

# DREAM EMPIRE

REAL ESTATE L.L.C

INVEST SMART – LIVE LUXURIOUS



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# DUBAI: REAL ESTATE TRANSFORMATION (THEN VS NOW)

UAE has 7 Emirates (Abu Dhabi – the UAE Capital, Dubai, Sharjah, Ajman, Umm Al Quwain, Ras Al Khaimah, Fujairah).



Real estate in Dubai was almost entirely domestic land owned & traded by Emiratis



The economy depended mainly on trade, oil, and port activities (Jebel Ali, Dubai Creek).



Government began envisioning Dubai as a global business and tourism hub.



## KEY MILESTONES

1979

Jebel Ali Free Zone established first free-trade zone in the Middle East.

1985

Emirates Airline launched and opened the gateway to global connectivity.

1999

Sheikh Mohammed bin Rashid Al Maktoum launched the **Dubai Internet City** & **Dubai Media City** projects signaling the start of large-scale commercial real estate development.

# TIMELINE

## Key reforms



**2007:** Establishment of RERA (Real Estate Regulatory Agency) regulatory authority under Dubai Land Department (DLD).



Escrow accounts were introduced in Dubai in **2007** following the introduction of the Dubai Escrow Law (Law No. 8 of 2007) to protect **buyers** of off-plan properties.)



**2011–2012:** Property Registration transparency, RERA Introduced (**July 2007**), project completion insurance & strict developer licensing.

## 1970s–2002 Dubai Real Estate evolution & Impact



In **2002**, the Ruler of Dubai issued a decree allowing foreign ownership (freehold) of property in designated areas the first in the Gulf region.



Massive foreign investment.



## Correction & Regulation (2008–2012 Maturity Phase Begins



The **2008** global financial crisis hit Dubai hard property values dropped by **50%**.



Thousands of off-plan projects stalled or cancelled.

[Read more...](#)

## RESULT

Dubai moved from a “**boom-and-bust**” image to a globally regulated and investor-protected real estate market.

# EXPANSION & GLOBAL RECOGNITION (2013–2020 THE GOLDEN DECADE)



**HIGHLIGHTS:** Recovery driven by Expo 2020 announcement (Dubai won the hosting rights in 2013).

**2016:** Dubai Real Estate Self Transaction (REST) app launched → 100% digital property transactions.

**2021:** Launch of Dubai **2040** Urban Master Plan & 2023: Launch of Dubai Economic Agenda **D33** (double economy to **AED 32 trillion**).

**2017–2019:** Launch of long-term investor visas and permanent residency schemes. **Expo 2020** (delivered in **2021–22**).



One of the **most transparent and tech-driven real estate markets globally.**



**Institutional investors** (funds, REITs) began entering Dubai.



**Record-breaking transaction value** happening every year.



Among top **5 global luxury markets** (Report- Knight Frank 2025)

# SUMMARY TIMELINE: FROM SPECULATION TO STABILITY

Years	Pre-2000	2002-2008	2008-2012	2013-2019	2020-Now
Phase	Foundational	Liberalization	Regulation	Expansion	Globalization
Key Transformation	Domestic property & trade	Freehold law, off-plan boom	RERA, Escrow Accounts, DLD reforms	Expo era, smart city growth	D33, 2040 Plan, HNWI inflows
Impact	Set global vision	Global investor entry	Buyer protection & stability	Institutional credibility	Record sales & maturity

These data points show that Dubai's Real Estate journey is not random.

# DUBAI'S VISION D33 & 2040

TWO GOVERNMENT MASTER PLANS, ONE UNIFIED VISION



Economic Growth | Urban Transformation | Real Estate Opportunities | Double Economy | FDI Expansion | Commercial Infrastructure.



Dubai isn't just planning for the future, it's building it. The **D33** Doubling Economic Agenda and the Dubai **2040** Urban Master Plan create an extraordinary decade for investors like you.



The quote should read: His Highness Sheikh Mohammed has always said that 'Impossible does not exist in our dictionary,' and we truly believe in that vision.

[Read More...](#)





## WHAT IS D33 ??

Blueprint- Dubai's Vision: **D33**



His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai, Says...

**2033 will mark 200 years since the foundation of Dubai:** the year in which Dubai will be the most important global business centre, and by then we would have completed the [D33 Agenda](#).

We know our economic path over the next decade. The world makes way for those who know what they want.

[Read more](#)

[Read more](#)

# D33 CONTINUED...

## Key Pillars Powering D33 Growth

### KEY POINTS



**Aim:** Double the size of Dubai's economy in 10 years.



Over 100 transformational projects in progress.



Doubling the Population.



20-min Dubai city plan.



**Target:** AED 32 trillion total economic value.



Expanding FDI and trade corridors.



Focus on trade, innovation.



Etihad Rail- It will connect to all GCC countries- KSA, Kuwait, Oman, Bahrain, Qatar.



[Read more...](#)

[Read more...](#)



# D33 CONTINUED...

## Key Pillars Powering **D33** Growth



Sustainability Targets.



Smart Infrastructure.



Tourism & innovation corridors.



Digital economy expansion.



Global trade hub.



Green and sustainable economy.



Talent attraction & business-friendly environment.



Economic Diversification.





# D33 CONTINUED...

## Key Pillars Powering D33 Growth



Flying Taxi



Small and Medium Enterprises scale-up program.



World's biggest Airport.



DXB (Dubai int'l airport) records highest annual traffic in 2024.



Dubai's Foreign trade and adding **400** cities to Dubai's foreign trade map.



World's largest international airport (Al Maktoum).



Future Economic Corridors **2033** with Africa, Latin America, South East Asia.

[Read more...](#)

[Read more-](#)

# WHAT IS DUBAI URBAN MASTER PLAN D40?

The plan aims to achieve various objectives in the Emirate which serve its futuristic vision of prosperity over the next **17 years**, including:

## D40 PILLARS GRID

01

Optimize the utilization of spatial and infrastructure resources.

02

Planning and developing vibrant and healthy communities.

03

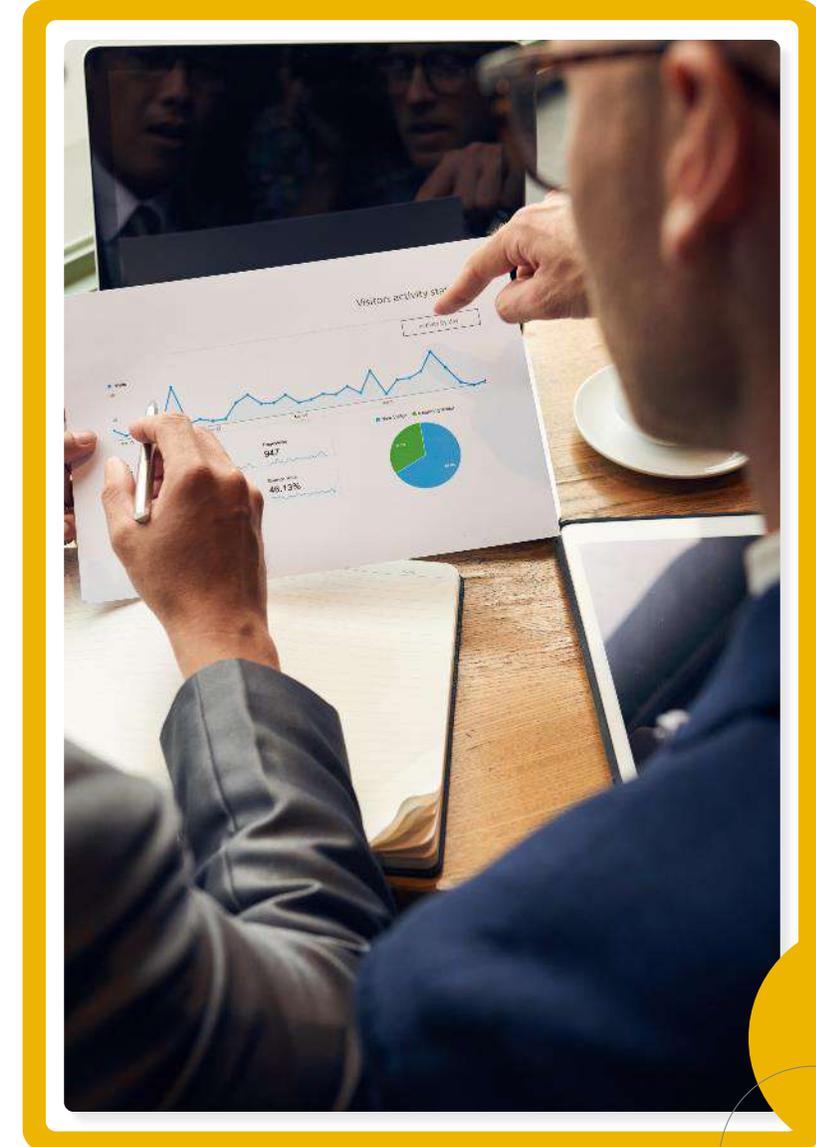
Doubling green and leisure areas and enhancing their qualities.

04

Providing sustainable and flexible means of mobility.

[Read more](#)

[Read more](#)



# D40 CONTINUED...

## Key Pillars Powering **D40** Growth

01

Fostering greater economic activity.

02

Enhancing environmental sustainability.

03

Safeguarding the Emirate's cultural and urban heritage.

04

Developing a comprehensive legislation and planning governance.

05

Population to reach 8 million.

06

Dedicate 168 Sq km to economic and industrial activities.

07

Increase public beaches by **400%**.

[Read more...](#)



## Key Pillars Powering D40 Growth



01

**25% increase** in spaces designated for educational and health facilities.

02

**55%** of the population will live within 800 meters of main public transport stations.

03

Development of a **20-minute city**, where residents can reach a majority of their daily needs and places within 20 minutes on foot or by bicycle.

04

Bur Dubai and Deira will be developed into Dubai historic centers highlighting the emirate's history and heritage.

05

**110 km** of coastline will be added to Dubai, offering beachside living to over **35,000 families**.

[Read More..](#)

# ABOUT DUBAI REST APP (REAL ESTATE SELF TRANSACTION BY DLD)



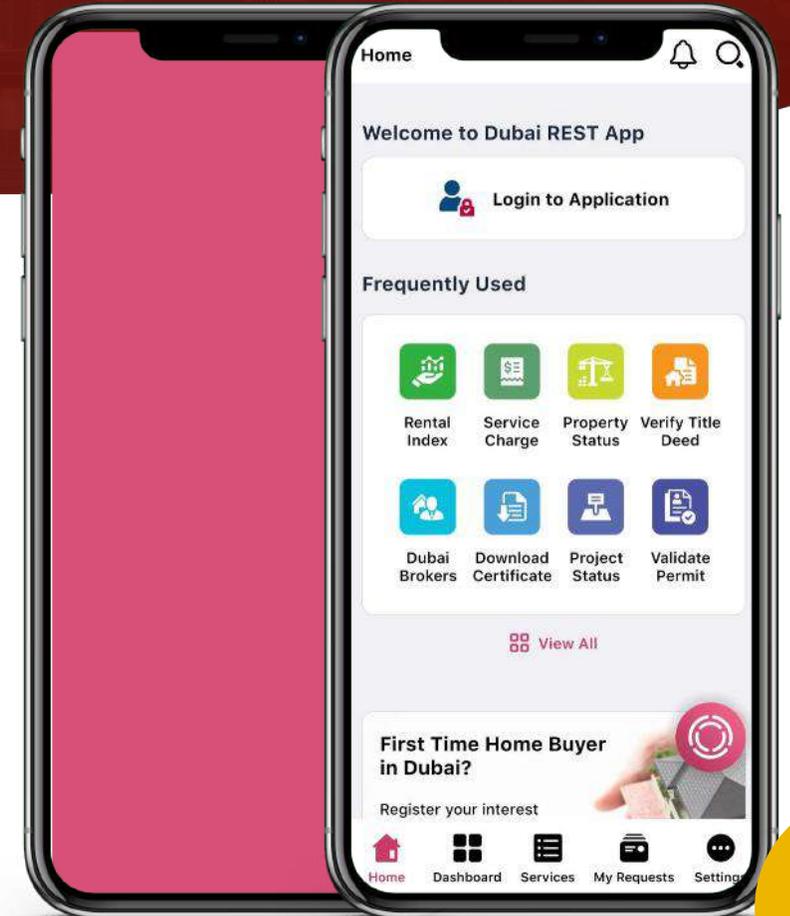
Dubai REST is the smart real estate platform through which all real estate services performed by property owners/tenants, real estate brokers, developers, real estate valuers, investors and all beneficiaries of the real estate market.



Property owners/tenants can access their properties through a real estate wallet that provides them with information about the current prices of their properties, rental return, etc. You can also check daily/monthly sales transaction- developer wise / area wise.



Dubai REST App also enables both property owners and tenants to manage leases (registration, renewal, and cancellation of the lease), submit rental dispute cases, and follow them up.



[Read more...](#)

# YEARLY REAL ESTATE TRANSACTIONS



Dubai's property market set historic records in 2024 and continued to accelerate in 2025. Full-year 2024 registered about 180,900 property sales worth approximately AED 522.1 billion (and 2,26,000 total real estate transactions of AED 761 billion when including mortgages and other deal types). By mid-October 2025,



Dubai had already surpassed 2024's full-year sales value, with 168,540 sales totalling AED 525.9 billion recorded within the first 290 days.



## ANNUAL TOTAL (SALES TRANSACTIONS)

Year	Sales transactions (count)	Sales Value (AED)
2024	180,900	522.1 Billion
2025 (YTD TO MID-OCT)	168,540	525.87 Billion

[Read more...](#)



# YEARLY & DAILY REAL ESTATE TRANSACTIONS CONTINUE...

Daily average transactions are around AED 2 billion; on weekends they often exceed AED 3 billion in a single day



## Monthly Breakdown -2024 (Selected Months)

Months	Transactions (Count)	Sales Value (AED)
Jan	11,029	20.0 B
Feb	12,025	22.9 B
Mar	13,434	36.9 B
Apr	11,608	32.0 B
May	17,539	45.8 B
Jun	14,370	46.4 B
Oct	20,670	61.5 B
Dec	15,108	-



## Monthly Breakdown -2025 (Highlights)

Months	Transactions (Count)	Sales Value (AED)
Jan	14,239	-
Feb	16,099	51.1 B
Mar	15,057	47.1 B
Apr	-	62.1 B (record at the time)
May	18,700	66.8 B (all-time high)
Jul	20,400	65.0 B
Aug	18,678	51.1 B
Sep	20,127	54.3 B





**Dubai International Financial Centre** was officially announced and established in 2004. The DIFC saw a record number of new firms establish operations during January-June 2025, as the number of active registered companies reached 7,700, up from 6,153, representing a 25 percent year-on-year increase.

Around 1,081 new active registered companies joined the DIFC, representing a 32 per cent increase from the same period in 2024. The number of professionals working in DIFC rose to 47,901, marking a significant 9 percent increase from 43,787 a year earlier.

[Read more...](#)

# INTERNATIONAL REPORTS SAY



## Consistent Global Recognition

Leading reports- Knight Frank, CBRE, Savills, Deloitte, Henley & Partners, UBS Global, and Prime Real Estate Index all rank Dubai among the top performing real estate markets.

01

## Global Capital Flow

Wealth migration studies show Dubai consistently ranks in the top 2 cities attracting HNWIs, with sustained inflows from Europe, Asia, and Australia.

03

## Outlook

International data forecasts steady price appreciation and rental growth over the next decade - clear evidence that global analysts see Dubai as a long-term winner.

05

## Strong Fundamentals

Reports highlight Dubai's economic stability, population growth, infrastructure expansion, and investor-friendly policies as the key drivers behind sustained demand.

02

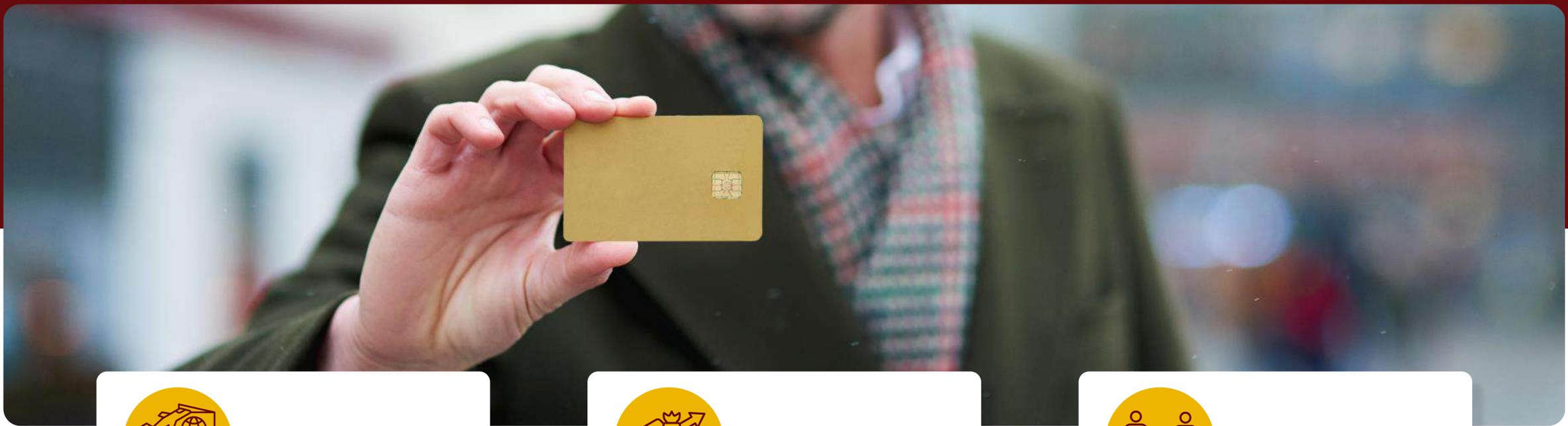
## Market Momentum

Multiple reports note record breaking off-plan sales and full sell-outs, validating high investor confidence.

04

[Read more..](#)

# UNLOCK YOUR GOLDEN / INVESTOR VISA



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Golden Visa for  
Property Investors



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Investor Visa for  
Property Investors



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Family  
Inclusion in Visa

# SECURE, FRAUD-FREE INVESTMENT ENVIRONMENT

Your Money is Protected by Law - 100% Transparency



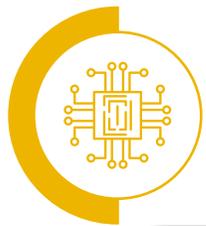
**MANDATORY ESCROW ACCOUNTS:** All funds are routed through government - supervised escrow accounts under the Dubai Land Department to protect Buyers/Investors.



**NO DEVELOPER ACCESS TO FUNDS:** Developers receive funds by DLD in stages only after construction milestones, ensuring your investment is safe & secure.



**REGULATED BY DUBAI LAND DEPARTMENT (DLD):** DLD regulations create one of the most transparent and secure real estate frameworks globally.



**PAPERLESS, FULLY DIGITAL PROCESS:** Register, pay, and manage properties remotely - no need to visit the developer's office or DLD or to be in Dubai during the transaction.



# TOP REASONS WHY INVEST IN DUBAI'S REAL ESTATE MARKET



[Read more...](#)

- › Good rental income of up to 12%, whereas in other countries average yields are only 3–5%.
- › No residential/house tax.
- › Many developers cover the 4% DLD fee for first-time buyers
- › We manage your portfolio just like a fund manager.
- › When we find good returns of investment around 20% to 50%, we will advise You to sell and reinvest for continued growth.
- › Money protection, no fraud.
- › Stable economy.
- › Fastest growing real estate market in the world.
- › World-class infrastructure.
- › Best payment plans.
- › World's safest country.
- › One of the growing tourism industry.
- › 100% foreign ownership.
- › Free air ticket/visa & stay for first time buyer, offer by Dream Empire.
- › Even Dubai real estate market is cheaper than UK, USA, Mumbai, Gurugram, Russia, France etc..
- › Attractive ROI - return on investment.
- › Attractive ROI -return of interest.
- › One of the world's safest cities .
- › **217** nationalities purchased property in Dubai.
- › Lowest registration fee in the world, Dubai rest is 100% paperless, even you don't need to visit developer's office.
- › Your invested amount goes to an escrow account supervised by the Dubai Land department (DLD) to protect buyers.
- › Interest free instalments from developers.
- › No income or capital gains tax.
- › Developer incentives enhance ROL.
- › In other country buying property in loan will cost you double after loan tenure.
- › No bank loan required, interest free EMI offered by developers.
- › Post-handover payment options are also available.
- › Affordable entry with flexible terms.

# OTHER REASONS WHY INVEST IN DUBAI'S REAL ESTATE MARKET



**0% INCOME TAX & CAPITAL GAINS TAX:** Dubai offers zero tax on personal income and property gains. That means your rental income and capital appreciation are entirely yours to keep a massive advantage over traditional markets like London, New York, or Paris.



**PRO-BUSINESS, INVESTOR-FIRST POLICIES:** From lightning-fast company formation to investor-friendly regulations, Dubai's government actively removes friction for business and property ownership. With minimal bureaucracy and advanced digital services, setting up and scaling here is straightforward.



**100% FOREIGN FREEHOLD OWNERSHIP:** Expats and international investors can fully own freehold property in designated areas. This gives you the same rights as locals, including selling, leasing, and passing properties to heirs.



**AMONG THE WORLD'S HIGHEST RENTAL YIELDS:** Dubai offers 6-8% rental yields on average nearly double the global average in developed markets. The mix of tourism, expat demand, and short-term rental success fuels continuous rental demand.



**SAFE, NEUTRAL, AND POLITICALLY STABLE:** Dubai is a safe haven in every sense — low crime, strong rule of law, and a politically neutral stance that attracts global residents from all backgrounds.



**STRATEGIC GLOBAL CATCHMENT:** Dubai sits at the crossroads of Europe, Asia, and Africa, within a 4-hour flight of over 3 billion people. This zone including India, Pakistan, the GCC, Central Asia, and East Africa represents a demographic base larger than North and South America combined.



**RAPID POPULATION GROWTH:** Fueled by the migration of talent, entrepreneurs, and high-net-worth individuals (HNWIs), Dubai's population continues to grow driving real, sustained demand for housing and services



**WORLD-CLASS INFRASTRUCTURE:** From smart cities and high-speed transport to leading healthcare and 5G telecoms Dubai is built for the future. Urban planning and zoning policies create long-term value for property holders.

## FINAL THOUGHT

Dubai isn't just an investment it's a strategic move into the future of global living, wealth preservation, and lifestyle enhancement. With unmatched returns, ironclad regulation, and global

# OTHER REASONS WHY INVEST IN DUBAI'S REAL ESTATE MARKET



**TRANSPARENT AND REGULATED MARKET:** Dubai's real estate is governed by strict rules and full transparency including escrow accounts, Rest App, digital transactions, and regulatory oversight by RERA and DLD. The city even offers the world's first and only open access real estate intelligence platform, DXBinteract.com, putting data directly in the hands of investors.



**SUNSHINE, BEACH, AND REMOTE WORK APPEAL:** Year-round sun, beach living, and a luxurious lifestyle make Dubai attractive to digital nomads, remote executives, and global residents seeking quality of life + high returns



**DIVERSIFIED ECONOMY:** Dubai has de-risked its economy from oil, focusing on tourism, logistics, trade, tech, and finance. This creates a resilient ecosystem that protects property values through cycles.



**GLOBAL CAPITAL MAGNET:** Dubai draws global investors from India, China, Russia, the UK, GCC, and Europe, with no signs of slowing. Its unique blend of lifestyle, opportunity, and ROI is unmatched.



**MEGA PROJECTS AND EXPO LEGACY:** The Expo 2020 legacy continues to shape Dubai's skyline and economy. Ongoing mega projects (Dubai Creek Harbor, Jebel Ali Port expansion, Dubai South) ensure a pipeline of new demand and capital.



**EVENTS, EXHIBITIONS & REAL ESTATE BUZZ:** From global conferences and trade shows to major sporting events, Dubai continually brings global eyes to its real estate. Many visiting investors are converted buyers a cycle that fuels constant market energy.



**GLOBAL TOURISM HOTSPOT:** Dubai welcomed over 17 million visitors last year. The thriving hospitality and short-term rental sector offers incredible upside for investors in serviced apartments and holiday homes.



A stable, business-friendly environment, no unions, no strikes, no political disruptions, and no election uncertainty, ensures uninterrupted growth and peace of mind for investors.

## FINAL THOUGHT

Dubai isn't just an investment it's a strategic move into the future of global living, wealth preservation, and lifestyle enhancement. With unmatched returns, ironclad regulation, and global.

# HOW CAN I INVEST IN DUBAI?

Both non-residents and foreign nationals (who are residents) can invest in Dubai too! The Dubai Government passed laws in 2002 to allow freehold property ownership in Dubai for foreigners, which means they can buy property in specifically designated areas.

[Read more...](#)

## INVESTOR CONFIDENCE

Dubai still offers minimum rental yields of 6-8%, in few locations it is up to 12% which is far higher than major global cities. With a stable currency, tax-free income, and strong infrastructure, experienced investors continue to view Dubai as a "high-yield safe haven" amid global volatility.

[Read more...](#)

# DEFINE THE PURPOSE BEHIND PURCHASING & NEED THE PROPERTY



## Looking for investment only

(Pure ROI-driven decision — investor not planning to occupy.)



## Looking for rental income

(Seeking consistent monthly or annual returns from tenants.)



## Looking for capital appreciation

(Focused on long-term growth in property value.)



## Looking for a vacant property

(End-user or secondary market buyer wanting immediate use.)



## Looking for Holiday Home / Short-Term Rental

Ideal for investors who want to use the property occasionally and rent it out the rest of the time (Airbnb model).



## Looking for Second Home / Lifestyle Upgrade

Buyers relocating to Dubai or seeking a premium residence for family comfort or visa purposes.



## Looking for Business Use or Staff Accommodation

(Expand business operations)

Corporate buyers and SMEs often purchase units for company operations or housing employees — a growing trend.



## Looking for Portfolio Diversification

High-net-worth investors adding Dubai assets to balance global property portfolios.



## Among the world's lowest mortgage rates around 4%.

Almost all banks offer the same.

No union, no strike, no political pressure in business, no election campaign.  
365 days only development.

# HOW TO START YOUR INVESTMENT JOURNEY

Our Process is Fast, Secure, and Fully Guided



## Step 01

### CONSULTATION & NEEDS ANALYSIS

We begin with a personal consultation to understand your budget, goals, and timeline for investment or lifestyle purchase.



## Step 02

### PROPERTY SELECTION & VIEWING

You receive a curated list of vetted projects and optional in-person or virtual tours across Dubai's top locations.



## Step 03

### BOOKING & SECURE PAYMENT

Lock in your property with escrow-protected payments and fully digital documentation-100% DLD-regulated.



## Step 04

### VISA, HANDOVER & ROI MONITORING

We manage Golden Visa, investor visa, processing, handover, leasing, and ROI based exit strategy-like your property fund manager.

# OFF-PLAN INVESTMENT: BIG GAINS BEFORE HANDOVER

Pre-Launch Property Buying = 20-40% Capital Growth



## ENTER BELOW MARKET PRICE

Off-plan units often launch at 10-20% below ready market rates-creating instant paper gains.



## PRE-LAUNCH BUYER ADVANTAGE

Early buyers receive exclusive unit selection, flexible payment terms, and DLD incentives.



## 20-40% CAPITAL APPRECIATION

Properties typically increase in value from launch to handover-delivering substantial ROI pre-occupancy.



## LOW INITIAL COMMITMENT

Invest with just 5-10% down, with remaining installments spread across construction timeline.

# THINGS TO CHECK BEFORE BUYING A PROPERTY IN DUBAI...

If you're planning to invest in Dubai real estate, make sure you avoid these mistakes

01

**Dubai's real estate market** - it is exciting, fast-moving and full of opportunities but that's exactly why first-time investors often make avoidable mistakes that cost them big. Here are the top traps I see beginners fall into and how you can steer clear:

02

**Not focusing enough on the location** - It's all about the location in Dubai! Prime areas close to schools, hospitals, public transport and business hubs hold value better and rent faster.

03

**Overlooking the developer's history** - As the real estate market is booming, it is very important to verify the developer's track record and check how many projects the developer has delivered in the past. A strong track record means fewer chances of delays or quality issues. Treat your first Dubai property like a business decision, not an emotional one.

04

**No clarity on purpose** - Are you buying to flip, rent, make ROI or live there as an end-user? Your strategy will define the right property type, the location and financing to ensure you get the maximum returns of your investment.



# THINGS TO CHECK BEFORE BUYING A PROPERTY IN DUBAI...

If you're planning to invest in Dubai real estate, make sure you avoid these mistakes

05

**Skipping due diligence on paperwork** - In addition to the developer's track record, it is important to check on all project approvals and payment schedules before committing.

06

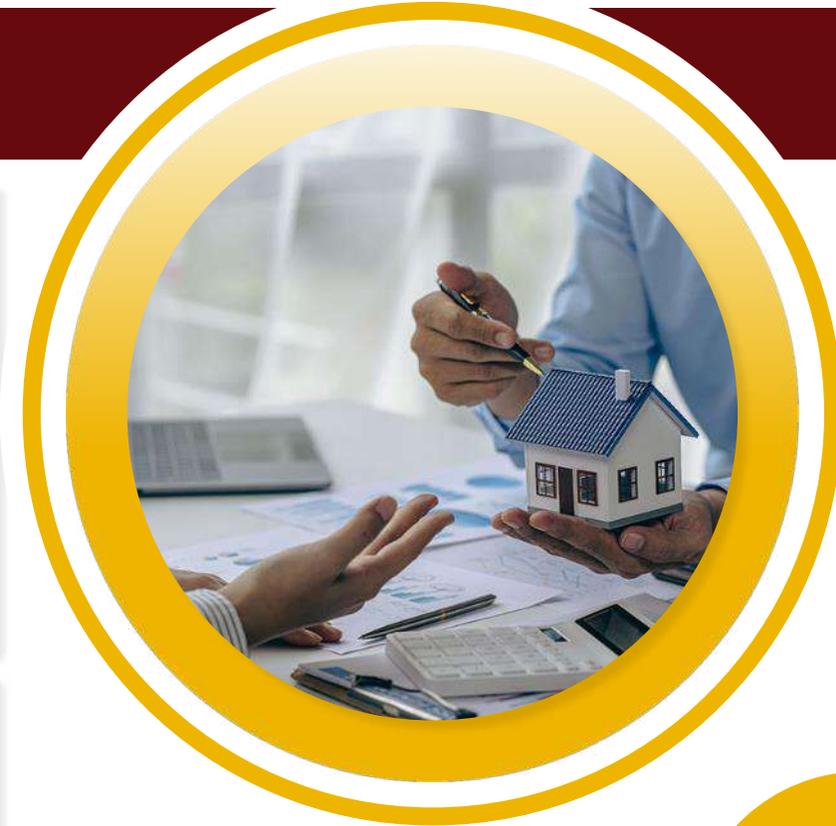
**Over-leveraging** - Using too much borrowed money may magnify profits but can also magnify risks if the market slows. Opting for a developer like Danube Properties that allows for an interest-free 1% payment plan with post-handover can be a game-changer for your investment portfolio.

07

**Ignoring the value-adds** - Every developer offers something different. It could be fully furnished apartments, lifestyle amenities, or family-friendly facilities. These aren't just perks, they directly improve your quality of life while also boosting rental yields and resale value in the long run.

08

**Ignoring hidden costs** - Service charges, maintenance fees and transaction costs can eat into your ROI if you don't factor them in. The right investment can change your financial future. The wrong one can drain it. Choose wisely.





## MR. SULTAN KHAN

### Founder & CEO

Edu: BSc, B.Com & Dubai RERA Certified.

Entrepreneur, Dream Enabler, Founder & Co founder of multiple ventures brings over 20 years of international and national experience across Real Estate, BFSI, and Human Resources.

Known for his leadership & mentorship with a proven track record of driving growth and innovation, he bridges corporate expertise with entrepreneurial vision. In the real estate sector, Sultan empowers investors and buyers to make strategic, high-yield decisions through trust, transparency, and market insight.



## DR. MOHAMMAD AMEER

### Co-Founder & CTO

Edu: PhD, Masters & Dubai RERA Certified.

His higher education began from Egypt, Author, Scholar, Arabic Literature, Entrepreneur & Co-Founder/CTO of Dream Empire Real Estate LLC brings over 10 years of experience driving innovation and trust in Dubai's real estate market.

Combining academic excellence with entrepreneurial insight, he leads ventures that create sustainable growth and lasting value for investors. Guided by his belief that Real estate is not just about ownership, it's about sustainable homes for all, he inspires investors with purpose driven success.

# CONNECT WITH DREAM EMPIRE REAL ESTATE



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## Email Address

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## Website Address

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Your future in Dubai awaits. Reach out to us today and discover how you can secure your investment and lifestyle in this vibrant city.