



# Why Invest in Dubai Real Estate?

**Mr. Mahesh Bokil**

Golden Visa Holder



- **Highest Rental Yield in the world at minimum 7% tax-free, 11% tax-free (including INR depreciation of 4.5-5 percent per annum)**



- **Minimum 7% increase in rental income every year for property owners**



- **No income tax, capital gains tax, or any other taxes**



- **Strong Capital Appreciation, one of the highest property price appreciations in the world since Dec 2019**



- **Stable Currency (Exchange Rate of Dhiraams (AED) is fixed to USD). Hence, your money gets the advantage of USD appreciation against most currencies, 4.5-5 percent per year for INR**



- **Proactive Investor-Friendly Policies, Residency Visa reforms, and Strong Investor protection regulations**



- **World-Class Infrastructure, with one of the best living standards, and more affordable property prices compared to Paris, London, Singapore, New York, Shanghai**





- **Dubai is the city with the highest number of 300m+ skyscrapers in the world at 28, followed by NYC at 16**



- **Dubai topped the list for 25 of the world's top luxury real estate market, as per the Knight Frank report.**



- **Future Outlook of Dubai Real Estate Is Highly Promising, Few Reasons Mentioned Below:**

- In December 2022, Dubai was voted as one of the best cities to relocate and the most preferred city for ex-pats
- The fastest population growth rate in the world with the population of Dubai expected to exponentially increase from the present 3.2 million to 6 million (almost double) by 2037.
- To facilitate the above, Dubai Govt has rolled out a USD 8.7 trillion (AED 32 trillion) economic plan for the next 10 year
- On the supply side, the Committee of Higher Planning, headed by the Crown Prince of Dubai, Sheikh Hamdan, would ensure that no large projects with duplicate and similar themes are approved in any location



- **Attractive flexible payment plans, along with easy mortgage loan availability for even non-resident investors, and post-handover payment plans also available for select projects**



**Even a nonresident foreigner can easily get a mortgage loan from banks in Dubai, for a maximum of 50 pct of the total property price for a maximum period of 25 years, subject to the age of the investor, as shown below.**

For a loan amount of AED 700k for 10,15,20 years at a 5% interest rate, with 7% rental yield amount, monthly EMI and net monthly rental are shown in the table below:

Property Price (AED)	Loan Amount (AED)	Investor Age	Loan Duration	EMI at 5% interest rate	Net Monthly Rental (7% per annum)	Net Monthly Gain (AED)
1.4 Mn	700K	55	10	7455	8166	711
1.4 Mn	700k	50	15	5355	8166	2811
1.4 Mn	700k	45	20	4620	8166	3546



**Invest in  
Dubai with as  
low as 1 Crore!**

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Website : [www.exsproperties.com](http://www.exsproperties.com)

Email: [info@exsproperties.com](mailto:info@exsproperties.com)

Phone : +91 98905 78141