





Ali Taher Real Estate Dubai

Your Trusted **Dubai** Property Investment Consultant

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Welcome to **Ali Taher Real Estate Dubai**, licensed by the **Dubai Land Department**. Whether you're looking to buy your dream home or a profitable investment, Dubai offers unique opportunities within its dynamic real estate market.

This guide will help you understand everything you need to know before making your investment.



Escrow account



In Dubai, the escrow account is used as a tool to protect real estate investors' funds. This account is managed by a third party licensed by the Dubai Land Department, and the developer can only use the funds after achieving certain stages of the project.

Benefits for investors:

- Ensure that your money will only be used to build the specific project
- Reduce the risk of fraud or delay
- Strict government supervision at each stage of development

Why you Should Invest in Dubai Market?

Dubai has become a top destination for European investors thanks to:

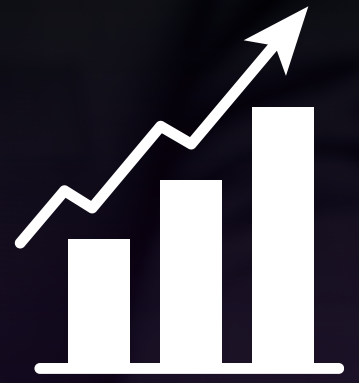
- Higher rental yields: 6-10% in Dubai vs 2-4% in major European cities.
- Tax-free rental income: No income tax on property earnings in Dubai.
- Flexible payment plans: Pay 10-20% upfront, the rest over several years.
- Strong capital growth: Projects like Dubai 2040 plan increase property values.
- Stable investment environment: Clear laws protecting foreign investors.
- Luxury lifestyle demand: High demand for premium properties from expats and tourists



Dubai vs Europe Tax Advantages

TAX TYPE	DUBAI	EUROPE (EXAMPLE)
INCOME TAX ON PROPERTY	0%	25-50%
CAPITAL GAINS TAX	0%	15-30%
PROPERTY TAX	0% ANNUALLY (4% DLD ONE-TIME FEE)	0.5-2% ANNUALLY
INHERITANCE TAX	NONE	10-50%
INHERITANCE TAX	5% (MOSTLY ON COMMERCIAL)	25-50%





Property Prices & Living Costs

- **Apartments: Prices rose ~20% since 2014**
- **Villas: Prices rose ~35% since 2014**
- **Rentals: Notably increased, especially in popular residential areas**
- **Cost of food and utilities: Moderate, varies by location**



Benefits & Payment Plans



- Pay as low as **10-20%** upfront
- Monthly installments during construction (**e.g., 1% per month**)
- No bank interest or credit checks on many projects
- Capital appreciation potential before project completion





Example

- **20% down payment: 36,000 EUR**
- **4% DLD registration: 7,200 EUR**
- **Monthly installments (~1%): 1,800 EUR for 3-7 years**



When is the Best Time to Buy?



STAGE	 PROS	CONS
Early Launch	Best prices Flexible payment plans	
Under Construction	Good deals Moderate pricing	
Near Completion	Ready soon Limited-time opportunity	



Top areas for investment in Dubai

- **Dubai Creek Harbour:** Waterfront views, major development
- **Business Bay:** Central, high rental demand
- **Mohammed Bin Rashid City:** Luxury with green spaces
- **Dubai South:** Near new airport and Expo 2020 site
- **Jumeirah Village Circle (JVC):** Affordable with rental potential
- **Palm Jebel Ali:** Luxury, limited supply
- **Tilal Al Ghaf:** Family-friendly villas with sustainable design
- **Arjan & Al Furjan:** Emerging mid-range communities

Major Developers in Dubai

- **Top-rated:** Emaar, Meraas, Nakheel, Dubai Properties
- **Reliable with occasional delays:** DAMAC, Ellington, Sobha
- **Mixed reputations:** Azizi, Danube
- **Developers to research carefully:** Check reviews, past projects, contract terms

Building and Managing a Property Portfolio

- Diversify across residential and commercial properties
- Spread investments across different neighborhoods
- Generate steady rental income for cash flow
- Capitalize on market appreciation for wealth growth





EXPERT ADVICE & CONSULTATION

**We offer free, 24/7 consultation
tailored to your needs.**

To assist you better, please answer the following:

- When do you plan to buy?
- Will you live in the property or rent it out?
- What is your budget?

*THIS HELPS US GUIDE YOU TO THE
RIGHT PROPERTIES AND AVOID
COSTLY MISTAKES.*





CONTACT



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STUDIO

★ With Pool ★

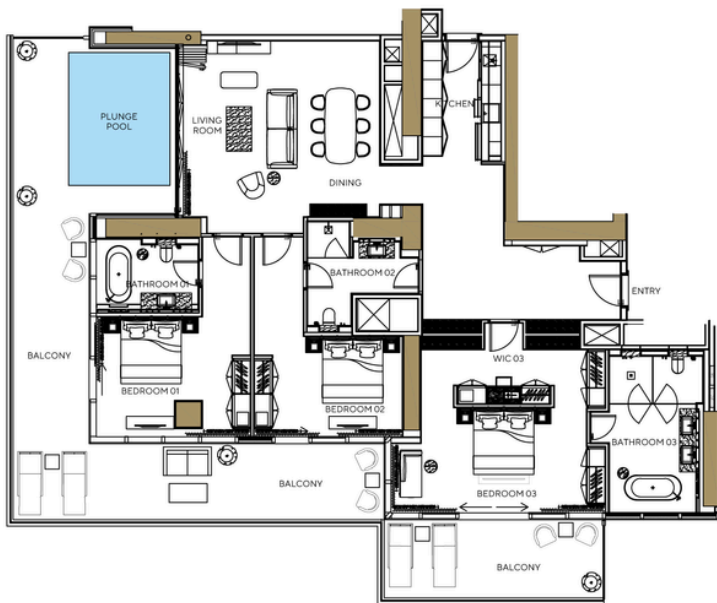


ONE BEDROOM

★ With Pool ★

TWO BEDROOM

★ With Pool ★



3 BEDROOM

★ With Pool ★



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