

# DEIS

EMPOWERING DREAMS  
by *DD GROUP*

**DUBAI ESTATE INVEST  
SOLUTIONS**



# DUBAI REAL ESTATE SOAR

## Strong Demand Meets High Yields

Dubai's real estate market is poised for exponential growth over the coming years, solidifying the emirate's position as a global economic powerhouse and their strategy to become the best global city, presenting an enormous opportunity for businesses and investors from around the world. Property prices and transactions have steadily climbed over recent years with the sale of 133,134 properties in 2023, breaking all previous records, and a 38% increase from the start of 2022. Property prices also rose significantly in 2023, with the "all-residential property price index" jumping by over 20%

in the 12 months, marking its strongest performance in a decade.

The city's reputation extends beyond its geographical advantage as a global hub. The UAE's history of neutrality on the world stage offers a distinct benefit for investors. During periods of global uncertainty, like the Arab Spring in 2012 and the ongoing conflict in Ukraine that began in 2022, Dubai has consistently maintained a position of neutrality. This fosters a secure environment for investors, acting as a haven for capital and talent seeking stability. By choosing Dubai, you can be confident your investment thrives in a climate insulated from geopolitical fluctuations.

Dubai boasts a much faster property transaction process compared to many other Western and Asian markets. The average transaction period for a property in Dubai is between four to ten weeks, depending on whether it's mortgaged or a cash purchase. This compares favourably to countries in the West such as the UK, where the average transaction time ranges from 20 to 35 weeks.

Fueled by a robust job market and a commitment to attracting the best international talent, Dubai's population is projected to surge to a staggering 5.8 million by 2040. The city's population has exhibited consistent growth over the past five years, with numbers rising from an estimated 3.3 million in 2019 to in excess of 3.6 million at the end of 2023.

Beyond the population boom, Dubai offers unparalleled opportunities for investors. Unlike many other cities in the world, Dubai boasts a tax-free haven for property ownership. With no income tax, property tax, or capital gains tax, investors can maximize their returns. Dubai's world-class infrastructure, diverse cultural experiences, and year-round sunshine create an attractive lifestyle for residents, leading to strong rental yields.

Further solidifying Dubai's real estate dominance, activities within the sector increased by a significant 4% within the first nine months of 2023, bringing its value to a robust AED26.8 billion. This substantial growth reflects continued, fervent demand for both residential and investment properties across Dubai. With real estate transactions experiencing a further rise and some of the highest rental yields globally, Dubai presents a compelling and unique opportunity for investors seeking a stable market with exceptional low risk returns.

Major developers like Emaar and Dubai Properties are renowned for their high-quality construction and luxurious finishes, making Dubai a haven for discerning investors. Furthermore, Dubai's digitalization efforts streamline real estate transactions, allowing efficient and speedy processes manageable by a Power of Attorney, eliminating the need for multiple costly and time-consuming visits.





# THE WINNING STRATEGY

**Exceptional returns  
with an average of 40+% ROI**

At Dubai Estate Invest Solutions, we specialize in unlocking the hidden value in Dubai's most sought-after areas. Our focus is the bustling Downtown and Business Bay area, the most vibrant communities in the city, right next to the famous Dubai Mall and with views of the Burj Khalifa. Our focus lies on acquiring the right apartments, in the most sought-after buildings at competitive prices. Through high end renovations and attention to detail our trusted tradesman and partners breathe new life into these properties, transforming them into coveted spaces, normally selling in only seven days.

With an average return on investment of 40%, our track record speaks for itself. This demonstrates our team's ability to operate in this market, the demand of these locations and the success and reliability of our strategy, ensuring substantial returns for our investors while revitalizing communities one property at a time.

The idea of flipping houses through renovation is a tried and tested

strategy that has proven successful in many property markets worldwide. However, in some countries like the UK, the model has been disincentivized due to a more complex tax environment that eliminates tax-free benefits.

Dubai's real estate market presents exciting opportunities, but navigating its intricacies requires specialized knowledge. Our established network and local connections bridge this gap. We have a team of real estate agents dedicated on finding the best investment properties in the city. We work exclusively with trusted, skilled tradespeople to guarantee premium renovations that elevate your property's value. We provide expert financial and mortgage advice, capitalizing on the Middle Eastern banking sector's flexibility compared to Europe and the US, thanks to our deep understanding of the region's financial landscape.



# A SELECTION OF PROPERTIES

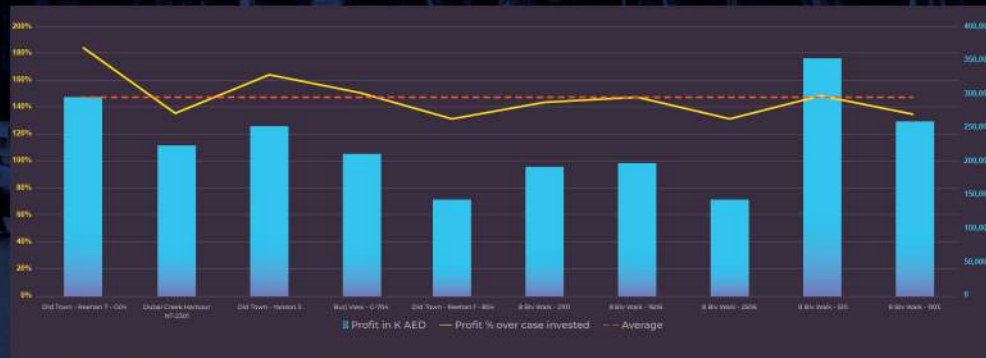
renovated in the last 12 months

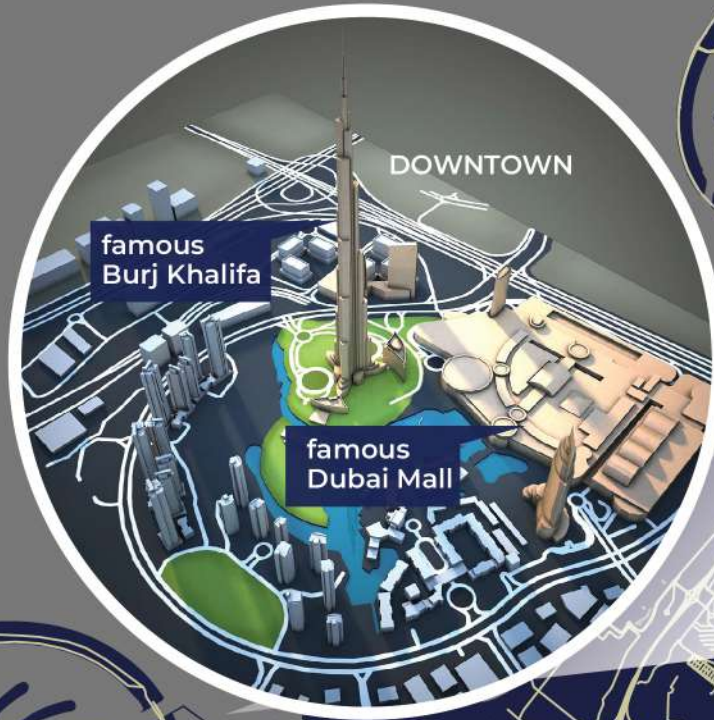
In last 2.5 years of operations we managed more than 25 properties over downtown.

Location	Purchase Price	Selling Price	Total cash used	Profit	Profit % over cash invested
Old Town - Rehaan 7	1,250,000	1,675,000	353,500	296,500	184%
Dubai Creek Harbour - NT 1	2,250,000	2,750,000	630,000	223,500	135%
Old Town - Yanson 3	1,300,000	1,900,000	396,000	252,000	164%
Burj View - Tower C	1,335,000	1,700,000	414,700	210,300	151%
Old Town - Rehaan 1	1,480,000	1,800,000	448,600	141,400	132%
8 Blv. Walk	1,400,000	1,850,000	440,000	191,000	143%
8 Blv. Walk	1,400,000	1,800,000	414,000	196,000	147%
8 Blv. Walk	1,485,000	1,850,000	448,700	141,300	131%
8 Blv. Walk	2,150,000	2,900,000	721,000	352,000	149%
8 Blv. Walk	2,350,000	3,000,000	752,000	258,000	134%



## INVEST PERFORMANCE DASHBOARD





# THE INVESTMENT JOURNEY

# YOUR INVESTMENT SUCCESS

## 1 Identifying Investment Opportunities

Our network of experienced agents actively seeks properties with high investment potential, ensuring strong returns for your portfolio. We consider a comprehensive set of criteria to find the perfect fit for you, including prime location, desirable views, optimal floor plan size, high-quality amenities, and excellent accessibility.

## 2 Tailoring Your Goals

We meticulously shortlist the best opportunities based on a comprehensive set of criteria, aligning with your investment goals. Whether you seek long-term rental income, a thriving short-term rental property, or a luxurious vacation home, we'll align your investment strategy with the ideal property.

## 3 Strategic Selection

Following a thorough evaluation, we select properties that perfectly match your investment strategy, maximizing your potential for success. We leverage our extensive network across most major UAE banks to secure the best financing conditions for your specific needs. Additionally, we can assist with the smooth and flawless international transfer of capital if required.



## 4 Financing and Design Collaboration

We guide you effortlessly through the financing stage, offering assistance with resident and non-resident mortgages, as well as facilitating secure international money transfers (including cash and crypto). Then, we collaborate on the design process, ensuring your renovation maximizes value creation.

## 5 3D Visualization and Confirmation

A state-of-the-art 3D design allows you to virtually experience your renovated property before confirming the purchase and proceeding with renovations.

## 6 Efficient Renovations

Upon purchase, skilled builders immediately commence the renovation project, ensuring timely and high-quality completion. We prioritize both speed and meticulous craftsmanship to deliver a property that exceeds expectations.

## 7 Transparency through Progress Updates

We keep you engaged throughout the process with regular progress updates, including photos and videos showcasing the transformation of your property. You'll stay informed and involved every step of the way.

## 8 Maximizing Your Return

Once complete, we conduct a thorough quality inspection and create videos for marketing purposes. Our expertise secures the best sales opportunity, guiding you through the finalization process to ensure a smooth handover and successful collection of your investment proceeds.



# JOIN US TODAY

## and Capitalize on Dubai's Thriving Market

There is no better time to invest in Dubai's real estate market, and Dubai Estate Invest Solutions offers a unique opportunity and customized solutions, allowing everyone to be part of it and achieve significant low risk returns.

- ✓ **A Proven Track Record:** We have achieved a consistently impressive average of 40% Return on Investment.
- ✓ **Expert Guidance:** We possess a deep market knowledge and renovation contacts and expertise to ensure each project reaches its full potential.
- ✓ **Lucrative Market:** Dubai's tax-free environment, growing population, and high rental yields create a perfect landscape for property investment.
- ✓ **Global Appeal:** Dubai fosters a global investment environment, attracting capital from a diverse range of international sources.
- ✓ **Hassle-Free Investment:** We handle the entire process, from property acquisition and renovation, allowing you to relax and enjoy the returns.
- ✓ **Crypto Investment Options:** The Dubai Land Department accepts priority payments in cryptocurrency, offering investors an alternative payment option.





# INVEST IN THIS OPPORTUNITY

and fulfill your dreams

## a. Investment Fund Contribution

By contributing to the fund, your investment is spread across multiple properties, allowing you to leverage the expertise and experience of our team and significantly reduce risk vs. a singular investment. Invest into the fund and receive a return of 12-25% after 12 months, with the percentage incrementally based on your contribution and investment fund performances that are going to be provided in a transparent and clear way to all investors on regular basis.

## b. Full Property Purchase

Purchase a property in cash or through a mortgage, from a selection of opportunities we can provide, and retain ownership under your name or legal entity. Entrust us with the responsibility to generate profit for you from your property, and expect a return of circa 20% per asset.

## c. Customized Investment Options

Our diverse and experienced team is used to creating custom solutions for our clients and we will work with you to find the most appropriate model for your risk appetite, ensuring the best solution for you.

Investing opportunities start at a minimum of 50,000 USD.



# DEIS

EMPOWERING DREAMS  
by *DD GROUP*

We welcome all enquiries with no obligation to proceed. Reach out today to explore your options.

David Causi  
Founder & CEO  
+971 50 504 0754  
[David.Causi@ddgroup.ae](mailto:David.Causi@ddgroup.ae)

Daniel Walford  
Managing Partner  
+971 58 570 0968  
[Daniel.walford@ddgroup.ae](mailto:Daniel.walford@ddgroup.ae)

Milos Milenkovic  
Co-Founder & General Manager  
+971 58 970 3607  
[Milos.Milenkovic@ddgroup.ae](mailto:Milos.Milenkovic@ddgroup.ae)