



AMNIYAT
LIVE IN TRANQUILITY

WHY DUBAI
WHY AMNIYAT

LIVE IN TRANQUILITY



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TOPICS

- 1. Why Dubai –The ideal city to live in**
- 2.Dubai as Business Hub –The ideal city to invest in**
- 3.City of the Future**
- 4.Why Dubai Real Estate**
- 5.Investor Protection -RERA**
- 6.Why AMNIYAT –The largest privilege luxury real estate consultant in UAE**



The City of Unbounded Opportunities in DUBAI.



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WHY DUBAI

DUBAI

200

Nationalities
live in Dubai

1

City in quality
of life

4

Safest city

1

Accredited
health facilities

1

Attracting greenfield FDI
projects

12

In Quality of higher
education



Tax Free #12



Global infrastructure quality

Stable Economy



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Highest Visited City in the World

TOP 5 CITY DESTINATIONS





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Growing Population

The Population of Dubai

Native Residents

15%

85%

Expats



2.9 %

Year 2023

3.66m

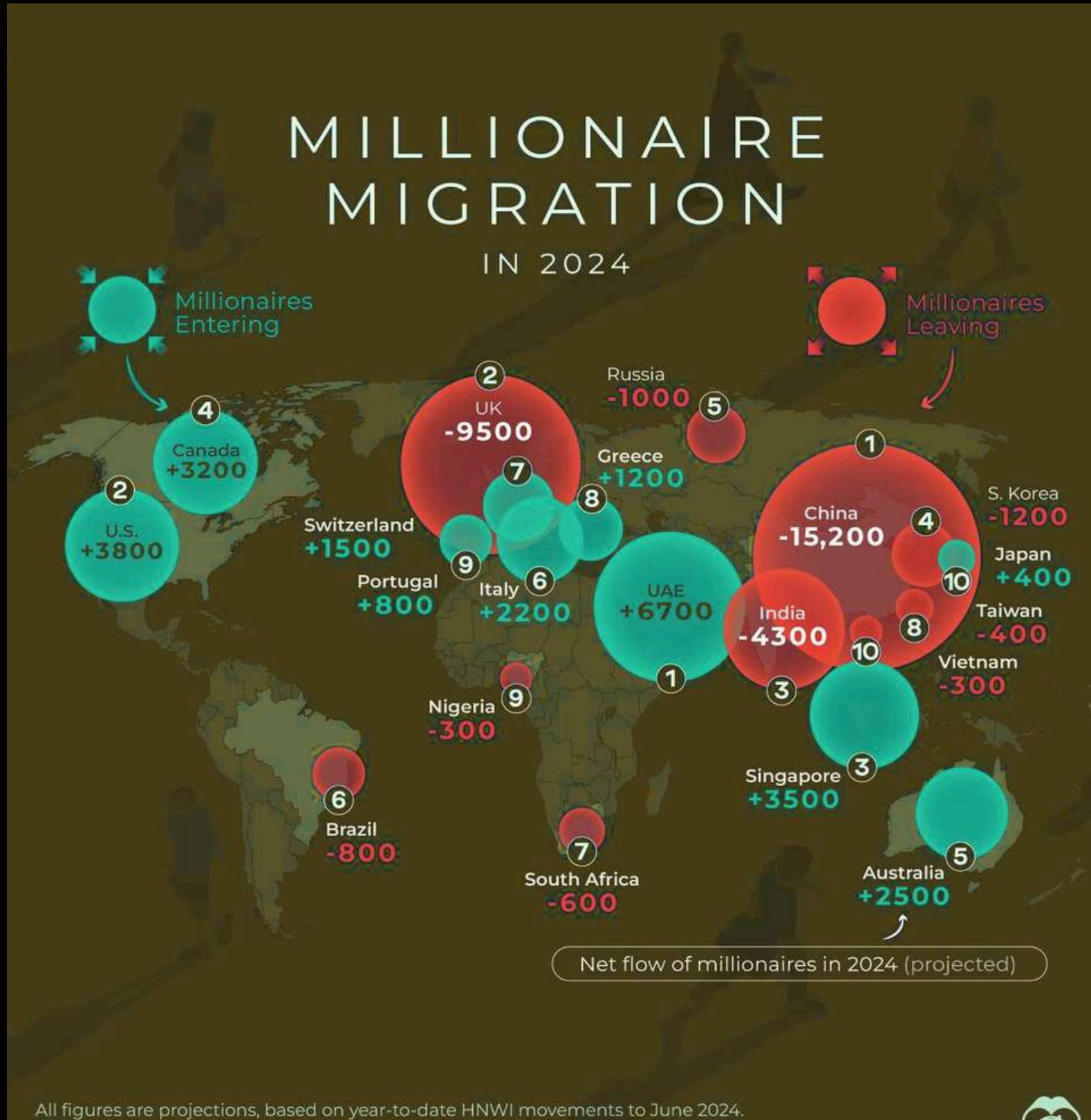


4.6 %

Year 2024

3.83m

Dubai aims to reach 7.8 Million+ population by 2040



70%

FORTUNE 500 companies
chose Dubai as their regional
head quarters

62.4%

Dubai is home to 62.4% of
300 global brands

55.3%

SHANGHAI

51.7%

LONDON



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Dubai 2040 - Urban Master Plan Outcomes





WHY DUBAI REAL ESTATE

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Real Estate Structure & Governance



Dubai Land Department (DLD) prepares all the necessary legislations required to propel as well as regulate the real estate sector in Dubai. It also organizes and promotes real estate investment and disseminates knowledge.

Real Estate Regulatory Agency
(Regulatory Arm)

Real Estate Investment Management & Promotion Centre
(Investment Arm)

Dubai Real Estate Institute
(Educational Arm)

Rental Dispute Settlement Centre
(RDSC)
(Judicial Arm)



REAL ESTATE SAFETY

- ESCROW mandatory to launch sales
- 20% of project value in ESCROW by Developer
- Developer is required to furnish a progress certificate to withdraw funds
- Construction progress update on DLD site

INVESTOR PROTECTION

- RERA penalty for developers for non-compliance
- DLP – Defect Liability Period 1 Year
- 5% of the project value hold back during DLP to cover any defects arising post completion



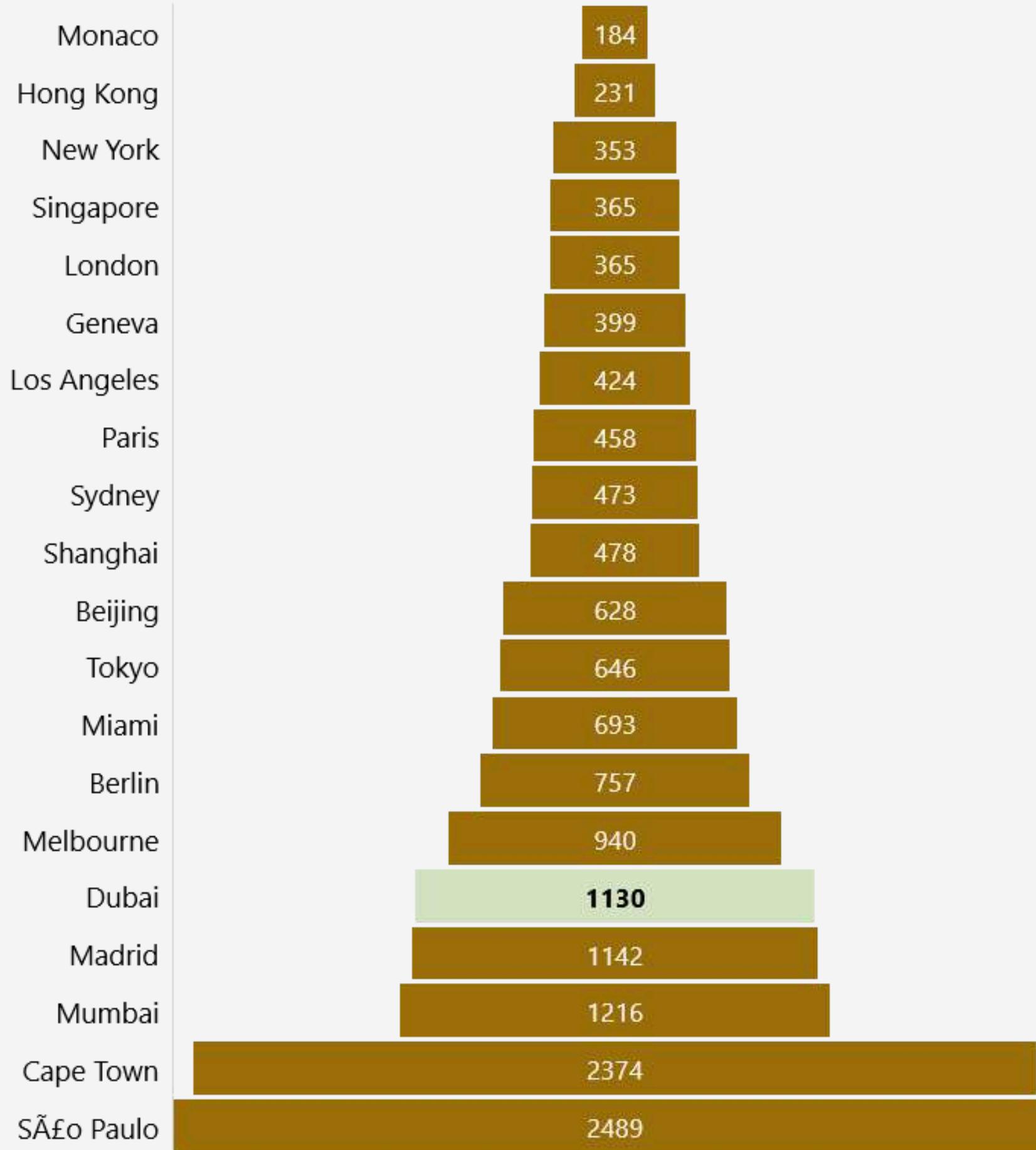
DUBAI

WHY INVESTORS FROM ALL OVER THE WORLD INVEST IN DUBAI REAL ESTATE?

- OFFERS A HIGH RENTAL YIELD OF MORE THAN 5%
- TAX FREE - NO INVESTMENT TAXES FROM DUBAI GOVERNMENT
- STRONG AND STABLE CURRENCY. 1USD = 3.67AED PEGGED
- FAIRLY PRICED (UBS GLOBAL REAL ESTATE BUBBLE INDEX 2023) - LESS RISK



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What Can US\$1 Million Buy Around the World?

With US\$1 million, buyers can secure around 1,130 square feet of prime residential space in Dubai, three times more than in cities like London, New York, or Singapore, driving demand among the world's wealthy.

Dubai has emerged as one of the top-5 busiest luxury residential markets globally due to its heightened level of deal activity.



Golden Visa - 10 Years

Investment Required : AED 2 Million



- Extended Stay outside the UAE: There is no limit on how long you can be outside the UAE to keep your visa active.
- Sponsor up to 2 maids and 1 drivers for 2 years
- Sponsor your Family for the same period for 10 years
- Sponsor your child Age limit is less than 30 years for boys & girls Unmarried
- Sponsor your parents for a period of 10 years.
- Work, study or reside long-term in UAE without requiring a sponsor
- Open a bank account in the UAE



Property Investor Visa 2 Years

Investment Required : AED 750,000

Benefits

- **Husband or wife**, and children can be sponsored for the same period for 2 years
 - **Work, study or reside long-term** in UAE without requiring a sponsor
 - **Open a bank account** in the UAE





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ABOUT AMNIYAT

At Amniyat, we are committed to helping you find your perfect property, whether it's for investment, residential, or commercial purposes. With a deep understanding of the real estate market, we offer tailored solutions to meet your needs, ensuring a seamless and rewarding experience. Our team of dedicated professionals works with transparency and integrity, guiding you every step of the way to make informed decisions that enhance your wealth and well-being. Trust us to turn your property dreams into reality.





ABOUT US



**Shakeel Ahmed
Siddique**

CHIEF OPERATING OFFICER



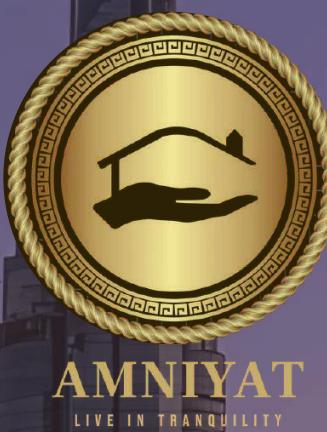
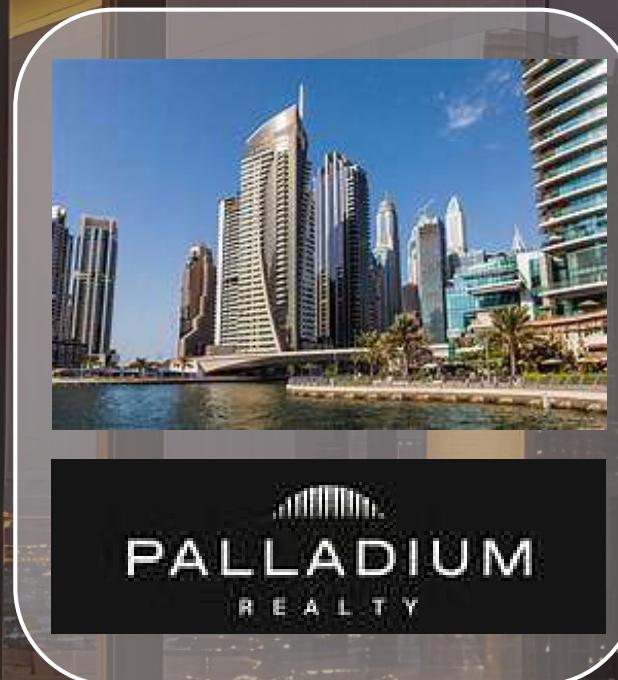
Haleh Kaghazchi

CHIEF EXECUTIVE OFFICER

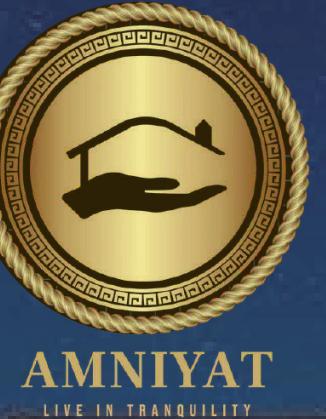


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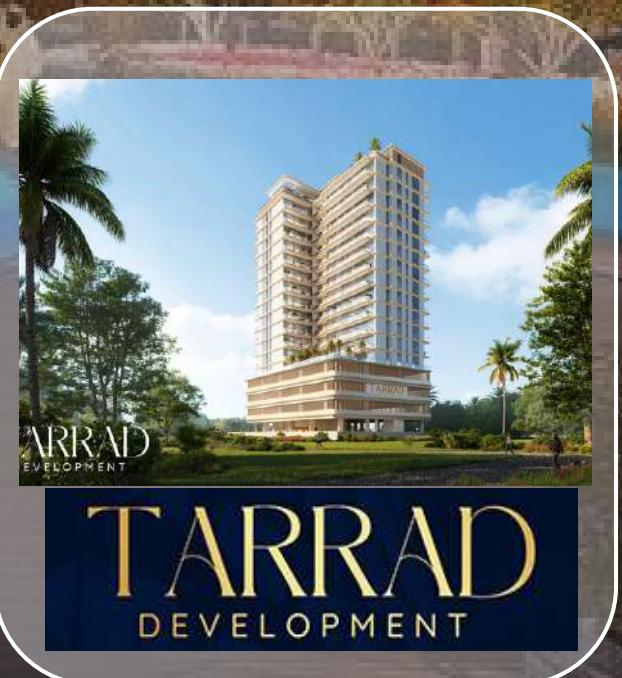
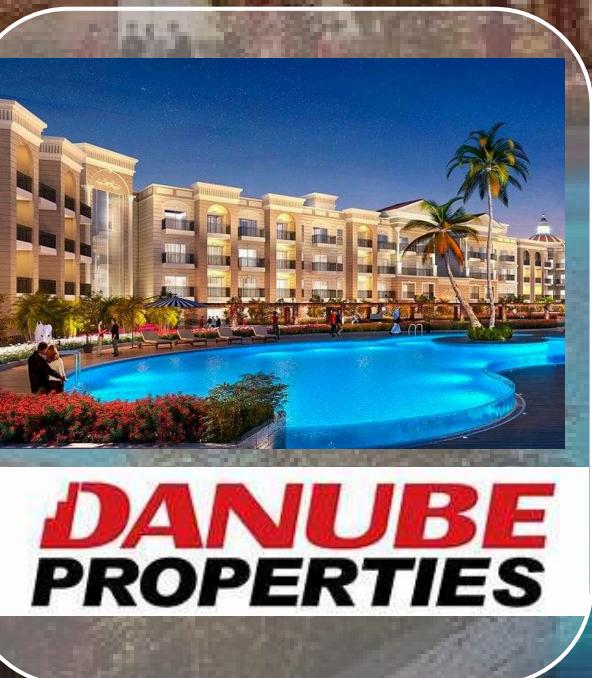
A SELECTION OF OUR BRAND COLLABORATIONS



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ABOUT US



SAJID SHAIKH

He has worked in various sectors as a Business Development Manager for the last several years. Also has vast experience in customer services with excellent interpersonal skills, problem solving abilities, team building capabilities and managerial capability. A highly organized, self-driven and a focused individual who can communicate effectively at all levels and possesses strong ability

**REGIONAL MARKETING
MANAGER GCC**



SAYED IRSYAD

With over 22 years of progressive experience across Sales, Business Development, Operations, and Strategic Leadership in the UAE, I have built my career on consistency, trust, and long-term business relationships. My professional journey spans multiple industries—including Electrical Trading, Building Materials, Information Technology, and Real Estate

**REGIONAL MARKETING
MANAGER INDIA**

SCAN & FOLLOW





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THANK YOU