

Ready – Renovation Flip Commercial Offices

No.	Ready Projects	Location	BUA Sqft	Total Cost (inc renovation)	Price per Sqft	Potential Selling price	Profit	Net ROI	Time Horizon
1	Jumeirah Business Center	JLT	2,542	8,229,930	3,237	9,931,500	1,701,570	20.60%	8-12 Month



Jumeirah Business Center

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No.	Ready Projects	Location	BUA Sqft	Total Cost (inc renovation)	Price per Sqft	Potential Selling price	Profit	Net ROI	Time Horizon
2	Mazaya	JLT	12,145	25,860,330	2,129	35,000,000	9,139,670	35.35%	8-12 Month



Mazaya

Ready - Renovation Flip Commercial Offices

No.	Ready Projects	Location	BUA Sqft	Total Cost (inc renovation)	Price per Sqft	Potential Selling price	Profit	Net ROI	Time Horizon
3	Reef Tower	JLT	2,457	6,879,600	2,800	8,599,500	1,719,900	25.00%	8-12 Month

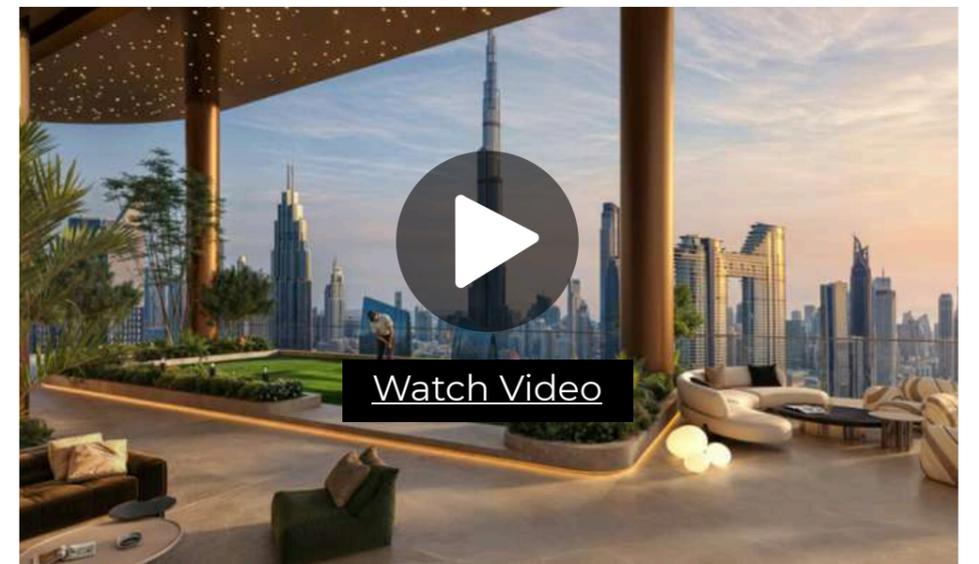
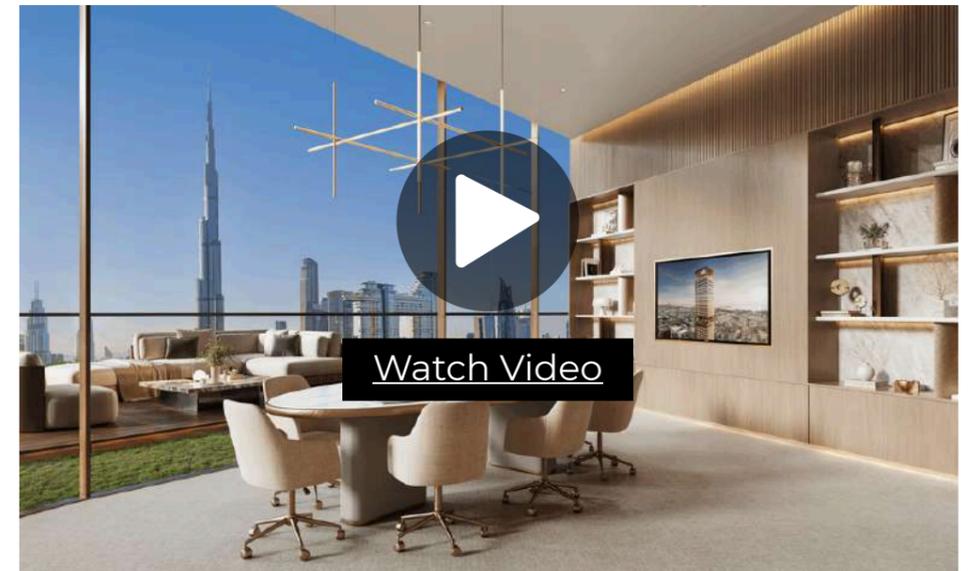


Reef Tower

BEST OFF-PLAN & READY OPTIONS Starting From January 2026

Off-Plan - Commercial Offices

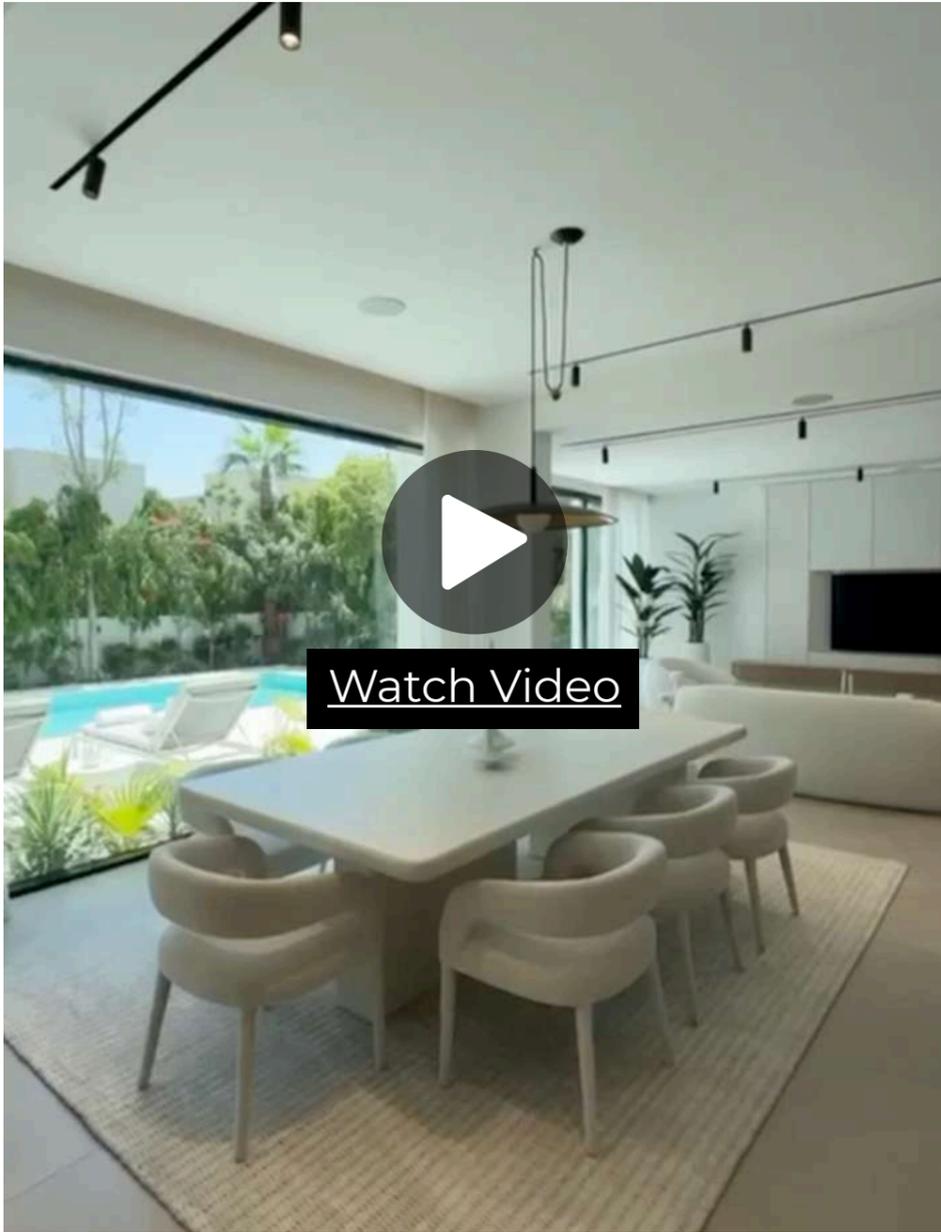
No.	Offplan Projects	Location	Developer	BUA Sqft	Price (AED)	Price per Sqft	Payment Plan	Handover Date
4	Sol Luxe Tower	Sheikh Zayed Road	SOL Properties	2,500	12,250,000	4,900	50/50	Q4/2028



Sol Luxe Tower

Ready - Renovation Flip Villa

No.	Ready Projects	Location	Bedrooms	BUA Sqft	Total Cost (inc renovation)	Price per Sqft	Potential Selling price	Profit	Net ROI	Time Horizon
5	Meadows 1	Meadows	4 + Maid	4,100	13,690,000	3,339	18,000,000	4,310,000	31.49%	8-12 Month



Meadows 1

Off-Plan - Villa Community

No.	Offplan Projects	Location	Developer	Beds	BUA Sqft	Plot Sqft	Price (AED)	Price per Sqft	Payment Plan	Handover Date
6	SUNRISE VALLEY	Nad Al Sheba 1	H&H	4	5,428	5,813	13,000,000	2,236	50/50	Q4/2029



SUNRISE VALLEY

Off-Plan – Beachfront Apartments

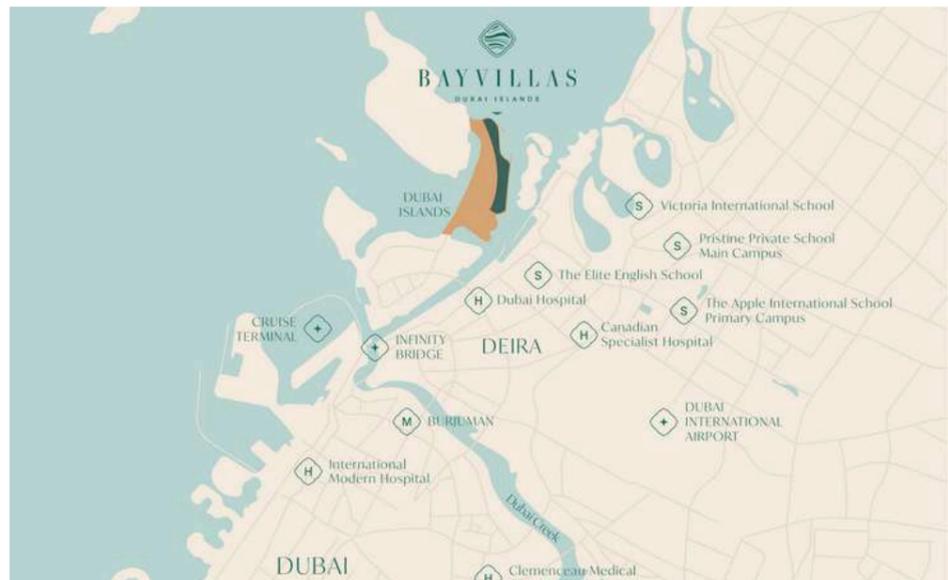
No.	Offplan Projects	Location	Developer	Beds	BUA Sqft	Price (AED)	Price per Sqft	Payment Plan	Handover Date
7	Edition – The Residences at The Dubai Beach	JBR	H&H	2 3 4	1,930 2,996 9,597	8,100,000 13,400,000 43,900,000	4,196 4,472 4,574	50/50	Q2 2029.



Edition

Off-Plan - Villa Community

No.	Offplan Projects	Location	Developer	Beds	BUA Sqft	Price (AED)	Price per Sqft	Payment Plan	Handover Date
8	Bay Villas	Dubai Islands	Nakheel	3 4 4 5 6	3,,413 3,900 5,676 7,151 13,828	5,200,000 6,400,000 10,800,000 19.300,000 47,700,000	1,481 1,599 1,722 2,385 3,700	80/20	Q2/2027



The Bay Villas

Off-Plan - Villa Community

No.	Offplan Projects	Location	Developer	Beds	BUA Sqft	Plot Sqft	Price (AED)	Price per Sqft	Payment Plan	Handover Date
9	The Heights Country Club	Dubai Investment Park	Emaar	3 4	2,167 3,680	3000 5000	5,000,000 6,000,000	1,666 1,200	80/20	Q4/2028



The Heights

Off-Plan - Villa Community

No.	Offplan Projects	Location	Developer	Beds	BUA Sqft	Plot Sqft	Price (AED)	Price per Sqft	Payment Plan	Handover Date
10	Mirage	The Oasis	Emaar	5	10,388	13,000	25,970,000	2,500	90/20	Q2 2028



Mirage

Off-Plan – Sea View Burj Khalifa View Apartments

No.	Offplan Projects	Location	Developer	Beds	BUA Sqft	Price (AED)	Price per Sqft	Payment Plan	Handover Date
11	Avarra	Business Bay	Emaar	2 3 4	1,199 1,640 4,226	4,000,000 5,700,000 13,400,000	3,336 3,475 3,170	80/20	Q2 2031



Avarra

Off-Plan - Beachfront Apartments (Abu Dhabi)

No.	Offplan Projects	Location	Developer	Beds	BUA Sqft	Price (AED)	Price per Sqft	Payment Plan	Handover Date
12	Fahid Island	Abu Dhabi	Aldar	1 2 2	866 1,367 2,055	3,224,377 4,442,919 7,672,829	3,723 3,250 3,733	65/35	Q2 2029



Fahid Island Apartments

Off-Plan - Beachfront Villas (Abu Dhabi)

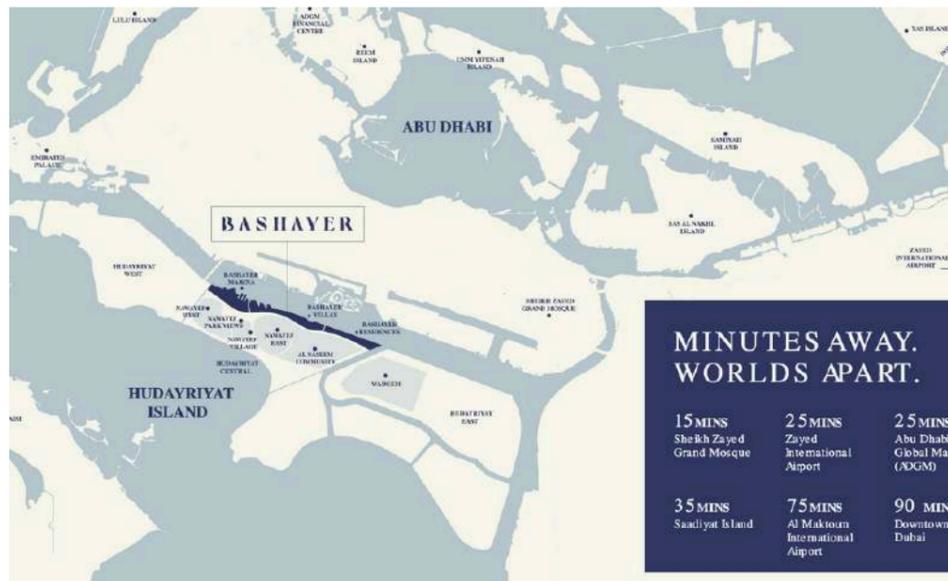
No.	Offplan Projects	Location	Developer	Beds	BUA Sqft	Price (AED)	Price per Sqft	Payment Plan	Handover Date
13	Four Seasons Private Residences Villas	Abu Dhabi Saadiyat Island	ALAIN	4 5	5,920 8,650	57,000,000 69,000,000	9,628 7,976	50/50	Q3 2029



Four Seasons Private Residences

Off-Plan - Beachfront Villas (Abu Dhabi)

No.	Offplan Projects	Location	Developer	Beds	BUA Sqft	Price (AED)	Price per Sqft	Payment Plan	Handover Date
14	Bashayer Villas	Abu Dhabi Hudayriyat Island	Modon Properties	4 5	3,928 6,350	7,200,000 10,200,000	1,832 1,606	50/50	Q3 2028



Bashayer Villas