

DREAM HOMES MAGAZINE.COM

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# DREAM HOMES™



**CALIFORNIA MID-CENTURY MODERN  
SOLANA BEACH, CA**

**\$8,000,000**

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*Dubai is currently breaking records as one of the most active global luxury residential markets, appealing to local investors who are seeking high returns, long-term stability, and a diversification of their investment portfolios. Here are some of the key reasons why you should consider investing in Dubai's booming real estate market now.*

• **Location, Location, Location:** Dubai is truly the epicenter of the world. This growing global hub houses 2 major international airports, DXB and DWC, 3 seaports, and over 15 marinas and anchorages. It's a leading airport hub for those flying to and from Europe, Africa, Australia, and Asia. Expansion plans to make Dubai South's Al Maktoum International Airport, aka Dubai World Central (DWC) the largest airport in the world with an infrastructure linking air, land, and sea is currently underway. Dubai is also situated along major global trade routes.

• **Short Term / Long Term ROI:** Investing in Dubai's off-plan (pre-construction) properties presents a unique opportunity for maximizing ROI. Not only are the recent trends and future projected capital appreciation rates competitively high, there is also flexibility in reselling off-plan properties, allowing investors to benefit from capital appreciation before project completion. In terms of rental returns, Dubai's short-term rentals such as Airbnb offer impressively high returns, ranging from 12-15%. And, unlike California, Dubai has a more lenient regulatory framework for short-term rentals. As for long term rental returns, according to data from Numbeo, Dubai offers yields as high as 9.19%.

• **UAE Golden Visa:** Property investors are eligible for this special visa, which grants exclusive benefits to long-term residents who are investors, talents, entrepreneurs, and more. Property investors may also sponsor family members and provide them with a residency visa.

• **Tax & Ownership Benefits:** In Dubai, there is no property, income, or capital gains taxes, no transfer limitations, and many other exemptions that benefit foreign investors.

• **D33 Agenda:** Dubai Economic Agenda (D33) is an innovative 10-year plan to accelerate growth and double the economy with 100 transformational projects focused on investing in human development, skill sets, and advanced technology; consolidating global competitiveness, innovation, and knowledge-based economy, and more. It's already meeting benchmarks.

• **Tourism:** From iconic architecture to jaw-dropping attractions, to cultural experiences, to beaches and promenades, to swanky hotels, restaurants, and nightlife – Dubai has something for everyone. The Burj Khalifa, Dubai Mall, Abrahamic Family House, and Old Souk Market are just a few of Dubai's draws, with many more in the works, such as the first casino in the region. According to recent news reports, premier casino developer and hotelier Wynn Resorts has planned a massive multi-billion dollar project to open in 2027 in Ras al Khaimah, and will include a hotel, restaurants, spas, entertainment, and gaming. Ras Al Khaimah is approximately an hour drive from Dubai, the gateway to the region.

• **Infrastructure:** State-of-the-art transportation, hospitals, public transportation, and technology make Dubai's infrastructure one of the most advanced in the world.

• **Safety:** Political and economic stability, along with numerous government-sanctioned safeguards in the areas of quality of life, crime prevention, healthcare, pollution, and traffic, place Dubai among the top 5 safest cities in the world.

• **Environmental Preservation:** Dubai continues to implement many protective measures and initiatives such as increasing green areas, developing water resources, improving marine environment and protecting it from pollution, preserving fisheries and livestock, and developing strategies to protect biodiversity. One such development is Dubai Reefs, an innovative project that unites ocean restoration and eco-tourism.



To learn more how to capitalize on the investment opportunities in Dubai, contact:

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# BRINGING GLOBAL REAL ESTATE CLOSER TO HOME

As a San Diego resident with Middle Eastern roots, no one understands luxury real estate in coastal California and Dubai better than Ghada "GG" Benitez, REALTOR® and CIPS.

With an exclusive global network and unmatched expertise across international real estate and business, sales, and marketing/pr, GG elevates the client experience for discerning buyers and sellers in two of the most coveted markets in the world.

Contact GG Benitez to learn more about our properties and representation.



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DUBAI OFF-PLAN



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