies in Past 5 Years

In 2024, Dubai saw a 12.5% rise in the number of new registered companies, with 9,317 new firms registered with Dubai Trade, with the same rate, another 10-12% growth is expected in coming years

Economic Growth in the Past 5 Years

Dubai has strategically diversified its economy from oil reliance to focus on service and tourism. This shift led to a property boom from 2004 to 2008 and has established Dubai as one of the fastest-growing cities globally. Post-COVID, Dubai launched the D33 economic plan to double its economic size within a decade, aiming to strengthen its position as a major financial hub.



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Why Dubai

Safe Investment

Dubai is considered a safe place for investment due to several factors:

- **Economic and Political Stability:** Dubai boasts a stable political environment, supported by a well-established legal framework and transparent regulations. The government is committed to diversifying the economy, promoting business growth, and attracting foreign investment, reinforcing investor confidence. Dubai's strategic location as a global business hub further enhances its economic resilience.
- **Strong Economic Foundation:** Unlike other Gulf states, Dubai has diversified into tourism, real estate, finance, and trade, reducing its reliance on oil. Events like Expo 2020 have demonstrated its ability to attract foreign investments, even during times of global financial uncertainty.
- **Investor-Friendly Policies:** The government has implemented policies and initiatives to streamline the investment process, promote transparency, and encourage foreign direct investment in real estate. Foreigners are allowed to own land in specific designated areas, providing a higher level of security and control.
- **Regulatory Framework:** The Real Estate Regulatory Authority (RERA) promotes transparency and safeguards investor rights with clear rules for developers, buyers, and sellers, reducing transaction risks. RERA also requires developers to place investor payments in escrow accounts, ensuring funds are used only for specific projects, preventing delays and financial mismanagement.
- **Tax Benefits:** Investors in Dubai enjoy tax-free income on property investments, making it a financially advantageous location.
- **Low Crime Rate:** Dubai is renowned for being one of the safest cities in the world, which translates into a secure environment for doing business and living.



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Growing Market

Dubai is one of the fastest growing markets in the world due to various factors

- **Thriving Economy:** Dubai's economy is predicted to grow steadily in 2025, driven by its diversification strategy and reduced dependence on oil revenues. It has become a global hub for trade, tourism, logistics, and finance.
- **Tax-Free Environment:** Dubai offers a favourable tax environment, including no personal income tax, making it attractive to expatriates and investors. Businesses in designated free zones can benefit from 100% tax exemptions.
- **Booming Real Estate Market:** Dubai's real estate market continues to thrive, making it a key area for investors. High rental yields (averaging 6-8%), tax-free ownership, and strong demand for luxury properties create an ideal investment environment.
- **Strategic Location:** Dubai's geographic location at the crossroads of Europe, Asia, and Africa makes it a prime destination for global investors, serving as a central hub for international trade and travel.
- **Business-Friendly Policies and Free Zones:** Dubai's pro-business government policies and the availability of free zones attract entrepreneurs and multinational companies. Advantages include 100% foreign ownership of businesses, full repatriation of profits and capital, and no customs duties for imports and exports.
- **Growing Tourism Industry:** Dubai continues to dominate the global tourism sector, attracting millions of visitors annually. This boosts the local economy, creating opportunities for investments in hospitality, retail, and entertainment.
- **Stable and Secure Environment:** Dubai is recognized for its safety, political stability, and adherence to the rule of law, making it a secure investment destination.
- **Technological Innovation and Smart City Initiatives:** Dubai is at the forefront of technological innovation and sustainability, with smart city initiatives revolutionizing urban living and business operations.
- **Diverse Investment Options:** Dubai offers a wide range of investment opportunities, including real estate, stocks and bonds, start-ups and SMEs, and gold and commodities, allowing investors to build a robust and diversified portfolio.
- **Access to a Massive Market:** Dubai's position as a bridge between East and West provides access to a massive market of over 3 billion people.
- **FDI Leadership:** Dubai led the world in FDI capital, projects, and job creation in the tourism sector in 2024, with \$1.7 billion across 30 FDI projects, creating 5,545 jobs.



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Gateway to the World

The positioning of the city makes just 3-8 hours away from major cities of the world. Some other factors give below make it the gateway to the world.

- **Strategic Location:** Dubai's location at the crossroads of Europe, Asia, and Africa makes it a major trading gateway connecting the East and West.
- **Thriving Trade Hub:** Dubai has transformed into a global business powerhouse, becoming a significant hub for Arab economies, media, tourism, aviation, business, innovation, development, shipping, and finance.
- **Diversified Economy:** Unlike its neighbouring nations, Dubai has diversified its economy, experiencing rapid development in sectors like construction, finance, healthcare, real estate, and jewellery.
- **World-Class Infrastructure:** Dubai boasts impressive transport links, including Jebel Ali Port (the world's largest man-made harbour) and Dubai International Airport, facilitating global trade and cargo movement.
- **Government Initiatives and Policies:** Dubai's government fosters trade and investment through free zones, trade agreements, and policies that allow foreign investment and support specialized businesses.
- **Free Zones:** Jebel Ali Free Zone (Jafza) is one of the world's largest free zones, boosting the economy of Dubai and the UAE. The Dubai Trader's Market in Jafza permits 100% foreign ownership and repatriation of capital and profits.
- **Global Business Hub:** DMCC (Dubai Multi Commodities Centre) is the world's leading business hub and an international centre for trade, commerce, and innovation, accounting for 15% of all foreign direct investment in the emirate.
- **Skilled Workforce:** Dubai's workforce is 90% international, allowing businesses to benefit from a diversity of skills and qualifications.
- **Ambitious Economic Agenda:** The Dubai Economic Agenda 2033 (D33) aims to double the emirate's economy in the next decade, fostering competitiveness, diversification, and sustainability.



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Ease of buying property

Here are some factors making it relatively easy to buy property in Dubai

- **No Taxes on Residential Properties:** Dubai imposes no taxes on residential properties, making it an attractive destination for investors seeking tax advantages. The absence of property taxes contributes to the overall cost-effectiveness of owning property in Dubai. Once you have purchased the property and paid the registration fees, there are no additional and ongoing taxes to pay.
- **Availability of Affordable Off-Plan Property:** Dubai offers a range of off-plan properties at competitive prices. Investing in off-plan projects allows buyers to secure properties at lower costs before their completion, potentially resulting in significant appreciation once the development is finished.
- **Low Acquisition Cost:** Dubai real estate offers low acquisition costs when compared to cities like New York and London. The amount of money that you would have to spend while buying a property in Dubai is only a fraction of what you would have to spend in those cities. If you take comparable properties into consideration, you will need to pay 30% to 70% less in Dubai than most of the major cities of the world.
- **High Standards:** The properties in Dubai are of great quality, with luxury amenities like video security, swimming pools, well-equipped gyms, and high-speed elevators.
- **Residence Visa:** Buying a property worth AED 1 million in Dubai will make you eligible for an investor visa.



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Government Policies To Safeguard Real Estate Investors

Dubai government has strict policies around Real estate

- **Registration with DLD:** Property transactions require strict adherence to guidelines, including registration with the Dubai Land Department (DLD). The DLD and the Real Estate Regulatory Authority (RERA) ensure integrity and stability.
- **Deposit Requirements:** Buyers must deposit 10-20% of the total property cost when purchasing.
- **RERA Registration for Developers:** Off-plan purchases necessitate developers' registration with RERA.
- **Escrow Account Regulations:** For off-plan properties, funds must be deposited into escrow accounts managed by banks approved by DLD. These funds can only be used for project expenditures, and escrow accounts are closely observed by supervisory authorities. Abuse of escrow funds by developers faces stern penalties.
- **Stringent Due Diligence:** The Dubai Land Department (DLD) has implemented more stringent due diligence requirements for property transactions. Real estate lawyers and law firms are now required to vet all parties involved in deals over properties.
- **Penalties for Non-Compliance:** Dubai's legal framework safeguards investors through certified brokers, escrow regulations, and stringent penalties for non-compliance.
- **Dispute Resolution:** In 2024, Dubai introduced streamlined mechanisms for resolving real estate disputes more promptly than before. RERA now offers expedited arbitration services as an alternative to traditional litigation.
- **Sustainability and Green Building Initiatives:** Developers must use energy-efficient materials and technologies, incorporate renewable energy sources into building designs, and adhere to green building standards set by the Dubai Municipality and other regulatory bodies.
- **Property Investment Funds Law:** The Dubai Land Department (DLD) has established the Property Investment Funds Law to strengthen Dubai's position as a global destination for real estate investment and to provide incentives to attract more funds into the emirate.
- **Toughening Due Diligence Requirements:** These include ensuring a minimum of risk in delays, cancellations, and mismanagement of finances to increase the confidence levels of buyers in the off-plan property market.
- **The Rental Dispute Resolution Centre:** Mechanisms like the Rental Dispute Resolution Centre ensure fair resolutions in tenant-landlord disputes. In the case of rental disputes, the DLD and RERA have a set of guidelines aimed to help settle such disputes. According to Dubai's real estate rules and regulations, tenants and landlords should initially attempt to resolve the property dispute amicably. However, if they cannot reach a solution, they should approach RERA and file a case. In most scenarios, the dispute is resolved by RERA within a time period of 30 days. However, if there still isn't a resolution, the parties are free to approach the Dubai courts.
- **Historical Context of Dubai's Real Estate Law:** In 2002, property ownership was strictly reserved for the UAE nationals and GCC citizens. Decree No. 3 of 2002 introduced the opportunity of owning property in freehold areas to foreign nationals, and this was a critical milestone for the real estate sector in Dubai.



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High ROI

The ROI (Return on Investment) trend in Dubai's real estate market for 2025 is positive, with several factors contributing to attractive returns for investors.

- **Rental Yields:** Average rental yields are expected to remain stable at 8-10% in the residential sector, making Dubai a profitable location for rental income. Some insights suggest average rental yields hovering between 12% and 14%. Jumeirah Village Circle and Dubai Sports City are particularly appealing for investors seeking strong rental returns.
- **Price Appreciation:** Moderate price increases are expected, blending stability with growth. Projections indicate annual price growth of 5-8%.
- **Luxury Market Growth:** The luxury property market continues to be a main attraction, with a 35% year-on-year rise in transaction volume during 2024. The average price per square foot in affluent neighbourhoods like Palm Jumeirah, Emirates Hills, and Bluewater's Island is expected to climb by 10-12% in 2025.
- **Off-Plan Investments:** Over 60% of total sales are off-plan properties, offering flexible payment plans and high capital appreciation potential. Demand for off-plan properties is expected to remain strong due to flexible payment plans and the availability of luxury and branded residences.



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Dubai Major Areas

Top Areas In Dubai

- **Dubai South:** This area is rapidly emerging as a hub for business, innovation, and lifestyle, located near Al Maktoum International Airport and Expo City Dubai. It's designed as a "city of the future" with affordable housing options and strong rental demand. In 2024, the average price per square foot for apartments was AED 1192, while villas averaged AED 1141 per square foot.
- **Mohammed Bin Rashid City (MBR City):** This vast, mixed-use neighbourhood near Downtown Dubai combines residential, commercial, cultural, and touristic venues. It offers luxury villas, apartments, and townhouses amidst green landscapes, providing a serene environment with access to first-class amenities.
- **Dubai Creek Harbour:** Poised to become a new waterfront destination, blending modern urban living with historical charm. The area includes plans for the Dubai Creek Tower, expected to be a major attraction, potentially boosting property values significantly.
- **Damac Lagoons:** A residential community offering apartments and villas with a luxurious lifestyle and various amenities. In 2024, Damac Lagoons saw growing interest with over 3002 transactions, totalling approximately AED 7.3 billion. The average price per square foot for villas reached AED 1577.
- **Dubai Hills Estate:** This area blends luxury with tranquillity, featuring green spaces and a world-class golf course. It offers a prime location with easy access to Downtown Dubai and Dubai Marina. The upcoming Dubai Hills Mall is expected to further boost property values in the area.



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Sqft Prices as of Jan 2025

Area	Approximate Price per Sqft (AED)
Downtown Dubai	2,200 - 3,000
Palm Jumeirah	5,000 - 7,000
Dubai Creek Harbour	1,300 - 1,800
Dubai South	1,000 - 1,500
Dubai Marina	1,400 - 2,500
Dubai Hills Estate	1,400 - 2,500
Jumeirah Village Circle (JVC)	1,400 - 2,500
Dubai (Average)	1,300

- Prices can vary significantly based on specific properties, amenities, and market conditions.
- Areas like Dubai Hills Estate and Jumeirah Village Circle have high ROI and growing popularity
- In Q3 2024, the average purchase price of residential properties in Dubai reached AED 1,558 (US\$424) per square feet (sq. ft).
- In 2024, Downtown Dubai experienced strong activity with more than 4436 transactions adding up to about AED 14 billion. The average price per square foot hit AED 2,710 showing a 6% rise from last year.



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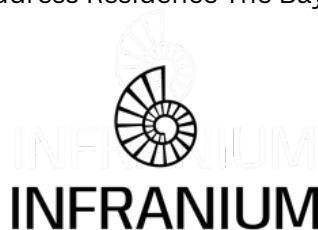
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Major Developers in Dubai

Emaar Properties:

- A pioneering developer of integrated master-planned communities, Emaar has transformed the real estate sector in Dubai..
- Established in 1997.
- Listed on the Dubai Financial Market.
- In H1 2024, Emaar recorded group property sales growth of 56%, reaching AED 31.5 billion (US\$ 8.6 billion).
- Total revenue for H1 2024 was AED 14.4 billion (US\$ 3.9 billion), with a net profit before tax of AED 7.8 billion (US\$ 2.1 billion).
- Has delivered over 108,000 residential units in Dubai and other international markets.
- Land bank available for property development: 1.7 billion sqft.
- Brief: Known for iconic, one-off landmarks and master-planned communities.
- Completed Projects: Burj Khalifa, Dubai Mall, Dubai Fountain, Arabian Ranches, Dubai Marina, The Greens, The Meadows, The Lakes, The Springs, Emaar Beachfront (select developments). Mira Oasis.
- Ongoing Projects: Dubai Hills Estate, Dubai Creek Harbour, The Valley, The OASIS by Emaar, Rashid Yachts and Marina, Grand Polo Club and Resorts, The Heights Country Club, Creek Waters, Beachfront Seapoint, Palace Residence North (Dubai Creek), Address Residence The Bay, Anya (Arabian Ranches).



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DAMAC Properties:

- Established in 2002.
- Known for its luxurious properties.
- Expected to report over \$2 billion in revenue in 2023 with a stronger EBITDA margin of close to 40%.
- Has a large AED 40 billion revenue backlog.
- Completed Projects: DAMAC Hills, DAMAC Towers, Ghalia Constella, DAMAC Hills 2, Damac Lagoons.



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Sobha Realty

- Founded in 1976 by Mr. P.N.C. Menon.
- Started as an interior decoration firm in Oman.
- Has presence in the UAE, Oman, Bahrain, Brunei, and India.
- Sobha Realty recorded historic AED 23 Billion in sales for 2024.
- Recognized as leading luxury property developers in Dubai with quality craftsmanship.
- Completed Projects: Sobha Hartland Villas and Apartments, Gardenia Villas, Sobha Sapphire, Sobha Emerald.
- Ongoing projects: Sobha Hartland, SeaHaven, Sobha One.



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Danube Properties

- Established itself as one of Dubai's top real estate developers.
- Part of the Danube Group, which has been building the foundation of Dubai since 1993.
- The Danube Group operates in 9 countries across Asia and the Middle East.
- Has a reputation for providing value-for-money residences, focusing on delivering quality properties.
- Completed Projects: Lawnz, Dreamz, Glitz Residences 1,2 & 3, Starz, Glamz, Pearlz.
- Ongoing Projects: Viewz, Olivz, Elitz, Skyz, Petalz, Gemz, Fashionz, Sportz, Eleganz.



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Why Infranium Properties?

Infranium Properties connects clients with prime Dubai real estate, offering luxurious residential spaces, high-yield commercial properties, and investment opportunities. Their team provides expert advice on Dubai's dynamic market, with tailored solutions for investors and homebuyers, focusing on quality and customer satisfaction. They offer a range of premium properties and aim to turn your property dreams into reality.

- **Decade of Excellence & Extensive Experience:** With over a decade of experience, Infranium Properties has a proven track record in the Dubai real estate market. This legacy translates to a deep understanding of market dynamics, trends, and investment opportunities.
- **Seamless & Rewarding Experience:** Infranium Properties is committed to providing a hassle-free and fulfilling experience for every client. This encompasses clear communication, expert guidance, and a focus on achieving your real estate goals.
- **Comprehensive Solutions:** Infranium Properties offers a complete suite of services to meet all your real estate needs. These services include:
 - **Property Selection:** Assistance in identifying the ideal property based on your specific requirements and preferences.
 - **Valuation:** Expert property valuation services to ensure informed buying and selling decisions.
 - **Legal Guidance:** Professional legal support to navigate the complexities of Dubai real estate laws and regulations.
 - **Property Management:** Comprehensive property management services to maximize the return on your investment and ensure hassle-free ownership.
 - **Client-Centric Approach:** Infranium Properties prioritizes your needs, tailoring their services to your unique requirements. Their highly trained and experienced real estate consultants take the time to understand your goals and preferences, ensuring personalized solutions that align with your vision.
 - **Clear Communication:** Open and transparent communication is a cornerstone of Infranium Properties' approach. They keep you informed every step of the way, providing clarity and confidence throughout your real estate journey.
 - **Prioritizing Your Property Goals:** At Infranium Properties, your property goals are their top priority. They are dedicated to helping you achieve your objectives, whether you're looking to buy your dream home, invest in a lucrative property, or manage your existing real estate portfolio.



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