



**Live. Invest. Grow**



# WHY INVEST IN DUBAI?

- 01 Strong ROI:** Excellent returns, higher than many global cities.
- 02 High Capital Appreciation:** Strong potential for value growth.
- 03 Tax-Free Oasis:** 0% income tax and capital gain taxes.
- 04 Global Connectivity:** One of the busiest airports with direct flights worldwide.

- 05 Cosmopolitan City:** Home to over 200 nationalities, with a vibrant expat community.
- 06 World-class infrastructure:** smart transport, iconic projects, and seamless connectivity.
- 07 Golden visa:** 10-year renewable residency for families.
- 08 Quality of Life:** An Unparalleled Standard of Living





# WHY INVEST IN DUBAI?

**09 Strategic Location:** Connects East and West, perfect for global business.

**10 Business-Friendly:** Easy company setup and investor-friendly policies.

**11 Safest City worldwide:** Consistently ranked among the world's safest cities.

**13 Stability of Currency:** Enhances economic stability, being UAE Dirham (AED) pegged to US Dollar (USD).

**14 Affordable Luxury:** Competitive price per square foot compared to other major cities.

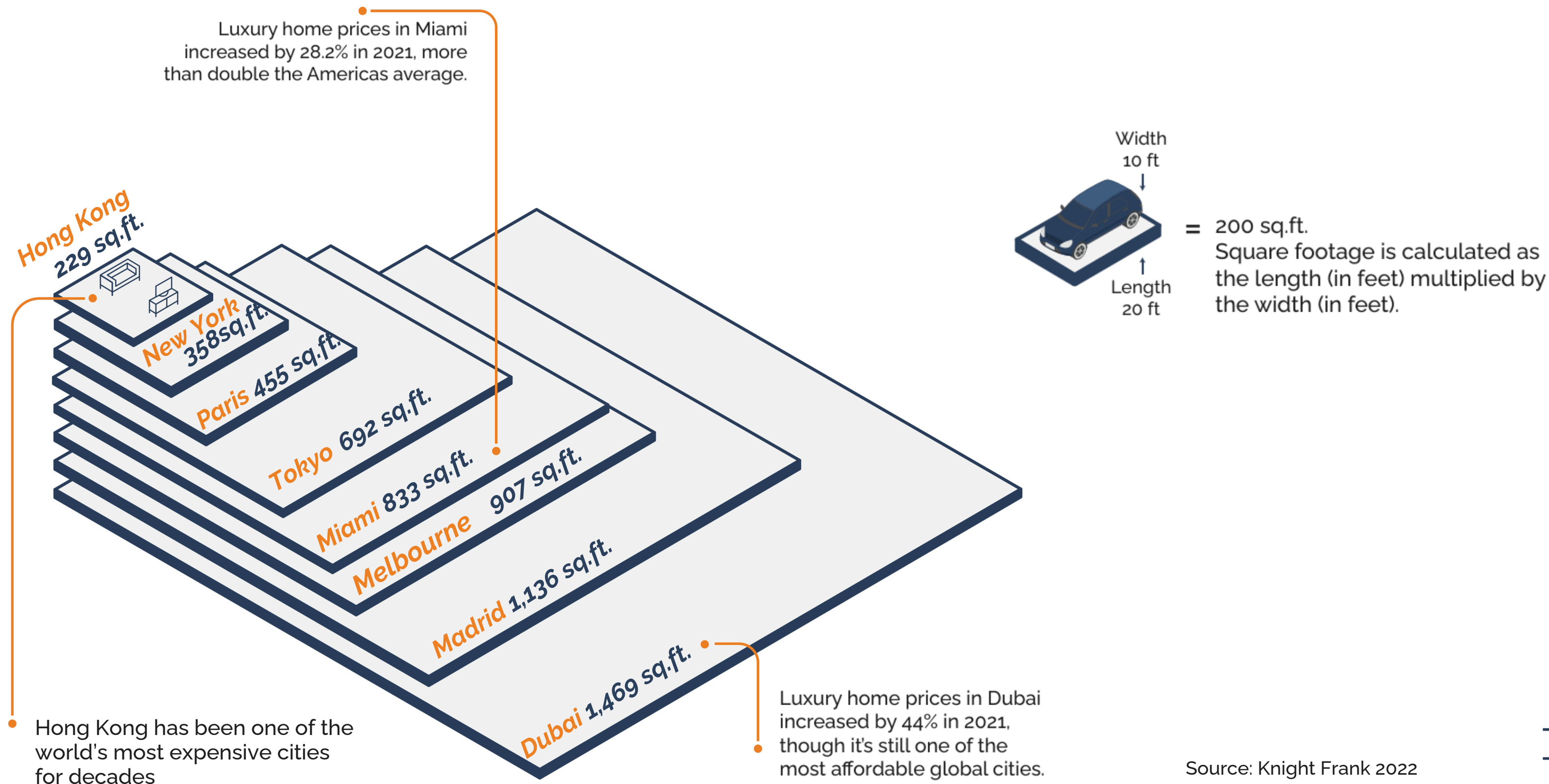
**15 Global Aviation Hub:** Home to the world's largest international airport, Al Maktoum Airport.





# How Much Real Estate does US\$ Million get you across the world?

In some cities, a million dollar goes a long way - in others, not so much. This graphic illustrates how many square feet of prime real estate you could buy in different cities around the world.



Source: Knight Frank 2022



# Top Nationalities

## Investing in Dubai



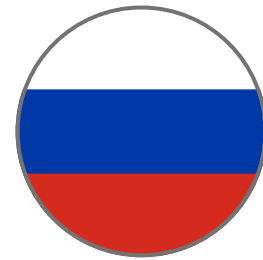
**01**  
**INDIA**



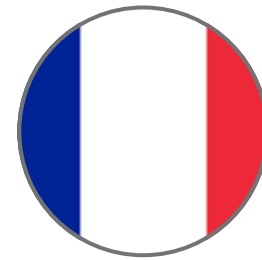
**02**  
**UK**



**03**  
**ITALY**



**04**  
**RUSSIA**



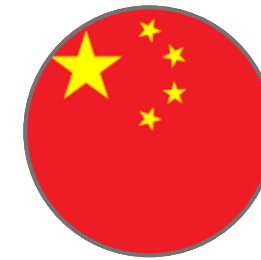
**05**  
**FRANCE**



**06**  
**EGYPT**



**07**  
**CANADA**



**08**  
**CHINA**



**09**  
**LEBANON**



**10**  
**UAE**

UAE: A Premier Investment Hub,  
Over **200+ Nationalities** Residing,  
Fostering a Dynamic and  
Interconnected Global  
Economic Landscape





# Five Pillars of the UAE Economy in 2025

As of 2025, the United Arab Emirates (UAE) has strategically diversified its economy beyond oil dependence, focusing on several key sectors:

## Services Sector

Over the past decade, its contribution to the UAE's GDP has risen from 46.71% to 58.21%, driven by ICT, tourism, education, and financial services.

## Trade Partnerships

UAE strengthened trade via CEPAs, targeting AED13 trillion in FDI over the next decade.

## Financial Services & Investment

Dubai solidified its status as a financial hub with a 50% rise in hedge funds and growing asset management

## Tourism & Real Estate

Tourism boosts the economy, with Dubai markets reaching their highest since 2014.

## Innovation & Tech

Focus on clean energy, aiming for 75% renewable energy by 2050 under the Dubai Clean Energy Strategy.

## Human Capital

Investment in education and talent development to support a knowledge-based economy.



INVESTMENT

# TRIGGERS

## ECONOMY

**AED 115 Billion**

Dubai's GDP in first quarter of 2024

UAE's FDI hit

**USD 30.69B**

in 2023 ranking 2nd globally  
(UNCTAD 2024)

## POPULATION

**3.8 Million**

Current Population

**4.63 % YoY**

Annual Growth Rate

**7.8 million**

The population is projected to  
hit by **2040**.

## TOURISM

**18.72 Million**

welcomed overnight visitors in Jan-  
Dec 2024  
Daily visitors expected to grow by 53%

**+9%**

Annual Growth Rate in Tourism

**832 (2024)**

Total Hotels & Resorts

**154016**

Total available rooms

# Dubai Economic Agenda D33

## Double the size of Dubai's Economy by 2033

Dubai's D33 Agenda drives sustainable economic growth through innovation, aiming to double GDP by 2033 and position the city as a top global hub for business, investment, and talent.

## Economic Milestones

Aiming for

**AED 32 Trillion**

Total Economic Output

Doubling trade to

**AED 25.6 Trillion**

Foreign Trade Expansion  
adding 400 new cities to  
the global trade network

Expanding value to

**AED 3 Trillion**

Domestic Goods & Services

Doubling inflows to

**AED 650 Billion**

Foreign Direct Investment  
(FDI)

## Global Leadership Goals to Become:

**Top 3** **Global Destination**  
Leading in leisure,  
business, and  
specialized services

**Top 4** **Global Financial Hub**  
Establishing UAE as the  
preferred capital market  
in MEASA

**Top 5** **Global Logistics Hub**  
Strengthening  
connectivity, services,  
and operations

**"If the vision is clear then  
the objectives can be easily achieved"**

**-HH Sheikh Mohammed Bin Rashid Al Maktoum**



# Dubai Economic **Agenda D33**

'**Dubai E33**' is Dubai's "**Education 33**" strategy to transform education with a learner-centric approach, future-ready skills, and a global education hub vision by 2033

## **MOHAMMED BIN RASHID LAUNCHED DUBAI NATIONAL UNIVERSITY**



Aim is to provide high-quality programs and support Dubai's ambitions to become a top-ten city worldwide in education quality.

Dubai's private education sector continues to flourish, with **39** new schools, universities, and early childhood centre set to open during the 2024–25 academic year.

Source: KHDA, Govt. of Dubai

**E33 is more than an education reform  
it is a transformative vision for Dubai's future.**

Source: Government of Dubai



# Vision 2040 Dubai

## Urban Master Plan

## 5 Key Urban Development Areas

## Emerging centres

04



### Expo 2020

#### International Gate for Exhibitions and Events

A new engine for economic growth, supported by the activities of exhibitions, global events and integrated logistics services

05



### Dubai Silicon Oasis

#### Knowledge and Innovation Centre

International Centre that attracts talents and minds, contributing to the global growth and leadership of Dubai

Dubai 2040 Urban Master Plan, launched in March 2021, drives sustainability, well-being, and urban excellence by upgrading key areas and expanding infrastructure to support growth and connectivity.

## Existing urban hubs

01



### Deira / Bur Dubai

#### The City's Historical Essence

Celebrating Dubai's history and preserving its traditions and heritage

02



### Downtown / Business Bay

#### Global Financial Hub

An international business hub for economic, financial and business activity

03



### Dubai Marina / JBR

#### Tourism and Entertainment

A global destination for tourism, leisure and hotel hospitality





Vision

# 2040 Dubai

Urban Master Plan

## Dubai's Population Growth & Infrastructure Planning



## Key Development Highlights

**20** Minute City  
Most daily needs accessible within 20 minutes by foot or bike

**400%** expansion in Public beaches

**134%** Increase in Tourism & Hospitality

**25%** increase in Education & Healthcare

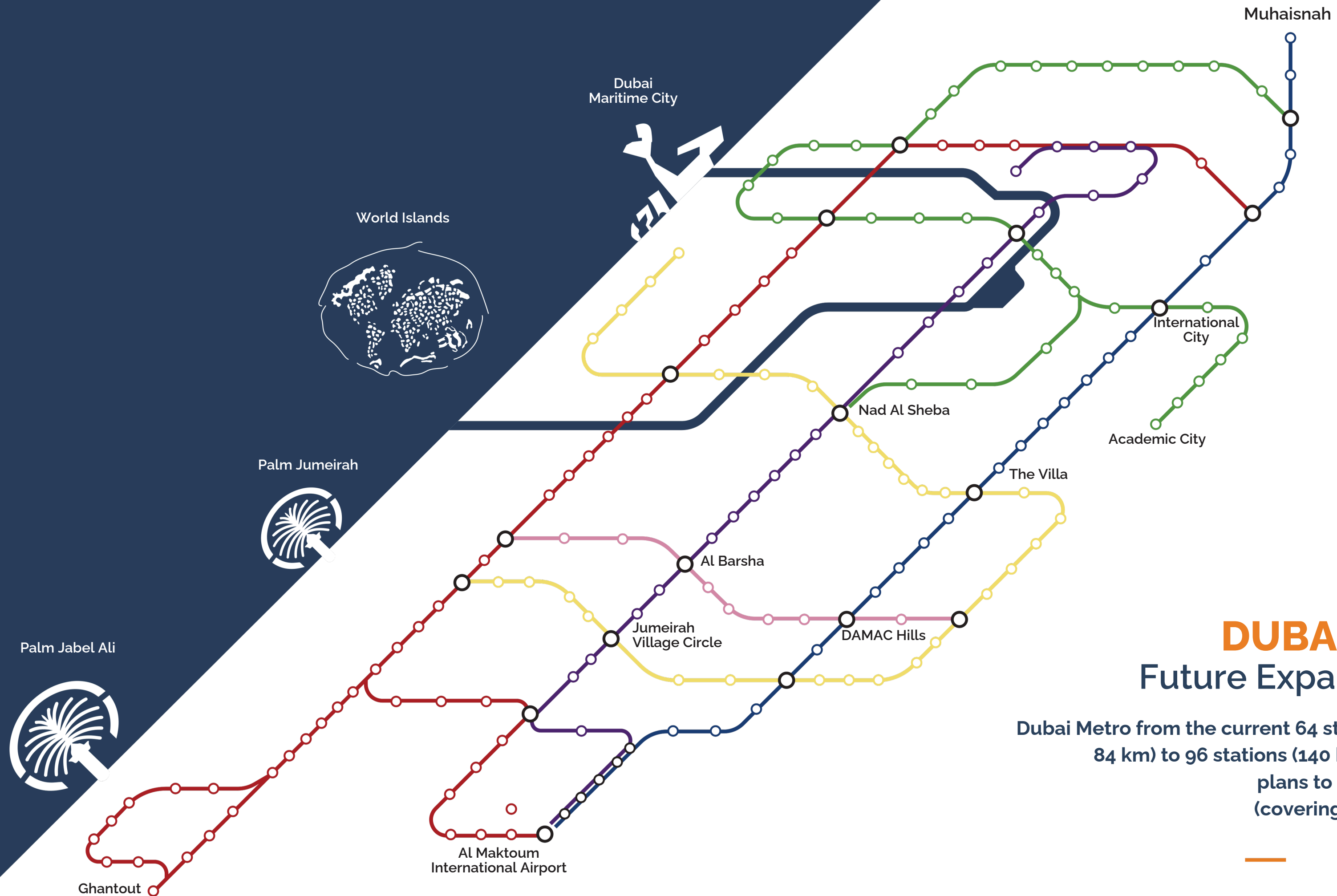
**168** Sq. Km expansion in Commercial Growth

**55%** of residents within 800m of major stations (Public Transport)

**60%** Dubai Reserved towards Environmental conservation

**105%** increase in Green areas





## DUBAI METRO Future Expansion Plan

Dubai Metro from the current 64 stations (stretching 84 km) to 96 stations (140 km) by 2030, with plans to have 140 stations (covering 228 km) by 2040.



# World Largest Airport

## Al Maktoum Airport

Mohammed bin Rashid approves the designs for the new passenger terminal at Al Maktoum International Airport, and commencing construction of the building at a cost of AED 128 billion

**260** Million  
passenger capacity

**5** Passenger Terminal  
housing more than  
400 aircraft gates

**10** Years  
target for all Dubai  
International Airport  
operations will be transferred

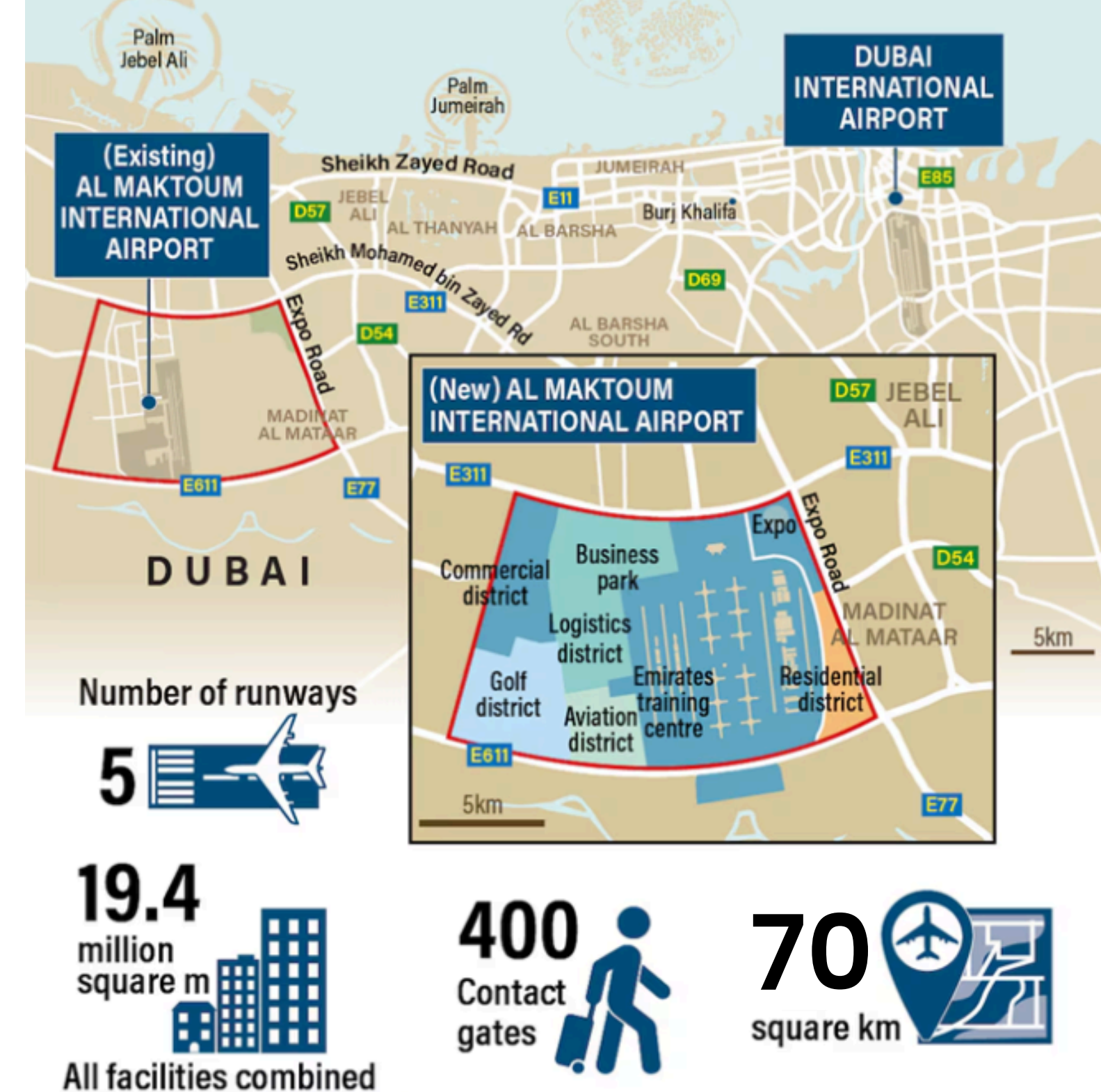
**70** Square Kilometers  
Total area of the Airport

**5** Parallel Runways  
with the highest  
operational specifications

**5** Times  
the size of Dubai  
International Airport

**1** Million  
additional people to  
contribute to Dubai South  
Residential demand

**12** Million  
tons of additional cargo  
capacity annually



Source: Government of Dubai



# Etihad Rail

Etihad Rail, UAE's first national railway, spans **1,200 km**, linking **11 cities** in all seven emirates of the UAE with a **Dh40bn (\$11bn)** investment, completed in Feb 2023, serving **16M passengers & 50M tonnes of freight**.

## Enhanced Connectivity:

Strengthens Dubai's position as a transport hub.

## Modern Infrastructure:

Utilizes advanced technology for efficiency.

## Economic Impact:

Boosts logistics and trade, driving growth.

## Regional Integration:

Improves intercity links, fostering national unity.



## Etihad Rail: Continued efforts to support UAE vision for advanced and sustainable mobility sector

Etihad Rail key milestones:

2016

Initial route of the **UAE Railway Network becomes operational**, connecting Shah, Habshan and Al Ruwais

2018

Under UAE leadership directives, **strategic plan for UAE National Railway Network launched**

2020

Construction of the **UAE National Railway Network begins to connect the emirates**

2021

- 1- Al Ghuwaifat-Al Ruwais route completed
- 2- Track laying works of the UAE National Railway Network begin
- 3- UAE Government launches National Rail Program as part of 'Projects of the 50' initiative

2022

- 1- Abu Dhabi-Dubai direct line completed
- 2- First Etihad Rail train fleet arrives

2023

**National Railway Network inaugurated and freight train operations launched across UAE**

2024

Etihad Rail and Oman Rail commence construction of the first-ever GCC rail connection, under the brand Hafeet Rail

2025

**High-speed train project linking Abu Dhabi and Dubai launched**

Travel time, once operational:

|                       |             |
|-----------------------|-------------|
| Abu Dhabi - Dubai     | 57 minutes  |
| Abu Dhabi - Al Ruwais | 70 minutes  |
| Abu Dhabi - Fujairah  | 105 minutes |



# Sea Ways

## Dubai Water Canal:

Connects Dubai Creek to the Arabian Gulf, improving marine transport between Dubai and other emirates.

## Dubai Harbour:

An upcoming facility with a cruise terminal, yacht club, and marina, boosting Dubai's maritime role.

## Port Expansions:

Enhancements at Jebel Ali Port to support regional maritime logistics.

## Marine Transport Services:

Improved ferries and water taxis connecting key UAE cities.

## Strategic Partnerships:

Collaborations with international firms to enhance maritime trade and connectivity.







| TRAVEL TIME FROM DOWNTOWN        |         |
|----------------------------------|---------|
| DXB Airport .....                | 17 Mins |
| Dubai Creek Harbour .....        | 18 Mins |
| Meydan .....                     | 20 Mins |
| Jumeirah Village Circle .....    | 22 Mins |
| Al Barsha .....                  | 24 Mins |
| Emaar Valley .....               | 25 Mins |
| Maritime City .....              | 25 Mins |
| Jumeirah Lake Towers .....       | 25 Mins |
| Dubai Marina .....               | 28 Mins |
| Damac Hills 2 .....              | 36 Mins |
| Dubai Island .....               | 36 Mins |
| Al Maktoum Airport (DWC) .....   | 42 Mins |
| Dubai South (EMAAR South) .....  | 45 Mins |
| Dubai South (AZIZI Venice) ..... | 57 Mins |

- SELECTED ATTRACTIONS**

|                       |                         |                 |                    |                      |                                    |                         |                                   |                            |
|-----------------------|-------------------------|-----------------|--------------------|----------------------|------------------------------------|-------------------------|-----------------------------------|----------------------------|
| 01 Naif Museum        | 06 Dubai Frame          | 11 La Mer       | 16 Dubai Mall      | 21 Aya Universe      | 26 Ras Al Khor Wild Life Sanctuary | 31 Butterfly Garden     | 36 Top Golf Dubai                 | 41 The View at the Palm    |
| 02 Gold Souk          | 07 Dubai WTC            | 12 Kite Beach   | 17 Dubai Opera     | 22 Imagine           | 27 Dubai Safari Park               | 32 Dubai Autodrome      | 37 Madame Tussauds Dubai          | 42 The Palm Fountain       |
| 03 Dubai Creek        | 08 Museum of the future | 13 Box Park     | 18 Dubai Fountain  | 23 The Viewing Point | 28 IMG Worlds of Adventure         | 33 Alserkal Avenue      | 38 Atlantis Aquaventure Waterpark | 43 The Walk                |
| 04 Dubai Museum       | 09 Etihad Museum        | 14 Green Planet | 19 Coca Cola Arena | 24 Meydan Racecourse | 29 Global Village                  | 34 La Perle             | 39 Ain Dubai                      | 44 Expo City Dubai         |
| 05 Sheikh Saeed House | 10 Jumeirah Mosque      | 15 Dubai Canal  | 20 Burj Khalifa    | 25 Deep Dive Dubai   | 30 Miracle Garden                  | 35 Mall of the Emirates | 40 Skydive Dubai                  | 45 Dubai Parks and Resorts |
- LEGEND**

|                            |                              |
|----------------------------|------------------------------|
| Red Metro Line             | Purple Metro Line (upcoming) |
| Green Metro Line           | Yellow Metro Line (upcoming) |
| Etihad Rail                | Pink Metro Line (upcoming)   |
| Blue Metro Line (upcoming) |                              |



# Major Dubai Locations

---



## Downtown Dubai

The crown jewel of the city, where towering skyscrapers like the Burj Khalifa pierce the sky, offering breathtaking panoramic views.





## Business Bay

A bustling hub of commerce and innovation, boasting sleek office towers and stylish residences.



## DIFC

A global financial center, where international businesses and professionals converge in a sophisticated setting.





# Dubai Creek Harbour

Dubai Creek Harbour is a modern waterfront destination nestled between the city's historic charm and the dynamic energy of Downtown Dubai and Business Bay—just a 10 to 15-minute drive away.





# Sobha Hartland II

Discover Sobha Hartland II — an 8 million sq. ft. master-planned community with luxury villas, nine towers, a crystal lagoon, and 1M+ sq. ft. of green space. Enjoy seamless access to E66, E311, and E44, blending nature, luxury, and city convenience.





## Dubai Islands

A collection of artificial islands, each offering a unique lifestyle and breathtaking waterfront views.



## City Walk

A trendy destination for shopping, dining, and entertainment, with a vibrant atmosphere and a diverse range of options.





# Maritime City

Dubai Maritime City (DMC) is a 249-hectare free zone between Port Rashid and Dubai Dry Docks, offering integrated maritime services, industry, education, and now completely desicated to residential development with direct access to Sheikh Zayed Road.





## Dubai Marina

A waterfront paradise, lined with luxurious yachts and high-rise apartments, offering a vibrant atmosphere and stunning sunset views.



## Palm Jumeirah

An iconic man-made island, shaped like a palm tree, featuring exclusive resorts, private villas, and pristine beaches.





## Plam Jebel Ali

Nakheel's Palm Jebel Ali, twice the size of Palm Jumeirah, spans 13.4 sq. km. and features seven interconnected islands, offering luxury homes for 30,000+ families along with premier lifestyle and leisure amenities.





## JVC

A serene residential neighborhood, offering a peaceful retreat with lush green spaces, modern amenities, and a family-friendly atmosphere.

## JVT

Jumeirah Village Triangle (JVT) by Nakheel offers villas, townhouses, and apartments in a tranquil, family-friendly setting with green spaces and modern amenities.





## Damac Hills 2

DAMAC Hills 2 is an eco-friendly Dubai community with a golf course, parks, and affordable villas, popular with families and investors.



## Damac Lagoons

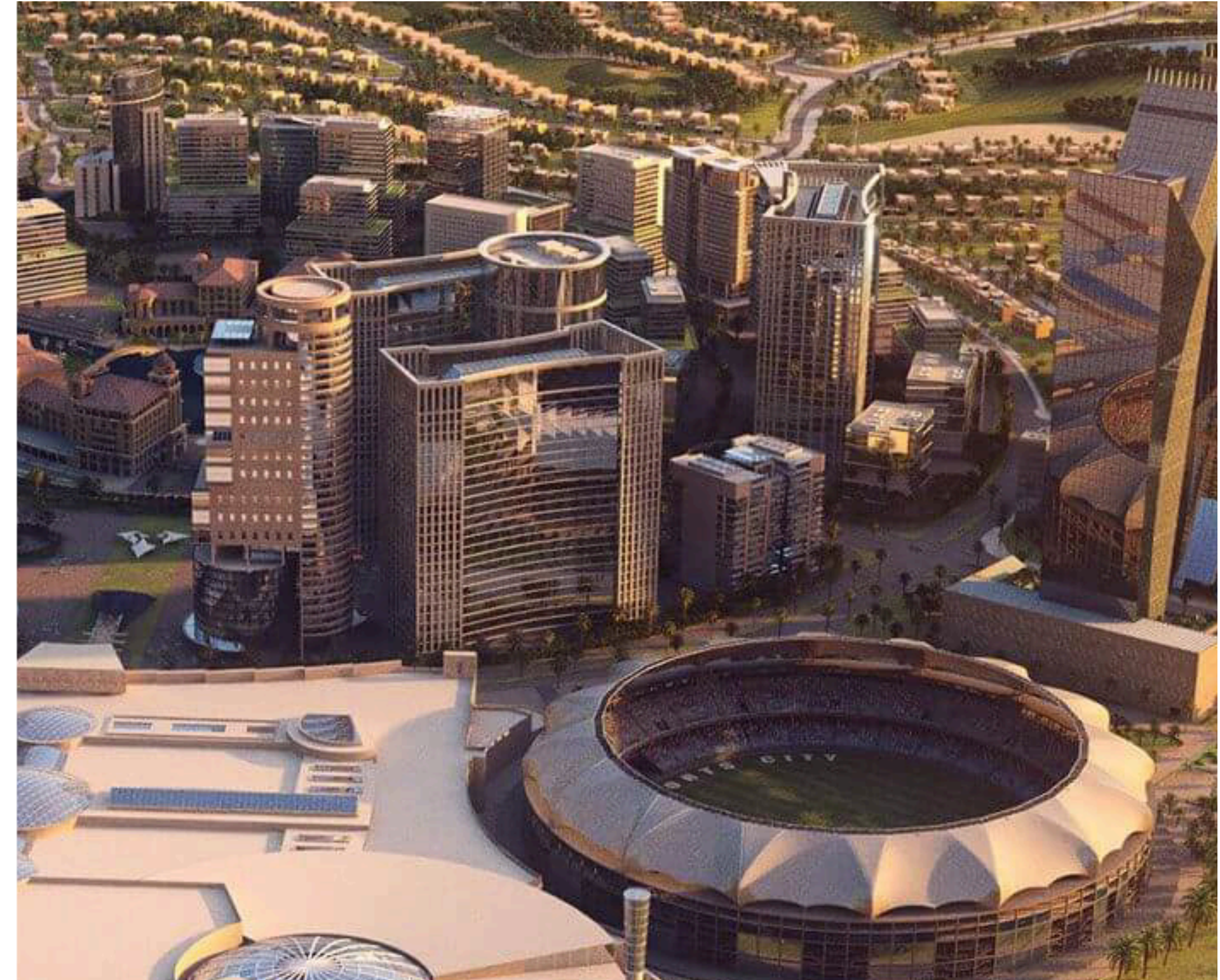
DAMAC Lagoons offers waterfront living with amenities like a floating amphitheatre, water cinema, kayaking, and a wave pool, all easily accessible.





## Motor City

A haven for automotive enthusiasts, with racing tracks, car dealerships, and a vibrant community.



## Sports City

A hub for athletic excellence, home to world-class stadiums, sports academies, and fitness facilities.





## Jumeirah Beach Residence

Jumeirah Beach Residence (JBR) is a prime Dubai Marina seafront community with 40+ towers, featuring The Walk, The Beach, and luxury rentals.



## Dubai South

A burgeoning city of the future, promising cutting-edge technology, sustainable living, and exciting opportunities.





# Azizi South

Azizi Venice, a Venetian-inspired waterfront community in Dubai South, spans 24 million sq. ft. and features apartments, villas, and mansions. It will also house Azizi Opera, Dubai's second opera house, along with unique lifestyle amenities.





# Travel Time from Downtown

|                           |         |
|---------------------------|---------|
| DXB Airport               | 17 mins |
| Dubai Creek Harbour       | 18 mins |
| Meydan                    | 20 mins |
| Sobha Hartland II         | 22 mins |
| Jumeirah Village Circle   | 22 Mins |
| Al Barsha                 | 24 Mins |
| Emaar Valley              | 25 Mins |
| Maritime City             | 25 Mins |
| Jumeirah Lake Towers      | 25 Mins |
| Dubai Marina              | 28 Mins |
| Damac Hills 2             | 36 Mins |
| Dubai Island              | 36 Mins |
| Al Maktoum Airport (DWC)  | 42 Mins |
| Dubai South (EMAAR South) | 45 Mins |
| Dubai South (AZIZI South) | 57 Mins |



# Types of

## Visas in Dubai - Residency by Investment

### ▲ Golden Visa:

The Golden Visa is a 10-year residency granted to property owners, significant investors, entrepreneurs, exceptional talents, humanitarian contributors, specialist professionals, and elite graduates in the UAE.

### ▲ Property Investor Visa:

A 2-Year UAE Property Investor Visa is a residency permit issued to foreign nationals who invest in real estate within the United Arab Emirates. To qualify, investors must meet the minimum investment requirement. This visa allows them to reside in the UAE for two years and is renewable upon expiry. Essentially, it grants residency rights to individuals who purchase property in the UAE.

### ▲ Green Visa:

The Green Visa is a five-year residency permit for skilled professionals, freelancers, and self-employed individuals who hold a university degree (or equivalent) and meet the required income criteria.

### ▲ Retirement visa:

Retirement Visas are available to those aged 55 or above who own property or have sufficient income or savings. Retiring to Dubai offers vast opportunities for relaxation, travel or self-exploration – along with world-class healthcare facilities.

### ▲ Blue Visa:

The Blue Visa is a newly announced 10-year residency visa for individuals with a proven record in environmental action, including members of international organizations, global award winners, and distinguished activists or researchers, recognizing their exceptional contributions to environmental protection in the UAE or globally.





Dubai Property

# Sales Value

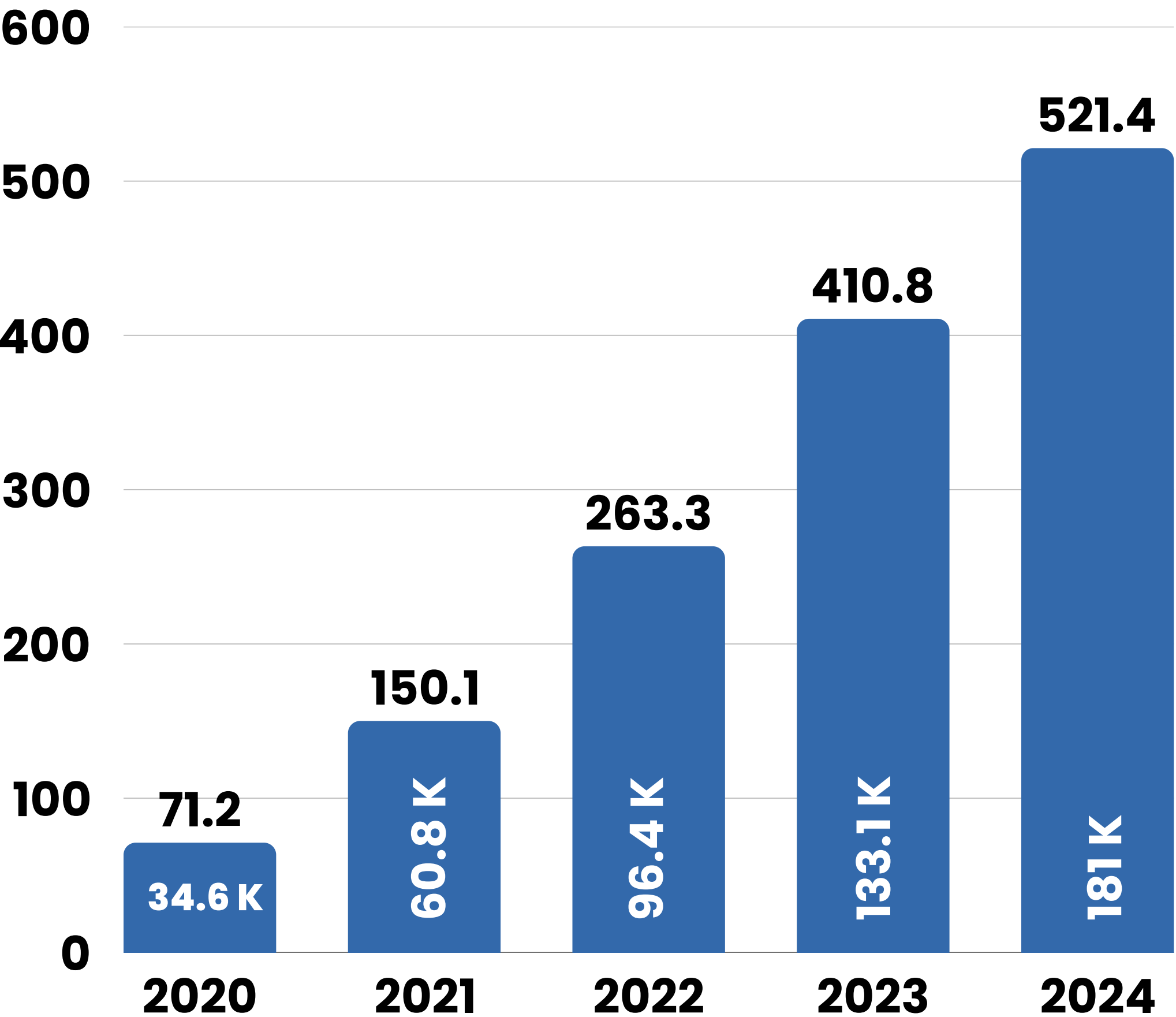
Dubai Property 2024  
SUPPLY

LAUNCHED PROPERTIES

161,082

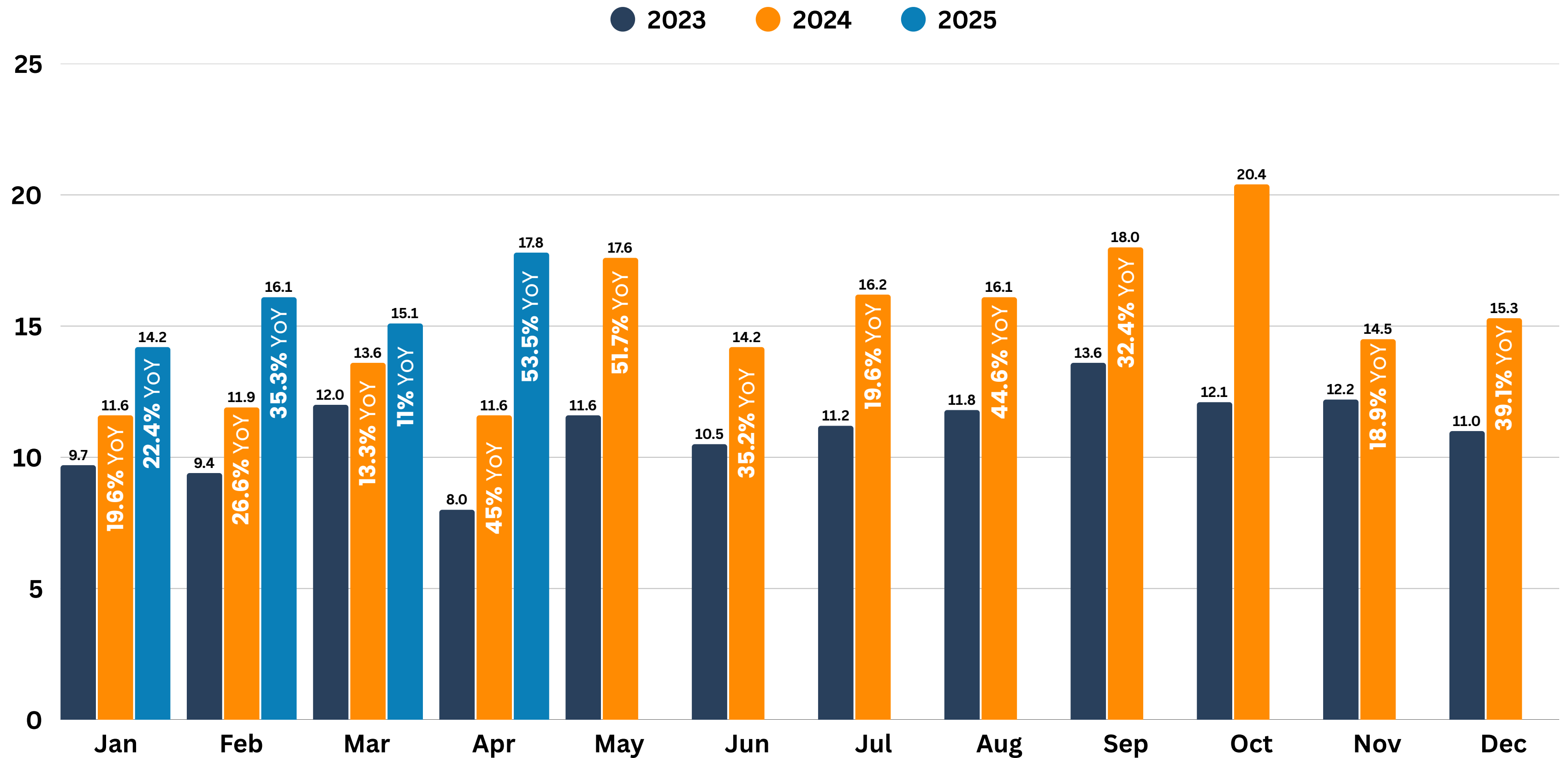
DELIVERED PROPERTIES

29,154



Note: Sales Value is represented in Billions





**Note: Transaction volume is represented in thousands**



# Dubai Real Estate

## Key Terminologies

### DLD

The Dubai Land Department (DLD) regulates Dubai's real estate, ensuring transparency through property registration, broker licensing, record maintenance, and policy enforcement.

### SPA

The Sales and Purchase Agreement (SPA) is a vital UAE legal document detailing the purchase price, payment schedule, and sale conditions to ensure transparency and protect buyers and sellers.

### Ejari

Ejari is a government system for registering Dubai tenancy contracts, ensuring legal protection and dispute resolution for landlords and tenants.

### Title Deed

A title deed, issued by DLD, proves property ownership and records details, essential for sales, rentals, and mortgages.



# Dubai Real Estate

## Key Terminologies

### OQOOD

Oqood, by DLD, registers off-plan property sales in Dubai, ensuring legal compliance for buyers, sellers, and developers.

### DEWA

DEWA provides Dubai's electricity and water, promoting sustainability, innovation, and efficiency.

### LRS

The Liberalized Remittance Scheme (LRS), allows Indian residents to remit up to USD 250,000 annually abroad without RBI approval.

### TCS

Foreign remittances above ₹10 lakh (except education/medical) incur 20% TCS.



Live. Invest. Grow

— SELECT FROM THE —  
*Finest Residences!*



Developer Brands

EMAAR

SOBHA  
REALTY

**DAMAC**

نخيل  
**NAKHEEL**

OMNIYAT

**DANUBE**  
PROPERTIES

≡ **AZIZI**  
DEVELOPMENTS

SAMANA  
DEVELOPERS

 **BINGHATTI**  
بن غاطي

 **ELLINGTON**  
PROPERTIES

||| **MERAAS**



  
ديار  
**DEYAAR**

 وصل للعقارات  
**wasl properties**

DARGLOBAL

NSHAMAN

 **TIGER**  
PROPERTIES

BEYOND

**Object 1**

 الحبتور  
**ALHABTOOR**

 EXPO  
CITY  
DUBAI



 **SELECT**  
GROUP

ماج  
**MAG**

*Bnw*  
BNW DEVELOPMENTS

 **DUBAI**  
PROPERTIES

**ACUBE**  
DEVELOPMENTS

  
VINCITORE



# The SQUAREA Advantage



01

## **Pune HQ. Dubai Expertise.**

Trusted real estate advisory with offices in Pune, & Dubai

02

## **Free Dubai Investment Consultation**

Expert advice, no fees. Get clarity before you commit.

03

## **Rental Management**

Earn from your Dubai home—short or long term, we manage it all.

04

## **LRS & Tax Guidance**

Smooth foreign remittance with expert in-house tax support.

05

## **Start-to-Finish Support**

From property shortlisting to deal closure—100% handholding.



India to Dubai  
**Seamless. Smart. Secure.**



# The SQUAREA Advantage



06

## 100% Transparency

No hidden costs. No surprises.  
Only trust.

07

## Dubai Bank Account Setup

We handle the paperwork—  
you enjoy the benefits

08

## Golden Visa Assistance

Unlock Dubai residency  
through smart property  
investments.

09

## Sell in India, Buy in Dubai

We help you monetize local  
assets to upgrade you in  
Dubai

10

## Company Formation

Powering Indian Investors to  
Dubai's Growth Story



Your Global Real Estate Bridge



# Awards & Accomplishments



**SQUAREA**  
at  
**SOBHA STARS AWARD NIGHT**





**Live. Invest. Grow**

📍 **Corporate Office - Pune:**

Office No – C 322, SOHO by Panchshil,  
Wagholi Road, Pune – 412207

📍 **Dubai Office:**

Office 1104, Bin Damsal Building, Al Quoz 1,  
Dubai, UAE, PO Box 340745

📍 **Bhubaneswar Office:**

3rd floor, DN Regalia Mall, next to Vivanta  
Bhubaneswar, DN Square, Odisha 751019

---

📞 +91 90 9641 9641

✉ [hello@squarea.io](mailto:hello@squarea.io)

🌐 [squarea.io](https://squarea.io)