

" Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, Paid for in full, and managed with reasonable care, it is about the safest investment in the world"

Franklin D. Roosevelt,
Former U.S. President.



WHY TO INVEST IN DUBAI

STABILITY AND GROWTH

- One of the fastest growing business destinations on earth
- Economic growth of an annual average of 8.6% during the last eight years - similar rate of growth expected for the next five years
- Projected economy growth at 5% in comparison to a world growth rate of 2.8%

TAX FREE

- No personal taxation
- No property taxation
- Low maintenance and transfer fees

WISE INVESTMENT

- Average villa cost is up to ten times cheaper than London and half the price of Singapore
- High rental demand with a steady yield return of 8%. With the major population growth in Dubai this return is predicted to remain well into the future.
- Sellable - No concern of oversupply with an estimated shortfall of 40,000 units within the next five years leaving an estimated 150,000 new residents without the possibility of buying.

FREEHOLD OWNERSHIP

- Ownership outright with freehold guarantees given by major developers and endorsed by the Dubai Government in contract

GREAT PLACE TO LIVE

- All year round sunshine
- Irresistible beaches
- Liberal atmosphere
- Exclusive Hotels
- Great food
- Tax free
- Incredible business opportunities
- Wealth of culture

BEAUTIFUL HOMES

- Designed by some of the worlds top architects
- Exclusive interiors with only top end finishes
- You can now afford the home of your dreams



WHY TO INVEST IN DUBAI LAND

FACTS & FIGURES

- Dubailand is a member of Tatweer and the world's most ambitious tourism, leisure and entertainment project, designed to catalyze the position of Dubai as an international hub of family tourism
- The Dubailand venture is estimated at AED 235 billion
- Dubailand will cover an area of 3 billion square feet
- Dubailand has 7 themes: Theme parks, culture & art, science & planetariums, sports & sports academies, well being & health, shopping & retail and resorts & hotels
- Projects currently operational include: Autodrome, Polo & Equestrian Club and Al Sahara Desert Resort
- Dubailand expects a footfall of 40,000 visitors a day and 15 millions visitors a year once fully operational
- The diverse projects under Dubailand include theme parks, eco-tourism projects, shopping malls, restaurants and residential units that are being developed by UAE, GCC and international investors
- Dubailand will have a minimum of 55 hotels within its geographical location
- Dubailand projects a population of 2.5 million people, which includes tourists, workers and residents, once fully operational



Theme Parks

- Great Dubai Wheel
- Dubai Snowdome
- Aqua Dunya

Culture & Art

- Falcon City of Wonders
- Islamic Culture & Science World
- Taaleem Beacon Education
- Al Sahara Desert Resort
- Al Kaheel

Science & Planetariums

- Astrolabe Resort
- Emirates Planetarium

Sports & Sports Academies

- Dubai Golf City
- Dubai Sports City

- Dubai Lifestyle City
- Plantation Equestrian
- Motor City

Wellbeing & Health

- Beautyland
- Riverside
- Al Barari

Shopping & Retail

- Dubai Outlet City

Resorts & Hotels

- Al Sahara Kingdom
- City of Arabia



WHY TO INVEST IN BUSINESS BAY



- Business Bay is a central business district in Downtown Dubai, featuring numerous skyscrapers located in an area where the Dubai Creek has been extended
- Dubai's Business Bay is similar in nature to Manhattan or Ginza, which are the business centers for the cities of New York and Tokyo
- The past few years have seen ambitious initiatives such as Dubai Internet City, Dubai Media City, Dubai International Financial Center and others. Business Bay is the cornerstone of the new economic push to extend the international role of the UAE
- Business Bay is all set to fulfill the growth needs in medium to long term. Besides the growing demand of the local economy -- which is projected to achieve an average growth of 5-9% annually over the next few years -- the UAE is attracting increasing foreign investment
- Life at Business Bay starts at the luxurious residential towers, designed to the highest standards and offering a lifestyle unimagined. From superb architectural style of each apartment to the breath taking views just outside, life at Business Bay is intended for people that seek luxury in a vibrant community
- The residences and commercial enterprises at Business Bay feature high-tech working spaces, comfortable and luxurious residential units and modern looks

EXHIBITIONS

Cityscape 
Dubai
THE INTERNATIONAL PROPERTY INVESTMENT AND DEVELOPMENT EXHIBITION



Date : 16-19 October 2007
Name: City Escape Dubai
Country: U.A.E
Location: Dubai (World Trade Center)



Date: 7-8 September 2007
Name: The Dubai Resale & Rental Show
Country: U.A.E
Location: Crown Plaza Dubai



Date : 28-30-Aug-2007
Name: Build Asia 2007
Country: Pakistan
Location: Karachi Expo Centre, Karachi



Date: 10 -12 February 2007
Name: R&R World Wide Property Show
Country: U.A.E
Location: Crown Plaza Dubai

Metro World



Date : 20-22 Januaray 2007
Name: Metro World
Country: Pakistan
Location: Karachi (Expo Centre)



From 28- 30 August 2006
Name: Build Asia 2006
Country: Pakistan
Location: Karachi Expo Centre, Karachi



Project Type : 45 Storeys Residential & Commercial Tower
 Commercial : 1st - 16th Floor, 17th Floor Club House
 Residential : 18th - 45th Floor
 Unit Type : Studio, 1, 2, 3 bedroom, duplex apartments.
 Unit Sizes : Residential: 597-4087 sq ft
 Commercial: 601-1524 sq ft
 Completion Date : Quarter 4, 2008.

Salient features of the tower

- 45 storey mixed used tower
- Modern gymnasium, indoor swimming pool, sauna, aerobics room for both male and female, billiards room, children's play area all on the 17th floor
- Only 100 meters away from the nearest COA monorail station

Unit Type : Studio
 Area : 694 sq.ft



Metro Tower

Project Type :
 45 Storey Commercial Towers

Unit Size :
 803 – 3061 Sq ft

Completion Date :
 Quarter 4, 2008

Unit Type : Studio
 Area : 803 sq.ft



Wadi Tower

Project Type :
 33 floors Residential Tower

Unit Type :
 1, 2 & 3 bed

Completion Date :
 December, 2008.

Views : Wadi Walk

I & M Tower



PAYMENT PLAN

- | | |
|--------------------|----------------|
| • 10 % | On booking |
| • 10 % in 2 Months | December 2007 |
| • 10 % in 3 Months | March 2008 |
| • 10 % in 3 Months | June 2008 |
| • 10 % in 4 Months | October 2008 |
| • 10 % in 4 Months | February 2009 |
| • 10 % in 4 Months | June 2009 |
| • 10 % in 5 Months | November 2009 |
| • 10 % in 5 Months | April 2009 |
| • 10 % in 5 Months | September 2010 |

* Mortgage Availability : Abu Dhabi Commercial Bank (ADCB)

Mall of Arabia More than just a mall, it's a unique lifestyle experience with its vast ancient Middle Eastern exterior housing the best of international fashion brands, a state-of-the-art stage for theatrical performances, a 15-screen cinema and a bowling alley.

A global shopping resort, the Mall of Arabia provides a delightfully different shopping experience. Its striking facade beckons and then entices the visitor to its central area to begin a global consumer tour.



CITY OF ARABIA, DUBAI

MASTER LAYOUT PLAN

