

PROPERTY TIME



GULF REAL ESTATE
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AUG 2025
ISSUE 6 | VOLUME 2

Cover Story

BRACE FOR THE AI IMPACT

ARYAMAN MAHESHWARI & ATIKSH MITTAL, LAUNCH
RECHITTA, AN AI PLATFORM SET TO MARK A NEW
ERA IN DUBAI REAL ESTATE MARKET



PODCAST

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- #PG 024 | All eyes on Marjan Island: Shabana Farooq, Urban Properties
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- #PG 028 | Why do brokerages fail? : Muhammed Shafeekh (Finanshels)
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FIGHTER
MIDDLE EAST

BATTLE OF REAL ESTATE

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WHAT IS EXECUTIVE FIGHTER MIDDLE EAST?

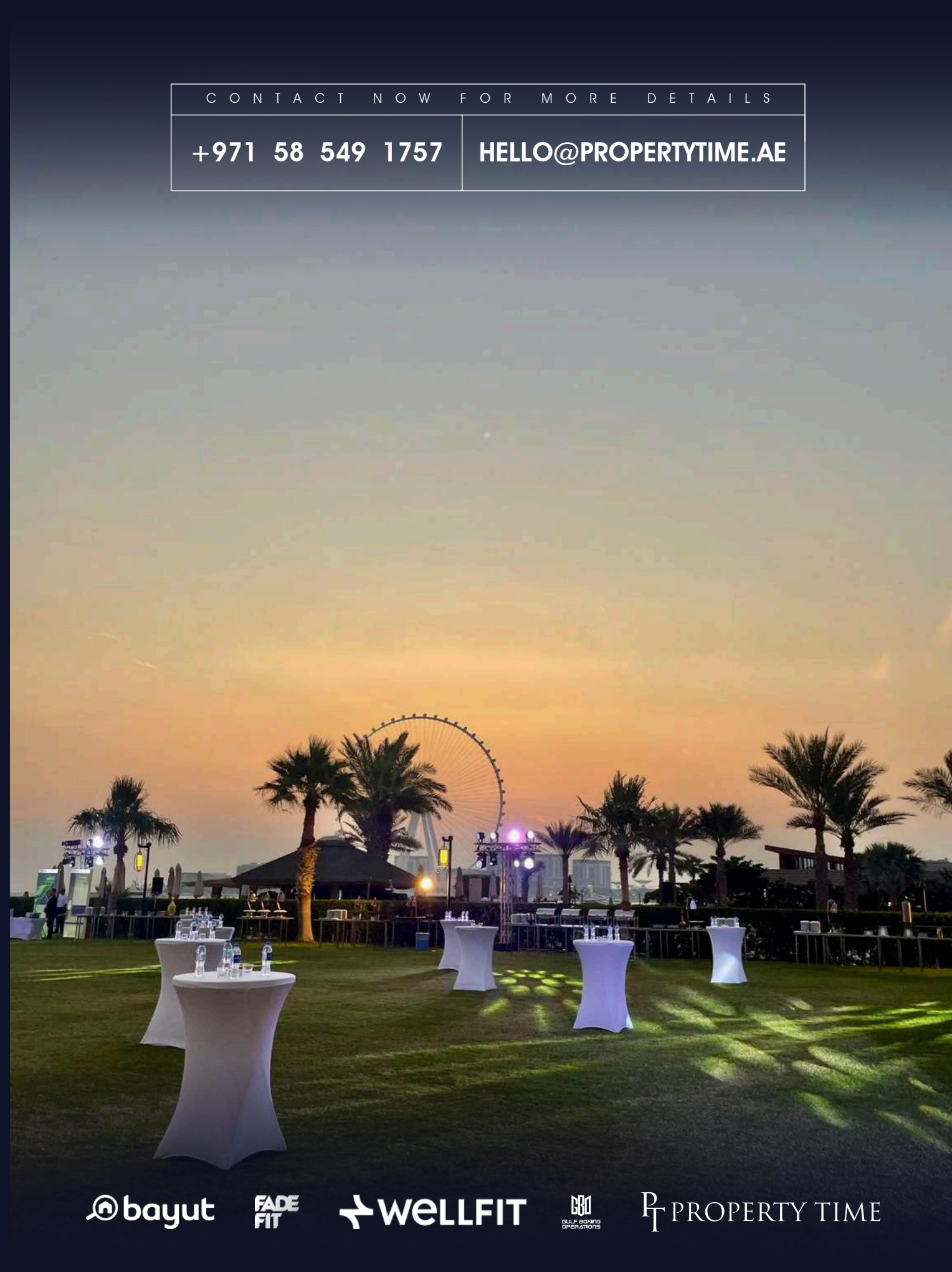
Executive Fighter is an amateur boxing program where participants will be training at top venues such as Wellfit Meydan and JVC. They will undergo an intensive 8-week training program, guided by expert boxing trainers. The journey will culminate in a thrilling 5-star, black tie fight night, where fellow real estate professionals / first-timers will face off in a full amateur 3 x 2-minute round bout.



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Binesh Babu Panicker

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Hello again, and welcome to our latest issue, crafted to bring you the stories that matter most in the world of real estate.

In this edition, we pull back the curtain on the future of property technology with our cover story on Rechitta, an AI-powered platform that's not just another bot. Co-founders Aryaman Maheshwari and Atiksh Mittal explain how their "specialist" AI is trained exclusively on Dubai's primary real estate market, aiming to be a trusted, multilingual expert for everyone from developers to first-time buyers. They're bringing a "surgeon's" precision to an industry that often feels like it's run by a "general practitioner," and

it's a fascinating glimpse into where the market is headed.

But that's just the beginning. This issue is packed with insights into the broader UAE property landscape. We dive deep into the sustained momentum of the country's real estate sector in 2025, fueled by foreign investment and a resilient economy. Major projects are being launched, and Dubai continues to set global benchmarks, especially in the ultra-luxury segment, with home sales over AED 10 million seeing a remarkable 63.85% year-on-year increase in the first half of 2025.

We also turn our attention to the rising star of the Emirates: Ras Al Khaimah. We explore how this

fast-growing market is being reshaped by a vision focused on urban planning, sustainability, and world-class projects. The entry of major global developers and the rapid progress of Al Marjan Island, anchored by projects like Wynn Al Marjan Island, signal a new era for RAK as a premier investment and lifestyle destination.

As you flip through these pages, you'll find stories of innovation, from the launch of the world's first internal curing concrete additive by Asian Paints to the appointment of a new Development Director at 25 Degrees to meet the surging demand for luxury properties. We cover the groundbreaking of new projects, like the GCC's first-ever Sheraton-branded residences on Al Marjan Island, and celebrate the evolution of established companies like Al Huzaifa and Cencorp Group as they expand their services.

This issue is a testament to an industry that isn't just building structures, but shaping legacies. It's a market driven by foresight, anchored by trust, and poised for a future that's as limitless as its ambition.

And I am extremely proud and happy to share that we have doubled our circulation at Emirates First & Business Class Lounges due to rising demand from travellers, a testimony to PROPERTY TIME's growing stature as the most trusted and only real estate publication.

I hope you enjoy the read.



Copies available at Emirates
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A new era for real estate: Rakesh Mirchandani, RRS International Development



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Cover Story - Rechitta's magic begins in Dubai real estate



Voice of Real Estate: Joshua Busted, Arabian Radio Network



No more downpayment for salaried residents: Al Reef Development



Jeevan D'Mello and PROPERTY TIME set to launch a TRIBUTE BOOK on community management



Has the brokerage community evolved with buyers?: Umar Bin Farooq, One Broker Group



Ras Al Khaimah leads regional growth



Podcast/Images: JAK Productions



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A PIONEERING BOOK ON COMMUNITY MANAGEMENT

BINESH BABU PANICKER CATCHES UP WITH PROF. JEEVAN D'MELLO TO REVEAL DETAILS ABOUT HIS UPCOMING COFFEE TABLE BOOK IN COLLABORATION WITH PROPERTY TIME.

What can readers expect from your upcoming book?

I'm planning a definitive book on community management's origins and evolution in Dubai and the UAE. It will trace how a fledgling profession grew into a global model, spotlighting the pioneers, policies and practices that transformed our neighbourhoods into world-class communities.

Why is now the perfect time for a definitive guide on community management?

Information on community management is scattered. Many still believe it's just fixing taps or air-cons, but it's so much more. This book will be the one platform—online and in print—where anyone can learn every facet of the industry, from governance to lifestyle curation.

What core topics will you cover?

I'll explain how developers shifted from handing over keys to owning a lifestyle ethos. We'll explore common areas, recreation spaces,

safety, security and maintenance. Readers will see how robust community management can sustain and even increase property values.

Who will feature in this book?

I want to showcase regulators, developers, early practitioners and service providers—landscapers, janitors, technicians—anyone who brought the industry to life. Their stories, techniques and hard-won lessons will bring the profession's heartbeat onto the page.

How will you structure it?

The book will blend thematic chapters—leadership, people management, technical best practices—with first-person anecdotes. Each chapter closes with bite-sized tips and tricks we used to position Dubai at the top of the world for community management.

Will it be a global book or just about Dubai?

Though born in Dubai, it's for the world. I've served as global

president of the Community Associations Institute and I've seen every continent's spin on this craft. I'll compare Dubai's best-of-best practices with those from the USA, Europe, Far East and South America.

Why partner with Property Time?

Property Time has championed Dubai real estate since 2012 and is a pioneering media brand. When I thought of a partner, there was no question—it's an honor to co-author with the most trusted voice in the market.

What legacy do you aim to preserve?

This book is a gift to the 3,500 community managers I've trained and to the thousands more who followed. It will enshrine the pioneering spirit of everyone who helped define our industry—so future generations carry forward our shared legacy.

How does community management differ from

facilities management?

Facilities management fixes infrastructure and maintains the technical aspects of the community. Community Management manages the common property of the owners, orchestrates people, places and processes. This profession serves owners, tenants and service providers, weaving them into a cohesive lifestyle tapestry rather than merely changing lightbulbs or repairing pumps.

Can you share one early memory that ignited your journey?

When we handed over keys to Dubai's first freehold community, I asked my boss who would manage it. To my great surprise he pointed to me. I googled "community management," discovered the Community Associations Institute in the US, convinced him to send me for training, and never looked back.

Which law underpins your profession?

Law 27 of 2007 formalized community management in the UAE and Law 06 of 2019 revolutionised it. But beyond legislation, this book will celebrate the hands-on people who made that law work—the visionaries, regulators and on-the-ground teams who turned legal text into vibrant, well-maintained environments.

How will you engage today's younger managers?

Print will capture the emotional depth and photographs of the pioneers, but I want a living document too. We'll create podcasts, short documentaries, social-media snippets, even an interactive AI chatbot, so new talent can hear our founders' voices and ask questions in real time.



Where do you go from here and when can we expect it?

The manuscript is already alive in my head. I'll start interviews next month—connecting with fellow pioneers, regulators and fresh talent. Once we draft chapters and visuals, we'll design the print edition and build the digital companion. I'm aiming for a mid-2026 launch, global distribution.

Any final thoughts for Property Time readers?

This is more than a book. It's our collective story—the foundation of a profession that shapes lives, property values and urban landscapes. To every community manager reading this, thank you for carrying the torch. Together, we'll ensure our legacy lights the way for generations to come. ✦

Text: **Supplied**
Image: **Supplied**

FROM BROKERAGE TO A MULTIFACETED REAL ESTATE COMPANY

RICHARD WAIND ON LEADING THE CENCORP GROUP

In January this year, Richard Waind stepped away from his role as CEO of Betterhomes – Dubai’s oldest and one of its leading real estate brokerages – to take the helm of Cencorp Group. Today, Cencorp is the UAE’s first multifaceted real estate services group, comprising 15 businesses across brokerage, professional services, the built environment, and home-related e-commerce. Richard discusses the vision, strategy and future of the group.

Richard, what led to your move from CEO of Betterhomes to CEO of the wider Cencorp Group?

Betterhomes has been at the heart of Dubai real estate for almost 40 years, and I was privileged to lead it. But over the past few years, our business has evolved far beyond brokerage. Since 2019, we’ve launched and grown close to 20 separate companies, all linked to the property journey.

Cencorp was formed to bring these businesses together under one umbrella – creating the UAE’s

first truly multifaceted real estate services group. My role now is to oversee the strategic direction of the entire portfolio and ensure we’re delivering exceptional service at every stage of a customer’s property journey.

Our goal is ambitious: to support one in three tenants and homeowners in Dubai and Abu Dhabi at some point in their property lifecycle.

What is Cencorp’s core vision and how does it differ from traditional real estate groups?

Most real estate companies focus purely on the transaction – buying, selling, or leasing a property. We take a much broader view. The reality is that the property journey doesn’t end when the deal is signed; it’s just the beginning.

People need property management, renovations, fit-outs, maintenance, furnishings – and in Dubai, one of the biggest challenges is coordinating

all these services. For example, our commercial clients may require data, professional valuations and support in company formations.

The group operates across four pillars:

1. Brokerage
2. Professional Services
3. Built Environment
4. Home-Related E-commerce



Each business operates independently, with its own leadership team to ensure focus and agility. But they’re interconnected through our tech platforms, which enable them to share marketplaces, clients, and data. We centralise where it makes sense, but we’ve learned that too much centralisation can come at the cost of innovation and speed.

Ultimately, our mission is to connect clients with trusted partners and deliver a reliable, seamless experience across the entire journey.

Brokerage has been Cencorp’s foundation. How are you evolving that side of the business?

Brokerage remains a cornerstone of what we do. Betterhomes and Prime by Betterhomes lead the residential space, while CRC is our commercial brokerage arm.

In 2021, we launched Lindas Real Estate, a brand with a very specific purpose – supporting working mums, many of whom have had successful careers in other industries, to transition

into real estate. It’s been hugely rewarding and commercially successful. Our brokerages are supported by Clarity, our outstanding conveyancing team, and Lomond Mortgage Services.

We’ve also built our own proprietary tech stack, Engage, which gives our brokers the tools they need to operate at the highest level and deliver an exceptional client experience, connects all our businesses so every client has access to the full pool of properties across the group. In the future, we aim to open Engage to independent brokerages, creating a collaborative platform that can raise industry standards.

We are also working on a number of initiatives to further enhance the customer experience through technology.

The “Built Environment” pillar is a newer concept in real estate groups. What does it cover for Cencorp?

The Built Environment pillar is about supporting the physical

spaces people live and work in.

One of our longest-standing businesses here is Octopus, which has been providing maintenance services in Dubai for over a decade. You’ve probably seen their distinctive pink vans around the city. They also offer renovation services, especially for landlords looking to maximise the value of their homes before renting them out.

DesignFit is focused on the commercial fitout spaces with a niche in high-end offices and F&B spaces, as well as high-end luxury villa builds and fitouts. Over the last four years DesignFit has built an impressive portfolio of local and international clients and has been responsible for delivering some of Dubai’s latest iconic F&B venues.

In 2023, we launched Redix, a development management company focusing on logistics and commercial real estate. We currently have three active projects, and it’s an area where we see strong demand as Dubai continues to grow as a logistics and business hub. »

The aim is simple – whether it’s a home or a commercial building, we want to help our clients protect and enhance the value of their assets.

How do you manage such a diverse group of businesses and ensure they all maintain high standards?

People are at the heart of everything we do and my main responsibility is to make sure each business has exceptional leadership. We don’t run Cencorp as a single top-down entity; instead, each company has a clear mandate, its own targets, and the autonomy to innovate.

That independence is balanced with the power of being part of a larger group – access to shared marketplaces, data, technology, and economies of scale. It’s a model that allows each brand to

be a leader in its area of expertise, while still contributing to the bigger Cencorp vision.

What’s next for Cencorp and how do you see the UAE property market evolving?

In the short-term, our focus is on deepening our portfolio of services here in the UAE. We have strong foundations across our four pillars, and we’ll continue to expand where we see clear opportunities to improve the customer journey.

Looking ahead, as the UAE property market matures, we expect to see more supply coming online. This will lead to greater competition, and in turn, more emphasis on service quality, efficiency, and innovation. We also believe there will be both consolidation in the industry as well as greater technology adoption.

Our strategy is to be ahead of that curve by building tools that complement and enhance the customer journey. This means providing a platform of interconnected services that customers can trust, whether they’re buying their first home, managing a commercial portfolio, or simply looking for a reliable maintenance company. Ultimately, our success will come from making the property journey in the UAE smoother, more transparent, and more enjoyable for everyone involved.

Final Word: Richard Waind’s move from leading one iconic brand to steering a diverse group marks a shift in how real estate in the UAE is being re-imagined. Cencorp isn’t just about standalone transactions– it’s about owning the entire property experience, from first viewing to final renovation. ♦

Text & Images: Sourced by Team PT

INVESTOR FOCUS SHIFTS TO AL REEM ISLAND

MERED ANALYSIS SHOWS STRONG MOMENTUM

Al Reem Island has cemented its position as the leading residential investment destination in Abu Dhabi, achieving a remarkable 38% year-on-year increase in off-plan property weighted average prices during Q2 2025. These figures, analyzed by MERED, the award-winning international real estate developer, using comprehensive transaction data from Quanta, place the island at the forefront of the capital’s property market.

Other key areas, such as Khalifa City and Jubail Island, recorded weighted average price growth of 24% and 20% respectively, reinforcing the overall robustness of Abu Dhabi’s real estate sector and highlighting Al Reem Island’s strong competitive edge. The island’s desirability extends to the rental market as well, where apartment rents rose 21% year-on-year in Q2 2025, based

on Quanta’s rental indices.

This sustained demand is supported by high-quality community infrastructure, with residents enjoying waterfront living, Grade-A offices, diverse retail options, advanced healthcare facilities, and the expansive 1,000,000 square foot Reem Central Park. Strategically located between Abu Dhabi’s mainland business core and Saadiyat Island’s cultural coastline, Al Reem Island offers a unique, self-contained “live-work-play” environment.

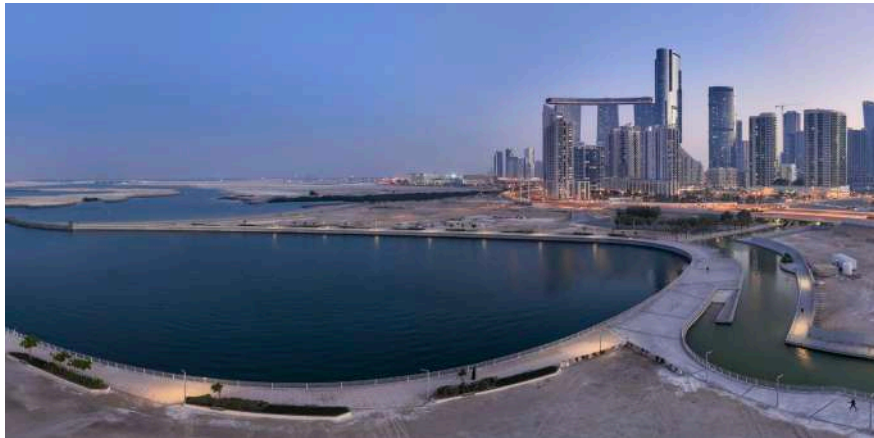
Building on these strengths, MERED earlier announced plans for a design-led waterfront project on two prime plots totaling over 23,400 square meters within the Abu Dhabi Global Market (ADGM). Developed in collaboration with award-winning architects, the project is set to redefine super-prime living in the capital.

“Al Reem Island has unequivocally established itself as Abu Dhabi’s premier residential destination. Average prices in waterfront projects have exceeded AED 1,800 per square foot, with new projects launched at even higher prices,” said Artemiy Marinin, Project Director at MERED. “We’re proud to contribute to this dynamic market with our forthcoming project, offering direct sea views and architectural distinction crafted by Pritzker Prize-winning visionaries.”

A key growth driver has also been the expansion of the Abu Dhabi Global Market (ADGM), which extended its jurisdiction to Reem Island in April 2023. Since then, more than 1,100 new businesses have joined ADGM, bringing total registrations to over 11,000. The influx of high-earning professionals has further strengthened Al Reem Island’s status as ADGM’s residential hub of choice.

The market’s sustained growth and expanding community infrastructure underscore its status as a premier investment opportunity in Abu Dhabi. MERED’s visionary projects reinforce confidence in the island’s long-term potential as a hub for luxury living and thriving business activity.

For more information about MERED and its projects, visit <https://mered.ae/> and follow their updates on Instagram. ♦



Podcast/Images: JAK Productions


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UNMASKING DUBAI'S BROKER ELITE

BINESH BABU PANICKER ASKS THE TOUGH QUESTIONS. **UMAR BIN FAROOQ**, FOUNDER & CEO OF ONE BROKER GROUP, ANSWERS SMARTLY.



In a market where everyone claims to be the biggest, the boldest, or the fastest, Umar Bin Farooq has quietly built One Broker Group into a powerhouse with numbers to prove it. He speaks with the clarity of someone who has seen Dubai real estate through every cycle — the dizzying highs, the crash of 2008, and the disciplined resurgence of today.

Buyers have evolved over the years. How about brokers? Have they evolved or are they still the same?

Today's buyer is extremely educated. Ten to fifteen years ago there were only three or four major master developers; now around 1,500 drive more competitive products. People focus on lifestyle amenities, smart buildings and truly livable spaces. As buyers evolved, agents improved too. The market is extremely competitive. Agents must update themselves daily, learn about every new development and continuously upgrade their knowledge or risk becoming obsolete.

Many new agents enter real estate chasing easy money and fancy cars. What do you tell them?

Real estate can make you rich if you work hard, but it's far from easy money. Only about 20 percent of agents earn what they consider "good money," and that definition varies—from AED10,000–AED20,000 per month for some to AED100,000–AED200,000 for others. Success demands continuous investment in systems, training and staff education. You must earn every commission; luck has nothing to do with it.

What makes OBG different from other brokerages?

At One Broker Group we call ourselves master brokers—brokerage is the final step. Before that, we work with architects on asset mix, manage cash flows, run feasibility studies and advise on materials. We provide full back-end support to landowners and developers, so our role extends far beyond simply matching buyer and seller.

How does Dubai's culture shape perceptions of brokers and buyers?

Dubai respects every profession and absorbs everyone into its ethos. Leadership here makes bold, humble decisions; that humility filters down. Respect is a core pillar—foul language is illegal, civility is natural. Institutions constantly improve, from RTA's zero-accident days to five-minute property transfers at trustee offices. Luxury in Dubai is defined by ease of doing business and personal safety—walking the streets or doing deals without fear.

After 22 years in the market—almost as old as Dubai's modern growth—have you noticed more respect or understanding from buyers?

Culture transforms us all. Clients from remote regions arrive with low expectations, then experience Dubai's professionalism and respect. While isolated incidents occur, they don't reflect the norm. Overall, buyers from every background now recognize the market's maturity, transparency and high service standards, and they treat brokers accordingly.

If you could change one thing to improve the market, what would it be?

Agents need deeper knowledge and better customer-service skills. Brokerage firms must invest heavily in training and ongoing education. Just as Sheikh Zayed Road undergoes continuous upgrades, every professional must commit to daily improvement—learning about new developments, mastering regulations and refining service—to stay relevant in a rapidly evolving industry.

Should agents' commissions be signed and recorded formally to avoid grey areas?

On resale deals, we use Form A from the seller, Form B from the buyer and Form F to define commissions. Trustees won't process a transfer until the agent confirms payment. Off-plan commissions rely on developer agreements, but payment delays still happen. Dubai Land Department has established transparency, yet off-plan timelines need stronger enforcement. A clear regulatory mandate for timely payment would eliminate lingering grey areas.

What's awaiting the market: a recession or a healthy correction?

Why do you think it will come? Are we doing something wrong? I don't think so. . In 2024 Dubai »

Economic Department issued about 147,000 new business licenses versus roughly 35,000–40,000 annual property handovers, indicating a shortage. Rent increases reflect sustained demand from a population that’s grown from 1.6 million to around 4 million. These dynamics point to continued expansion rather than recession.

Compared to 2008, are the main players—developers and

brokerages—overconfident or cautious?

Those who lived through 2008 are cautious and better informed. Authorities now require developers to pay for land in full and hold at least 30% of project value in escrow before construction. We all acknowledge the global economy’s interconnectedness and prepare for external shocks. Lessons from 2008 guide our conservative optimism today.

After 22 years, which company leads the brokerage fraternity?

By transaction volume and value recorded at Dubai Land Department, One Broker Group ranks number one. We also manage landmark projects on Marjan Island in Ras Al Khaimah. But for me, the real race is against myself: continuous self-improvement defines lasting success far more than any external ranking. ✦



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OVER 3,500 EMIRATI WOMEN INVEST IN SHARJAH REAL ESTATE

THE TOTAL VALUE OF PROPERTY TRANSACTIONS INVOLVING THESE WOMEN REACHED A STAGGERING AED 2.7 BILLION.

Abdulaziz Ahmed Al-Shamsi, Director-General of the Sharjah Real Estate Registration Department, announced some impressive statistics about property ownership among Emirati women. From the start of the year until August 21, 2023, women owned 3,322 properties, which is about 11.8% of all registered properties in Sharjah.

In total, there are 3,586 women who own property, making up 17.7% of all property owners in the emirate. The total value of property transactions involving these women reached a staggering AED 2.7 billion.

Al Shamsi also shared that as of August 21, Emirati women own a total of 30,662 properties, which represents 15.5% of all properties in Sharjah. These properties are registered under 27,425 women, accounting for 21.2% of all property owners in the area, with a combined trading volume of AED 45.2 billion. This underscores the significant role that women play

in the real estate market.

He stressed that the remarkable results seen in the Sharjah real estate market during the first seven months of 2025 reflect its vibrancy and ongoing progress. He shared that the market has seen

substantial growth, with property transactions amounting to AED 34.5 billion in the same period this year—an impressive jump compared to last year. This shows that the market is thriving and indicates continued growth ahead. ✦



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WELCOME TO THE NEW HQ OF ANW

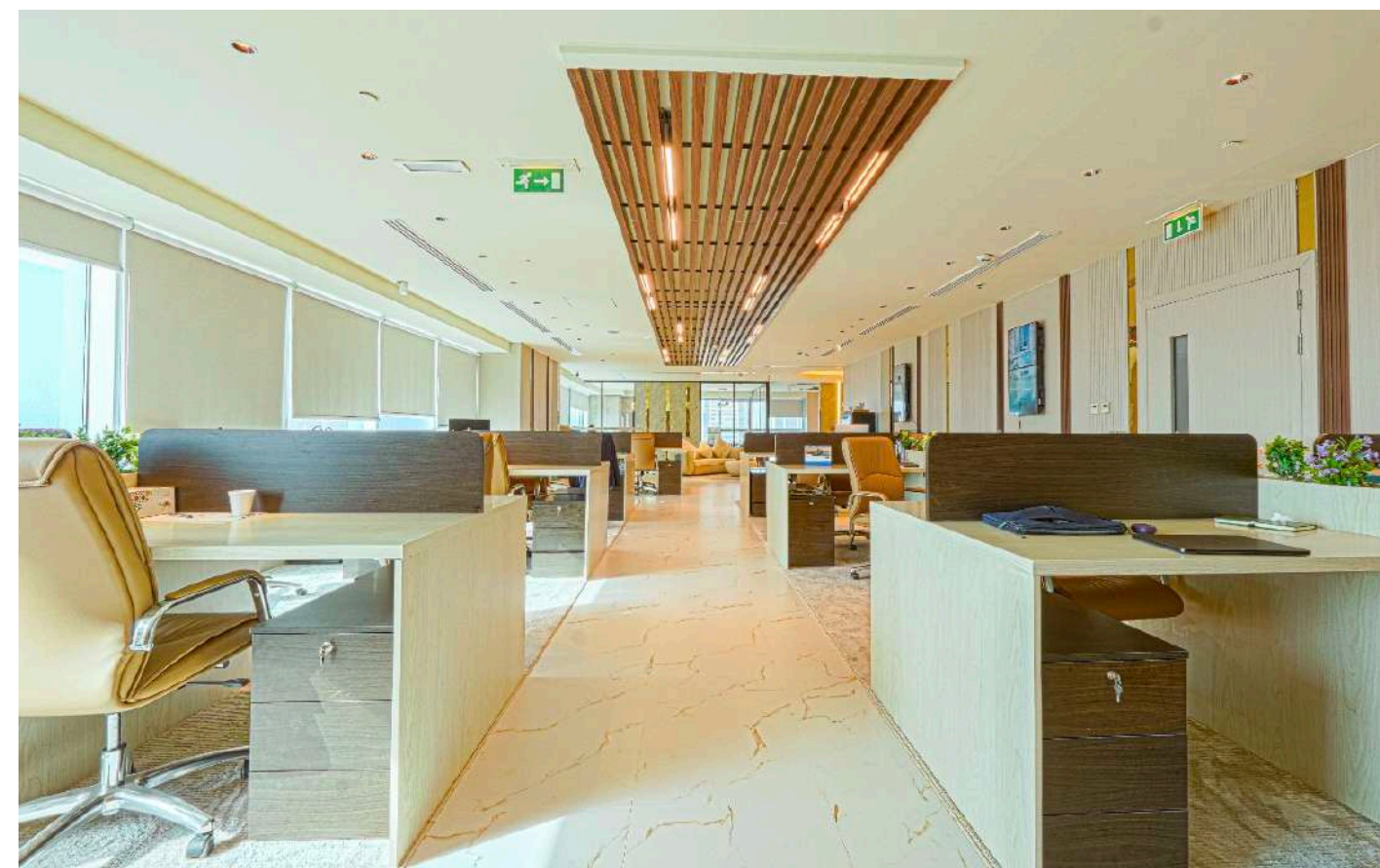
ANW REAL ESTATE HAS OFFICIALLY UNLOCKED ITS NEXT CHAPTER—NOW OPERATING FROM THE SLEEK, SKYLINE-KISSED SINGLE BUSINESS TOWER IN BUSINESS BAY. THIS ISN'T JUST A MOVE; IT'S A STATEMENT. A BOLD LEAP INTO LUXURY, INNOVATION, AND ELEVATED CLIENT EXPERIENCES. WITH PANORAMIC VIEWS AND POLISHED INTERIORS, THE NEW SPACE MIRRORS ANW'S COMMITMENT TO EXCELLENCE AND ITS VISION FOR DUBAI'S DYNAMIC PROPERTY FUTURE. FROM OFF-PLAN DREAMS TO PRIME INVESTMENTS, THE JOURNEY CONTINUES—ONLY NOW, WITH A SWANKIER ADDRESS AND A SHARPER EDGE.



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WAJID SABIR & AAMIR MALIK, FOUNDERS OF ANW





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Interview: **Binesh Babu Panicker**
Podcast: **JAK Productions**

VOICE OF REAL ESTATE: HOW ARN IS AMPLIFYING DUBAI'S PROPERTY MARKET

BINESH BABU PANICKER, FOUNDER & EDITOR-IN-CHIEF OF PROPERTY TIME, CATCHES UP
WITH **JOSHUA BUSTEED**, CHIEF COMMERCIAL OFFICER, ARABIAN RADIO NETWORK (ARN)



Over the past decade, how significant has the real estate sector become for ARN?

“About eight or nine years ago, real estate made up maybe 5% of our total business. Today, it’s closer to 20–25%. That reflects the industry’s overall growth. There are far more developers now than seven or eight years ago — and certainly an incredible

number of brokerages. If you listen to any of our stations today, you’ll hear not just the traditional 30-second spots, but also brand-funded shows where brokers talk directly to listeners about industry challenges, answer questions, share data, and help people make informed decisions.”

What makes radio storytelling so powerful for developers?

“It’s an exciting time with a wealth of stories to tell. There’s a wave of new developers and projects. As you’ve pointed out before, many people don’t actually know much about the developer — their history, their credibility, or even the exact location of a project.

Our strength lies in providing a multi-platform storytelling space — on-air, podcasts, social media, and even out-of-home — so end users can feel confident they’re dealing with someone established, balanced, and reliable in their investment journey.”

ARN often touts audio as a call-to-action medium. How does that translate into real estate campaigns?

“At its core, audio has always been a call-to-action medium — and we believe we do it better than anyone. I can give you multiple examples from recent years where we’ve launched developer campaigns and, within a week, been asked to ‘pull, pull, pull’



because they’d sold out.

A three-week campaign suddenly becomes an eight-day one. Do we take some credit? Yes. Does it also reflect the city’s market momentum? Absolutely. We sit right in that call-to-action sweet spot.”

You reach across nine brands — in English, Arabic, Malayalam, Hindi and more. How do you tailor campaigns for different language audiences?

“When an advertiser gets it just right — speaking to customers in their own language, on their own station, in their own environment — the results can be exceptional.

Take Malayalam, for example: if a non-Indian business speaks to that audience in Malayalam about an opportunity, the response is tremendous. There’s great respect for that approach. Multi-language strategies, done well and respectfully, are a must for developers.”

Radio, digital, out-of-home — how important is integrated campaigning?

“I’m obviously biased, but I don’t believe any single platform is the magic answer. The best outcomes come from combining them. For me, the perfect scenario is someone driving on Sheikh Zayed Road, passing one of our billboards — say, a Meraas project at D3 — while their car radio is telling the story of that very project. Then they go online to learn more. Which channel drove the action? All of them played a part.”

For developers watching budgets, is radio truly affordable?

“Absolutely. By global standards, our pricing is very competitive. A large developer investing \$250,000–\$300,000 over six to ten weeks could see major returns — potentially half the profit from a single one-bedroom unit — while reaching millions.

We also amplify campaigns visually through station social channels, showing project imagery, and even having our talent do on-site walkthroughs.”

Beyond developers and brokers, who else do you partner with to

grow real estate marketing?

“We work extensively with Bayut and Property Finder — the two biggest aggregators right now. They’re entirely digital businesses, but they use us to deliver messaging, storytelling, and traffic to their platforms, which in turn benefits developers and brokers.

We’ve also got major strategies in the pipeline for later this year that will take these partnerships to the next level.”

Finally, how does ARN see its role evolving alongside Dubai’s real estate sector?

“Our commercial footprint mirrors the wider community — and in Dubai, real estate is at the heart of it. We now have shows across multiple stations featuring real estate companies discussing market trends and data.

We partner with developers to bring those conversations to audiences, making ourselves part of the fabric of the industry. Our growth will continue — but in a sustainable, strategic way.” ♦



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Interview: **Binesh Babu Panicker**
Podcast: **JAK Productions**
Images: **Sourced by Team PT**

A NEW ERA FOR REAL ESTATE: THE RISE OF RAS AL KHAIMAH

“WHILE THE WYNN IS A MAJOR CATALYST, MANY OTHER HIGH-PROFILE DEVELOPMENTS ARE FLOURISHING ON THE ISLAND, SIGNALLING A PROMISING FUTURE,” SAYS **RAKESH MIRCHANDANI**, CO-FOUNDER, RRS INTERNATIONAL DEVELOPMENT

Why is Ras Al Khaimah emerging as a leading real estate destination?

Ras Al Khaimah (RAK) is rapidly gaining prominence as a prime real estate and tourism destination, and it’s not just because of the upcoming Wynn Al Marjan Island resort. While the Wynn is a major catalyst, many other high-profile developments are flourishing on the island, signaling a promising future.

Prominent international hospitality brands are establishing a presence in RAK, including NH Collection, Address, Nobu, Nikki Beach, and the Unexpected Hotel. These brands are bringing a mix of hotels and branded residences to the area, creating a dynamic market that extends beyond just the real estate sector. The presence of these major players indicates a strong belief in the Emirate’s

long-term growth potential.

This growth is driven by tourism. RAK currently attracts approximately 1.5 million tourists annually, and this number is expected to jump to between three and five million in the next four to five years. This anticipated increase in visitors is the most important factor supporting the real estate boom. The year 2027 is expected to be a landmark year with the opening of the Wynn resort and other major projects, which will likely mark the beginning of market stabilization.

What makes Al Marjan Island a strategic location for development?

Al Marjan Island consists of four interconnected islands with excellent, pre-existing infrastructure. This ready-to-use infrastructure is a significant



advantage for developers, allowing them to begin construction immediately without waiting for foundational work.

The islands are compact, making everything easily accessible. For example, some developments are only a four- to five-minute drive

from the Wynn resort. Many properties, while not directly on the beachfront, are just a one- to two-minute walk away. The master plan for the area includes a new mall and an iconic beach club, strategically placing developments close to key amenities and attractions.

The commute from Dubai is also a key factor. The drive from Dubai International Airport to RAK takes approximately 45 minutes, with potential for that time to be reduced as road infrastructure improves. This makes RAK an attractive “getaway” destination for Dubai residents and could eventually lead to people commuting for work, especially as RAK’s own ecosystem of businesses and opportunities expands.

How does investing in RAK compare to investing in Dubai?

This is a great question, and the answer depends on your investment strategy. Dubai’s real estate market is well-established, but in some areas like JVC and Arjan, prices may be reaching a cap.

In contrast, Ras Al Khaimah offers incredible value right now. The significant investment pouring into RAK from international brands suggests major growth is on the horizon. When you invest in RAK, you are not only buying into real estate but also into the hospitality sector. As the Average Daily Rate (ADR) and Revenue Per Available Room (RevPAR) for hotels in the area increase, so does the value of the surrounding real estate.

This is a similar pattern to what happened on The Palm Jumeirah in Dubai, where hotel and property values have risen exponentially. The opportunity to acquire land close to the sea in a developing area with ready infrastructure at current prices is a rare find. For investors seeking strong returns, it may be more strategic to purchase smaller units, such as studios or one-bedroom apartments, or multiple small units. Larger units might be better suited for personal use as rental returns will likely increase once the market stabilizes and tourism numbers grow.

Ultimately, RAK represents the beginning of something very big, offering a unique opportunity to invest in a market with immense growth potential. ♦



Text & images: Sourced by Team PT

ALL EYES ON AL MARJAN: THE BILLION-DOLLAR ISLAND REDEFINING UAE INVESTMENT

BY SHABANA FAROOQ, MANAGING PARTNER, URBAN PROPERTIES



For the world's wealthiest and most visionary investors, the United Arab Emirates is no longer just a destination, it is the new epicenter of global wealth creation, a rare convergence of opportunity, exclusivity, and scale where fortunes are not only protected but multiplied. Perfectly positioned at the center of the globe, with 70% of the world's population reachable within eight hours, the UAE is a launchpad into Europe, Asia, Africa, and the Middle East in one seamless step, a privilege few markets can rival. Here, capital thrives in a tax-free haven, safeguarded by unmatched political stability and propelled by a government that executes with precision, speed, and ambition.

Billionaires who have long played in traditional wealth centers like Monaco, London, US or Singapore are now pivoting to the Emirates, drawn by something more powerful than safety and luxury: they are drawn by growth.



Dubai and Abu Dhabi have already proven themselves with world-class financial, cultural, and luxury credentials, but today, the global spotlight is shifting to Ras Al Khaimah, where Al Marjan Island is being transformed into the UAE's next billion-dollar playground. At the center of this transformation is Wynn Al Marjan Island, a \$3.9 billion mega-resort featuring the region's first-ever licensed casino, a game-changer not only for the UAE, but for the entire Middle East. This iconic project is set to rival Las Vegas and Macau, fusing world-class gaming with five-star hospitality, luxury retail, Michelin-starred dining, entertainment, and pristine beachfront living.

For investors, Wynn's arrival signals more than just a resort, it's the anchor of an entirely new economy, a magnet for high net worth tourists, global gaming

enthusiasts, and luxury-seekers that will elevate Al Marjan into one of the most lucrative destinations in the world. Waterfront properties on Al Marjan, still priced far below Dubai or international peers, are expected to surge in value as global demand accelerates, creating an unprecedented first-mover advantage. Beyond the casino, Ras Al Khaimah's natural beauty, pristine beaches, and mountain landscapes are being paired with billions in tourism and infrastructure investment, ensuring long-term sustainability and exponential growth.

In the UAE, billionaires are not simply buying assets, they are buying permanence, prestige, and influence in one of the safest, fastest-growing luxury ecosystems on the planet. With lifestyle dividends that no other market

can match, from world-class aviation and futuristic infrastructure to absolute personal security and a cosmopolitan culture, the Emirates is not just competing with traditional wealth hubs; it is surpassing them. This is why sovereign wealth funds, global family offices, and the world's elite are making decisive moves now, knowing that the window of early entry into projects like Al Marjan and Wynn is closing quickly.

The UAE is not offering ordinary investments, it is offering legacy opportunities, billion-dollar growth engines, and a front-row seat to the reinvention of global luxury. For the billionaire who seeks not only to preserve wealth but to shape the future of it, the UAE and especially Al Marjan Island with Wynn at its heart is no longer a choice. It is the ultimate necessity. ♦

Text & Images: **Sourced by Team PT**

NO MORE 20% DOWNPAYMENT FOR SALARIED RESIDENTS?

THE PROGRAM ALLOWS ELIGIBLE RESIDENTS TO PURCHASE OFF-PLAN HOMES THROUGH SHARIAH-COMPLIANT FINANCING WITH AFFORDABLE MONTHLY INSTALLMENTS, ELIMINATING THE NEED FOR A 20% DOWN PAYMENT.

In line with the UAE's vision and driven by a deep understanding of the challenges faced by salaried residents, **REEF Luxury Developments** has launched a first-of-its-kind initiative to make homeownership more accessible, **without the 20% down payment** required by developers.

More than one million salaried UAE residents have stable, productive lives, yet remain unable to own a home due to this upfront financial barrier. Recognizing this as a key challenge, REEF is taking decisive action to bridge the gap.

Titled '**The -20 By REEF**', this Corporate Social Responsibility (CSR) program offers a limited-time opportunity tailored to support UAE-based salaried professionals.



"This initiative is not a promotion. It's a purpose-driven solution that reflects our commitment to unlocking access to homeownership for UAE residents," said **Samer Ambar**, Co-Founder & CEO of **REEF Luxury Developments**.

The program allows eligible residents to purchase off-plan homes through Shariah-compliant financing with **affordable monthly installments**,

eliminating the need for a 20% down payment.

This initiative is supported by REEF luxury developments with a regulated Islamic financial institution. The structure ensures financial security and alignment with residents' income levels.

"We see this initiative as a transformational step in turning aspiration into reality, making the dream of homeownership an

achievable journey for today's UAE salaried residents," added **Ambar**.

The launch of '**The -20 By REEF**' reinforces the company's commitment to innovation in real estate. It follows a series of successful developments known 'for their **patented Climate-Controlled Sunken Balconies and Winter Gardens**, redefining what it means to live comfortably and luxuriously in Dubai's climate. ✦





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Images: Sourced by Team PT

MORE THAN COMMISSIONS: THE HR AND FINANCE SECRETS TO REAL ESTATE SUCCESS

BINESH BABU PANICKER IN CONVERSATION WITH **GEORGE MATHEW**, FOUNDER
& CEO OF HUMLOG AND **MUHAMMED SHAFEEKH**, CEO OF FINANSHEL

In a market that appears to be thriving, we still see many real estate brokerages struggling and even shutting down. A common reason for this is a misconception that the industry is easy to enter and succeed in. Many newcomers, especially those from different sectors like hospitality, get carried away by the glamour and the success stories they see.



BINESH BABU PANICKER

They assume their existing network will translate into real estate sales, but they quickly realize that expertise and a dedicated real estate background are essential for gaining clients' trust. Beyond this, a lack of proper planning, expertise, and the right team are major contributing factors to failure.

What are the main HR-related reasons for a brokerage's failure?

George Mathew : A primary issue is the misguided hiring strategy. Many brokerage owners refuse to pay salaries, expecting agents to work on a commission-only basis. While the top 10% of agents can thrive this way, the majority (the mid-level 70%) require a minimum salary to sustain themselves. Without a basic salary, it's impossible to attract and retain the best talent.

Another critical mistake is the lack of investment in training. Brokerages expect agents to perform without providing the

necessary skills and knowledge. To attract top talent, a brokerage must become an "employer of choice" by building a strong culture, providing professional development, and offering a fair compensation structure. Brokerages also make financial errors in HR, such as not understanding the right ratio of basic salary to total salary, which impacts gratuity and leave payments. They also bleed money on unnecessary perks like air tickets, which are not mandated by labor law, and can face huge fines from mishandling employee terminations.

Is it a good idea for brokerages to pay a salary to their agents?

George Mathew: From an HR perspective, I strongly believe in a combination of a basic salary and commission. A small fixed salary, perhaps around AED 2,000, provides agents with enough stability to cover living expenses, wear professional attire, and feel valued. This is a small investment compared to the large sums spent

on marketing. Business owners must see their people as an investment, not just a cost. The money spent on salaries for the first few months can even be recovered from the agent's first commission, ensuring the company's financial stability while supporting its workforce.

Muhammed Shafeekh: While I appreciate the HR perspective, it is not always practical from a financial standpoint. The brokerage industry is fundamentally driven by a variable pay model. High-performing, confident agents prefer commission-based pay because they earn a higher percentage of the deal (e.g., 3%). If a company offers a fixed salary, it may end up attracting average or lazy talent, who are not confident enough to rely on commissions. This can lead to a team that generates low returns on investment, ultimately hindering the company's growth. The market is already wired this way, and it's challenging to change this without losing top talent.

Why is financial management such a major pain point for brokerages?

Muhammed Shafeekh: Many brokerage owners, who are often salespeople, lack a fundamental understanding of finance. They fail to track their unit economics, such as the cost of acquiring a customer or the return on investment (ROI) of their marketing spend. They invest heavily in marketing and branding without a clear strategy.

Cash flow is another massive issue. While developers may take 60 to 90 days to pay commissions, agents expect to be paid their share immediately. This creates a significant cash flow gap that many brokerages are not prepared to fund. Additionally, many companies are

non-compliant with basic financial and legal regulations. I have seen brokerages operating without a business bank account, running all transactions through personal accounts, and failing to register for VAT or AML (Anti-Money Laundering) compliance. This can lead to significant fines. Financial management should be a weekly or even daily activity, with a constant review of cash flow and a clear understanding of the company's financial health to avoid running out of capital.

At what stage should a brokerage hire an HR consultant and a finance expert?

Muhammed Shafeekh: It is crucial to have these experts from the very beginning. Before even starting, a brokerage needs a clear financial plan. This includes determining the required capital, a dedicated budget for marketing and hiring, and modeling best and worst-case scenarios. Having a finance expert from day one ensures that you set up proper accounting systems and are fully compliant with all regulations. This can prevent costly mistakes down the line and save the company from "bleeding cash" on unnecessary expenses.

George Mathew: A brokerage should not hire a full-time, in-house HR or finance person immediately. For small companies, it is far more cost-effective to outsource these functions to specialists. Outsourcing provides access to experienced professionals who can implement refined processes and systems that would take a new company months to develop. An in-house HR person in a small company can become too focused on the employees' side and neglect the owner's interests. An outsourced HR consultant, in partnership with a finance expert, can save companies millions by optimizing hiring, ensuring



MUHAMMED SHAFEEKH



GEORGE MATHEW

compliance, and setting a strategic direction.

What are some critical legal and compliance mistakes brokerages often make?

Muhammed Shafeekh: Compliance is an area that is often overlooked and can lead to severe penalties. Many new brokerages are unaware of mandatory regulations like VAT registration and AML compliance. The UAE has strict anti-money laundering >>

regulations, and every brokerage must register, have an AML policy in place, train employees, and screen clients. Failing to do so can result in fines of up to AED 50,000. These regulations are mandatory for every company, regardless of size or whether it is a single-owner operation.

George Mathew: On the HR side, a major compliance mistake is the mishandling of employee terminations. When an agent is fired without following proper legal procedures, it can lead to labor cases and fines. Many owners also risk their confidential data, as an in-house HR manager or accountant who leaves could take sensitive information to a competitor. Outsourcing these functions to a specialized firm

mitigates this risk by keeping data secure and ensuring all legal processes are followed correctly.

How can a brokerage save money by using outsourced HR and finance services?

Muhammed Shafeekh: From a financial perspective, outsourcing finance is much cheaper than hiring an in-house team. Our packages start from as low as AED 2,000 per month. This is a fraction of the cost of a full-time accountant or CFO. Our service provides a “CFO lens,” a third-eye perspective that analyzes your financial health, identifies where you’re bleeding cash, and helps you make data-driven decisions. This proactive approach saves companies from failure, which is the biggest possible

saving—100% of your business’s existence.

George Mathew: For HR, our services are also very cost-effective, with packages starting at around AED3,000 per month. This is more affordable than hiring an in-house HR manager. We have saved companies millions by conducting HR audits, optimizing their workforce, and ensuring legal compliance. We identify employees who are not adding value and help companies make tough, data-backed decisions. An outsourced expert can provide strategic direction and avoid common pitfalls, which an in-house employee with limited experience might miss. ♦



Text & Images: **Sourced by Team PT**

DUBAI HOLDING ASSET MANAGEMENT RENAMES NAKHEEL MALL AS PALM JUMEIRAH MALL

SINCE ITS OPENING IN 2019, PALM JUMEIRAH MALL HAS BECOME ONE OF DUBAI’S LEADING RETAIL AND LIFESTYLE DESTINATIONS.

Dubai Holding Asset Management (DHAM)—owner and operator of one of Dubai’s most extensive retail groups, with 10 malls, 15 lifestyle destinations, and 18 retail centres — has announced the official renaming of Nakheel Mall to Palm Jumeirah Mall, reaffirming the mall’s iconic status as a premier lifestyle destination at the heart of Palm Jumeirah.

Curated Experiences & Brands

The redeveloped section which opened on, 3 September, brings an impressive line-up of international and home-grown fashion, lifestyle, and dining brands to Palm Jumeirah Mall.

Visitors will discover a premium mix of new openings, including:

- **Fashion & Lifestyle:** Paul Smith, Boss, Lacoste, Polo Ralph Lauren, Patrizia Pepe, Luisa Spagnoli, Le Petit Bateau, Sandro, Maje, Lululemon, The Giving Movement, 12 Storeez, Lime, Furla, Silvan Heach, Pablosky, Jacardi, and Swarovski
- **Dining & Cafés:** Home Bakery, Brunch & Cake, Le Majlis, Al Beiruti, %Arabica, Konjiki Hototogisu, and Gyu Kaku
- **Entertainment & Design Concepts:** Kartell and Lego and other unique retail experiences

These new additions, alongside the mall’s existing offering,



enrich Palm Jumeirah Mall’s position as a hub for fashion, homeware, and gastronomy, delivering a lifestyle experience that caters to both residents and international visitors.

Elevating Dubai’s Retail Experience

Since its opening in 2019, Palm Jumeirah Mall has become one of Dubai’s leading retail and lifestyle destinations, welcoming millions of visitors annually. With the redeveloped section and the mall’s new identity, Dubai Holding Asset Management is introducing a more sophisticated and diverse retail experience that aligns with its strategy to set new benchmarks for lifestyle destinations across the city.

Complementing the redevelopment, Palm Jumeirah

Mall continues to house popular attractions such as the West Rooftop dining destination which features restaurants like 3 Cuts, Samakje, Gatsby, Chalet Berezka and The Cheese Farm, which further enhances the culinary experience on Palm Jumeirah.

Dubai Holding Asset Management’s destinations include over 6,500 international, regional, and homegrown retailers, and the company plays a pivotal role in strengthening Dubai’s position as a global retail and tourism hub. The rebranding of Palm Jumeirah Mall and the opening of its redeveloped section exemplify Dubai Holding Asset Management’s commitment to shaping destinations that inspire, connect, and deliver memorable experiences for communities and visitors. ♦

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VOLUME 2Interview: **Binesh Babu Panicker**
Podcast/Images: **JAK Productions**

RECHITTA: THE AI THAT'S REWIRING DUBAI REAL ESTATE

ARYAMAN MAHESHWARI AND ATIKSH MITTAL, CO-FOUNDERS OF RECHITTA, ARE NOT JUST LAUNCHING A PRODUCT—THEY'RE UNLEASHING A PARADIGM SHIFT.



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With deep tech roots and a laser-focused vision, their AI-powered platform promises to unify Dubai's primary real estate market like never before. In this exclusive PROPERTY TIME cover story, they speak candidly about ambition, agility, and why Rechitta isn't just another chat bot.

Aryaman Maheshwari

AI in real estate is very common now. Why launch yet another AI product now?

That's exactly why we're launching Rechitta. Most AI tools today are generalists—they're like family doctors. They know a little about everything, but they're not specialists. Rechitta is a specialist. It's trained exclusively on Dubai's primary real estate market. It understands the nuances of off-plan launches, payment plans, developer reputations, and buyer behavior. It's not trying to be everything to everyone—it's trying to be the best at one thing. And in real estate, that focus makes all the difference.

What makes you confident about launching an AI product in Dubai's real estate market?

Initially, I was very confident. Then I calmed myself down. I did a little more digging, a little more research, and then I again got confident. You get a fake confidence when you're not through and through to the market. Then you figure out the actual problems—why others haven't built it yet. When you find that solution, you get your confidence back. That's how you find your USP.

Why do you think legacy companies haven't built something like this?

The reason any big company ultimately gets beaten by a startup is agility. They're too big to fail, too big to try. They feel like eating a small fish isn't worth it. But they forget what happens when you start eating the small fish—you see the colony. That's how you get to the bigger fish. Big sharks lose sight of smaller goals. That might happen to us one day too, but for now, we're laser-focused.

You keep calling yourself a small startup. Why?

I come from Google, and they still like to call themselves a small startup. Staying humble is important. Once you become that big shark, your view doesn't get better—it gets narrower. Even if we have 10,000 staff tomorrow, I'll still call us a small startup. It's about staying agile and flexible. That's the culture I want.

What inspired you to build something for Dubai's real estate market?

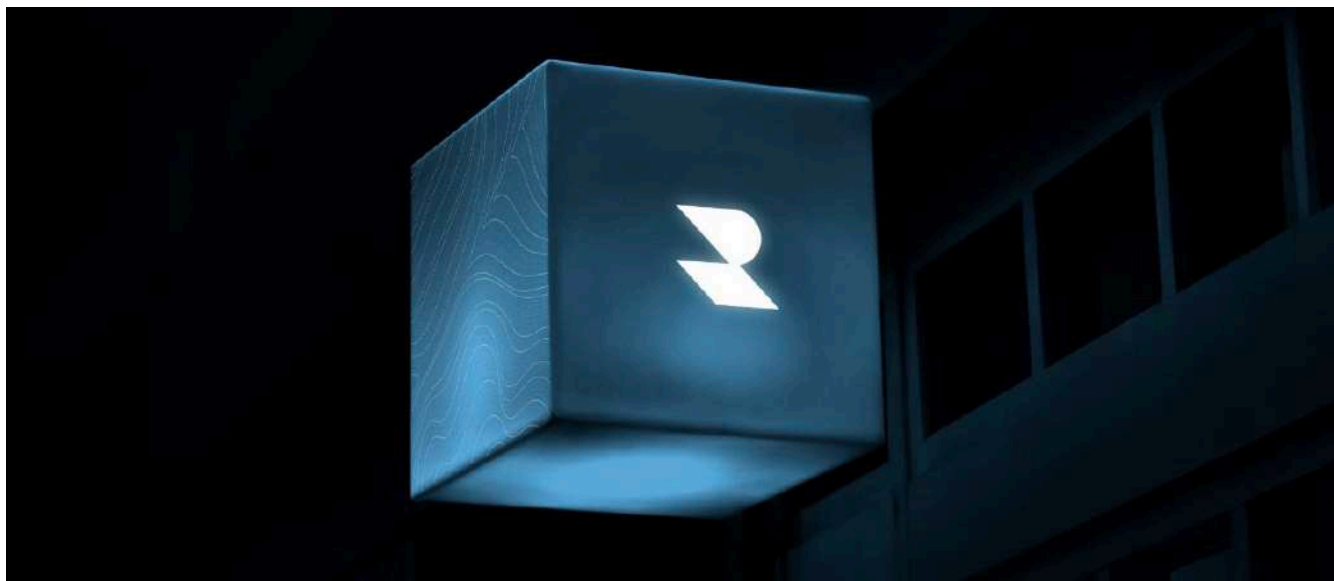
Dubai real estate is still very underrated. From an outsider's view, it's under-represented globally. The world doesn't know enough about it. When I talk to my tech startup friends, I show them Dubai's H1 or H2 figures and their minds get blown. It's not just a niche city—it's a massive opportunity. AI was blowing me away the same way Dubai real estate did. The vision was clear: unlock the world for Dubai.

What's your take on companies calling themselves "AI companies"?

I don't see anyone calling themselves an AI company right now as truly being one. Most are just improving their business using AI—they're not AI-native. They use AI to get investment and marketing. A native AI company thinks of AI as the offering, not as an add-on. That's the difference.

What makes Rechitta different from other AI platforms?

Rechitta is not a product or an app. It's an AI. It's available for every single person involved in Dubai's primary real estate—developers, brokers, master brokers, buyers. It's one AI for everyone. It's multilingual, scalable, and always available. It's not just a chatbot—it's an expert. Real estate is not something that should be shopped like your products on Amazon. You shouldn't go to a website, apply filters, and just buy. That's where buyers lose confidence. They want to talk to someone who knows the market inside out. That's what Rechitta is. »»



How does Rechitta help developers?

It's one of the best experts on your project. It can talk to thousands of people at the same time. The feedback developers get from Rechitta is massive—what people are saying, what's attractive, what's not working, which units are hot-selling. The analytics are endless. It's like having a journalist embedded in your product, gathering insights 24/7.

What's the value for brokers?

Rechitta empowers brokers. It expands their world. With multilingual capabilities and deep product knowledge, brokers can serve every buyer better. It's like giving them a superpower.

And for buyers?

Buyers get unbiased, accurate data—directly from the developer's server. No cold calls, no persuasion. They can talk to Rechitta in their own language, in their own time, even in bed in their pajamas. It's effortless. It's not a website or a product—it's a link. You click, you talk, you book.

What's the danger of relying on generic AI platforms?

Generic AI gives generic results. It's like a general practitioner versus a surgeon. Real estate shouldn't be shopped like Amazon. It's one of the biggest investments you'll make. You need an expert. Generic AI trains on the internet—if I flood it with fake blogs, it'll start dissing your property. That's not how we should operate. Rechitta is trained on verified data from developers.

How scalable is Rechitta?

I worked on Google Search infrastructure—200,000 users per second. I know scalability. Rechitta can handle 100,000 users talking simultaneously without latency. We've architected it to scale with one press of a button. We're not afraid to go viral.

What does the name Rechitta mean?

It's not in any dictionary. It's a name we coined. It has a nice little Easter egg, but I won't reveal it publicly. If you talk to Rechitta, you can ask her yourself.

Do you think the name will attract people?

I think it will attract people—I'm in love with my product. But truly, if you've built something valuable, you can name it anything. Coca-Cola isn't a great name, but it's everywhere. If Rechitta adds value, the name will travel.

What's your background and role in building Rechitta?

I'm a computer science engineer from IIT Roorkee. I've »

worked at Microsoft and Google. I know how to architect scalable systems. I was part of Google Search infrastructure. So yes, I back our ability to build tech that scales.

Can people replicate what you’ve built?

AI can help build prototypes and demos, but not scalable products. Like architecture, it’s technical and difficult. We back our team, our brains, our implementation. Idea is 15–20%—execution is everything. It’s not easy to replicate.

What’s your vision for Rechitta globally?

We’re envisioning Dubai, but our vision is much bigger. I won’t confirm or deny global domination. But yes, we want small startups all over the world. That’s the idea.

ATIKSH MITTAL

At 18, you’re entering the Dubai real estate market with Rechitta. What inspired you to do so?

I’ve always been fascinated by technology and the potential of AI to improve lives in small but meaningful ways. While major firms focus on large-scale AI applications, I saw an opportunity to apply vertical AI to real estate. That vision, not greed, led me to launch Rechitta.

Beyond the name Rechitta, what excites you most about the platform?

We discovered that Dubai property data is scattered and lacks a unified schema. Building a global, accessible AI platform to consolidate that data and serve investors—whether in Chinese, Arabic, or English—is incredibly rewarding. Imagine an investor in Beijing asking AI in Mandarin for top Dubai properties, with prices auto-converted to their currency. That seamless experience is our biggest selling point.

Does Rechitta handle legal tasks like international fund transfers?

Not yet. Real estate transactions are high-stakes, so we keep those processes human-driven. Our AI focuses on information and decision support. It informs you and helps you make the best choices, then a human steps in to finalize the transaction. We’re starting small, proving value, and will expand responsibly as trust grows.

You’re straight out of high school with no formal tech degree. How did you pull this off?

I credit my parents for believing in me even when I doubted myself. You often underestimate your abilities until someone invests faith in you. Their support gave me the push to think big and dive into real estate and AI right after graduation.

Have you begun studying the Dubai real estate market as an industry insider?

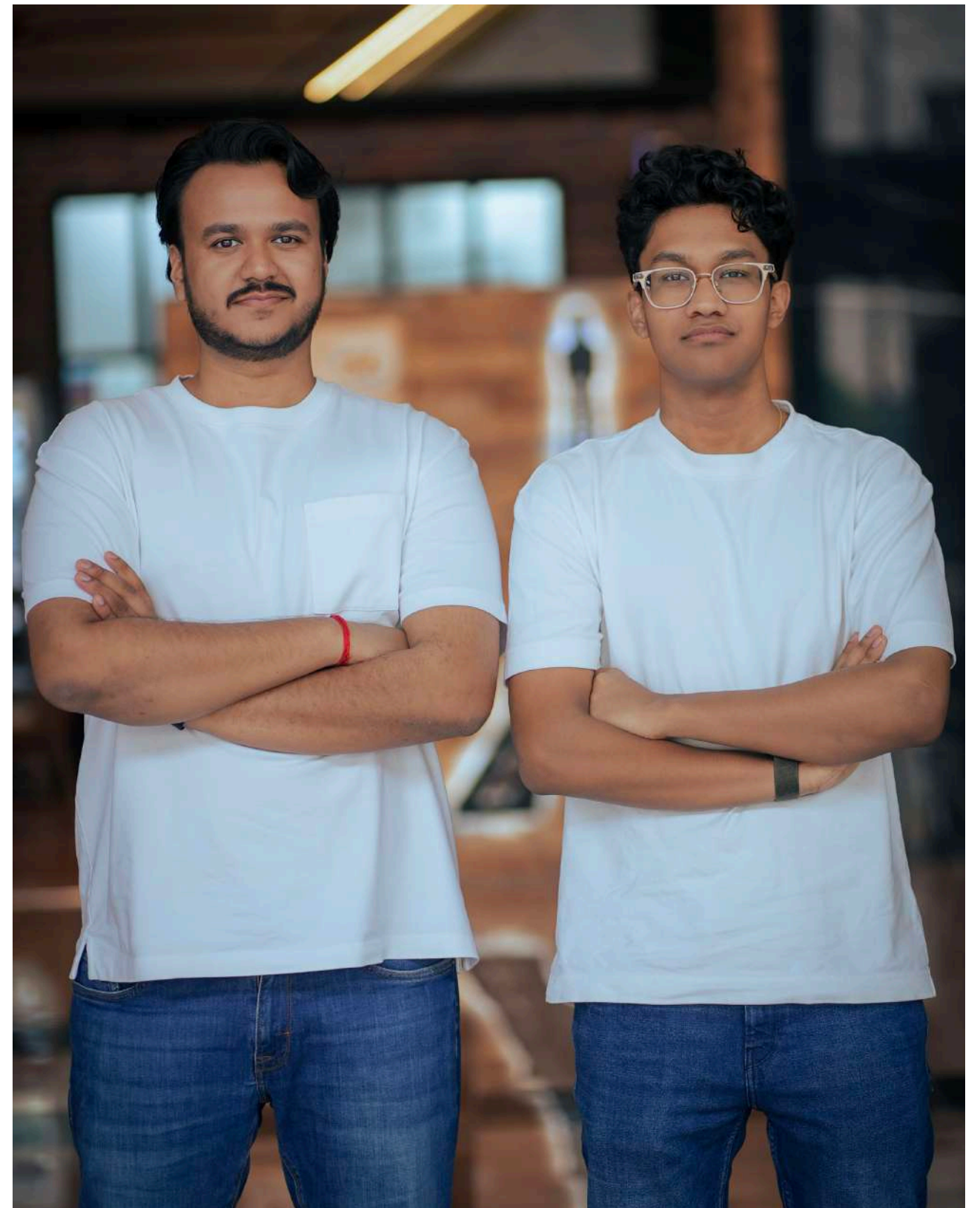
Absolutely. Training our AI requires deep market understanding. I’m not a veteran broker, but researching regulations, trends, and stakeholder roles has been fascinating. Good products take time, and I’m committed to learning every step of the way.

What role do you play at Rechitta alongside your tech co-founder?

My co-founder focuses on product architecture, data scalability, and robustness. My role is ideation—bringing fresh, unconventional ideas. Some of my “stupid” ideas turned out brilliant and became core features. I add spark and direction, then we refine together.

What’s your long-term vision for Rechitta?

Ten years is hard to predict, but next we’ll expand beyond primary markets into secondary segments and other cities. Our goal is to connect developers, brokers, and clients worldwide, making property investment as seamless as any online service. ✦



Text & images: Sourced by Team PT

RAISING THE BAR IN COMMUNITY MANAGEMENT FOR DUBAI'S RESIDENTIAL COMMUNITIES

ZIAD HADDAD, SENIOR VICE PRESIDENT FACILITY MANAGEMENT, DAMAC PROPERTIES – LOAMS

As one of the world's most dynamic and rapidly developing cities, Dubai has set a global benchmark in real estate by delivering iconic new developments. Yet the city's true strength lies in sustaining and elevating communities over time. This is how Dubai is shaping the future.

Today, residents and investors demand thriving, well-managed communities where asset values grow alongside lifestyle appeal. Recognising this, LOAMS has taken a leadership role in redefining community management by introducing measurable standards that enhance daily living, safeguard investments, and align with both regulatory requirements and global best practice.

Raising The Bar With Standardisation

LOAMS has introduced a standardisation framework across new and existing developments:

Facilities & Amenities: Sunbeds, gym flooring, lighting, scents, and

curated music deliver a consistent lifestyle experience. **Resident Touchpoints:** From soap dispensers to digital portals, every interaction meets the "LOAMS Standard."

Operational Excellence: CAFM systems, feedback loops, compliance dashboards, and safety protocols ensure accountability.

This consistency transforms community management into a recognisable standard of living, ensuring residents and investors alike associate LOAMS with quality, reliability, and trust.

Bringing Older Assets To New Standards

One of LOAMS' defining contributions to Dubai's real estate ecosystem is its ability to reinvigorate older projects. By applying building standards and uniform quality upgrades, LOAMS ensures that legacy communities are not left behind as the city evolves. Through targeted enhancements to infrastructure and lifestyle touchpoints, LOAMS

extends the life cycle of assets, raising desirability, strengthening resale values, and protecting owners' long-term investments. In doing so, LOAMS demonstrates that sustainability in real estate is about more than new builds; it is about bringing every community to the highest possible standard.

Protecting & Enhancing Customer Investments

Community management is now recognised as a direct contributor



to asset value. By maintaining high-quality environments across both new and older projects, LOAMS guarantees that properties remain competitive in Dubai's global marketplace. Transparent governance, proactive maintenance, and structured upgrades safeguard investor returns while underpinning Dubai's reputation as a secure and desirable destination for international capital.

Aligning With RERA & Regulations

Dubai's Real Estate Regulatory Agency (RERA) continues to raise expectations through progressive circulars and governance codes. Hence, LOAMS embeds compliance and regulatory excellence into its model so as to align with, and often exceed, RERA's evolving requirements.

Whether through budget transparency, health and safety mandates, or

governance frameworks, LOAMS acts as a strategic partner to regulators, reinforcing Dubai's position as a trusted, investor-friendly market.

Case In Point: DAMAC Lagoons Handover

The handover of DAMAC Lagoons illustrates this philosophy in action. From day one, LOAMS applied its standardisation framework to one of Dubai's largest lifestyle communities, ensuring a seamless transition from development to active community living.

The Lagoons project demonstrates that consistency, regulatory alignment, and lifestyle curation can be delivered at scale. It is a model that conveys how future communities will be managed.

The Future Of Community Living In Dubai

With Dubai being a leading global city, real estate focus is shifting from new construction alone to

the long-term performance and appeal of communities.

By embedding technology, sustainability, wellness, and ongoing building upgrades, community management yields a strategic advantage, enhancing both lifestyle and long-term value. Through its pioneering approach to standardisation, building upgrades, regulatory alignment, and flagship projects such as DAMAC Lagoons, LOAMS is redefining community living in Dubai. It is establishing new standards on older assets and, by doing so, shaping the future of master communities. Every property under its care is maintained and is growing in value and desirability with this approach in mind.

As Dubai continues to lead global development, community management, once overlooked, is revealed as a hidden pillar of investor confidence and lifestyle excellence. ♦

Text & Images: Sourced by Team PT

BATTLE OF REAL ESTATE: STEP INTO THE RING AND ELEVATE YOUR BRAND

PROPERTY TIME IS PROUD TO BE ASSOCIATED WITH THIS ULTIMATE BATTLE OF DEVELOPERS VS DEVELOPERS AND BROKERAGES VS BROKERAGES

Get ready for an extraordinary journey that combines physical and mental strength with brand promotion. Executive Fighter Middle East is bringing a one-of-a-kind initiative to Dubai's real estate professionals: The Battle of Real Estate.

What is Executive Fighter Middle East?

This amateur boxing program



invites real estate professionals to undergo an intense, eight-week training program led by expert boxing trainers. The training takes place at top venues like Wellfit Meydan and JVC. The program is designed to help participants improve their physical and mental strength while also championing their company's brand and culture.

The journey culminates in a thrilling black-tie, five-star event: The Battle of Real Estate. Hosted at The Ritz-Carlton Jumeirah, this amateur boxing night is presented by Bayut and hosted by Middle East personality and Virgin Radio presenter Kris Fade.

During the event, real estate professionals and first-time boxers will face off in a full amateur bout of three, two-minute rounds.

What's Included for Participants?

Those who sign up for Executive Fighter will receive:

- Membership to Wellfit gyms at Meydan and JVC for the duration of the training.
- Two focused group training sessions per week at either gym.
- One mandatory weekly sparring session at Wellfit JVC.
- Executive Fighter training and boxing kit, plus all necessary fight night gear.
- A corner man on the event night to support and prepare them.

The program also offers significant sponsorship inclusions, such as three tables of ten people at the fight night, a social media campaign to promote the fighters and venues, and brand recognition during the event and on the red carpet's "Media Wall".

The event is scheduled for November 22nd, 2025. ♦



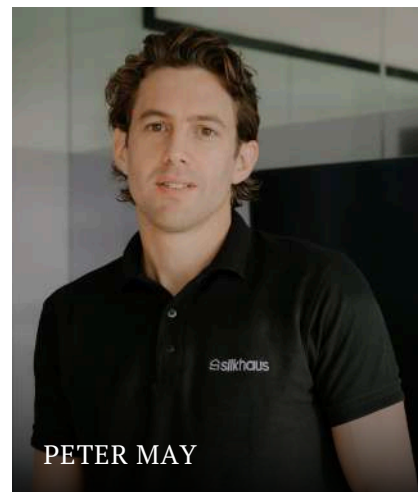
"AT BAYUT, WE ARE PROUD TO STEP INTO THE RING AS THE PRESENTING PARTNER OF EXECUTIVE FIGHTER MIDDLE EAST – BATTLE OF REAL ESTATE. BY BRINGING AGENCIES TOGETHER OUTSIDE THE BOARDROOM AND INTO THE BOXING RING, THIS EVENT CREATES A SPACE WHERE HEALTHY COMPETITION SPARKS CAMARADERIE, AND WHERE TEAMWORK, WELLNESS AND COMMUNITY SPIRIT SHINE. FOR US, IT'S A CELEBRATION OF STRENGTH—PHYSICAL, PROFESSIONAL AND CULTURAL—THAT REFLECTS HOW DUBAI'S PROPERTY MARKET IS BUILT NOT ONLY ON BUSINESS, BUT ON PEOPLE, PASSION AND SHARED VALUES. THIS UNIQUE EVENT ALSO EMBODIES THE VERY QUALITIES OF A TRUBROKER: RESILIENCE, DISCIPLINE AND ENDURANCE—QUALITIES THAT ARE NURTURED NOT ONLY IN BUSINESS BUT ALSO THROUGH FITNESS AND WELL-BEING. BECAUSE JUST LIKE A TRUBROKER, A FIGHTER THRIVES ON PREPARATION, FOCUS AND DETERMINATION." **SAHAR KHAN, VP OF MARKETING & COMMUNICATIONS AT BAYUT**

Text: **Malak Saleh**
Images: **Sourced by Team PT**

HOW SHORT-TERM RENTALS ARE RESHAPING THE UAE'S PROPERTY MARKET

Dubai's short-term rental (STR) market has always had a certain pull. The mix of transient workers, a steady stream of tourists, and relatively flexible rules around STRs made it easy for landlords to test the waters. Over time, that flexibility has turned into something bigger: a reliable investment that many now see as safer and more profitable than a long-term lease.

Even in May and June, months once considered off-season, operators like Air DXB reported occupancy rates close to 90%, which shows short-lets are no longer just a peak-season investment play, but a year-round strategy and asset class. That shift, from hobbyist to institutional, from seasonal to year-round, is what makes



PETER MAY

Dubai's STR uptick different this cycle. It's no longer just about landlords chasing high yields; it's about how the short-let market is bleeding into the broader property cycle, changing how developers design projects, how investors balance their portfolios, and how much stock is left for long-term tenants.

Mid-term operators are also betting on growth. Colife, which furnishes and manages apartments for four- to twelve-month stays in Dubai, Hong Kong, and Istanbul, expects short-term rentals in the UAE to climb to about 18% in 2025, compared with a 13% rise for long-term rentals.

"We consistently target occupancy above 80%," Peter May, the COO of Silkhaus, said. The rental and property management company runs its own listings platform and also notably markets units on Airbnb, with a portfolio spanning Dubai, Abu Dhabi, and Riyadh. "STRs are now a mature and established sector in Dubai with over 30,000 active units," May explained. "For landlords, STRs are no longer a speculative play. They're a strategic tool that offers flexibility and, in the right assets, superior returns."

In prime areas like Dubai Marina, Palm Jumeirah, and Downtown, daily rates in peak season can outperform typical daily rates for annual rentals. Short-lets

typically yield 10–15% a year before expenses, compared to 6–8% for long-term, according to Betterhomes. That return gap has drawn many investors into the STR segment. Recent data from AirROI shows the average Airbnb in Dubai brings in about \$23,667 a year and over 46% occupancy, with the average nightly rate being around \$232. The returns are clear, especially on one-bedroom apartments and studios that are cheap to furnish and appeal to both business travelers and families on a budget. "One beds are a bit of a sweet spot because they're a budget option," said Burhan Hayat, Head of Sales for the UAE and UK at GuestReady. "But then they also fit individual and business travelers' needs as well."

They're relatively cheap to furnish and tend to post the strongest occupancy rates, Hayat noted. "We've also got a few villas in our portfolio, but the smaller units are consistently where demand holds up best," he said.

GuestReady is one of the operators watching the shift in investor behavior closely, as more landlords move from testing STRs to treating them as part of a long-term portfolio strategy. The global property management company oversees about 3,500 homes

directly, and nearly 6,000 if you include landlords using its proprietary RentalReady software. The platform gives owners a dashboard to track bookings, pricing, and maintenance in real time, and helps drive repeat bookings across Europe and the Middle East. In Dubai, where its core markets are Marina, Downtown, and Business Bay, GuestReady says occupancy is around 85%, which is also slightly higher for the company than last year.

Hayat said landlords see STRs as a better investment fit than long-term leasing for a few simple reasons. Flexibility is one of them. "Owners can still use the property themselves from time to time, which isn't possible with a year-long lease," he said. For investors thinking of selling, STRs also make it easier to exit the market without being tied down to a 12-month notice period. And then there's the upkeep. Properties in the short-term pool are cleaned and maintained constantly, so they're always in good condition and ready for resale, viewings, or simply presented like a show home, Hayat explained.

Returns have long been part of the appeal. "Historically, you would



BURHAN HAYAT

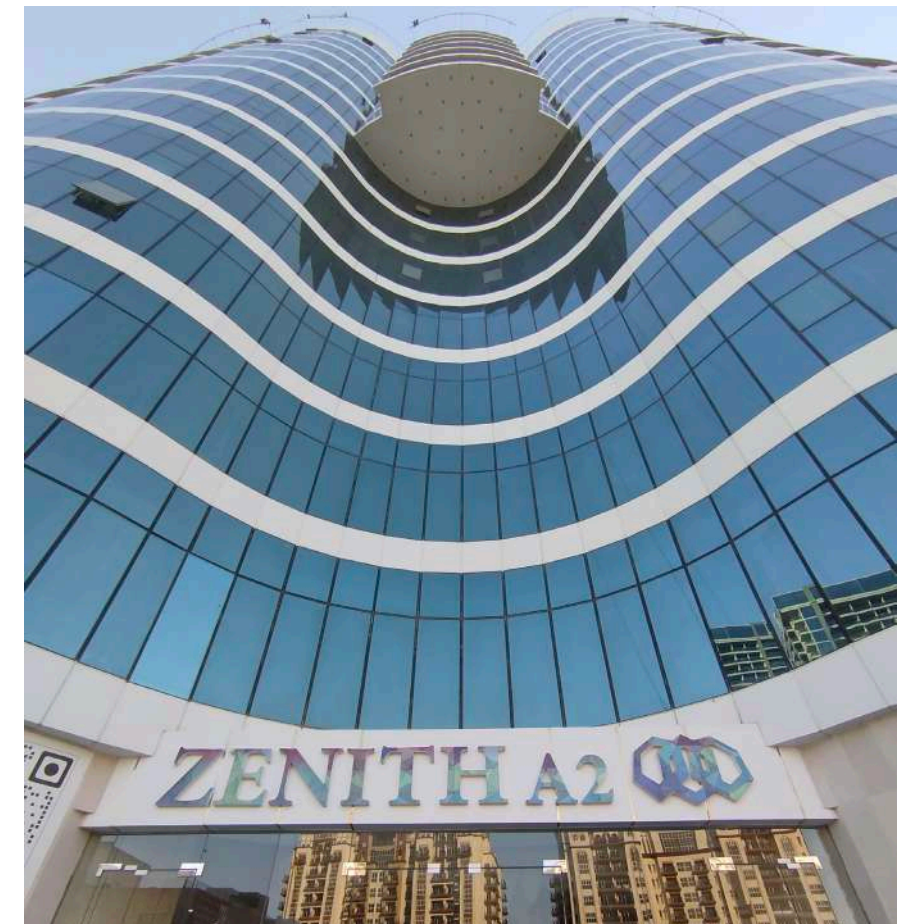
definitely earn more through a short-term rental than a long-term rental," Hayat said. He does warn, though, that over the past 18 months, the gap has narrowed. Long-term rents have surged, pushing yields closer together. Today, short-lets may generate 6–8% gross returns, versus 5–7% for long-term rentals — but in the right location, STRs can still deliver 15–20% more, Hayat noted.

At Silkhaus, May said the real shakeup is happening among property managers. With more units entering the STR pool, smaller players like individual investors are more likely to merge with bigger operators or disappear, leaving room for firms with scale to capture more shares. That's where Silkhaus sees a lot of

opportunity, May said.

The uptick in STRs listed in the market is happening against a backdrop of record demand. Dubai welcomed 18.7 million overnight visitors last year, a 9% jump from the year before, according to Deloitte's Real Estate Predictions report. Much of that surge came from Europe, the GCC, and Asia, boosted by a packed calendar of events like the FIFA Beach Soccer World Cup, Coldplay concerts, and GITEX. Many of those arrivals were short stays tied to specific events, exactly the kind of demand that keeps holiday homes full during high-traffic periods.

"Our biggest churn driver is sales," May said. For Silkhaus, the »



main reason units leave the short-let pool isn't landlords switching back to long-term leases — it's landlords cashing out altogether. Many landlords are taking the chance to cash out while resale prices are high. A few switch to long-term tenants as rents climb, but most of the units leaving Silkhaus's portfolio aren't going back into the rental pool at all; they're being sold outright. That turnover, May added, reflects a market that's stabilizing. Consolidation among operators shows the sector is moving away from side hustles and toward scale.

For investors, the question is whether STRs make sense as a long-term hold or just as a way to capture returns for a few years before selling into a hot market.

Mid-term stays are also becoming part of that mix. "We see mid-term as an important part of the portfolio and will continue to balance it," May said. "That said, our core focus remains on the business traveler segment, which has been our strongest driver of growth and aligns with Dubai's role as a regional hub." Hayat echoed the trend, pointing to a surge in relocations. Many new arrivals can't sign long-term leases until they secure their Emirates ID,

creating demand for one- to three-month stays. "It's a huge opportunity," he said, "especially for investors looking to keep occupancy stable."

Location is now a big part of the play. JVC, long seen as a budget option by renters, has been pulling solid occupancy and ADRs, Hayat said. Maritime City and Dubai Islands, on the other hand, are longer-term bets, with the real upside coming once projects are handed over. The Palm still performs in peak season, but it's less suited to mid-term stays. Digital nomads and expats on short placements usually want to be in Downtown, Marina, or Business Bay — closer to offices, co-working spots, and the city's day-to-day action.

That investment shift toward being more selective is something Ghada Benitez, founder of GG Benitez International, also sees among her buyer base. "The smartest investors at this point are being more discerning about what areas they're buying into, who the developer is, even what type of unit they're investing in," she said. Benitez, who also hosts the Dubai Connect podcast where she breaks down how to buy into the short-term market, works mostly



with North American clients priced out of the West's Airbnb scene. In cities like San Diego, Toronto, and New York, recent tighter rules have pushed many investors out, a contrast that makes Dubai's openness even more appealing.

"Investors need a licensed agent with boots on the ground who understands where Dubai is headed," Benitez said. "Some areas may be hitting a ceiling, but there are still huge opportunities in others."

The UAE's edge in real estate becomes even clearer when stacked against other global hubs, Benitez added. In Málaga, Spain, where Benitez also operates in the real estate market, the country witnessed a strip down of more than 20,000 listings from Airbnb overnight, sending a shock through the market. Against that backdrop and on the global stage, Dubai looks like the outlier: a city where STRs are not just tolerated but encouraged. The Department of Economy and Tourism (DET) has built a straightforward licensing regime for holiday homes, rolled out a grading system for quality, and tied the sector into Dubai's wider tourism strategy, which aims to attract 25 million visitors annually by 2025.

"Dubai is fortunate to have a proactive, pro-business regulator.

The DET has built a strong framework for STRs, and recent measures, like mandatory licensing on OTAs and removing private room listings, have professionalized the sector," Silkhaus' May said. "We believe there's still room to introduce higher barriers to entry to raise standards further, but overall, Dubai's regulatory approach has been a net positive."

That difference is pulling in a new wave of global buyers. Benitez, said the focus has shifted away from short-term flips toward portfolio strategies built on steady rental income. "Most of my investors aren't coming to flip," she said. "They're positioning for long-term ROI, and that usually means luxury branded residences on the waterfront, which command higher rental returns." For these buyers, Dubai's STR market isn't a side hustle anymore; it's a core piece of how they build passive income.

However, while Dubai's tighter rules have given investors confidence, they also sharpen the trade-offs. Annual rents surged sharply last year, up about 16% across the city, according to Cushman & Wakefield, before beginning to cool in 2025. Hayat said long-term yields now average 5–7%, compared to about 8% for STRs. In prime areas, that gap can stretch to 15–20%. Those stronger returns keep drawing units into the short-let pool — raising the question of how much long-term supply gets squeezed as a result."

For tenants, the squeeze is already visible. Affordable communities like JVC and Discovery Gardens are seeing more stock diverted into the short-let pool, which means fewer year-long contracts for families and rising rents at the lower end of the market. It's a shift that underscores how STRs are reshaping the rental market

itself. Benitez points out that the real story isn't about volume anymore, but about investors zeroing in on the right assets. The tension between a cooling long-term market and a still-profitable short-term one will shape what comes next. Investors aren't asking whether STRs work anymore; they're asking how to position for the next phase.

For Benitez, that phase is about being more discerning. "We're not seeing a dip in growth," she said, adding that the UAE's tourism numbers won't be dipping either.

"With more supply being handed over, the opportunity is still there; it just means investors have to be smarter about where and what they buy." For her clients, that usually means branded residences and waterfront projects, assets that hold long-term value while delivering strong short-term returns.

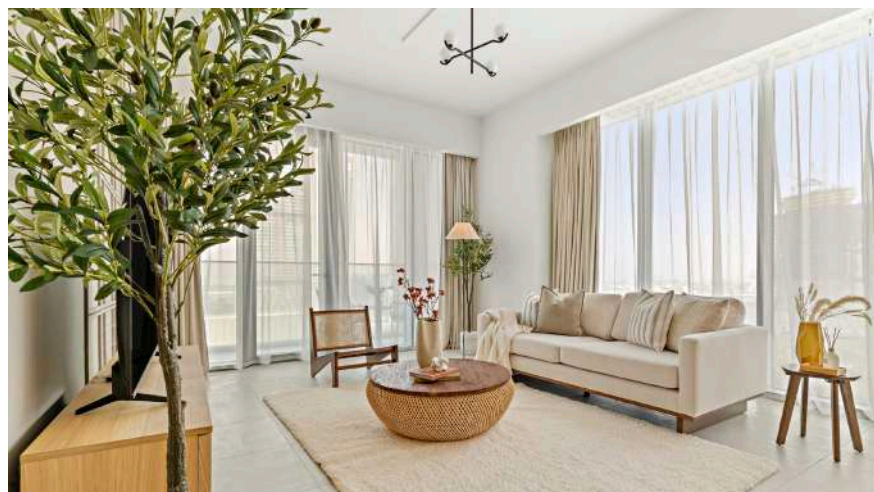
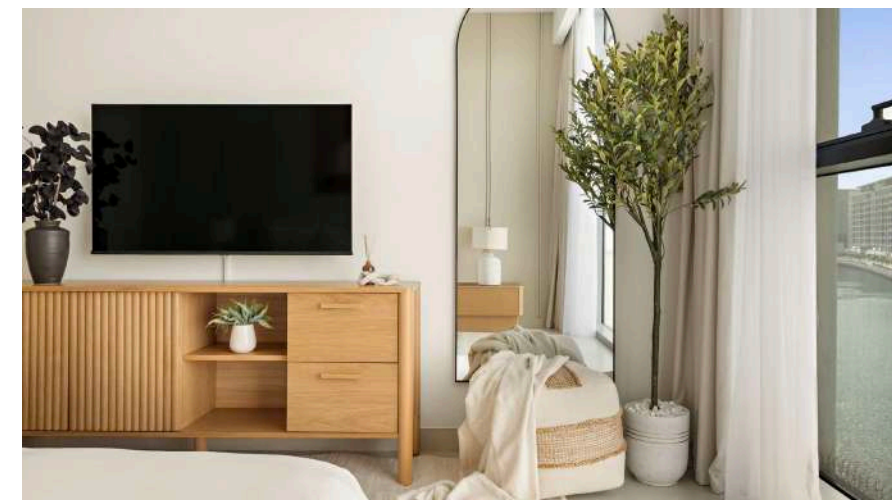
Developers are already catering to that demand. Hayat said many new projects are being pitched as serviced apartments or branded residences, with yields built into the sales pitch. It's no longer just about selling a home to an end-user. That shift blurs the line between real estate and hospitality

and shows how central STRs have become to Dubai's property picture.

Emaar Beachfront is a telling example, Hayat explained. The location is designed for transient demand. It's steps from the Marina, close to business hubs, and right on the water. AirDNA data shows units there averaging about \$46,300 a year in Airbnb revenue, with occupancy near 50% and ADRs of \$394. For investors, it's a neat fit: a prime spot that captures both tourism and corporate demand.

STRs aren't just a side hustle anymore, they're mainstream and influencing how projects are built, how investors allocate capital, and how much stock is left in the long-term pool. Looking ahead, May said the fundamentals remain strong. "Dubai's inflows, its role as a business hub, and a stronger global economy will support both occupancy and returns," he said. But he also pointed to consolidation among operators and tighter compliance as signs of where the sector is headed.

In other words, the STR uptick has already changed the market. What comes next is figuring out how far those ripple effects will reach. ♦



Text & images: Sourced by Team PT

A LANDMARK SUCCESS: LACASA LIVING ANNOUNCES COMPLETE SELL-OUT OF OLA RESIDENCES

THE EXCLUSIVE SALES PARTNER FOR THE PROJECT IS ONE BROKER GROUP.

Lacasa Living announces the sell-out of Ola Residences at a total asset value of AED 200 million, marking a milestone in the company's legacy. All 96 units on Al Marjan Island in Ras Al Khaimah have now been secured by strategic investors, highlighting the project's exceptional standing in the luxury real estate market. The announcement was celebrated with a gathering at the Lacasa Living Sales Center, as works on site progress as scheduled with handover set for Q1 of 2027.

The celebration brought together industry leaders and top brokers, unfolding in a spirit of pride and gratitude. Welcoming the attendees, Lacasa Living CEO, Mr. Ahmad Jaber expressed his appreciation to the brokers whose determination turned vision into reality. His remarks set the tone for the event, one of recognition, teamwork, and shared triumph.

The gathering also welcomed representatives from OBG, including Mr. Craig English and Mr. Daniel Page, who commended the dedication that fueled the project's success. Their words

echoed the collective sentiment as it reflected persistence, collaboration, and a shared commitment to excellence.

The highlight of the event came as top performers were called to the stage, receiving awards amidst rounds of applause and smiling faces, symbols of perseverance and collective spirit that drove the project forward.

As for Ola Residences, its story is only beginning. With studios starting at AED 1.18 million and one-bedroom apartments from AED 2.07 million, the eight-story development offers a blend of modern luxury and refined living. Complemented by basement levels, a welcoming ground floor, and a rooftop retreat, it embodies sophistication paired with world-class amenities.

Closing the event, Mr. Ahmad Jaber once again extended his gratitude, leaving guests inspired. The celebration stood not only as a recognition of this remarkable achievement but also as a testament to vision realized, ambition fulfilled, and a new chapter in Lacasa Living's journey of excellence.



ABOUT LACASA LIVING

Lacasa Living is a boutique developer, bringing the architectural and engineering expertise of over 500 professionals to life through a deeply personal and intentional approach.

We are devoted to creating thoughtful spaces and vibrant communities that reflect both character and refined design. Our passion lies in crafting environments that feel effortless yet extraordinary spaces where timeless aesthetics meet a profound understanding of quality, functionality, and the way people truly live.

Every Lacasa Living project is a testament to superior craftsmanship and contextual harmony, designed to complement and elevate its natural surroundings. We approach every project with a holistic mindset, rethinking traditional solutions and creating spaces that truly meet the unique demands of today. Each element is intentional; each decision serves a purpose – to inspire connection, belonging, and beauty. ✦

Text & Images: Sourced by Team PT

RAS AL KHAIMAH LEADS REGIONAL REAL ESTATE BOOM AS ONE OF FASTEST-GROWING MARKETS

THE EMIRATE IS MOVING STEADILY TOWARD RESHAPING ITS URBAN SKYLINE WHILE BUILDING A DIVERSIFIED, RESILIENT ECONOMY.

Ras Al Khaimah is witnessing an unprecedented boom in its real estate sector, quickly establishing itself as one of the fastest-growing property markets

in the UAE, thanks to the visionary leadership of His Highness Sheikh Saud bin Saqr Al Qasimi, Supreme Council Member and Ruler of Ras Al Khaimah.

The emirate is moving steadily toward reshaping its urban skyline while building a diversified, resilient economy. This comes as part of its ambitious strategy



AL MARJAN ISLAND HOTEL & RESIDENCES

focused on sound urban planning, sustainability, improving quality of life for citizens and residents, and delivering world-class projects.

Over the past three years, the Emirate has recorded significant increases in real estate sales and prices, supported by landmark developments in hospitality, commercial, and residential sectors. Population growth—expected to rise from 0.4 million to 0.65 million by 2030—is projected to drive demand for around 45,000 additional housing units.

This sustained growth is built on a diversified economy, investor-friendly legislation, and the entry of major global

developers such as Emaar, Aldar, and Ellington Properties, alongside local leaders like Marjan, Al Hamra, and RAK Properties.

At the heart of the transformation is Al Marjan Island, a premier coastal destination progressing rapidly under the leadership of Eng. Abdulla Al Abdooli, CEO of Marjan. The island is home to top-tier luxury hotel brands including Wynn, JW Marriott, Nobu, Missoni, and The Address.

As part of its expansion plans, Marjan is developing “RAK Central,” the Emirate’s newest mixed-use economic destination featuring a fully integrated complex for business, residential, and leisure activities. The development is expected to

become one of the largest commercial districts in the Northern Emirates, offering premium Grade-A offices and incorporating green building practices aligned with Ras Al Khaimah Vision 2030.

Meanwhile, Al Hamra Real Estate Development, led by CEO Benoy Kurien, continues to raise the bar for integrated living through its flagship “Al Hamra Village,” which includes over 4,000 residential units and a golf course, supporting a vibrant community of more than 10,000 residents. The company is also behind major developments such as Waldorf Astoria Residences, Falcon Island, Al Hamra Waterfront, and “Manar Mall,” the Emirate’s largest and most iconic shopping destination.

On the coast, RAK Properties is enriching the waterfront with its landmark project “Mina,” which currently includes award-winning resorts like Anantara Mina Ras Al Khaimah and InterContinental Ras Al Khaimah. The development is also preparing to welcome upcoming projects such as Nikki Beach, Staybridge Suites, and the planned Four Seasons Hotel.

Sameh Muhtadi, CEO of RAK Properties, confirmed that Ras Al Khaimah is receiving unprecedented global attention due to exceptional efforts over the past two years, expressing confidence in the continued momentum.

The growth of Ras Al Khaimah’s real estate sector is underpinned by robust infrastructure, including eight hospitals such as the

advanced RAK Hospital, and a modern education system with private schools regulated by the Ras Al Khaimah Department of Knowledge. The Emirate also consistently ranks among the safest places in the world, reinforcing its appeal as a destination for living and stability.

Tourism is another vital pillar of the Emirate’s development. In 2024, Ras Al Khaimah set a record by welcoming 1.28 million tourists to its extraordinary attractions such as Jais Flight—the world’s longest zipline—Bear Grylls Explorers Camp, and the “1484 by Puro” restaurant, the highest-elevation dining experience in the UAE.

RAK Hospitality Holding, led by CEO Alison Grinnell, plays a key role in this sector, further

integrating tourism and hospitality through strategic hotel acquisitions and innovative offerings.

Industry leaders agree that Ras Al Khaimah is one of the region’s fastest-growing markets, with beachfront apartments, luxury villas, golf communities, and lifestyle hubs continuing to attract both investors and residents. The Emirate’s 2030 Vision remains central to this evolution, with its inclusive, sustainable strategy placing people at the heart of progress.

With more developers, investors, and residents joining from across the globe, Ras Al Khaimah is positioning itself as a true benchmark for smart cities, vibrant communities, and opportunity-driven living. ✦

ABDULAZIZ ABDULLAH AL ZAABI, CHAIRMAN OF RAK PROPERTIES, SAID, “THE VISION OF RAS AL KHAIMAH IS NOW BECOMING A REALITY. WE ARE CREATING A VIBRANT AND SUSTAINABLE ENVIRONMENT THAT ATTRACTS GLOBAL INVESTMENT WHILE PRESERVING THE UNIQUE CULTURE AND NATURAL HERITAGE OF OUR EMIRATE.”

“



NIKKI BEACH RESIDENCES



ASTERA INTERIORS BY ASTON MARTIN



LA MER BY ELIE SAAB

PT

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Images: Sourced by Team PT

THE VISIONARY AND THE VANGUARD: A DECADE OF PARTNERSHIP WITH KUNAL PURI

A PERSONAL TRIBUTE TO THE FOUNDER & CEO OF
LA CAPITALE REAL ESTATE FROM BINESH BABU PANICKER

It's been more than a decade since I first met Kunal Puri, and his presence has been a constant source of inspiration. Our journey began in 2013, and from the outset, it was clear that his vision for real estate went beyond transactions—it was about building relationships and creating communities.



When I started my journey with PROPERTY TIME, it was a humble endeavor. The path was challenging, but Kunal was one of the first to see the potential in what we were building. His belief in me, both personally and professionally, was unwavering. He didn't just support PROPERTY Time; he became a cornerstone of our growth. Time and again, he extended a helping hand, offering insights, sharing his network, and always making himself available to offer a word of encouragement. It's a rare and treasured quality to find someone who remains so committed to a vision, especially one that isn't their own. For that, I will always be profoundly grateful.

His story is one of remarkable growth. Back in 2013, La Capitale Real Estate was a new name on the scene, driven by Kunal's sheer passion and dedication. Today, it stands as a powerhouse in the Dubai real estate market, a



testament to his strategic brilliance and tireless work ethic. This success isn't just measured in sales figures or market share; it's reflected in the trust and loyalty of his clients and the respect he commands from his peers.

Beyond the success of his own company, Kunal's contribution to the wider real estate market has been immense. He has been a consistent advocate for professionalism and ethical practices, raising the bar for the entire industry. His insights into market trends, particularly his early adoption of new technologies and forward-thinking strategies, have not only benefited La Capitale but have also helped shape the direction of the Dubai real estate landscape. He has played a pivotal role in fostering a more transparent and customer-centric environment, earning the respect of competitors and clients alike.

Despite his immense success, Kunal has remained the same warm, approachable, and enthusiastic person I met all those years ago. The real estate world can be fast-paced and cutthroat, yet he has navigated it with grace and integrity. He is a shining example of how you can evolve as a professional without losing your core values. His commitment to excellence and his genuine love for what he does are infectious.

It is with immense pride and joy that we feature Kunal Puri on the cover of the PROPERTY Time October edition. This cover story is not just about a CEO and his successful company; it's a tribute to a friend and a mentor. It's a celebration of his journey, his evolution as a realtor, and his incredible support for me and PROPERTY Time over the past decade.

I hope this feature inspires our readers as much as Kunal has inspired me. It's a story of vision, hard work, and the power of genuine human connection—a perfect reflection of the man himself. ✨



Text: **Binesh Babu Panicker** (Based on a report by Better Homes)
Images: **Sourced by Team PT**

DUBAI: WHERE WEALTH SETTLES, NOT JUST PASSES THROUGH

ONCE A GLITTERING STOPOVER FOR THE GLOBAL ELITE, DUBAI IS NOW THE DESTINATION.

With over 81,000 millionaires calling it home—and more arriving by the day—the emirate is rewriting the rules of wealth migration, legacy planning, and real estate investment.

Dubai's New Identity: The Final Address for Global Wealth

Dubai is no longer a pit stop—it's the finish line. The city's transformation from a luxury playground to a strategic base for global wealth is not just anecdotal; it's backed by hard numbers and shifting migration patterns. As of December 2024, the UAE ranked 14th globally in wealth markets, hosting 130,500 dollar millionaires—a staggering 98% rise over the past decade.

This isn't about transient affluence. It's about permanence. The city's appeal lies in its trifecta: political stability, tax efficiency, and unmatched global connectivity. In under ten hours, residents can reach major business capitals across continents. Add to that a robust infrastructure, safety, and lifestyle, and you

have a magnet not just for money—but for legacy.

Dubai now boasts 237 centi-millionaires (individuals with \$100M+ in assets), surpassing Milan, Miami, and Shenzhen. These aren't just wealthy individuals—they're institution builders, family office founders, and strategic thinkers anchoring their futures in the emirate.

Migration Momentum: The Billion-Dollar Inflow

2024 saw a historic surge in millionaire migration, with 134,000 high-net-worth individuals relocating globally. Forecasts for 2025 suggest this will climb to 142,000. If even 5% of this cohort chooses Dubai, the city could welcome 7,100 new millionaires—bringing with them an estimated \$7.1 billion in liquid capital. That's nearly half of Dubai's total foreign direct investment for 2024.

These aren't passive investors. They're active participants in Dubai's economic narrative. From Chinese entrepreneurs navigating policy shifts to Vietnamese



investors hedging against uncertainty, and from Turkish and Argentine families escaping currency volatility to Western strategists seeking capital preservation—Dubai is their chosen ground.

The UAE's net inflow of 6,700



millionaires in 2024 outpaced Australia, Singapore, and Canada. Meanwhile, legacy markets like the UK and China saw steep outflows, underscoring a global recalibration of wealth destinations.

Real Estate: From Speculation to Structural Asset Class

Dubai's property market is evolving. According to Louis Harding, CEO of Betterhomes,

“Dubai's real estate market is no longer driven by speculation, but by strategic, long-term capital.”

He adds, “We are seeing global wealth not just arrive, but anchor itself here, in branded residences, legacy properties, and high-quality developments built for permanence.” This shift from speculative buying

to strategic investment is evident in the rise of branded residences, legacy properties, and high-quality developments designed for permanence.

This isn't a cyclical boom. It's a structural redefinition. Real estate in Dubai is no longer just about ROI—it's about identity, influence, and intergenerational planning. The city is becoming the benchmark for global residential investment, where every square foot tells a story of ambition and arrival.

Economic Resilience: The GCC Advantage

While the Euro Area limps along with sub-1% growth forecasts through 2027, the UAE is sprinting ahead. GDP growth is projected at 4% in 2025, peaking at 5% in 2026, and stabilizing at 4.7% in 2027.

Inflation remains a steady 2%, offering a rare blend of expansion and stability.

This macroeconomic resilience is a key driver of investor confidence. In a world grappling with tariffs, volatility, and policy unpredictability, the GCC—and Dubai in particular—offers clarity, consistency, and opportunity.

Final Word: Dubai as a Platform for Legacy

Dubai is no longer just a city—it's a platform. A place where wealth is not only preserved but celebrated. Where policies invite rather than restrict. Where the future isn't just imagined—it's built.

For the global elite, Dubai is becoming the final address. Not just for their capital, but for their legacies. ♦



JUMEIRAH RESIDENCES EMIRATES TOWERS

Jumeirah Residences Emirates Towers

Located on Sheikh Zayed Road beside the Museum of the Future, Jumeirah Residences Emirates Towers brings ultra-prime branded living to the heart of Dubai's financial district. Developed by Meraas in partnership with Jumeirah Group, the twin towers, rising 59 and 56 floors respectively, will house 754 residences across 1–4 bedroom layouts. Prices start from AED 3.5M, with 4-bedroom sky residences going up to AED 25M. Expected rental yields are 6–8%. With handover set for 2030, the project offers investors rare access to branded residences in DIFC, an area with proven demand from executives, diplomats, and HNWI. Its integration with Emirates Towers Hotel ensures 5-star lifestyle benefits and 35–50% capital appreciation

potential in Dubai's most famous skyline.

PASSO by BEYOND

Set on Palm Jumeirah's prestigious West Crescent, PASSO by BEYOND delivers two wave-inspired towers, Avita and Bella, alongside six beachfront villas. With around 625 branded residences ranging from 1–4 bedrooms to expansive penthouses and mansions, it represents one of the rare new primary beachfront launches on the Palm. Prices start at AED 4.1M, with top-tier units reaching AED 28M. Expected yields hover at 6–7%, while early off-plan appreciation could see 8–12% annual growth. Residents will enjoy a 250-meter private beach, cascading rooftop pools, wellness and kids pavilions, and panoramic views of Atlantis and Burj Al Arab. Completion is targeted for H2 2029. »

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Text & images: Sourced by Team PT

TOP 4 INVESTMENT PROJECTS SHAPING DUBAI'S REAL ESTATE MARKET

Dubai's real estate market continues to set benchmarks, recording AED 431 billion in sales and over 125,000 transactions this year. The sector posted 25%

growth in transaction value compared to the same period last year, underscoring investor confidence and sustained demand across diverse segments. Against

this backdrop, Whitewill highlights five landmark freehold projects that stand out as opportunities blending location, lifestyle, and long-term value.



PASSO BY BEYOND



LUMENA BY OMNIYAT

Lumena by Omniyat

An architectural landmark rising 260 meters over Business Bay, Lumena by Omniyat is a 49-storey tower with 91 ultra-prime office units on Sheikh Zayed Road. Globally renowned GAD Architecture brings a striking design of cantilevered forms and an ascending facade that plays with light and shadow, creating a statement piece on Sheikh Zayed Road. With floor plates ranging from 4,000 sq.ft to full floors exceeding 16,000 sq.ft, the tower sets a new benchmark for Grade-A commercial real estate. Prices start at AED 23M, with rental yields projected between 7–9%. Expected to hand over in Q4 2029, Lumena distinguishes itself with the Sky Theatre, executive wellness suites, and Omniyat's business club

concept. The tower targets top global certifications, including LEED and WELL Platinum, offering both prestige and sustainability for next-generation business leaders.

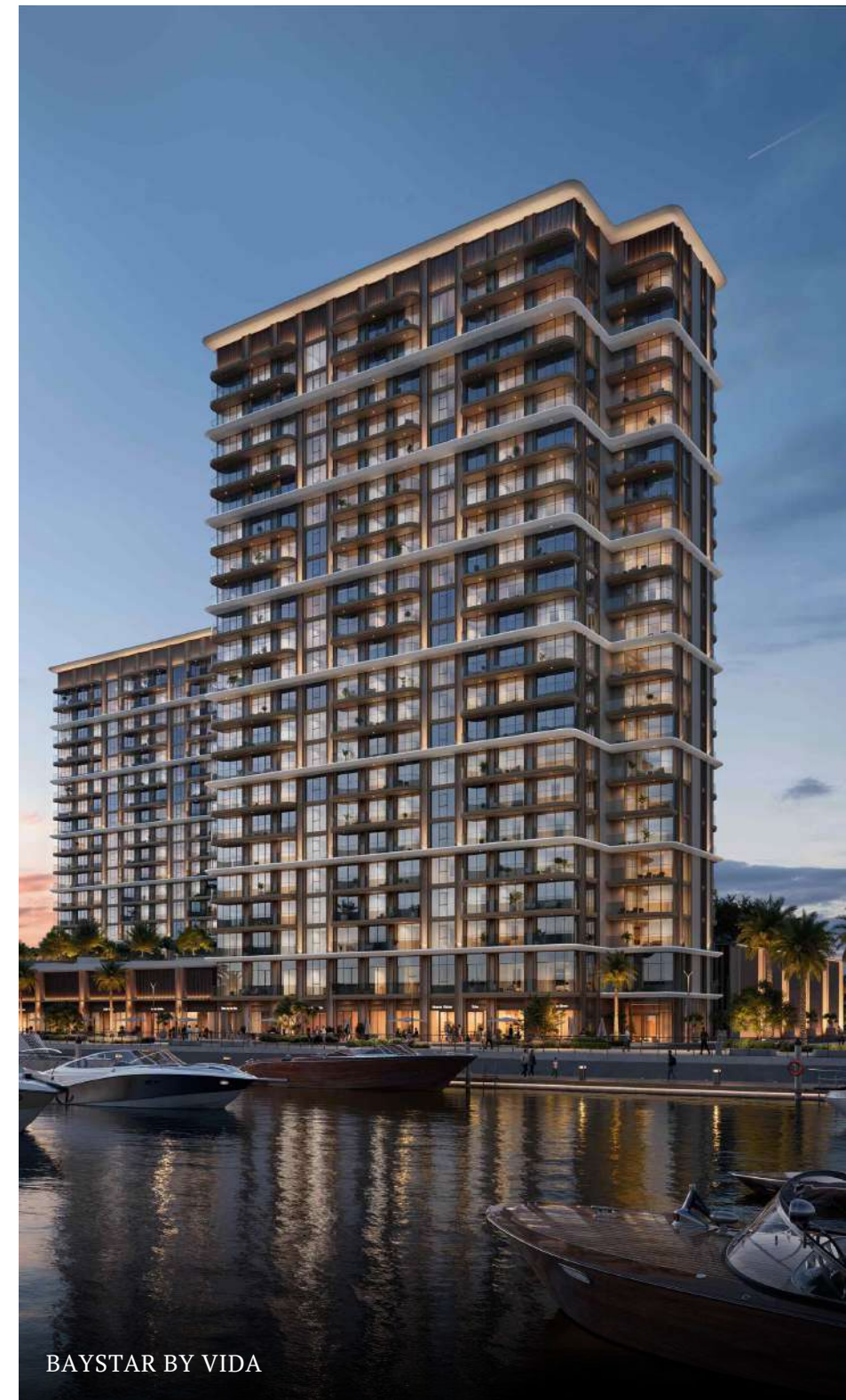
Baystar by Vida

At Rashid Yachts & Marina, Baystar by Vida introduces waterfront living branded by Vida Hotels & Resorts. Two mid-rise towers will host 319 residences ranging from 1–4 bedrooms, starting at AED 2.1M. With handover scheduled for Q4 2029, investors can expect rental yields around 8% per annum. Residents gain direct access to a superyacht marina with over 430 berths, a 500-meter canal pool, infinity pools, yoga decks, and marina-front retail and dining. Positioned as the first

Vida-branded project in this district, Baystar combines Emaar's credibility with Vida's lifestyle appeal, offering an affordable entry into luxury waterfront living with strong long-term growth potential.

Final thoughts

Dubai's investment landscape is defined by scarcity of prime supply, strong rental demand, and government policies supporting transparency and long-term growth. These five projects embody that mix, giving investors opportunities across luxury, branded, and emerging communities. With sustained demand and clear infrastructure momentum, the city remains one of the world's most attractive real estate destinations. ♦



BAYSTAR BY VIDA

Text & Images: **Sourced by Team PT**

APARTMENTS DRIVE GROWTH AS CONFIDENCE IN DUBAI REAL ESTATE CONTINUES

DESPITE THE PERCEIVED SLOWER SUMMER MONTHS, CONFIDENCE IN DUBAI REAL ESTATE REMAINS STRONG.

Dubai’s real estate market once again showcased its remarkable resilience in August, with apartments driving strong activity across both sales and rentals.

Reflecting the city’s continued growth and appeal to investors, residents, and business owners.

The Dubai Land Department (DLD) reported a total sales value of AED 40.45 billion for August. While this was a 22% decrease compared to July, the adjustment was anticipated with the warmer weather and seasonal travel. Importantly, sales still posted a 6% year-on-year increase, reinforcing the upward trajectory of Dubai’s wider economic market. This is further underpinned by the government’s announcement that the emirate’s population has now reached 4 million, a rise of 1.5 million over the last decade cementing demand across the city.

Apartments dominated the market in August, accounting for 89% of sales transactions by volume and 71% by value, overtaking villas and townhouses, which had claimed a larger market share in July.

Compared to August 2024, DLD data recorded a 26% increase in apartment sales value, while Allsopp & Allsopp reported an even stronger 31% surge, highlighting a robust buyer appetite. These purchases are largely driven by new residents and savvy investors targeting rental and holiday home opportunities.

Price trends also supported apartment strength with DLD reporting an average apartment price of AED 1.9 million, while Allsopp & Allsopp recorded a higher average of AED 2.6 million. The market also saw a significant 25% month-on-month increase in transactions for apartments below



AED 1 million, demonstrating a diverse and healthy buyer base actively seeking more accessible entry points into the market.

This trend, coupled with a growing number of international buyers from South Korea, South Africa, Australia and Canada, reinforces Dubai’s status as a secure and attractive global investment hub. The rental sector echoed this momentum as Allsopp & Allsopp reported a 43% increase in total apartment rental value and a 48% rise in rental transactions month-on-month, proving that demand for apartments is equally strong on the leasing side. The most active rental areas were Downtown

Dubai, Dubai Marina, Business Bay, Town Square, and JLT, with the leasing team seeing a 34% increase in registrations. Encouragingly, nearly half of landlords (49%) are now accepting four or more cheques, a sign of growing flexibility and a tenant-friendly market.

Even in August, a month often associated with a lull in activities, Dubai’s apartment market has proven to be a cornerstone of the city’s real estate strength. With sales and rentals both performing strongly and sustained population growth driving demand, confidence in Dubai remains unwavering. The apartment segment, in particular, is proving its resilience and

broad appeal, further solidifying Dubai as one of the world’s most dynamic and reliable real estate markets.

- Key insights:
- 28% increase in total apartment sales transaction volume year-on-year (DLD)
 - 20% increase in total off-plan sales transaction volume year-on-year (DLD)
 - 26% increase in the average apartment sale price year-on-year (A&A)
 - 68% of the total sales transactions in August were apartments (A&A)
 - 31% increase in total apartment sales transaction value year-on-year (A&A) ♦



Text & images: Sourced by Team PT

WHY DUBAI SOUTH IS THE MOST STRATEGIC LOCATION FOR INVESTMENT IN THE UAE'S NEXT CHAPTER

M.D. SAINI, MANAGING DIRECTOR, SIKANTA DEVELOPMENTS

Dubai has never been one to rest on its laurels. From the world's tallest tower to man-made islands visible from space, the city has consistently reimagined what's possible.

Now, as it charts its next chapter under the Dubai Urban Plan 2040, one district is emerging as the epicentre of future growth – Dubai South.

Spanning a massive 145 square kilometers, Dubai South is anchored by the AED 128 billion expansion of Al Maktoum International Airport – which is set to become the world's largest with a staggering capacity of 260 million passengers annually. Clearly, this district is poised to transform how people live, work, and invest in Dubai.

Strategically located near Expo City Dubai, Jebel Ali Port, and key highways like Sheikh Mohammed Bin Zayed Road, Dubai South offers seamless connectivity across the emirate. But what truly sets it apart is its integrated urban planning. The district is

divided into eight purpose-built zones – from Residential City and Logistics District to Aviation and Exhibition hubs – each designed to support a thriving ecosystem of commerce, lifestyle, and innovation.

Add to that the benefits of its Freezone status, meaning 100%

foreign ownership, zero corporate and personal tax, and streamlined licensing, and it's easy to see why global businesses and investors are flocking to this alluring new hub.

And Dubai South isn't just about business – it's about building



communities. With the government's goal to attract one million residents to the district, demand for high-quality housing is already surging. Professionals in aviation, logistics, and tech sectors are seeking homes that offer proximity to work, modern amenities, and a sense of tranquility.

That's where boutique developers like Sikanta come in. Our flagship project, Myra Residences, is showing the market what thoughtful, design-led living can look like in Dubai South. With tropical landscaping, smart home technology, and wellness-focused amenities, Myra offers 64 exclusive homes that balance style with serenity. This is truly a new era of the famous Dubai lifestyle.

Real estate already accounts for 70% of total investments in Dubai South. And with the airport expansion driving infrastructure upgrades and job creation, property values are expected to climb steadily over the next decade. Investors entering the

market now are well-positioned to benefit from long-term capital appreciation and robust rental yields.

What's more, Dubai South offers a cost-effective alternative to saturated areas. With luxury villas, townhouses, and apartments available at competitive prices, it's a magnet for both institutional and individual investors looking for high returns without the premium price tag.

Dubai South is also planning for tomorrow. Sustainability is embedded in its DNA, from green building practices and renewable energy initiatives to smart city technologies. This aligns perfectly with our own commitment to environmental responsibility and community integration. We've prioritised energy efficiency, water conservation, and wellness-centric design and believe Dubai South provides the perfect canvas for this vision.

Navigating Dubai's dynamic property landscape requires more than capital – it demands

insight, agility, and a deep understanding of evolving consumer preferences. At Sikanta Developments, we combine decades of global expertise with a local, design-forward approach to deliver homes that resonate with both residents and investors.

Our presence in Dubai South is a strategic choice rooted in data, vision, and a belief in the district's transformative potential. Myra Residences is just the beginning. As Dubai South grows, so will our portfolio of thoughtfully crafted communities.

Dubai South is no speculative bet; it's a savvy investment in the future of Dubai. With world-class infrastructure, government backing, and a clear roadmap for growth, it offers a rare blend of opportunity and stability.

For investors seeking long-term value, developers committed to excellence, and residents looking for a lifestyle upgrade, Dubai South is the place to be. ♦

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WHY IT'S TIME FOR THE HUMAN SIDE OF REAL ESTATE TO SHINE

As we move through the second half of 2025, Dubai's real estate market shows no signs of slowing. The city continues to attract global attention for its bold architecture, ambitious master plans, and lifestyle driven developments.

At Vincitore, this has always been our starting point. Since launching in 2013, we've asked ourselves a deceptively simple question – what does it mean to build a home? Not just a place to live, but a place to feel alive. That question has shaped our philosophy and continues to guide every decision we make.

They're not just comparing finishes or floor plans, they're looking for environments that

In a market as competitive and fast-moving as Dubai's, differentiation matters – and increasingly, it's the human-centric projects that integrate wellness, community, and thoughtful design that stand out. Mixed-use developments, lifestyle-led communities, and placemaking strategies are shaping the future of urban living.

more than a residential space: it's a sanctuary for holistic living. But what truly sets Benessere apart isn't its scale, it's the intention behind every detail.

That same care and consciousness
extends beyond our developments.

Our culture, encapsulated in the principle of ‘Vincitore Cares’, is more than a statement – it’s how we operate. Whether it’s treating our labour force with dignity, holding appreciation events, or honouring our journey with land blessing ceremonies, we believe that respect and gratitude are foundational to everything we build.

As the market matures, one truth becomes undeniable: the most enduring projects are those that prioritise people. The human side of real estate isn't just relevant, it's essential. And at Vincitore, it has always been our guiding light.

We've seen firsthand how recognising hidden talent – whether in a construction worker or a junior staff member – can transform lives. And that spirit of care is reflected in the spaces we create. To us, wellness goes beyond amenities. It's about access, movement, and connection.

In this region, designing pedestrian friendly, nature integrated communities comes with unique challenges – but it’s a challenge we embrace. Our master planning incorporates green and blue spaces not just for aesthetics, but because they’re essential to human happiness. Research continues to show that people living in well-designed neighbourhoods are more active, more social, and more fulfilled.

Luxury, in our view, should be felt.
Yes, it's about what you see, but
it's also about how you live.
When our team feels valued, they

build with pride. When residents feel supported, they flourish. And when communities feel connected, they grow stronger. That's the ripple effect of putting people first.

Dubai is uniquely positioned to lead this evolution.

With its global outlook, infrastructure investment, and appetite for innovation, the city is a canvas for bold ideas – and for developments that go beyond the conventional.

As we continue to grow – with over AED 5 billion in project value and 6.2 million square feet under construction – we remain focused on creating spaces that leave a legacy.

Because ultimately, real estate is not just about what we build. It's about the lives we shape in the process. ✦



Text & Images: Sourced by Team PT

DONUM: ENHANCING CLIENT RELATIONSHIPS IN THE REAL ESTATE MARKET

PROVIDING A GIFT AT THE CLOSE OF A DEAL CAN SERVE AS MORE THAN A SIMPLE GESTURE.

The real estate industry is built on trust and professional relationships. As a result, showing appreciation to clients is a key component of a successful business strategy. Donum is a company that

provides a service to professionals in real estate and other industries by offering curated gift collections designed to acknowledge clients and enhance these relationships.

How Gifting Contributes to

the Real Estate Market

Providing a gift at the close of a deal can serve as more than a simple gesture. It can be a tool for reinforcing client loyalty and encouraging repeat business and referrals. A thoughtful and well-presented gift can demonstrate to clients that they are valued beyond the transaction itself, helping to build a positive and lasting connection. Donum focuses on this aspect by offering gifts that are intended to create a memorable experience. The company provides both pre-selected gift baskets and individual items that can be customized with professional branding.

Product Offerings

Donum offers three distinct gift basket collections, each tailored for different occasions and levels of acknowledgment.

- **Haven Basket:** This collection is designed for initial impressions or move-in

occasions, focusing on items that create a sense of comfort in a new home.

- **Signature Basket:** A mid-tier option that combines functional items with lifestyle products, suitable for significant milestones like a closing.
- **Luxe Basket:** The most premium offering, this collection is fully customizable to meet specific client preferences and create a high-end impression.

Each collection is presented as a complete, curated experience intended to reflect the quality of the professional's service.

Supporting Real Estate and Corporate Professionals

Donum's services are utilized by real estate agents to mark the milestone of a home closing. The gifts are designed to be immediately useful for new homeowners and can be customized with the real estate agency's logo to maintain brand visibility.

Beyond real estate, Donum's products are also used for general corporate gifting, such as thanking business clients for their partnership, recognizing employees for their work, or celebrating professional achievements. The company emphasizes a seamless process from product selection to final delivery, with all gifts arriving professionally arranged and wrapped.

The Benefits of Strategic Gifting

The use of a professional gifting service like Donum is intended to provide several advantages for businesses:

- **Client Retention:** Strengthens

relationships to encourage future business.

- **Referrals:** A memorable gesture can lead to word-of-mouth recommendations.
- **Brand Distinction:** High-quality gifts can help a brand stand out in a competitive market.
- **Customization:** Gifts can be tailored to align with a specific brand's identity.
- **Efficiency:** The service manages the entire process, from product selection to delivery.

By providing a service that facilitates thoughtful and professional gifting, Donum helps businesses in the real estate sector and beyond create a positive, lasting impression on their clients, thereby contributing to the cultivation of client loyalty and professional success ✦



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REAL ESTATE AND FINANCE SECTORS TO WELCOME UAE'S 4% DEPRECIATION RULE FOR FAIR VALUE ASSETS

"THIS DECISION IS A WELCOME STEP TOWARDS ALIGNING ACCOUNTING AND TAX PRINCIPLES IN THE UAE," SAID **SANDEEP KUMAR**, CORPORATE TAX PARTNER, DHRUVA.

In a major move aimed at promoting consistency and fairness in the UAE's evolving corporate tax landscape, the Ministry of Finance has issued Ministerial Decision No. 173 of 2025, allowing tax depreciation on investment properties (IP) held at fair value. Effective January 1, 2025, this significant amendment is expected to benefit a broad base of businesses in the real estate and capital-intensive sectors, driving compliance, planning flexibility, and investor confidence.

Dhruva, a leading tax advisory firm in the Middle East, applauds this development, which addresses a long-standing concern among taxpayers who follow the fair value model and have been unable to claim

depreciation deductions for their investment properties.

The new provisions allow a taxable person to claim depreciation at 4% per annum on the original cost of the investment property—calculated on a pro-rata basis depending on the holding period. However, to benefit from this, the entity must elect for the realisation basis of taxation, a choice that is irrevocable and must be exercised within a specified timeframe.

Further, the election must be made at the level of the taxable person and is irrevocable once exercised. Businesses that fail to elect within the prescribed timeline will permanently forfeit the right to claim depreciation on investment properties held at fair

value. The Ministry has also outlined specific provisions for properties transferred under Qualifying Group Relief (QGR), Business Restructuring Relief



"THIS DECISION IS A WELCOME STEP TOWARDS ALIGNING ACCOUNTING AND TAX PRINCIPLES IN THE UAE," SAID **SANDEEP KUMAR**, CORPORATE TAX PARTNER, DHRUVA. "IT PROVIDES OPTIONALITY FOR BUSINESSES AND CREATES CONSISTENCY IN HOW INVESTMENT PROPERTIES ARE TREATED FOR TAX PURPOSES. IMPORTANTLY, IT GIVES COMPANIES A ONE-TIME OPPORTUNITY TO ELECT THE REALISATION BASIS OF TAXATION — A CHOICE THAT IS IRREVOCABLE AND REQUIRES CAREFUL EVALUATION."

(BRR), or within Tax Groups (TG), ensuring continuity and clarity in such complex arrangements.

Moreover, since depreciation under the fair value model does not appear in financial accounts, claiming it for tax purposes may create a temporary difference—giving rise to a deferred tax liability under international accounting standards.

Importantly, the decision also clarifies the tax implications upon realisation of such properties, including adjustments for previously claimed depreciation. Special provisions are also laid out for intra-group transfers, business restructurings, and tax groups upon realisation of such properties.

"Taxpayers should not view this as

a routine compliance update," said Sandeep Kumar, Corporate Tax Partner, Dhruva. "It is a strategic opportunity to align their tax positions with business realities. At Dhruva, we're committed to helping businesses make informed decisions under the new corporate tax regime."

For businesses holding real estate at fair value, this update underscores the importance of proactive planning and early elections in upcoming tax filings considering the election for the realisation basis may have wider consequences beyond real estate — potentially affecting the treatment of other fair-valued assets and unrealised gains or losses. Dhruva advises UAE businesses to carefully evaluate the long-term impact of electing the realisation basis. ♦



Text & Images: Sourced by Team PT

BARCO DEVELOPERS ENTERS UAE WITH PLANS FOR 2 MILLION+ SQ. FT. COMMUNITY CENTRIC RESIDENCES

“WITH OVER 25 YEARS OF CROSS-SECTOR EXPERIENCE, WE’VE LEARNED THAT LASTING SUCCESS LIES IN UNDERSTANDING REAL MARKET NEEDS AND EXECUTING WITH PRECISION. THERE’S A CLEAR OPPORTUNITY TO SERVE THE GROWING NUMBER OF PROFESSIONALS AND FAMILIES SEEKING MORE THAN JUST HOUSING, WE ARE HERE TO SERVE THOSE WHO WANT A CONNECTED, MODERN LIFESTYLE AT A FAIR PRICE,” SAID **SAFDAR BADAMI, DIRECTOR AT BARCO DEVELOPERS.**



Barco Developers, a new UAE-based real estate developer founded by a team of seasoned operators with over 25 years of experience across real estate, finance, consulting, F&B, and manufacturing, has officially announced its entry into the UAE property market with plans to develop over **2 million square feet** of low- to mid-rise residential communities across Dubai and Ras Al Khaimah.

Barco Developers’s leadership has delivered successful real estate and investment projects across Europe and North America. The company now brings this global expertise to the UAE market with a clear vision: to develop value-based communities where comfort meets technology targeting the underserved end-user segment.

The first few projects are set to launch in **Dubai South**, starting with a thoughtfully designed residential development to be launched officially soon. The pipeline also includes upcoming launches in **Arjan, Dubai Land Residential Complex (DLRC),** and **Jebel Ali Hills**, with a focus on emerging neighborhoods offering long-term livability and growth.

The focus on Dubai South for the initial projects aligns with the area’s rapid transformation into a major business and residential hub, supported by proximity to Al Maktoum International Airport and the Expo 2020 legacy infrastructure.

Barco Developers is focused on delivering homes that offer high utility, modern design, and tech-enabled amenities, designed for end users rather than short-term investors. By targeting mid-income buyers in key growth zones, the company aims to address an important market gap while creating long-term value for residents and stakeholders alike. ♦



“AT BARCO, WE’RE REIMAGINING RESIDENTIAL LIVING IN THE UAE BY BRINGING HIGH-QUALITY, SMART HOME COMMUNITIES TO EMERGING MARKETS. WE’RE TAKING A DISCIPLINED, DATA-DRIVEN APPROACH TO DEVELOPMENT, ONE THAT PRIORITIZES LONG-TERM VALUE OVER SHORT-TERM GAINS,” SAID **SAADAAT BAJWA, DIRECTOR AT BARCO DEVELOPERS.** “EACH OF OUR PROJECTS IS BACKED BY RIGOROUS MARKET ANALYSIS, EFFICIENT DESIGN PRACTICES, AND A COMMITMENT TO SUSTAINABLE CONSTRUCTION.”



Text & Images: Sourced by Team PT

ARADA AWARDS AED618 MILLION CONSTRUCTION CONTRACT FOR ANANTARA SHARJAH RESORT AND ANANTARA SHARJAH RESIDENCES

BEACHFRONT DEVELOPMENT TO FEATURE LUXURY HOTEL AND 128 BRANDED RESIDENCES

Arada has awarded an AED618 million contract for the construction of Anantara Sharjah Resort and Anantara Sharjah

Residences, the luxury seafront destination on Al Heera Beach in Sharjah.

Intermass Engineering &

Contracting has been appointed to carry out the works over a 24-month construction period. Preliminary enabling and foundation works are already complete, and construction activity is now progressing on the site, which will host a luxury Anantara hotel and 128 Anantara branded residences.

Owned and developed by Arada and operated by Minor Hotels, the Anantara Sharjah Residences and Anantara Sharjah Resort will feature striking architecture including a signature gateway that is designed to show the path of the sun. The complex is located on the north-eastern edge of Al Heerah Beach, a popular tourist destination in its own right with 3.5 kilometres of beachfront containing jogging and cycling tracks and a wide variety of dining options.



AHMED ALKHOSHAIBI, GROUP CEO OF ARADA, SAID: "THIS CONTRACT WILL BRING ONE OF SHARJAH'S MOST DISTINCTIVE LUXURY DESTINATIONS TO LIFE ON THE COAST OF THE ARABIAN GULF. WITH ITS EXCEPTIONAL ARCHITECTURE AND BEACHFRONT SETTING, THE ANANTARA SHARJAH COMPLEX WILL ELEVATE THE EMIRATE'S APPEAL TO INTERNATIONAL TRAVELLERS AND DISCERNING HOMEOWNERS."

The branded residences range from one- to four-bedroom units, including duplex penthouses with rooftop pools and private balconies. All units include high-quality flooring, stylish work surfaces, premium white goods, generous living spaces and floor-to-ceiling windows, which lead to balconies furnished with impressive views. Shared amenities include five

signature restaurants, a beachfront infinity pool, the Anantara Spa, a kids' club, meeting rooms, an events hall and male and female gyms.

The Anantara Sharjah Resort and Anantara Sharjah Residences mark the debut of the Anantara brand in Sharjah and set a new benchmark for high-end hospitality in the Northern Emirates. ✦



Text: Supplied
Image: Supplied

ETIHAD RAIL TO 'OPEN UP NEW CORRIDORS

PROPERTY EXPERT SAYS NETWORK WILL TRANSFORM ECONOMIC LANDSCAPE, BOOSTING CONNECTIVITY, REDUCING TRAVEL TIMES, DRIVING DEMAND IN EMERGING MARKETS.

A UAE property expert says the benefits delivered by Etihad Rail will extend far beyond real estate, creating new corridors for living, trade, and investment across the Emirates. Firas Al Msaddi, CEO of fām Properties, believes the Etihad Rail network will transform the UAE's economic landscape by boosting connectivity, reducing travel times, and driving genuine demand in emerging markets. "When we saw His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai riding the Etihad Rail from Dubai to Fujairah, that wasn't just a symbolic moment - that was the announcement of a new real estate era in the UAE," said Al Msaddi. "It represented a once-in-a-generation infrastructure shift that will redefine how value is created, captured, and capitalized across the Emirates.

"We're not just talking about transportation. We're talking about speed, interconnectivity,



and productivity, and how all of that compresses space and time. And when you compress space and time, you reduce opportunity cost. That's where the real value is unlocked.

"Etihad Rail isn't just a train, it's a full-scale economic reset for the UAE. It will shift demand patterns, eliminate bottlenecks, and open up new corridors for living, trade, and investment."

Added Msaddi: "Each emirate has always had something unique to offer. But until now, the opportunity cost of movement, whether for people, goods, or capital, has been too high.

"Etihad Rail changes that. When you cut travel time from 2 hours to 50 minutes between cities, you don't just save time, you reshape where people choose to live, work, and invest.

"What used to be too far is suddenly next door. Fujairah is no longer the end of the UAE, it's the Eastern gateway. Al Ain becomes

a realistic base for remote professionals who can now be in the capital or the coast in under an hour. This creates a complete re-pricing of land value, not based on geography, but based on accessibility."

Al Msaddi cites the example of Japan's bullet train between Tokyo and Osaka, which transformed cities like Nagoya in just five years. "Commercial land values rose over 40%, and housing demand surged more than 60%," he said. "It wasn't about the train itself, but the economic flow unlocked by faster travel.

"The UAE is applying that same model, but with one major advantage: it's building the world's most advanced, tech-enabled rail system from the ground up, with no legacy constraints."

Pointing to the impact on logistics, B2B supply chains, and the decentralisation of corporate ecosystems, Al Msaddi says the equation most investors overlook is that faster travel means more meetings and more transactions.

"A salesperson based in Sharjah can now close deals in Abu Dhabi and Dubai without losing six hours to traffic," he says. "That boosts output. Multiply that across the commercial class, and you start seeing real GDP impact."

Al Msaddi says Etihad Rail's impact will see land prices rise in tier-2 cities like Fujairah, Al Dhaid, and Ruwais, because better connectivity will drive real demand.

"Transit-oriented hubs will rise near stations like Sharjah's University City and Sakamkam in Fujairah, with walkable, mixed-use clusters," he says. "Second-home markets will shift too. For families in Dubai, weekend beach units in Fujairah become practical when they're under an hour away. "Those who still price real estate based on maps instead of travel-time analytics will lose money. Those who study station locations the way they used to study masterplans will build generational wealth." ♦

Text & Images: Sourced by Team PT

BARCO DEVELOPERS LAUNCHES LIVA RESIDENCES AT DUBAI SOUTH

THE DEBUT DEVELOPMENT INTRODUCES **20+ LIFESTYLE AMENITIES** AND MARKS THE **BEGINNING OF BARCO'S PIPELINE TO BUILD OVER 2M SQ FT ACROSS DUBAI AND RAS AL KHAIMAH.**

Barco Developers, an emerging real estate company in the UAE, has officially launched with ambitious plans to deliver over **2 million sq. ft. of community-centric residences in Dubai and other emirates.** First of their upcoming properties, **Livia Residences**, has now been officially launched at one of the city's fastest-growing residential and business hubs - **Dubai South.** Designed as a modern, lifestyle-focused community, **Livia Residences** brings together

spacious interiors, thoughtful layouts, and over **20 premium amenities**, redefining the concept of "Curated Living." The six-storey development comprises **71 units**, with starting prices at **AED 555,000** - expected to be handed over in **Q4 2027.**

"At Barco, our mission is to redefine what community living means for the UAE's growing population," said **Safdar Badami, Co Founder at Barco Developers.** "With Livia Residences, we wanted to create more than just homes,

we are building an environment where modern architecture, smart technology, and lifestyle conveniences come together seamlessly. Every detail, from the expansive layouts to the 20+ curated amenities, is designed to serve families, professionals, and residents who are looking for something beyond the ordinary. Livia Residences represents the first milestone in our journey of developing communities in growing pockets of Dubai and RAK where the exceptional becomes the standard."



Livia Residences has been designed with **Los Angeles-inspired architecture blended with Dubai practicality**, featuring a modern glass façade, landscaped surroundings, and interiors with **3-metre-high ceilings, floor-to-ceiling windows, and fully equipped kitchens.** Each residence is fitted with smart home systems for lighting, curtains, and climate control ensuring both comfort and efficiency.

Residents will enjoy a **wide range of amenities** curated across active, leisure, family, and productive living zones. Highlights include a swimming pool, yoga deck, golf turf, jogging track, outdoor cinema, kids' play areas, pets' corner, co-working spaces, and Wi-Fi-enabled common areas, all supported by 24/7 smart security.

"We believe that the next era of real estate in the UAE is about creating long-term value for end-users rather than short-term speculation," said **Saadaat Yaqub, Co Founder at Barco Developers.** "Livia is a reflection of that philosophy — a project that emphasizes livability, efficiency, and quality design over everything else. By launching in Dubai South, one of the most strategically connected and future-ready districts in the city, we are ensuring that our residents will benefit not only from premium lifestyle features but also from long-term growth and connectivity. This is the foundation of our vision at Barco to deliver communities that evolve with people's lives and remain relevant for years to come."

Situated in **Dubai South**, one

of the city's fastest-growing residential and business hubs, Livia offers residents proximity to key landmarks including Al Maktoum International Airport, Expo City, Jebel Ali Free Zone and JBR Beach. The development is surrounded by parks, schools, retail, and community services, making it a strategically positioned project for long-term value and convenience.

The launch of Livia Residences reinforces Barco Developers' commitment to deliver quality residential communities in growth hubs, combining comfort with technology and catering to the evolving needs of mid-income buyers. Future projects are also planned for **Arjan, Dubai Land Residential Complex (DLRC), and Jebel Ali Hills.** ♦

Text & Images: Sourced by Team PT

RRS INTERNATIONAL DEVELOPMENT BREAKS GROUND ON NH COLLECTION AT AL MARJAN ISLAND

THE \$100 MILLION MIXED-USE PROJECT IS DEVELOPED IN COLLABORATION WITH MINOR HOTELS.

RRS International Development has officially broken ground on the highly anticipated **NH Collection Ras Al Khaimah Al Marjan Island Hotel & Apartments**, marking a new milestone for the oversubscribed project.

The \$100 million mixed-use project, developed in **collaboration with Minor Hotels**, brings the internationally renowned **NH Collection Hotels & Resorts** brand to Al Marjan Island for the **first time**. This follows the hospitality brand's second branded residential offering in the UAE, after the success of the first one located in Palm Jumeirah, Dubai.

Speaking at the groundbreaking ceremony, **Rakesh Mirchandani, Co-Founder of RRS International Development FZ LLC and Partner at RRS Capital Management LLC FZ**, said:

"This groundbreaking is more than the start of construction—it's the beginning of a new chapter for this incredible project and celebration of the overwhelming interest we have received. Oversubscribed at launch, we are grateful for the investor confidence shown in both the NH Collection brand and RAK's emergence as a world-class lifestyle destination."

Featuring **121 hotel keys and 36 branded apartments**, the development will deliver a blend of five-star hospitality and contemporary living, offering sea views, high-design interiors, and a full suite of luxury amenities. What sets this project apart is its unconventional design with an extraordinary fusion of tropical

luxury and desert mystique.

The visionary design envisioned by RRS has been executed by **Arkiplan Consulting Architects & Engineers**, to bring to life the wave-inspired architecture which captures the motion of the ocean, providing guests with a seamless connection to both the desert and



the sea. Inside, the tropical interiors by **B8 Architectural Prospective Drawings Services LLC** feature lush greenery, open spaces, and vibrant décor, offering a refreshing escape. The project emphasizes smart design and lifestyle-led features.

HMK Engineering Consultants has been appointed as the Architect of Record, collaborating with Arkiplan Consulting Architects & Engineers, the lead consultant. **Innovate Project Development LLC** will serve as the Project Manager, and **Atlas Star Piling Foundation LLC** is appointed as contractor for the project's enabling works. These collaborations ensure that the NH Collection Ras Al Khaimah Al Marjan Island Hotel & Apartments will be delivered to the highest standards of quality and completed on schedule.

The project has already been recognized for its design and

vision, winning a remarkable series of achievements including three prestigious awards and an industry nomination, further cementing its position as a benchmark in luxury hospitality and mixed-use development. The most recent awards include **Best Mixed-Use Development** and **Best Mixed-Use Architecture** at the 2025–2026 **Arabian Property Awards**, along with accolades as **Best Hospitality Project** at the **Architecture Leaders Awards** and nomination as **Best Design Concept** at **Commercial Interior Design (CID) Awards 2025**.

Sanjay Narayandas Dhawan, Co-Founder of RRS International Development FZ LLC and Partner at RRS Capital Management LLC FZ, added "We see Ras Al Khaimah at a turning point. With multi-billion-dirham investments in tourism and leisure, including upcoming gaming resorts, the Emirate is attracting a new wave of international attention. This

development aligns with that momentum, setting a new benchmark for branded residences and hospitality-led living in the region."

The NH Collection Ras Al Khaimah Al Marjan Island Hotel & Residences reflects RRS International Development's commitment to delivering high-quality, design-driven projects with speed, precision, and a strong investor focus. The groundbreaking not only marks the start of construction but also lays the foundation for a landmark destination set to elevate Ras Al Khaimah's profile on the global stage. Building on this momentum, **RRS is charting an ambitious future** — with upcoming developments planned across prime locations and a pioneering digital venture aimed at making smart and luxurious properties more accessible, affordable, and lucrative to own. ♦

Text & Images: **Sourced by Team PT**

LUMENA BY OMNIYAT SETS A NEW BENCHMARK

WITH THIS IMPRESSIVE SALES SUCCESS, OMNIYAT HAS ESTABLISHED ITS LEADERSHIP IN THE ULTRA-LUXURY COMMERCIAL REAL ESTATE SECTOR.

OMNIYAT, the leading developer in Dubai's luxury real estate landscape, has announced that LUMENA by OMNIYAT is now fully sold out. Unveiled on June 18, 2025, the ultra-luxury commercial development, located on Sheikh Zayed Road in the Burj Khalifa district, completed the sale of its last available space within just two months of launch.

With this impressive sales success, OMNIYAT has established its leadership in the ultra-luxury commercial real estate sector, as this latest milestone follows the recent success of ENARA by OMNIYAT, which is also fully sold out following its launch in Q2 2025. With ENARA establishing a benchmark, LUMENA has elevated expectations even further, setting a new standard for commercial luxury in Dubai.

At its initial launch, LUMENA by OMNIYAT, the ultra-luxury commercial office tower achieved Business Bay's highest total sales value at AED 3.4 billion, underscoring the robust demand

for premium workspaces in Dubai as UHNWIs from across the world continue to relocate to the city for its prosperous, business-friendly economy and elevated lifestyle offering.

Sitting at the intersection of Business Bay and Downtown Dubai, LUMENA by OMNIYAT is a work of architectural mastery, boasting signature features such as the never-before-seen Sky Theatre, and unparalleled amenities catering to the needs and desires of UHNWIs. The 48-storey tower will set a new benchmark for workplace environments in the region upon its completion in Q4 2029.

Mahdi Amjad, Founder and Executive Chairman at OMNIYAT, said: "As Dubai emerges as a global hub for the world's elite, the success of LUMENA validates our vision to offer breathtaking spaces that raise the bar for what our clients can expect from their working and living environments. This exceptional project reflects OMNIYAT's ongoing commitment to shaping the commercial

landmarks of tomorrow, with more milestones to come.

Unparalleled amenities, five-star service

As part of OMNIYAT's portfolio of luxury residential, commercial and hospitality properties, superior service is built into the core experience. A full suite of service offerings includes a dedicated concierge, reception, meeting room management, spa and wellness coordination, lifestyle bookings, personal services, and bespoke experiences, such as event planning, luxury travel arrangements, and private shopping. These services are managed by OMNIYAT and draw from the brand's experience in delivering high-touch hospitality across its award-winning commercial towers, residences and hotels, including ENARA by OMNIYAT, and The Opus by OMNIYAT.

At its summit, LUMENA houses the Sky Theatre, intended for high-level forums, product launches, and executive gatherings – offering panoramic

views across Dubai. It is equipped with advanced acoustics, LED walls, and modular seating to support a variety of functions.

Wellness is central to LUMENA's philosophy. The Executive Wellness Suite, complete with high-performance training and recovery zones, is designed to support peak physical and mental performance. The Sky Pool, suspended above the city, offers a rare sense of stillness and perspective. Wellness floors on

Levels 21 and 22, a private Business Club on Level 34, and an exclusive Sky Theatre and event venue at the tower's apex offer a future-forward take on work-life synergy.

Occupants will also have exclusive access to the Executive Club, a purpose-built environment that integrates luxury, discretion, and convenience. Accessible from the upper office floors, this dedicated space offers private lounges, meeting zones, and concierge

support, all tailored to the needs of senior decision-makers.

LUMENA's amenities are integrated across the tower and podium to support productivity, wellness, and world-class executive-level experiences. An interconnected podium will house six curated retail concepts, fine dining, wellness and lifestyle facilities designed to serve building occupants and guests from the Business Bay and Downtown communities. ✦



Text & Images: Sourced by Team PT

NAKHEEL AWARDS AED2.6 BILLION CONTRACT FOR BAY VILLAS PROJECT IN DUBAI

FEATURING 636 LUXURY UNITS ACROSS FIVE DISTINCT PROPERTY TYPES, BAY VILLAS REPRESENTS NAKHEEL’S NEWEST WATERFRONT COMMUNITY DEVELOPMENT.

Nakheel, a member of Dubai Holding Real Estate, has awarded a contract worth AED2.6 billion to Fibrex Contracting for the construction of the Bay Villas project at the Dubai Islands. Featuring 636 luxury units across five distinct property

types, Bay Villas represents Nakheel’s newest waterfront community development.

This partnership builds on Nakheel’s existing relationship with Fibrex Contracting, which included collaborative work on the District One West community

in Mohammed Bin Rashid Al Maktoum City (MBRAMC).

Khalid Al Malik, Chief Executive Officer of Dubai Holding Real Estate, said, “Our partnership with Fibrex Contracting marks a key milestone for Bay Villas, a landmark project that underscores our commitment to shaping Dubai’s future through elevated spaces that residents can proudly call home. This development delivers on our vision of designing waterfront communities that prioritise wellbeing, luxury and privacy, all while offering residents an opportunity to enjoy the best of island living.”

Sufyan S. Saleh, Group Managing Director at Fibrex Contracting, said, “We are committed to delivering this flagship development on time, while adhering to the highest industry standards. Through advanced construction technologies, specialised in-house capabilities and our trusted supply chain network, we are well-equipped to bring this waterfront community to life.” ✦



Text & Images: Sourced by Team PT

DUBAI SOTHEBY’S INTERNATIONAL REALTY AND 25 DEGREES SET NEW PRICING RECORD WITH AED161 MILLION PALM JUMEIRAH SALE

THIS WAS ALSO THE SECOND-HIGHEST SALE ON A PER SQUARE FOOT BASIS THIS YEAR, AT AED 14679.39 PER SQ FT.

In a standout moment for Dubai’s prime property market, Dubai Sotheby’s International Realty has closed the most expensive secondary villa sale on Palm Jumeirah this year, for the total price of AED161 million. This was also the second-highest sale on a per square foot basis this year, at AED 14679.39 per sq ft.

The Signature Villa, developed by acclaimed property developer 25 Degrees, masterfully blends contemporary architecture and refined interior detailing. The residence is set across a built-up area of 10,900 sq ft and comprises multiple living spaces, six expansive bedroom suites, a private cinema, and a rear pool deck with a direct view of the Atlantis the Royal Resort & Residences. The sale was exclusively managed by Dubai Sotheby’s International Realty, with Leigh Borg, Executive Partner, representing the seller, and Filippo Tavernaro, Senior Global Property Consultant, acting on behalf of the buyer.

“This was a rare and exclusive listing that stood out even in a highly competitive market,” said Leigh Borg. “Every aspect of the property was executed at the highest level, and with the calibre of clients that Palm Jumeirah attracts, homes like this don’t stay on the market for very long.” “Transactions like this are made possible thanks to the strength of the network and the global

platform we have,” said Filippo Tavernaro. “It is also a testament to the quality of the homes available. The price tag is no bar for buyers when the property ticks all the boxes.”

Dubai’s real estate market has maintained its strong momentum in 2025 with landmark sales closed in key neighbourhoods, the majority of which were executed by Dubai Sotheby’s International Realty. This includes a Jumeirah Bay Island villa that remains the most expensive home sold this year, as well as notable transactions in Emirates Hills and Dubai Hills Estate. Most recently, Leigh Borg closed the sale of this year’s most expensive residential plot, also located on Palm Jumeirah.

Chris Whitehead, Managing Partner at Dubai Sotheby’s International Realty, added, “With every landmark transaction, we reinforce our position as the foremost authority in Dubai’s super-prime property market. This marks our second record-breaking sale on Palm Jumeirah in recent months. To me, this underlines not only the prestige of the location but also the strength of demand at the very top of the market, setting the tone for a powerful close to 2025.” David von Rosen, Co-founder of 25 Degrees, added: “This sale is a clear sign of the strength and maturity of Dubai’s top-end property market, driven by

a continued influx of high-net-worth individuals looking to capitalize on the Emirates’ world-leading luxury lifestyle opportunities. This is just the latest milestone in our continued mission to provide the best-in-class homes in Dubai for these buyers.

We have many more exciting projects underway, and we are proud to be setting new benchmarks for super prime living and ensuring Dubai remains the global destination of choice for the world’s most discerning buyers.” This is the second record-breaking sale of a villa developed by 25 Degrees, following its AED 62 million sale of a renovated Garden Home villa in 2024, which set a new benchmark for this class of property on Palm Jumeirah.

The firm purchased a 90,000 square foot plot of undeveloped land on Palm Jumeirah in June 2025 for AED 365 million and has partnered with award-winning architect Killa Design to develop a series of prime, custom-built properties on the land. ✦



Text & images: Sourced by Team PT

UAE'S PROPTech SECTOR TO BE VALUED AT AED5.69 BILLION BY 2030

PROPTech IS QUICKLY BECOMING A CORNERSTONE OF THE MARKET'S LONG-TERM RESILIENCE, ACCORDING TO LIFESIZE PLANS.

The rapid growth of the PropTech market holds significant importance for the UAE as the country continues to position itself as a global hub for innovation, real estate, and smart urban living. By integrating cutting-edge technologies such as AI, blockchain, Internet of Things (IoT), as well as Virtual Reality (VR) and Augmented Reality (AR), this will help drive enhanced efficiency, transparency, and customer experience across the real estate sector.

The UAE's PropTech sector, which was valued at AED 2.24 billion in 2024 is expected to nearly triple and reach AED 5.69 billion by 2030 at a Compounded Annual Growth Rate (CAGR) of 17.49% as per market insights and analysis firm 'Research and Markets'. The growth is in large part due to the increased adoption of technologies to help streamline processes across property development, management, transactions and investments while also helping to reduce the overall cost.

The integration of Virtual Reality (VR) and Augmented Reality (AR) specifically in the local construction market is driving smarter, faster, and more efficient project delivery. These technologies enhance design accuracy, streamline collaboration, and reduce errors, making them ideal for the country's fast-paced, high-value developments. As the nation embraces digital transformation, VR and AR offer a competitive advantage through improved

GEORGES CALAS, CEO OF LIFESIZE PLANS DUBAI COMMENTED: "FROM IMMERSIVE VIRTUAL REALITY (VR) AND AUGMENTED REALITY (AR) WALKTHROUGHS TO AI-DRIVEN ANALYTICS, THESE NEW TECHNOLOGIES ARE REDEFINING HOW REAL ESTATE IS BOUGHT, SOLD, AND BUILT IN THE UAE. AS THE COUNTRY CONTINUES TO PUSH THE BOUNDARIES OF INNOVATION AND PROVE TO BE ONE OF THE TOP INVESTMENT OPTIONS FOR EXPATRIATES FROM ALL OVER THE WORLD, PROPTech IS QUICKLY BECOMING A CORNERSTONE OF THE MARKET'S LONG-TERM RESILIENCE AND GLOBAL COMPETITIVENESS."

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productivity, safety and client engagement.

Lifesize Plans Dubai, an Australian based leading company in life-sized architectural projections worldwide, has been witnessing the consistent growth of both the PropTech and construction sectors in the UAE over the last few years before deciding to enter the market in 2023. The company offers a powerful, tactile visualization tool that enhances decision-making and certainty that brings architectural blueprints to life at a true 1:1 scale all during the

pre-construction stage, which is perfectly suited to the UAE's fast-paced, high-value development environment.

As the UAE remains steadfast in its commitment to becoming a global leader in smart, sustainable development, the role of PropTech will only continue to expand. From optimizing construction workflows to enriching customer engagement and investment decision-making, as well as ongoing government support and investor confidence, the sector is reshaping the real estate landscape. ♦

Text & images: Sourced by Team PT

ELLINGTON PROPERTIES EXPANDS INTO DUBAI SOUTH, DUBAI'S FASTEST-GROWING URBAN DISTRICT

Ellington Properties, Dubai's leading and award-winning design-led real estate developer, is expanding its footprint into Dubai South, a fast-growing hub for innovation, connectivity, and community-centric living. This strategic move underscores Ellington's confidence in the area's long-term potential and marks the company's first development in the district with the launch of Windsor House.

Dubai South is quickly emerging as a key player in Dubai's urban evolution. Anchored by the expansion of Al Maktoum International Airport, set to become the world's largest, and the transformation of Expo City Dubai into a global hub for sustainability and innovation, the district is primed for significant economic and lifestyle growth. With improved infrastructure, access to major transport networks, and a vision rooted in progressive urban planning, Dubai South presents an attractive proposition for homeowners and investors seeking value and forward-looking living.

As part of this move, Ellington introduces Windsor House, a residential development set within the heart of Dubai South's thriving Residential District.



Designed for intentional living, Windsor House offers a refined selection of studio to three-bedroom apartments with light-filled interiors and curated wellness amenities. These include adult and kids' pools, a Pilates studio, outdoor yoga decks, landscaped gardens, children's play zones, and social corners – all designed to foster well-being, family life, and connection.

Windsor House is also part of the UAE's First-Time Home Buyer Programme, providing flexible

payment options and added support to help residents transition from renting to homeownership.

Ellington's entry into Dubai South is more than a new launch - it is a commitment to participating in the growth of a district that represents the future of Dubai. By blending timeless architecture with a modern, community-driven lifestyle, the development reflects Ellington's continued focus on delivering meaningful homes that create lasting value. ♦



"DUBAI SOUTH ALIGNS WITH ELLINGTON'S VISION TO DEVELOP WITHIN COMMUNITIES THAT ARE NOT ONLY GROWING BUT ARE BEING THOUGHTFULLY DESIGNED TO SUPPORT LONG-TERM LIFESTYLES," SAID **JOSEPH THOMAS, CO-FOUNDER OF ELLINGTON PROPERTIES**. "OUR ENTRY INTO THIS DISTRICT REFLECTS OUR BELIEF IN ITS POTENTIAL TO BECOME A KEY RESIDENTIAL AND COMMERCIAL DESTINATION IN DUBAI. WE ARE EXCITED TO CONTRIBUTE TO ITS TRANSFORMATION THROUGH OUR DESIGN-LED PHILOSOPHY AND ATTENTION TO DETAIL."

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Image: Sourced by Team PT

EXCLUSIVITY, BEAUTY AND BREATHTAKING ULTRA-LUXURY TRAVEL EXPERIENCES REDEFINED

THE MEDITERRANEAN'S MOST EXCLUSIVE ENCLAVE JOINS THE WORLD'S LEADING
ULTRA-LUXURY VILLA RENTAL COMPANY'S PRIVATE PORTFOLIO



The Sun Secret Private Collection, The Sun Secret Collection's private portfolio, is pleased to present the latest remarkable addition to its ultra-luxury villa rental



collection; K13 Estate. Nestled on the northeastern Sardinian coastline, in the heart of the Mediterranean jewel of Costa Smeralda, this unique Estate represents a breathtaking

private enclave of six villas set amidst six hectares of lush parkland and immaculate gardens with inspirational sea views, a hidden lake and two private beaches. »



ALFREDO MIRAGLIA, FOUNDER, THE SUN SECRET COLLECTION EXPLAINS, "K13 ESTATE IS CONSIDERED ONE OF THE WORLD'S MOST EXQUISITE RETREATS IN THE WORLD FOR GOOD REASON, OFFERING EXCEPTIONAL LEVELS OF NATURAL BEAUTY, A UNIQUE SECLUDED ENCLAVE, EXCLUSIVITY AND SERVICE. IT IS THEREFORE PERFECTLY ATTUNED TO THE NEEDS OF THE HIGHLY DISCERNING MIDDLE EASTERN GUEST, WHO DEMAND UNIQUE EXPERIENCES AND ULTRA PERSONALIZATION AS STANDARD, AND WHO CAN ALSO ENJOY THE WORLD-CLASS SHOPPING AND MICHELIN-STARRED DINING OF PORTO CERVO ON THEIR DOORSTEP."

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Each of the six distinct villas on the estate is designed in a unique architectural style, offering sophisticated living spaces, professional grade kitchens for gourmet culinary moments, al fresco dining, and a host of other thoughtful touches. Booked separately, or together, the collection can accommodate the needs of a diverse range of guests in considerable style, with

a total of 20 bedrooms and five pools. Villas are enhanced with The Beach House, located near the private beaches offering access to the sea, along with a private dock as well as two fully equipped gyms and outdoor kids' areas.

Villa Nakita: Elegant white-marble three bedroomed villa with a private pool and gym, featuring a stunning onyx

bathroom with a jacuzzi and terraces with sea views.

Villa Rosa: A serene, four bedroomed retreat with a large pool, Mediterranean garden and multiple dining areas for al fresco gatherings.

Villa Gian: Refined with a Sardinian elegance, this four-bedroomed villa offers luxurious

living spaces, a sun-drenched pool and accommodations for family and guests.

Villa Bettina: A striking white three-bedroomed villa offering an outdoor gym, jacuzzi and elegant interiors perfect for social gatherings.

Villa Ignazio: A wellness haven with a heated pool, cryo-sauna and wellness centre, with saunas, Turkish baths and a manicure and pedicure room.

Villa Watergate: A three bedroomed villa featuring a pool that overlooks a serene lake, this villa combines elegance with comfort and a tranquil lakeside ambiance.

Guests are invited to wander off-grid through the woodland and gardens, happening upon scenic amphitheatres, hidden lakes, walking trails and a scenic arid garden. At the heart of the oasis stands the Wellness Area, clustered around a majestic tower surrounded by fragrant jasmine, creating a magical romantic ambiance, equipped with a cryo-sauna, Turkish Bath, gym, beauty room and meditation area. This serene space is enhanced with a retractable roof on the top floor revealing the starry sky, turning nighttime into a moment of contemplation and enchantment.

Guests can take advantage of the golf carts that facilitate easy moments around the estate whilst ensuring privacy. And when they wish to explore, Porto Cervo is located just moments away with its unique Mediterranean warmth and shimmering harbour, offering the perfect blend of luxury boutiques, elegant craft shops and Michelin starred dining venues. ♦





Asian Paints, one of Asia's most respected names in construction solutions, has announced the launch of **CureAssure** – the world's first internal curing concrete additive. This patented, groundbreaking innovation is engineered to eliminate the need for traditional external curing, offering potential water savings of up to **eight billion litres annually in the UAE**. Purpose-built for the region's extreme climate and sustainability mandates, CureAssure marks a pivotal step forward in performance, consistency, and environmental responsibility for concrete construction.

"With CureAssure, we're not just launching a product; we're redefining a foundational step in construction. This innovation reflects our commitment to sustainable solutions that work in the real world," said **Mr. Joseph Eapen**, CEO of Asian Paints.

Transforming a Critical Step in Construction

Curing is one of the most overlooked yet critical steps in concrete construction, directly influencing strength, durability, and long-term performance. On-site challenges such as extreme weather, compressed project timelines, and labour dependency often lead to ineffective curing, resulting in shrinkage cracks and compromised structural integrity.

CureAssure, a patented innovation by Asian Paints, revolutionises this process by embedding hydration directly within the concrete mix, enabling continuous and uniform curing from within. It eliminates the need for external water curing or surface curing compounds. This internal curing technology minimises plastic shrinkage and concrete cracking, enhances the durability of concrete, and promotes sustainable construction by conserving water, reducing carbon impact, and ensuring consistent strength development across diverse site conditions. Importantly, concrete performance parameters at the site match those designed and validated in the laboratory, ensuring reliability and predictability in real-world applications.

"Developing CureAssure meant rethinking curing from the inside out," said **Mr. Amit DasGupta**, Chief Senior Manager - Technology, AP Global. "Rather than treating symptoms on the surface, we focused on solving the root cause, by embedding water availability directly where it's needed. The result is a more robust, reliable concrete structure, regardless of the environment it's placed in."

Regionally Approved and Globally Aligned

CureAssure is approved by Dubai

Municipality and validated by ICC-ES. It contains no hazardous substances and is safe to use with standard construction industry precautions. It is compatible with all types of Portland cement, concretes with pozzolanic materials, and all types of WR and SR admixtures. It is fully aligned with globally recognised specification frameworks, including ACI 308 Internal Curing Guidelines, ACI 318 Structural Durability Provisions, ASTM C494/C494M Type S Admixture Standards and EN 934-2 European Admixture Compatibility Standards.

Driving Sustainability in Line with National Goals

Aligned with the **UAE Water Security Strategy 2036**, CureAssure eliminates the need for desalinated water in curing, directly reducing the environmental burden of construction. The annual water saved through its adoption could fill **3,200 Olympic-sized**

swimming pools, irrigate over 6,000 acres of desert land, or meet the monthly water needs of 450,000 households.

Moreover, CureAssure supports **zero-waste, low-carbon construction practices** by reducing water transport, manpower dependency, and curing-related emissions – all while enhancing long-term structural durability.

A Legacy of Innovation, Expanded to the Middle East
With over 80 years of leadership in coatings and construction technologies, Asian Paints is one of the top two paint companies in Asia, supported by 26 manufacturing facilities across 15 countries and a portfolio of 150+ patents. The launch of CureAssure further expands its regional construction solutions footprint, reaffirming its commitment to building **smarter, safer, and more sustainable infrastructure in the GCC.** ♦

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ASIAN PAINTS LAUNCHES THE WORLD'S FIRST INTERNAL CURING CONCRETE ADDITIVE



Text & images: Sourced by Team PT

DUBAI ENVIRONMENT AND CLIMATE CHANGE AUTHORITY TOURS FAKHRUDDIN

THE VISIT WAS SCHEDULED AS PART OF DECCA'S ONGOING EFFORTS TO ADVANCE SUSTAINABLE WASTE PRACTICES

A high-profile delegation from the Dubai Environment and Climate Change Authority (DECCA) visited Trafalgar Tower in Dubai International City, to see Fakhruddin Properties' groundbreaking 90:90 Waste Management Initiative in action. The visit was scheduled as part of DECCA's ongoing efforts to advance sustainable waste practices and support Dubai's environmental goals and collaborate with pioneering companies in the sustainability space.

Led by Ms. Fatima Mubarak, Environment and Sustainability Specialist, and Ms. Iman Al Bastaki, Head of Department, the delegation was given a tour of the recently implemented initiative, which encourages residents of the 160-unit community to become grassroots sustainability advocates through access to their own dedicated in-building waste segregation system.



Fakhruddin Properties' proprietary 90:90 Waste Management Initiative is a cornerstone of the real estate developer's comprehensive sustainability strategy. It aligns directly with the UAE's Net Zero 2050 agenda, Dubai Municipality's plan to close landfills by 2027, and the Circular Economy Policy 2021–2031. The initiative aims to significantly reduce waste sent

to landfills by promoting robust segregation for wet, dry, e-waste, recyclable items, etc.

Commenting on the visit, Yousuf Fakhruddin, CEO and Managing Partner, Fakhruddin Properties said: "This initiative truly represents the power of collaboration between government, developer, community, residents, academia,

and industry. The support of Dubai Municipality, and transformational entities such as DECCA, is critical endorsement of our long-term strategic intent."

Dr. Samiullah Khan, Chief Sustainability Officer, Fakhruddin Holdings, added: "In showcasing the successful implementation of the system at Trafalgar Tower, this proves the scalability potential of our model, which establishes a clear pathway to significantly reducing landfill waste across the UAE and globally. Our next step is to extend this innovative approach to include the recycling of black and grey water."

Fakhruddin Properties has also added another sustainability accolade to its recognition roster, with the developer winning the Best Waste Management Initiative Award at the recent annual Federation of Economic Development Association (FEDA) Environmental Excellence Awards, which was held at Hamdan Bin Mohammed Smart University, Dubai. ♦



Text & images: Sourced by Team PT

WHAT YOUNGER BUYERS WANT AND WHAT DEVELOPERS MUST DELIVER

BY MICHAEL BELTON, CEO OF MERED

Having spent the past two decades building homes, towers, and communities across different markets, I can say with confidence: something big is shifting in Dubai. Our skyline still dazzles, but behind the scenes, the next wave of buyers is reshaping what it means to own a premium property. Millennials and Gen Z, long stereotyped as renters, digital nomads, or reluctant homeowners, are stepping into the world of real estate ownership. And they're bringing fresh priorities with them. Emerging wealth from technology, digital finance, and other fast-evolving sectors is driving demand for properties that are as functional and flexible as they are aspirational. Younger buyers no longer see real estate purely as a symbol of status or a static investment. They see it as a living, breathing asset that supports mobility, financial security, and personal well-being. For developers, meeting these expectations is essential.

Prestige to Purpose

Traditionally, premium property ownership in Dubai was synonymous with prestige. Buyers sought iconic towers,

sprawling villas, and bold statements of wealth. While those elements remain relevant, younger buyers are far more discerning about how a property



supports their lifestyle and financial goals.

This generation approaches real estate with the same mindset they bring to their careers and investments: pragmatic, strategic, and experience-driven. They want spaces that work as hard as they do, homes that can serve as a primary residence, a rental income stream, or even a hybrid of both. According to MERED's latest findings based on buyer insights gathered during the first half of the year through direct interactions, nearly 25% of buyers now explicitly seek flexible ownership models. Developers need to reflect this in their designs, offering adaptable layouts and rental-friendly configurations.

Changing values

One of the most striking trends emerging from our analysis is the increased value placed on health, balance, and a sense of belonging. Wellness-centred amenities, once a "nice-to-have", are now decisive factors. Our reports show that over 85% of prospective buyers asked about lifestyle and wellness features during their very first consultation.

These aren't just token additions. Buyers expect meaningful spaces: natural greenery integrated into buildings, yoga studios, and ice-spas for recovery, medical-grade air filtration, and ultra-purified water systems. These features are not just about comfort, they're about long-term health and quality of life.

Equally, the rise of hybrid and remote work has reframed what "home" means. Younger buyers want properties that enable productivity as well as relaxation. Co-working lounges, soundproofed rooms, high-speed connectivity, and quiet communal areas are all

increasingly in demand.

And then there's community. Younger buyers are gravitating toward developments that foster authentic connections. From pet-friendly parks to shared terraces and cultural programming, they value developments that feel like neighborhoods, not just buildings.

Flexibility is the Future

The appetite for one- two-bedroom layouts reflects not only changing family sizes but also a desire for flexibility. These configurations allow younger owners to move, rent, or reconfigure their investment as life circumstances change. Branded residences offering professional management and a consistent standard of service are particularly attractive to these buyers, who value hassle-free ownership and global recognition.

In essence, they are rejecting the rigid paradigms of the past. Instead, they demand homes that evolve with them, supporting their ambition while preserving liquidity and adaptability.

The Bar is Ceiling High

For developers, the challenge is clear: projects must integrate timeless design with contemporary functionality. Privacy, architectural pedigree, and investment value remain crucial, but they must be matched by features that speak to wellness, flexibility, and community.

But this should be viewed not as a challenge but as an opportunity to lead. Younger buyers are sophisticated, global-minded, and clear about what they want. And they expect developers to share their vision of a future where real estate is an extension of identity, mobility, and well-being, not just a line item on a portfolio. ✦

Giorgio Armani, in a landmark partnership with RAK Properties, Ras Al Khaimah’s leading community developer, and SIE Group, has announced the launch of Armani Beach Residences Ras Al Khaimah. This exclusive development will feature the first Armani branded villas in the world.

Nestled within a tranquil, naturally pristine bay on Raha Island – Ras Al Khaimah’s premier residential district within Mina – the development will comprise a highly exclusive and limited collection of beach villas and luxury apartments designed for an elevated lifestyle seamlessly integrated with the environment. Each residence will offer unparalleled direct private beach access and breathtaking, uninterrupted views across the Arabian Gulf.

Designed by Giorgio Armani and his team of architects drawing

inspiration from his personal residences, the Armani Beach Residences Ras Al Khaimah embody his signature aesthetic of sophisticated simplicity and timeless elegance. This unparalleled vision sets a new standard for ultra-luxury living, redefining elegance and exclusivity within the emirate.

Reflecting the very philosophy and values of Armani, the Residences will embody understated elegance and an uncompromising attention to detail. This will be where refined luxury is truly defined, providing a perfect world of physical and emotional harmony at home.

Residents will enjoy an unparalleled suite of bespoke luxury amenities, both indoors and outdoors – including an exclusive members-only beach club. As part of this exclusive community, residents will also be able to access a curated program of benefits and



services provided by Giorgio Armani, including special events, private experiences, concierge services, and global privileges.

This landmark launch coincides with the 25th anniversary of Armani/Casa as well as Giorgio Armani brand’s 50th anniversary, celebrating five decades of indelible influence on global quality lifestyle and design.

Beyond the residences, the development’s exclusive beachfront setting will offer residents the opportunity to immerse themselves in Ras Al Khaimah’s stunning coastal panoramas and natural beauty, framed by the majestic Jebel Jais Mountain range. This pristine environment, home to turtles, dolphins, and migrating flamingos, further solidifies the emirate’s status as the undisputed nature

capital of the United Arab Emirates (UAE). This pivotal partnership reflects Armani’s commitment to curating unparalleled living experiences, combining the brand’s signature understated luxury with Ras Al Khaimah’s stunning natural beauty. Crucially, it aligns seamlessly with the emirate’s ambitious Vision 2030, set to make a significant contribution to its economic, social and environmental objectives.

Giorgio Armani, Chairman and Chief Executive Officer of the Armani Group, said: “New projects related to living fascinate me because I can bring the way of thinking of Haute Couture, that is, the use of precious materials and unique, tailored creations, into the space where we live. The villas developed in collaboration with RAK Properties, a true excellence

in the sector, represent an important milestone in this journey and are even more significant because they are designed to integrate into the evocative surrounding marine landscape, offering a unique lifestyle experience.”

Sameh Muhtadi, CEO, RAK Properties commented: “At RAK Properties, we are proud to bring Armani’s iconic design philosophy to life with Armani Beach Residences Ras Al Khaimah. This transformative partnership with Armani is a testament to Ras Al Khaimah’s growing appeal and our shared vision for the future of its premium real estate proposition. This development will not only set new standards for elevated living in the emirate, but will deliver lasting value and create an unparalleled lifestyle experience within Mina.” ♦

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Text & images: **Sourced by Team PT**

WORLD'S FIRST ARMANI-BRANDED BEACH VILLAS IN RAS AL KHAIMAH

A LANDMARK PARTNERSHIP BETWEEN GIORGIO ARMANI AND RAK PROPERTIES

Text & Images: **Sourced by Team PT**

DUBAI'S AED10 MILLION AND ABOVE HOME SALES HIT RECORD HIGH IN H1 2025

SO FAR, 3,634 PROPERTIES SOLD ABOVE AED 10 MILLION

Dubai's ultra-luxury property market achieved a record milestone in the first half of 2025, with 3,634 transactions above AED 10 million, reflecting a 63.85% year-on-year increase. This growth underscores the emirate's rising appeal as a global hub for ultra-high-net-worth investors, supported by visionary regulation, demand-led development, and sustained international inflows.

The performance of this segment highlights how Dubai is expanding its influence in the global real estate landscape. Activity was balanced across off-plan and ready properties, with villas, branded residences, and penthouses driving momentum. This expansion is not only contributing to the AED 431 billion in total market transactions recorded in H1 2025 but also shaping Dubai's evolution as one of the world's most competitive investment destinations.



Farooq Syed, CEO of Springfield Properties, said: "These record-breaking numbers show that Dubai has entered a new chapter in global luxury real estate - one defined by vision, speed, and scale. The strength of this segment reflects both the depth of international demand and the maturity of Dubai's regulatory and development frameworks.

Dubai is not only competing with the world's top real estate hubs but setting new benchmarks for them. The alignment between policy foresight, demand-led

development, and investor confidence is creating a market that is both resilient and extraordinary in its momentum". Added Syed.

Dubai currently ranks among the world's top 20 wealthiest cities, with over 80,000 millionaires choosing to live, invest, and build their futures here. With 81,084 new homes scheduled for delivery in 2025 and more than 300,000 units planned by 2028, the city is well positioned to sustain this trajectory of growth. ♦



Text & Images: Sourced by Team PT

AQARI PLATFORM CONTINUES TO SHAPE THE FUTURE OF REAL ESTATE SERVICES IN SHARJAH

AQARI EMBODIES THE EMIRATE’S VISION OF ADVANCING THE REAL ESTATE SECTOR AND ACCELERATING DIGITAL TRANSFORMATION.

The “Aqari” platform, developed by Sharjah Digital Department in collaboration with over twenty local and federal government entities, has reinforced its role as a comprehensive digital hub and the unified reference for real estate services in the Emirate of Sharjah, achieving remarkable milestones in the sector.

Launched under the umbrella of the Digital Sharjah Platform, Aqari embodies the emirate’s vision of advancing the real estate

sector and accelerating digital transformation. By consolidating services into a single integrated real estate ecosystem, accessible through digital channels and mobile applications on Android and iOS, the platform enables users to complete transactions with greater speed, reliability, and efficiency.

Transformational Achievements
In just six months, Aqari has transformed real estate services in Sharjah completing more than

2,000 fully digital transactions, including company management, Power of Attorney registration, and real estate unit enrolment. The platform has also expanded its comprehensive real estate database to include over 42,000 newly added units, more than 1,300 buildings, and over 2 million square metres of vacant land.

On the operational front, 12 government service centres have fully adopted the platform, achieving a 100% utilisation rate. This progress has been supported by more than 90 certified administrative users, ensuring seamless end-to-end digital processing of all transactions.

Comprehensive Services and Enhanced Experience
Aqari currently offers a suite of real estate services, including company management, Power of Attorney registration to real estate units enrollment, forming the foundation for its continuous expansion. Upcoming phases will introduce new bundle of services, such as streamlined rental services, rental dispute resolution, real estate transactions and a dedicated portfolio of services tailored for property developers and brokers.



These advancements reflect Aqari’s strategic objectives: digitising real estate services, reducing transaction times, enhancing transparency, empowering investors and stakeholders, and elevating the customer experience for individuals, companies, developers, brokers, banks, and real estate offices.



Digital Excellence
Commenting on the achievement, His Excellency Sheikh Saud bin Sultan Al Qasimi, Director General of Sharjah Digital Department and the Chairman of the Committee for the Integrated Real Estate Services Platform Project “Aqari”, said: “The success of the Aqari platform within just six months reflects our strategic vision for Sharjah’s digital transformation. It underscores our commitment to enhancing the emirate’s competitiveness by building an integrated digital ecosystem that drives sustainable development, rooted in innovation and good governance, while placing people at the heart of every advancement.”

He added: “By unifying real estate services under a single platform with a comprehensive database, we not only streamline procedures and improve government efficiency, but also strengthen transparency, investor confidence, and data-driven decision-making. Our ambition goes beyond service improvement; it is about

positioning Sharjah as a regional and global hub for digital excellence, fully aligned with the emirate’s strategic aspirations.”

Impact and Sustainability
Aqari’s achievements have positively impacted stakeholders, investors, and government entities alike. The platform provides reliable access to all real estate services in one place, promotes transparency through a data-driven investment environment, and fosters collaboration across government entities to deliver a seamless customer experience.

As a strategic milestone in Sharjah’s digital transformation, Aqari enhances the emirate’s business competitiveness while paving the way for a sustainable real estate sector. With continuous development, the platform will further simplify the real estate journey, consolidating services into one trusted digital ecosystem that supports growth, transparency, and long-term resilience. ✦





In the heart of Dubai Silicon Oasis, The Hillgate by Ellington Properties is redefining what it means to live and invest in the city. As Ellington's first residential development in this rapidly evolving district, The Hillgate introduces a blend of design excellence, wellness-focused amenities, and community living – crafted for those seeking a meaningful and lasting lifestyle in one of Dubai's most promising new corridors.

While Dubai has long been known for iconic skylines and architectural ambition, demand is increasingly shifting toward homes that offer livability, community, and long-term value. The Hillgate meets this growing expectation with timeless design and smart functionality that supports modern-day-to-day living.

“The Hillgate reflects Ellington's

continued commitment to meaningful design – homes that go beyond form to respond to how people truly live. As Dubai Silicon Oasis transforms into a dynamic lifestyle and innovation hub, this development offers a rare combination of architectural quality, accessibility, and long-term value. Through our participation in the First-Time Home Buyer Programme, we're proud to help more residents step into ownership with a community that prioritizes connectivity, comfort, and character,” said **Joseph Thomas, Co-Founder of Ellington Properties.**

Situated just minutes from Silicon Central Mall, parks, and an emerging retail and dining scene, The Hillgate offers seamless urban connectivity. Its location along the route of the new Blue Metro Line will enhance mobility across Dubai, linking residents directly to hubs such as Business Bay, DIFC, and Dubai International Airport.

Architecturally, The Hillgate's stepped structure and layered façade create a distinct silhouette while optimizing views and light across its residences. Homes range from studios to expansive four-bedroom apartments and duplexes, all featuring open-plan layouts, expansive windows, and refined details – from bronze accents to kitchen islands designed for both aesthetics and practicality.

Shared spaces echo the development's wellness-led and community-first values. These include a serene wellness studio, a clubhouse designed to double as a co-working lounge, and a quiet library overlooking landscaped gardens. A soundproof music room (Harmonic Hall), arcade lounge, and indoor-outdoor play areas reflect Ellington's dedication to creative expression and family-friendly design.

Outdoors, the community features lap and leisure pools, shaded seating, and a BBQ deck that encourages social gathering and retreat.

Arriving at a time when more residents are transitioning from renting to owning, The Hillgate is among Ellington's select projects to be part of the First-Time Home Buyer Programme – a government-led initiative designed to make

homeownership more accessible for UAE citizens and long-term residents. The programme offers priority access, exclusive mortgage incentives, and a cap of AED 5 million, putting The Hillgate within reach for eligible buyers seeking a design-led lifestyle in an up-and-coming community.

Set for completion in **Q4 2027**, The Hillgate is not just a residence – it's an opportunity to invest in the future of Dubai. ✦



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Text & Images: Sourced by Team PT

THE HILLGATE BY ELLINGTON: AN OPPORTUNITY FOR FIRST-TIME BUYERS

PART OF DUBAI'S FIRST-TIME HOME BUYER PROGRAMME, THE PROJECT OFFERS ACCESSIBLE PRICING, FLEXIBLE PAYMENT PLANS, AND EXCLUSIVE FINANCING OPTIONS.

Text & Images: **Sourced by Team PT**

KNIGHT FRANK APPOINTED TO LEAD LAUNCH OF RESIDENCES OF SHA ISLAND – THE WORLD’S FIRST LONGEVITY & WELLBEING ISLAND

GLOBALLY RENOWNED SHA RESIDENCES DEBUTS IN UAE WITH 137 ISLAND RESIDENCES AT AL JURF

Knicht Frank MENA’s Exclusive Project Sales division is proud to announce its appointment to lead the launch of the latest phase of SHA Residences Emirates Island - the world’s first private island dedicated to healthy living and longevity.

This visionary development combines exceptional private residences with seven-star hospitality and unparalleled access to world-class health and wellness services at SHA Emirates.

Situated on the captivating coast of Sahel al Emarat – the ‘Riviera of the Emirates’ – SHA Residences Emirates Island is being brought to life by renowned developer IMKAN. The island offers a transformative wellness and longevity-focused lifestyle that supports healthier, more vibrant living.

Since 2008, SHA, a global pioneer in health and longevity with award-winning properties in Spain and Mexico, has transformed the lives of over 70,000 guests by blending the latest in cutting-edge medicine and natural therapies, establishing itself as the gold standard in the industry. SHA Residences Emirates Island is the evolution of this, allowing private home ownership, on the

beautiful Al Jurf island, which is perfectly between Dubai and Abu Dhabi, with privileged land, air, and sea connectivity, including two marinas.

Knight Frank MENA’s Exclusive Project Sales division is tasked with selling these unique and exclusive residences, led by Michal Hansen, Partner and Head of Exclusive Project Sales.

This phase of the residences features a range of 51 exceptional sustainable 1-4 bedroom apartments, 19 Garden Villas, and 67 Beach Villas and Shoreline Villas, each drawing inspiration from Al Jurf’s natural beauty. Shoreline Villas offer direct access to the shore with private jetties, providing an unparalleled living experience with 4 to 6 bedrooms designed for ultimate comfort and privacy. Garden Villas are nestled amidst lush greenery, featuring 5 to 6 bedrooms, generous terraces and terrace pools, perfect for those who seek a harmonious connection with nature.

Healthy living is at the core of SHA Residences Emirates Island’s design. Homes incorporate advanced purification systems to improve indoor air quality, use natural materials like wood and stone throughout, and integrate



dynamic lighting to regulate sleep-wake cycles. This is combined with an exceptional specification and levels of finish to create a truly remarkable living environment.

Residents will have seamless access to SHA’s world-class health and longevity services and treatments with top doctors, practitioners and chefs on hand, as well as incredible nature and amenities on the doorstep. Residents can also enhance their physical health at the Movement Pavillion and Hydrotherapy Circuit, enjoy organic, farm-to-table cuisine curated by renowned chefs at the Healthy Nutrition Pavillion, or focus on

mental and spiritual wellbeing at the Mind & Body Pavillion.

Michal Hansen, Partner & Head of Exclusive Project Sales, Knight Frank MENA, commented: “This is a once-in-a-generation project, where every aspect from inspirational concept to exceptional delivery is meticulously considered, offering a unique opportunity to invest in your personal growth and longevity while adding life to your years. Here, the pinnacle of architecture, design and private living meets an iconic island location steeped in history and in harmony with nature, with seamless access to Abu Dhabi, Dubai and other global cities.”

Suwaidan AlDhaheeri, CEO of IMKAN Properties said: “SHA Residences Emirates Island marks a major milestone in our vision to position Al Jurf as a global hub for wellness and longevity. We are bringing to life a one-of-a-kind concept that blends science-based

wellness with refined living, offering residents a holistic lifestyle rooted in nature and purpose. This launch also strengthens Abu Dhabi’s – and the wider UAE’s – position as a leading destination for medical and wellness tourism. With a \$7 trillion global wellness industry shifting toward preventative, holistic health, and the UAE’s world-class infrastructure, healthcare, and strategic location, SHA’s expertise in personalised longevity programs – backed by strong government support – makes this project a compelling choice for both international visitors and residents.”

“After transforming more than 70,000 lives through our longevity clinics, we’re proud to bring SHA’s philosophy into private residences for the first time, at the heart of the world’s first island state dedicated to healthy living. While the SHA Method is applied through highly personalized health programs, these homes are designed to reflect

the same commitment to health, longevity and human potential. Our partnership with IMKAN and Knight Frank brings this pioneering vision to life in the region,” said **Alfredo Bataller, CEO of SHA & AB Living Group**.

Strategically located between Dubai and Abu Dhabi, Al Jurf is within easy reach of major landmarks and connections including Zayed International Airport, Al Maktoum International Airport, Dubai International Airport and Saadiyat Island - with daily international flights ensuring seamless access for residents and guests alike.

Soon, a dedicated high-speed Etihad Rail service will connect Abu Dhabi and Dubai, offering residents the seamless luxury of arriving in either city aboard a sleek, state-of-the-art train. The first residences will be ready for occupation in 2027, with prices ranging from AED9 million to AED130 million. ♦



Text & Images: Sourced by Team PT

MILLENNIUM HOTELS & TAIBA ELEVATE HOSPITALITY IN MADINAH

AL AQEEQ AND TAIBA PROPERTIES RELAUNCHED

Millennium Hotels and Resorts Middle East & Africa, in partnership with Taiba, a Saudi forward hospitality company proudly announces the relaunch of two iconic properties in the heart of Madinah: Millennium Al Aqeeq and Millennium Taiba.

Strategically located steps from Al-Masjid An-Nabawi, both properties offer a spiritually enriching stay experience for Umrah pilgrims, families, and travelers seeking premium comfort rooted in Islamic hospitality.

“These properties are more than key assets in our portfolio—they are landmarks of faith, connection, and culture,” said Ali Hamad Lakhraim Al Zaabi- President of Millennium Hotels MEA. “Our partnership with Taiba ensures that every guest, whether a pilgrim, traveler, or visitor, is welcomed with a seamless, enriching experience rooted in the values of Islamic hospitality and cultural reverence.”

Following an extensive enhancement of service and guest touchpoints, the hotels will offer upgraded digital booking journeys, enhanced dining concepts, and customized services for religious travelers.

Mr. Sultan Bader Al-Otaibi, Chief



Executive Officer, Taiba, commented: “This strategic relaunch embodies our shared vision with Millennium Hotels and Resorts Middle East & Africa, to deliver world-class hospitality experiences that honor the spiritual significance of Madinah. At Taiba, we recognize the profound responsibility that comes with serving pilgrims and visitors to one of Islam’s holiest sites. Through this partnership, we are raising the standard of religious hospitality, seamlessly blending comfort, reverence, and service excellence. This initiative is a key milestone in our broader commitment to support the goals of Saudi Arabia’s Vision 2030, particularly in positioning the Kingdom as a leading global destination for religious tourism”. ♦



Text & Images: Sourced by Team PT

DEVELOPER 25 DEGREES APPOINTS DEVELOPMENT DIRECTOR TO DRIVE ITS NEXT PHASE OF EXPLOSIVE GROWTH

JOE CHAMBERLIN AS DEVELOPMENT DIRECTOR, AS THE FIRM ACCELERATES ITS GROWTH IN DUBAI’S BOOMING LUXURY PROPERTY MARKET.

Dubai-based super-prime luxury property developer 25 Degrees has appointed ultra-luxury property industry expert Joe Chamberlin as Development Director, as the firm accelerates its growth in Dubai’s booming luxury property market.

Chamberlin will spearhead 25 Degrees’ response to surging demand for luxury properties, driven by an ongoing influx of UHNWIs. Dubai has cemented itself as one of the world’s leading destinations for the ultra-wealthy, with the UAE projected to see the world’s largest inflow of millionaires in 2025 (Henley & Partners).

Chamberlin brings six years of expertise leading high-end design projects across Dubai and the broader Middle Eastern region to 25 Degrees. He joins from prestigious luxury interior and architectural design firm 1508 London, where he served as Middle East Regional Director. The announcement comes amid soaring demand for luxury property in Dubai, driven by a steady influx of ultra-wealthy expatriates. Foreign buyers now account for 48% of all transactions above AED5 million (Tailored Estate), dominating the luxury segment and driving continued momentum in the real estate market – particularly in the high-end villa sector.

He led the development of flagship

luxury hospitality and private residence projects in Dubai and beyond, including the Baccarat Hotel & Residences Dubai, Jumeirah Marsa Al Arab Villas, the Four Seasons Mauritius, and Peninsula Residences Dubai.

The appointment follows hot on the heels of 25 Degrees’ \$100 million acquisition of a rare 90,000 square foot undeveloped plot at the tip of a frond on Dubai’s exclusive Palm Jumeirah and the firm’s announced partnership with award-winning architectural studio Killa Design best known for its work on Dubai’s Museum of the Future and the Marsa Al Arab Hotel.

25 Degrees is a development firm specializing in best-in-class, super-prime residences for ultra-high-net-worth individuals (UHNWIs).

Joe Chamberlin, Development



Director at 25 Degrees, said: “I’m joining 25 Degrees at a period of explosive growth for the business, as it continues to push the boundaries of luxury living and establish itself as the market leader for luxury villa properties in the city.

“We have many world-class projects already underway and in the pipeline, and we’re working closely with some of the most exciting design talent in the region – there’s real momentum and I’m thrilled to be part of it.” ♦



Text & Images: Sourced by Team PT

WHAT MAKES OR BREAKS YOUR BUSINESS IN INTERIOR DESIGN AND CONSTRUCTION?

BY RAJI DAOU, CEO, DMDC

When people hear the words interior design, their minds usually drift towards elegant spaces, harmonious palettes, and eye-catching finishes. Mention construction and the conversation shifts to floor plans, structural integrity, and durability.

These associations aren't wrong. But they miss the one element that quietly underpins everything we do: quality. Quality is the backbone of our

industry. It's the difference between a space that merely looks good and one that truly works, lasts, and elevates. Technically speaking, quality is the degree to which a product, service, or process meets or exceeds established standards and expectations.

But in practice, it's much more than that. It's durability, craftsmanship, functionality, safety, sustainability, and, most importantly, client satisfaction.

And here's the truth: quality goes far beyond what meets the eye.

Those of us in the field are facing a new kind of challenge. Today's clients aren't just dazzled by surface-level beauty. They're becoming more informed and discerning. They want interiors that endure, materials that matter, and designs that serve a purpose.

Quality, whether in construction, furniture, or spatial planning, is the new aesthetic.

Recent data backs this up. A SuperSurvey of interior design clients found that satisfaction is more closely tied to how well a design meets functional needs than how stylish it looks. Clients rated "functionality" and "material durability" higher than "style" when asked what influenced their satisfaction most.

There's also a review in the NICMAR Journal of Construction Management which emphasises that quality assurance and control are now central to consumer expectations. And with the global market for green building materials projected to hit Dh5.25 trillion by 2026, it's clear that people are investing in



eco-friendly, high-performance solutions that offer both longevity and design flexibility.

So how do we maintain quality in a fast-paced, high-demand industry?

At DMDC, we ask ourselves this question often. We source only the finest materials, conduct rigorous snagging processes, and ensure every client gets exactly what they signed up for. But we've learned that quality often slips through the cracks in the smallest details – the ones that are easiest to overlook and hardest to control.

That's why we inaugurated our own in-house joinery facility. It's a 20,000 square foot space where our team can oversee every cut, every finish, and every joint.

It's not just about control, it's about accountability. When you build something yourself, you build it better.

Of course, there's no one-size-fits-all approach. I do, however, believe more companies should take proactive steps to own their quality processes. Yes, it's a bigger investment. But it's one



that clients notice, appreciate, and remember. And in a market as competitive as ours, that kind of reputation is priceless.

One thing I'm certain of: quality will continue to be the first thing clients look for. It's

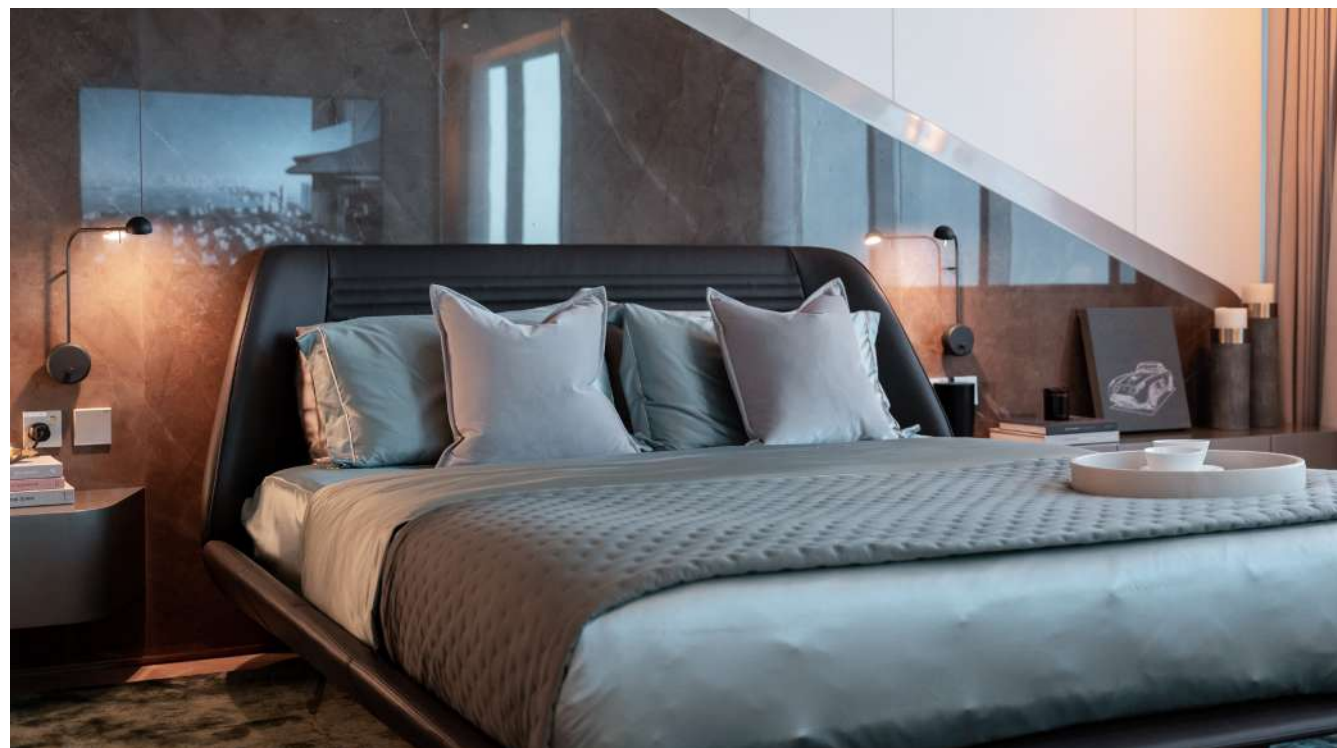
what separates good design from great design. It's what ensures a space stands the test of time. And for those of us committed to excellence, it's our job to stay ahead of the curve and exceed expectations every step of the way. ♦



Text: Sourced by Team PT
Image: Sourced by Team PT

MERED PARTNERS WITH BOND INTERIORS FOR FIT-OUT OF ICONIC RESIDENCES DESIGN BY PININFARINA

FOUNDED IN THE UAE NEARLY FOUR DECADES AGO, BOND INTERIORS HAS EVOLVED INTO A PREMIER PROVIDER OF BESPOKE LUXURY FIT-OUT SOLUTIONS.



MERED, the award-winning international real estate developer, has appointed **Bond Interiors** as the official fit-out contractor for **ICONIC Residences Design** by Pininfarina, its flagship ultra-luxury residential

development in Dubai Internet City. The agreement spans the complete scope of interior fit-out works across residential units and shared common areas within the landmark 290-metre tower — set to become the tallest in the district.

Founded in the UAE nearly four decades ago, **Bond Interiors** has evolved into a premier provider of bespoke luxury fit-out solutions, operating through a fully integrated ecosystem of manufacturing divisions. Its capabilities encompass »



MICHAEL BELTON, CEO OF MERED, STATED: "EVERY APPOINTMENT WE MAKE REFLECTS OUR COMMITMENT TO WORLD-CLASS DELIVERY. BOND INTERIORS BRINGS THE CAPABILITY AND FINESSE REQUIRED FOR A PROJECT OF THIS CALIBRE. NEARLY 40% OF BUYERS IN THE ULTRA-LUXURY SEGMENT ARE PRIMARILY INFLUENCED BY ARCHITECTURAL QUALITY AND DESIGN PEDIGREE; AN INSIGHT THAT REINFORCES OUR FOCUS ON WORKING WITH THE BEST. THIS STEP BRINGS US CLOSER TO DELIVERING AN ADDRESS WHERE GLOBAL DESIGN MEETS DUBAI'S EVOLVING URBAN LUXURY."

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architectural metalwork, architectural glasswork, signage and lighting, solid surfacing, FF&E with luxury furniture manufacturing, and a flagship joinery creating worldclass millwork. With its offices and manufacturing facilities powered by solar energy, Bond underscores its commitment to sustainability while upholding a legacy of craftsmanship.

Bond Interiors' extensive portfolio includes some of the world's most prestigious projects in hospitality, luxury retail, corporate, and healthcare sectors, with landmark references such as The Lana Dorchester, Melia Residences, St. Regis Hotels, Cartier, Hermès, Armani, and Dior. Its reputation for precision and personalized service has made it the natural choice for a design-led developments like ICONIC Residences, where MERED sought a partner capable of translating the vision of legendary Italian design house **Pininfarina** into reality.

As the UAE cements its position as the world's third-largest market for branded residences, Dubai continues to lead the charge. The city's millionaire population has doubled in the past decade, fueling strong demand for ultra-luxury real estate. In 2024, Dubai set a new record for real estate transactions exceeding US\$10 million, underscoring robust investor appetite for design-driven developments.

With construction of ICONIC Residences Design by Pininfarina already underway and completion scheduled for **Q3 2027**, the collaboration between MERED and Bond Interiors represents a significant milestone in MERED's strategy to deliver standout, design-led communities shaped by specialist partners at every stage. ♦



SAAD A. MOASWES, MANAGING DIRECTOR AT BOND INTERIORS, COMMENTED: "FOR US, QUALITY IS A LEGACY. IN MERED, WE'VE FOUND A PARTNER WHO SHARES THAT LEGACY — A UNION BUILT ON CRAFTSMANSHIP, INTEGRITY, AND TIMELESS VISION. ICONIC RESIDENCES, DESIGNED BY PININFARINA, ISN'T JUST ANOTHER TOWER ON DUBAI'S SKYLINE — IT'S A BOLD EXPRESSION OF WHAT LUXURY LIVING IS. IT'S MORE THAN ARCHITECTURE, IT'S A STATEMENT. WE LOOK FORWARD TO INFUSING THE INTERIORS WITH THE SAME PASSION, DETAIL, AND PRECISION THAT MAKE THIS DEVELOPMENT TRULY ICONIC."

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Text & images: Sourced by Team PT

WASL TO OFFER EXCLUSIVE ALLOCATION TO FIRST-TIME HOME BUYERS

WASL IS GRANTING REGISTERED FIRST-TIME BUYERS EXCLUSIVE EARLY ACCESS TO THE UNITS, ALONG WITH TAILORED INCENTIVES SUCH AS DISCOUNTED PRICING.



As Dubai continues to attract global talent and long-term residents, Wasl Group, one of the emirate's leading real estate developers, is launching a new phase of the popular South Garden project, with a significant commitment to first-time home buyers. In line with the Dubai First-Time Home Buyer (FTHB) program, a substantial share of the newly released residential units in South Garden Buildings D & E will be reserved to eligible first-time buyers.

This marks Wasl's substantial contribution to the program, reinforcing its role in supporting the city's vision, the Dubai Real Estate Strategy 2033, which aims to raise homeownership rates across the emirate.

Meeting demand, creating opportunity

Building on the rapid 48-hour sellout of South Garden's initial phase in 2024, the new D & E

buildings bring a curated mix of studios, 1-, 2-, and 3-bedroom apartments to the heart of Wasl Gate, a vibrant freehold master development in Jebel Ali.

Strategically located with direct Metro access and proximity to Festival Plaza Mall, the project blends connectivity with calmness, featuring private amenities such as a gated Zen Garden. The project reflects Wasl's enduring commitment to delivering tranquil, well-connected communities that hold long-term value for residents and investors alike.

As part of its partnership with the Dubai Land Department (DLD) and the Dubai Department of Economy and Tourism (DET), Wasl is granting registered first-time buyers exclusive early access to the units, along with tailored incentives such as discounted pricing. With certain allocation of the units being released to the public and a

track record of rapid sellouts, this allocation strategy is expected to spark strong interest from end-users. As for first-time buyers, it represents not just an opportunity, but a rare window to secure a home in one of Dubai's most promising freehold communities.

Building for trust

"The fact that so many are choosing to buy their first home through Wasl speaks volumes. It reflects not only the strength of our communities, but the trust we've earned to deliver quality, opportunity and value in a competitive market." Said Mohamed Al Bahar, Director of Business Development, Wasl Group. He added: "With this launch, we're reaffirming our role as a developer of purpose, supporting Dubai's evolving housing needs while giving first-time buyers a real chance to step onto the property ladder." ♦



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Text: **Supplied**
Image: **Supplied**

LEGACY MEETS LUXURY LIVING AS AL HUZAIFA MARKS 50-YEAR EVOLUTION - EXPANDING FROM INTERIORS TO UAE REAL ESTATE

UAE'S ICONIC, HOMEGROWN FURNITURE BRAND **MAKES FIRST-OF-ITS-KIND FORAY INTO PROPERTY DEVELOPMENT** WITH THE LAUNCH OF **AL HUZAIFA PROPERTIES** UNVEILS ITS **FIRST LANDMARK PROJECT ON AL MARJAN ISLAND**

Al Huzaifa, the renowned UAE homegrown luxury furniture and interior design brand, announced the launch of **Al Huzaifa Properties** — marking its strategic evolution into real estate development. Building on nearly 50 years of design and craftsmanship, **The World of Huzaifa** has grown far beyond furniture, with flagship showrooms across the UAE, bespoke Design Studios, and as the trusted design partner for globally-renowned brands. As a curator of lifestyle experiences that shape homes with creativity, precision, and individuality, the brand now takes this legacy further through Al Huzaifa Properties — using the **full canvas of real estate to craft complete living environments** where design, detail, and well-being converge.

With the launch of **Al Huzaifa Properties**, the brand makes a first-of-its-kind advancement in the comprehensive lifestyle

ecosystem **by expanding its portfolio into property development** — a move that capitalises on decades of expertise in designing and curating homes, now translated into holistic living experiences. Al Huzaifa Properties will focus

on creating premium, luxury lifestyle-driven communities that reflect the same commitment to quality, design precision, and aesthetic excellence that has made Al Huzaifa a household name across the region. **The company's first real estate**



"AL MARJAN ISLAND IS PROUD TO BE THE LAUNCHPAD FOR AL HUZAIFA PROPERTIES' DEBUT REAL ESTATE VENTURE. AL HUZAIFA'S RICH TRADITION OF DESIGN EXCELLENCE COMPLEMENTS OUR MISSION TO SHAPE AL MARJAN ISLAND INTO THE UAE'S MOST SOPHISTICATED LIFESTYLE DESTINATION," SAID ARCH. ABDULLA AL ABDOULI, CEO OF MARJAN.

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project will be developed on the prestigious Al Marjan Island in Ras Al Khaimah, positioning the brand within one of the UAE's most sought-after luxury destinations. **Al Huzaifa Properties** stays committed to bringing a pipeline of experiential, luxury developments. The strategy will remain focused on the core brand promise of design excellence, meticulous detail, and exquisite living.

Marjan Island promises to be the perfect backdrop for their debut project. The projected growth of the iconic Island continues to be an immense draw for buyers and investors. The high-end lifestyle profile of the destination further synchronises beautifully with Al Huzaifa Properties' offering of a design-led, carefully curated experiential project.

The World of Huzaifa has been a cornerstone of the UAE's luxury furniture and interior design landscape for nearly five decades, combining family lineage in fine furniture craftsmanship with cutting-edge design and innovation. Today, the brand operates flagship showrooms across the UAE and is behind some of the most refined F&B and hospitality spaces like Sushi Samba in Dubai and now Singapore, Avli, La Petit Maison, San Beach in Dubai, Laduree in Abu Dhabi, and Amelie and Sachi in London, to name a few.

"Al Huzaifa Properties is the natural evolution of our Group's DNA," said **Saif Nensey, CEO of Al Huzaifa Furniture and CEO & Founder of Al Huzaifa Properties**. "For nearly five decades, Al Huzaifa has been elevating the way people live — from designing furniture and interiors to shaping complete lifestyle experiences. With our debut project on Al Marjan Island, we are bringing that legacy to one

of the UAE's most vibrant real estate markets, creating fully furnished residences that embody craftsmanship, precision, and individuality. Our next chapter will not just be about creating a residence, but to build a destination — a living experience shaped by design and detail."

Al Huzaifa Properties distinguishes itself through a comprehensive, integrated approach that combines design, engineering, and delivery under one vision. This methodology ensures cohesion and excellence at every stage of development, from initial concept through to final handover.

"I am proud to be a part of this transformative journey as The World of Huzaifa expands into a new dimension with Al Huzaifa Properties," said **Zaheer Rattonse, Managing Partner at Al Huzaifa Properties**. "This milestone unites our decades of design mastery, manufacturing excellence, and project expertise to deliver developments that truly resonate with the UAE's vibrant and discerning market. It is a milestone we are extremely proud of as we enter a new chapter of building living experiences. These homes are designed to connect deeply with those who choose to live in them, while also offering investors the assurance of fully ready residences with immediate potential for return on investment."

The company's vision extends beyond individual projects with the aim of shaping premium living environments that reflect timeless design and thoughtful planning. In line with the constantly evolving and forward-thinking landscape of the UAE, where the homegrown brand has grown and flourished, Al Huzaifa Properties believes in creating communities that echo the ethos, sensibility, and aesthetics of the brand. ✦

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BINGHATTI HOLDING'S USD500 MILLION BENCHMARK SUKUK ON THE LONDON STOCK EXCHANGE

FOUNDER DR HUSSAIN BINGHATTI LEADS BELL-RINGING CEREMONY
ON LONDON STOCK EXCHANGE

Binghatti Holding Ltd (“Binghatti Holding”), one of the UAE’s fastest growing real estate developers, celebrated the debut of its USD 500 million 5-year Senior Unsecured Sukuk on the London Stock Exchange with a ceremonial bell-ringing event,

marking a key milestone in the company’s international growth journey.

The sukuk, issued under Binghatti’s USD 1.5 billion Trust Certificate Issuance Programme, was oversubscribed five times,

attracting over USD 2.5 billion in orders from a diverse pool of regional and global investors. The issuance was priced with a profit rate of 8.125%, reflecting investor confidence in Binghatti’s robust financial position. The company is rated BB- by Fitch



and Ba3 by Moody’s, both with stable outlooks.

Founder Dr Hussain BinGhatti, Chairman Muhammad BinGhatti and Chief Executive Officer Katralnada BinGhatti, accompanied by other senior executives and lead arrangers, rang the opening bell at the London Stock Exchange to celebrate the listing. The Sukuk will also be listed on Nasdaq Dubai.

Muhammad BinGhatti, Chairman of Binghatti Holding, commented: “The listing of our sukuk on the London Stock Exchange is a clear signal of Binghatti’s commitment to engaging proactively with global investors and operating at the highest standards of transparency and governance. The landmark sukuk issuance enjoyed strong international demand, allowing us to close the books ahead of schedule and reinforcing market confidence in our credit profile, operational resilience, and growth strategy. As we scale our business and diversify our development portfolio, access to deep, liquid, and global capital markets is central to our financial strategy. Today’s listing marks another

important step in broadening our investor base and strengthening our global footprint.”

Katralnada BinGhatti, Chief Executive Officer of Binghatti Holding, commented: “Binghatti’s sukuk programme reflects our commitment to diversifying the company’s funding base, extending our maturity profile, and efficiently deploying capital to capture emerging opportunities. The five-times oversubscription and strong demand from institutional investors across Europe, Asia, and the Middle East signal a clear endorsement of our vertically integrated business model. With close to 50% of allocations going to non-GCC investors, we are pleased to see growing global recognition of Binghatti’s unique positioning in Dubai’s real estate sector. As we grow our portfolio and redefine luxury living in Dubai, we will continue to maintain prudent leverage and strong corporate governance.”

The successful issuance and the strong demand come on the back of Binghatti Holding’s strong H1 2025 results. During the first half, the company’s net profit more than

tripled to AED 1.82 billion, driven by resilient demand for Dubai real estate. The Group’s total sales reached AED 8.8 billion, with revenue climbing 189% YoY to AED 6.3 billion.

The Group launched seven new projects and delivered five developments in H1 alone, handing over 15 projects in the last 18 months. Its AED 12.5 billion revenue backlog and over AED 70 billion development portfolio position it as one of Dubai’s leading developers. Binghatti currently has approximately 20,000 units under development across 30 projects in prime Dubai locations including Downtown, Business Bay, Jumeirah Village Circle, and Meydan, as well as its flagship branded residences in collaboration with luxury partners Bugatti, Mercedes-Benz, and Jacob & Co.

The company’s development pipeline was further reinforced by the recent acquisition of approximately 9 million sq. ft. megaplot in Nad Al Sheba 1, which will host Binghatti’s first master-planned community, with a projected development value of over AED25 billion. ✦

Text: **Supplied**
Pics: **Supplied**

EATON SQUARE: ELLINGTON'S FIRST A-GRADE OFFICE BUILDING

FOREIGN DIRECT INVESTMENT IS FUELLING DEMAND FOR HIGH-QUALITY, FUTURE-READY WORKSPACES

Ellington Properties, Dubai's leading design-led real estate developer, proudly announces the launch of Eaton Square, its first-ever commercial development. Located in Mohammed Bin Rashid City (MBR City), this project marks a bold new chapter for the developer, extending its signature commitment to thoughtful design and human-centric living into the commercial real estate sector.

As Dubai strengthens its role as a global business hub through progressive national initiatives like the Dubai Economic Agenda D33, rising foreign direct investments are driving demand for high-quality, future-ready workspaces. In 2024, the Dubai Chamber of Commerce recorded its highest-ever annual increase

in memberships, with 70,500 new companies – a 4.6% year-on-year rise. Growth sectors include construction (33%), real estate and business services (8.4%), transportation and communications (8.3%), and financial services (8.3%). Eaton Square is designed to meet this demand for modern workplaces that prioritise wellbeing, flexibility, and innovation.

Scheduled for completion in Q4 2027, the project will rise as a contemporary commercial tower featuring 11 bespoke office floors and premium retail spaces. Each floor has been meticulously designed for single-tenant occupancy, ensuring exclusivity and privacy for businesses, offering panoramic views of Dubai's skyline and the surrounding central lagoon, and creating a truly elevated working environment.

Joseph Thomas, Co-Founder of Ellington Properties, said, "With Eaton Square, we are expanding the boundaries of what commercial real estate can offer in Dubai. This launch reflects our continued commitment to design excellence, now reimagined for the workplace. As the city evolves into a global hub for businesses, there is a clear need for workspaces that foster wellbeing, creativity, and connection. Eaton Square delivers on that promise, offering an environment that inspires performance and cultivates balance."

In line with Ellington's human-centric approach, Eaton Square offers an extensive range of indoor and outdoor amenities designed to support a modern work-life experience- from a state-of-the-art fitness centre, yoga studio, sauna, and changing rooms to an executive lounge and co-working lounge equipped with presentation technology. An on-site daycare centre supports working parents, while designated phone booths and quiet zones promote focus and privacy. Lifestyle elements include a promenade offering dining and leisure retail experiences, a kids' play area, and outdoor games such as table tennis and chess.

The development also emphasises accessibility and sustainable mobility, featuring parking bays, EV charging stations, and bicycle storage, and integrates advanced smart building technology, including destination control lifts, facial recognition (FR), Near Field Communication (NFC), QR code readers across front-of-house (FOH) areas, and video analytics with people counting, behavioural analysis, and object tracking.

Strategically located in MBR City, Eaton Square offers more than a progressive commercial address; it delivers a forward-thinking environment that blends architectural distinction with wellness, functionality, and smart innovation to elevate the way people work and live. ♦



Text & Images: **Sourced by Team PT**

INVESTOR FOCUS SHIFTS TO AL REEM ISLAND

MERED ANALYSIS SHOWS STRONG MOMENTUM

Al Reem Island has cemented its position as the leading residential investment destination in Abu Dhabi, achieving a remarkable 38% year-on-year increase in off-plan property weighted average prices during Q2 2025. These figures, analyzed by MERED, the award-winning international real estate developer, using comprehensive transaction data from Quanta, place the island at the forefront of the capital's property market.

Other key areas, such as Khalifa City and Jubail Island, recorded weighted average price growth of 24% and 20% respectively, reinforcing the overall robustness of Abu Dhabi's real estate sector and highlighting Al Reem Island's strong competitive edge. The island's desirability extends to the rental market as well, where apartment rents rose 21% year-on-year in Q2 2025, based

on Quanta's rental indices.

This sustained demand is supported by high-quality community infrastructure, with residents enjoying waterfront living, Grade-A offices, diverse retail options, advanced healthcare facilities, and the expansive 1,000,000 square foot Reem Central Park. Strategically located between Abu Dhabi's mainland business core and Saadiyat Island's cultural coastline, Al Reem Island offers a unique, self-contained "live-work-play" environment.

Building on these strengths, MERED earlier announced plans for a design-led waterfront project on two prime plots totaling over 23,400 square meters within the Abu Dhabi Global Market (ADGM). Developed in collaboration with award-winning architects, the project is set to redefine super-prime living in the capital.

"Al Reem Island has unequivocally established itself as Abu Dhabi's premier residential destination. Average prices in waterfront projects have exceeded AED 1,800 per square foot, with new projects launched at even higher prices," said **Artemiy Marinin, Project Director at MERED**. "We're proud to contribute to this dynamic market with our forthcoming project, offering direct sea views and architectural distinction crafted by Pritzker Prize-winning visionaries."

A key growth driver has also been the expansion of the Abu Dhabi Global Market (ADGM), which extended its jurisdiction to Reem Island in April 2023. Since then, more than 1,100 new businesses have joined ADGM, bringing total registrations to over 11,000. The influx of high-earning professionals has further strengthened Al Reem Island's status as ADGM's residential hub of choice.

The market's sustained growth and expanding community infrastructure underscore its status as a premier investment opportunity in Abu Dhabi. MERED's visionary projects reinforce confidence in the island's long-term potential as a hub for luxury living and thriving business activity.

For more information about MERED and its projects, visit <https://mered.ae/> and follow their updates on Instagram. ♦



Text & images: Sourced by Team PT

ELIRE MANAGED BY LUX* BREAKS GROUND - QUBE DEVELOPMENT AND THE LUX COLLECTIVE LAUNCH DUBAI'S MOST ANTICIPATED BRANDED RESIDENCE

- BUSINESS BAY RECORDED AED 4.5 BILLION IN TOTAL SALES VALUE IN Q2 2025, MAKING IT ONE OF THE TOP 5 BEST AREAS IN THE CITY
- PHASE 1 SALES HAVE LAUNCHED WITH 3- AND 4-BEDROOM DUPLEX APARTMENTS AVAILABLE FOR PURCHASE
- THE BRANDED RESIDENCE IS SET TO BE HANDED OVER IN 2028

QUBE Development, a renowned real estate developer known for creating uniquely designed communities across the UAE, together with The Lux Collective, the award-winning global hospitality group behind the flagship brand LUX*, have officially broken ground on ELIRE - a landmark branded residence project in Dubai that will be managed by LUX*. It marks the formal start of construction for the visionary development that is set to elevate lifestyle living in the city through a refined blend of architecture, hospitality and luxury experiences. This like-minded collaboration also ushers in the Middle East debut of LUX* branded residences.

Located in Business Bay, the project will feature 100 exclusive luxury residences designed with

a distinct style rooted in light, surrounding space and sensory connection. The future residents will enjoy fully integrated hospitality services managed by LUX* branded residences, under The Lux Collective, some of which will be personal concierge, housekeeping, spa, private dining and private chauffeur services. Phase 1 of sales is now underway, with a limited release of fully furnished 3- and 4-bedroom duplex apartments featuring expansive layouts and luxury finishes.

As QUBE Development expands in the Middle East and UAE, ELIRE is set to become a benchmark for branded residential living in Dubai with LUX* at the helm. The project brings together QUBE's development expertise with The Lux Collective's commitment to people-centric, sustainable

hospitality. With handover expected in 2028, the development aligns with the growing demand for branded residences that offer integrated lifestyle services and long-term value.

Egor Molchanov, CEO of QUBE Development, commented: "Breaking ground on ELIRE is a meaningful step forward for QUBE Development. This project reflects our belief in building with intention, care and lasting value. We don't just build to deliver; we build to endure. In partnership with The Lux Collective, we are creating a residential experience that brings together modern international standards with a strong sense of local identity. All of our luxury residences are designed to be timeless, both in its architecture and in the way they will serve the people who will call them home."



Olivier Chavy, CEO of The Lux Collective, added: "With our progressive global growth strategy and focus on the Middle East region, we are proud to bring our luxury flagship brand LUX* to Dubai. This partnership with QUBE Development reflects our shared values of sustainability, innovation and excellence. ELIRE Managed By LUX* will be

a new expression of our brand in an urban setting through the LUX* branded residences. We look forward to welcoming residents on a journey of sophisticated living."

This development marks a defining addition to QUBE Development's expanding portfolio of landmark projects. Being more than just

another branded residence, ELIRE Managed By LUX* is set to reshape the real estate landscape and reinforce Dubai's position as a global leader in luxury real estate. With its bold vision, refined design, and world-class hotel partnership, it will set a new industry standard for what modern branded residences will have to be. ✦

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Pics: **Supplied**

CASAMIA TO SHAPE PREMIUM INTERIORS AT 105 RESIDENCES

KAMDAR DEVELOPMENTS TO FIT HIGH-END ITALIAN MATERIALS FOR ITS FLAGSHIP JUMEIRAH VILLAGE CIRCLE PROJECT

Kamdar Developments has announced it will fit luxury Italian materials and surfaces from renowned interior solutions provider Casamia for its 105 Residences development. The design-focused interiors of the Jumeirah Village Circle project will feature premium surfaces and textures, sourced from the heart of Italy by Casamia.

Tazmeen Kamdar, Director at

Kamdar Developments said, “Casamia brings refined quality and a design-led narrative to the 105 Residences project. As a UAE-born brand with strong global connections and deep expertise, Casamia is well known for its elegant materials and sophistication. Sourcing the best of Italian materials reflects our commitment to offering residents beautifully considered and high-quality interiors

throughout every home.”

A spokesperson from Casamia added, “The selected materials for 105 Residences bring a quiet sense of luxury to the project. From sculptural surfaces to refined textures, each element was selected for its ability to enrich daily living, while reflecting the calm, contemporary aesthetic envisioned for the development. The selections, sourced from

renowned Italian brands, layer functionality with emotional design, shaping spaces that feel both grounded and elevated.”

Materials have been selected from quality Italian suppliers to enhance the built environment across 105 Residences and accentuate refined living for homeowners and residents. Throughout each property, Kamdar Developments has selected warm, understated tones that evoke contemporary luxury. Premium surfaces will also be added throughout every space that will provide aesthetic beauty, durability and functionality. The kitchen will offer surfaces from Infinity™, such as countertops, island tables, sinks and backsplashes. In transitional and shared spaces, ‘Sensi Gems by ABK’ has been selected to add a layer of glamour, texture and light.

Meanwhile in bathroom areas, Laminam’s Bianco Statuario Venato has been chosen – this is a ceramic that draws inspiration from the marbles of the Carrara mountains which were used in Ancient Rome for sculptural art.

The interior materials will complement the overall layout of the project, which has been designed by award-winning architects. 105 Residences is currently under construction in Dubai’s JVC, and features premium studio, 1-bed and 2-bed apartments, as well as exceptional amenities across podium and rooftop floors.

Residents will also benefit from wellbeing facilities such as an infinity pool, lounge deck, fitness studio and yoga area. Residences are priced from AED 640,000 with 60/40 two-year post-handover payment plans available. Completion is expected in early 2027. ♦



Text: **Supplied**
Image: **Supplied**

DMDC ANNOUNCES ABU DHABI EXPANSION

THE LEADING CONSTRUCTION AND DESIGN FIRM LAUNCHES
LUXURY PROJECT AT FOUR SEASONS RESIDENCES

DMDC – a leading name in construction and interior design – recently announced its official expansion into Abu Dhabi, a move that signifies both strategic growth and a commitment to innovation across the UAE.

This exciting new chapter begins with an exclusive luxury renovation project at the prestigious Four Seasons Residences, a property that reflects the firm's design ethos and attention to detail.

Having operated exclusively in Dubai for over four years, DMDC has built a robust reputation for delivering visually striking and highly functional spaces that redefine modern living.

The expansion to Abu Dhabi comes at a moment when the city's real estate market is flourishing, driven by an increasing appetite for bespoke luxury and intelligent design solutions. DMDC sees this market growth as the perfect opportunity to bring its expertise to a broader

client base and elevate the standard of living spaces in the capital.

The inaugural Abu Dhabi project, set in the coveted Four Seasons Residences, will showcase DMDC's signature blend of sophistication and smart spatial planning. This marks the first in a strong pipeline of projects in the emirate, reflecting the company's confidence and long-term commitment to the region.

DMDC's move to Abu Dhabi comes on the back of the recent launch of DMDC Estates, the company's property investment arm.

Already active across Dubai's most desirable communities, DMDC Estates is set to play a pivotal role in the company's expansion, offering a diversified portfolio of premium developments and reinforcing DMDC's commitment to excellence.

From concept to completion, DMDC continues to set the benchmark for luxury construction and interior design. ♦

"THIS EXPANSION IS THE RIGHT NEXT STEP FOR US AT DMDC, ESPECIALLY AS THE COMPANY HAS QUADRUPLLED IN SIZE SINCE ITS INCEPTION," SAID **RAJI DAOU, CEO OF DMDC**. "WE LOOK FORWARD TO BRINGING OUR EXPERTISE TO THE CAPITAL OF THE UAE – ONE THAT EXEMPLIFIES VISION, INNOVATION, AND OPPORTUNITY."

“



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LOTUS LIVING BREAKS GROUND ON LANDMARK RESIDENTIAL PROJECT IN DUBAI SOUTH

THE PROJECT REPRESENTS AN IMPORTANT MILESTONE BOTH FOR LOTUS LIVING AND FOR DUBAI SOUTH, ONE OF THE CITY'S FASTEST-GROWING COMMUNITIES.



Lotus Living, a dynamic new developer in Dubai, has officially broken ground on its latest project, a G+4 residential building in Dubai South, marking the company's first foray into the UAE property market. The project represents an important milestone both for Lotus Living and for Dubai South, one of the city's fastest-growing communities.

The land for the development was acquired through ASICO, which facilitated the transaction and continues to play a pivotal role in shaping new investment opportunities across Dubai.

Rajiv Nehru, Chief Executive Officer of Lotus Living,

commented: "This groundbreaking marks Lotus Living's first step into Dubai's thriving real estate market. After building our experience in London, we chose Dubai for its dynamic economy, visionary leadership, and strong long-term growth prospects. With this development, we aim to set new standards for quality living in Dubai South while contributing to the city's exciting and sustainable future."

Speaking on behalf of ASICO, Wail Abualhamail, Director of Real Estate, added: "We are proud to have supported Lotus Living in securing this prime plot in Dubai South. The groundbreaking of this project is a testament to the confidence international

investors have in Dubai's real estate sector, and we look forward to continuing our role in enabling transformative developments across the emirate."

The new residential building will feature modern architecture, high-quality finishes, and lifestyle-focused amenities, catering to Dubai's growing demand for innovative and community-oriented living spaces.

As Dubai South continues to evolve into a hub for residential, commercial, and logistics activity, projects such as this reinforce the area's position as a key destination for investors and residents alike. ♦

"SWIMMING SHAPED MY DISCIPLINE EARLY. IT TAUGHT ME THE VALUE OF RHYTHM, RESILIENCE, AND VISUALIZATION," SAYS **BOUBKER**, IN AN EXCLUSIVE INTERVIEW WITH PT. "HOURS SPENT TRAINING WEREN'T JUST PHYSICAL; THEY WERE MENTAL BLUEPRINTS FOR THE FUTURE. THAT ABILITY TO FOCUS, TO COMMIT TO A LONG-TERM VISION, BECAME THE FOUNDATION OF MY APPROACH TO DESIGN AND MASTER PLANNING."

“



Long before he was transforming city skylines and redefining luxury real estate, Boubker Benjelloun was making waves, quite literally. A national-level swimmer, the Moroccan spent his early years slicing through water with determination. But even as he trained with single-minded focus, another world quietly took shape in his imagination - one of soaring structures, elegant forms, and vibrant urban spaces.

That duality - physical discipline and boundless vision - would become the cornerstone of his remarkable career.

After an early detour into dentistry to fulfill family expectations, Boubker found his true calling in architecture and urban

development. From a lucky first investment in Morocco to helping mega-projects in Dubai and beyond, his journey is a masterclass in reinvention, resilience, and ambition.

Today Boubker Benjelloun is the founder of Benjelloun & Partners, the architecture studio behind two of Dubai's iconic landmarks: COMO Residences on Palm Jumeirah and the Innovation Award-winning Solara Tower in Downtown Dubai.

Known for his bold, sculptural design language, Boubker approaches architecture as both an artistic expression and a human experience shaping buildings that resonate beyond their physical form. His influence continues to expand including the visionary

concept design for Meta Stadium in Dubai, set to become the world's largest stadium by capacity.

Whether designing luxury spaces or leading philanthropic efforts, Boubker builds with intent: to inspire, uplift, and leave a legacy shaped by both purpose and humanity.

Excerpts from an interview:

How do you balance innovation with sustainability and human-centric design when working on large-scale developments in a fast-growing city like Dubai?

Innovation is not just about height or spectacle, it's about responsibility. We constantly ask ourselves: How does this design serve its community? In a city like »

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FROM POOL TO PINNACLE

BOUBKER BENJELLOUN, FOUNDER OF ARCHITECTURE FIRM BENJELLOUN & PARTNERS THAT IS BEHIND TWO OF DUBAI'S ICONIC LANDMARKS - COMO RESIDENCES ON PALM JUMEIRAH AND SOLARA TOWER IN DOWNTOWN DUBAI - BELIEVES INNOVATION IS NOT JUST ABOUT HEIGHT OR SPECTACLE BUT ABOUT RESPONSIBILITY





flow, movement. The result speaks for itself, not only in terms of architectural presence but in the way it emotionally anchors the building. It's not just a tower; it's a symbol of intuitive design meeting determination.

You often speak of the 'emotional journey' of the user in architectural spaces. How do you bring that sense of emotion and connectivity into high-rise buildings, mixed-use communities, or commercial hubs?

Emotion is the essence of memory. You might forget a layout, but you never forget how a place made you feel. I design with that in mind —

the next generation of property developments in the UAE will demand?

The future is modular, conscious, and deeply flexible. We're moving into an era where buildings must adapt — to climate, to tech, and to lifestyle shifts. At Benjelloun & Partners, we're embracing future-ready systems, circular design principles, and environments that foster community. The new generation of property isn't just built; it's choreographed for evolving human needs.

How have diverse cultural influences shaped your design language and development approach?

Cultural diversity taught me humility in design. I've lived in places where silence shapes architecture, and others where ornament is a language of pride. These contrasts helped me understand that architecture must listen before it speaks. My design language is not academic; it's intuitive. I didn't come to this field through formal certification, but through a deep need to build, to serve, to give form to human stories.

In what ways do you see architecture as a tool for social transformation in the UAE, beyond just aesthetics and function?

Architecture is one of the most visible forms of leadership. It shapes how people interact, how they aspire, and how they feel about their place in the world. In the UAE, where rapid change is the norm, architects have a duty to design for cohesion, not just iconography. We can create spaces that invite inclusion, dignity, and collective pride. That's where transformation begins.

You've mentioned the importance of 'creating

harmony' through architecture. In a city known for iconic individualism, how do you ensure coherence and community in your developments?

Harmony doesn't cancel out individuality. If anything, it frames it. We design with respect for context, flow, and rhythm. Every tower, every plaza, every facade must speak not only for itself but to its surroundings. It's about stitching buildings into the fabric of daily life, not isolating them. True community emerges when design listens as much as it expresses.

Tell us a little about your philanthropic arm and the work you are doing for less privileged communities.

Through The B. Foundation, we focus on building long-term infrastructure in underserved regions: from schools to irrigation systems and housing. Our goal is not temporary aid, but sustainable transformation. We partner with local communities to create solutions that are culturally relevant and self-sustaining. It's an extension of my belief that architecture, at its core, is about service. And that real success is measured by the lives we help rebuild.

Finally, what advice would you give to young architects and designers coming up in the region who are trying to find meaning in a world driven by speed, spectacle, and scale?

Slow down. The most powerful structures in the world are not always the tallest. They're the ones that stand the test of meaning. Don't be afraid to question trends. Design from your gut. Build with your conscience. This region needs architects who see beyond the skyline; who understand that architecture, at its best, is a silent act of care. ♦



Tell us about a particular project in Dubai that best reflects your design ethos and values.

COMO Residences is a perfect example. It's a vertical sculpture, bold, expressive, yet deeply livable. The decision to build a massive structural arch at its base was met with resistance at first, but I insisted. That arch wasn't just design; it was storytelling,

focusing on light, spatial rhythm, materiality, and transitions. Whether it's a quiet corridor above the city or a sun-drenched courtyard between towers, every detail contributes to a silent emotional script that users carry with them.

From a design and functionality standpoint, what do you think

Dubai, it's vital to weave in sustainability, natural integration, and social intention. Every structure must respond not only to its environment, but to the people who will live and move through it for decades to come.

Much of your work focuses on creating "resilient urban ecosystems." What does that look like in practice in a place like Dubai?

Resilience means creating urban environments that evolve gracefully with time. In practice, that looks like layered uses - pedestrian-friendly layouts, integration of renewable energy, and thoughtful landscaping that brings comfort to harsh climates. Dubai is rapidly expanding, so building resilience means planning with foresight not just for today's residents, but for generations to come.

Text & Images: Sourced by Team PT

MERAKI DEVELOPERS DELIVERS 'THE HAVEN' IN DUBAILAND

THE PROJECT, IS A MODERN RESIDENTIAL COMMUNITY, OFFERS A FULL RANGE OF LIFESTYLE ENHANCING AMENITIES.

Meraki Developers has announced the successful on-schedule handover of The Haven, a landmark residential community located in Majan, Dubailand. This delivery underscores the developer's commitment to providing a high-quality living experience

to residents, who will call The Haven their home. The units are beautifully designed, maximising living spaces with elegant, warm aesthetics, appealing both to the young as well as the mature residents of the community.

The Haven has been

conceptualised as a contemporary residential enclave that blends urban accessibility with tranquil living. Featuring spacious layouts and premium interior finishes, the development also offers comprehensive suite of high-end amenities designed to support modern lifestyles,



including wellness facilities, co-working spaces, separate adult & kids' swimming pools, solar-powered parking, and recreation areas such as party hall, recreation lounge as well as indoor and outdoor children's play spaces.

His Excellency Eng. Marwan bin Ghalita, Director General of Dubai Municipality, commented: "Congratulations to Meraki Developers on the successful handover of The Haven. The Haven reflects the kind of high-quality, design forward development that strengthens our city's residential offerings and aligns with our vision for liveable, sustainable communities."

Ajay Rajendran, Founder and

Chairman of Meraki Group, commented: "A home is one of life's most meaningful investments as it is a place that shapes individuals, nurtures families, and strengthens communities. Every Meraki community is a testament to conscious design, refined living, lasting quality and a seamless journey that begins long before the keys are handed over. At Meraki, our vision is to create residences that not only provide comfort and pride of ownership but also enrich the spirit of those who live in them. With The Haven, we have sought to bring this vision to life, and I am deeply proud of the team behind this project and their unwavering dedication to excellence. We assure you of our commitment

to deliver properties that stand out for their quality, elegance, and customer experience."

The Haven has been developed entirely under Meraki's vertically integrated model, with in-house capabilities across design, engineering, and construction — this covers the entire life cycle of the project right from project conceptualisation to ensuring ease of maintenance post-handover.

This handover affirms Meraki's emergence as a credible and ambitious force in the UAE's residential sector and further solidifies its position as a developer committed to timely delivery, visionary planning, and enduring value creation. ♦

Text & Images: Sourced by Team PT

UAE REAL ESTATE SECTOR MAINTAINS STRONG MOMENTUM IN 2025 WITH MAJOR PROJECTS, GROWING INVESTMENTS

THIS HAS DRIVEN NOTABLE GROWTH ACROSS ALL SEGMENTS OF THE
PROPERTY MARKET, FROM RESIDENTIAL TO COMMERCIAL AND INDUSTRIAL.



The UAE's real estate sector has continued its robust performance since the beginning of the year, supported by the resilience of both oil and non-oil sectors and a surge in foreign investment inflows. This has driven notable growth across all segments of the property market, from residential to commercial and industrial.

Latest global reviews and specialised reports confirm the sustainability of the UAE's economic momentum throughout 2025, highlighted by the launch of major real estate projects, record-breaking sales, and rising occupancy and rental rates across multiple sectors.

Ismail Al Hammadi, Founder and CEO of Al Ruwad Real Estate, stated that property transactions across all emirates demonstrate significant growth and sustained momentum, underscoring the strength of the sector and investor confidence.

He noted that Dubai's real estate transactions, in particular, continue to show remarkable growth, reflecting the emirate's global appeal to investors. He added that some projects scheduled for delivery within three years sell out in just one or two weeks, something rarely seen anywhere else in the world.

Saeed Abdulkareem Al Fahim, CEO of Stratum Owners Association Management company, emphasised that the UAE property market is witnessing remarkable activity and growth, especially in Abu Dhabi and Dubai, where demand continues to increase for a wide range of properties, from luxury units to mid-range housing. »



According to CBRE's UAE Real Estate Market Review Q2 2025, the sector remains strong, supported by the country's resilient economy, improved growth outlook, a rebound in oil production, and increasing foreign investment.

Dubai and Abu Dhabi's residential markets remain highly active, with strong off-plan launches backed by sustained investor demand. Office markets in both cities are experiencing rising occupancy and strong rental growth, while the industrial sector continues to attract international investors and developers, driving rental growth in key logistics assets.

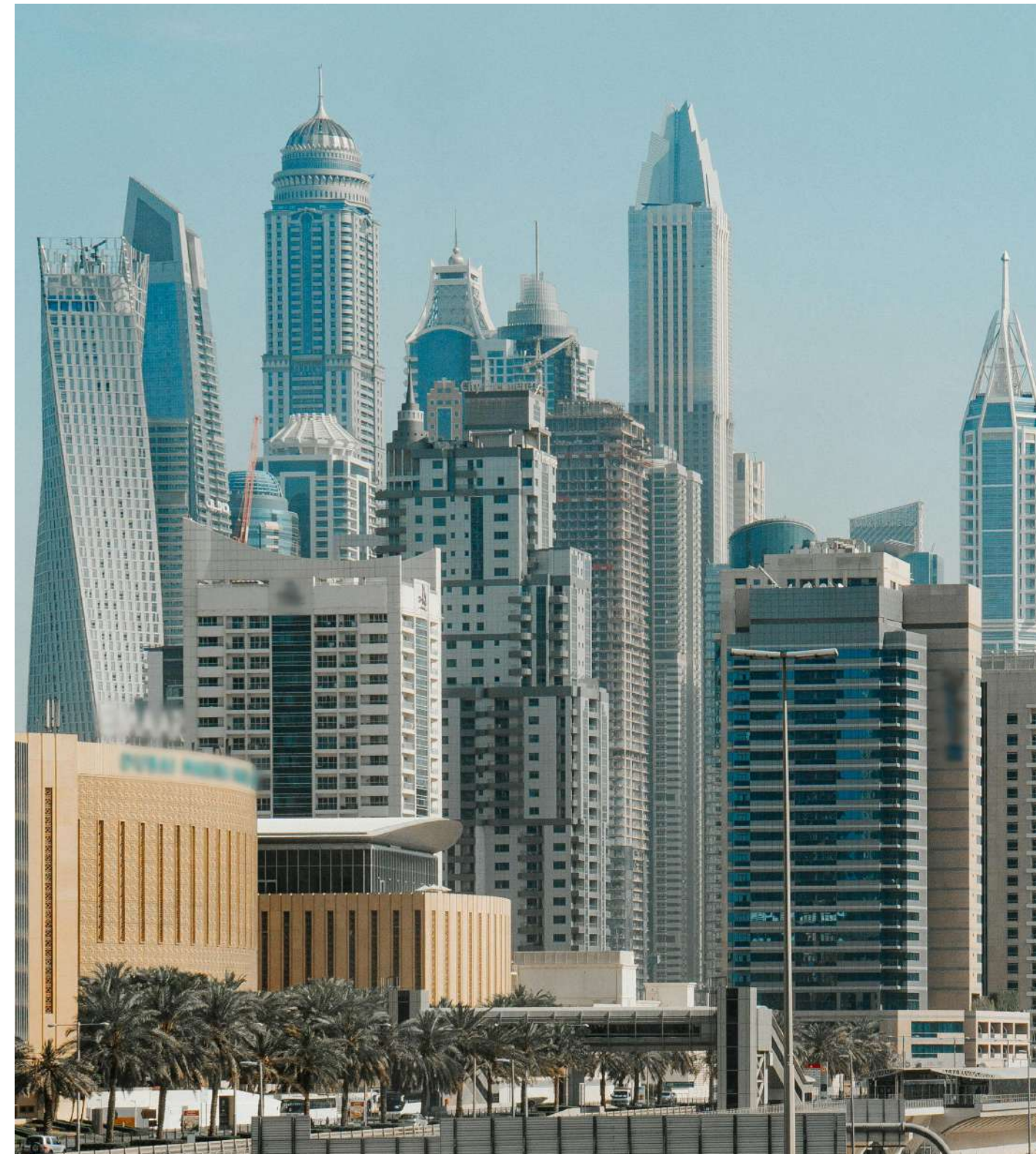
Dubai's residential market continued its upward trajectory in July 2025, according to Betterhomes, citing Property Monitor data and client insights, with rising transaction volumes and steady demand for both sales and rentals across off-plan and secondary properties. W Capital Real Estate, citing Dubai Land Department figures, reported record-breaking property sales worth AED100 billion from the start of 2025 until March 4. By comparison, this milestone was reached on March 22 in 2024 and April 11 in 2023.

Dubai's property sales grew by 40% in the first half of 2025 to AED326.64 billion, compared to

AED233 billion during the same period in 2024.

Knight Frank, an independent real estate consultancy in Dubai, also highlighted Dubai's record pace in surpassing AED100 billion in sales by March 4, noting that the emirate's growing momentum has pushed total home sales to a historic high.

Dubai has also retained its position as the world's busiest market for homes priced above US\$10 million for the second consecutive year in 2024, recording 435 sales in this exclusive price bracket, nearly equivalent to the combined total in London and New York. ♦



Text & Images: Sourced by Team PT

AL RASIKHOON REAL ESTATE LAUNCHES AL QASIMIYA GATE IN SHARJAH

THE PROJECT WAS UNVEILED IN THE PRESENCE OF GOVERNMENT OFFICIALS, LEADING BUSINESS FIGURES, AND A DIVERSE GROUP OF INVESTORS AND ENTREPRENEURS.

Covering a total area of 9,626,000 square feet and valued at over AED1 billion, the project was unveiled during a ceremony at the Grand Hyatt Dubai's Baniyas Ballroom, in the presence of government officials, leading business figures, and a diverse group of investors and entrepreneurs.

The launch was marked by a two-day exclusive sales event running until the evening of September 2, 2025. The event provided an ideal platform for direct engagement between the company and potential investors to explore the project's unique

advantages and future plans.

Located in Al Qasimia Industrial City in Sharjah, on the Dubai-Hatta Road near Al Madam area, the project is strategically positioned in a prime logistical position linking Abu Dhabi, Dubai, Sharjah, Ajman, and Ras Al Khaimah. It offers freehold ownership for all nationalities, competitive pricing, and waivers of government registration and ownership fees. With easy access to major airports and economic hubs, the project provides a secure and stable environment ideal for industrial and commercial investments. ✦



KHALIFA SULTAN BIN HARIB ALMHEIRI, GENERAL MANAGER OF AL RASIKHOON REAL ESTATE, STATED, "THROUGH "AL QASIMIYA GATE" PROJECT, WE ARE PROVIDING INVESTORS WITH A DYNAMIC PLATFORM THAT COMBINES MODERN INFRASTRUCTURE WITH A STRATEGIC LOCATION, ENSURING LONG-TERM VALUE."

“

Text & images: Sourced by Team PT

HOLO CLOSES \$22M FUNDING ROUND TO BUILD THE FUTURE OF HOMEOWNERSHIP IN THE UAE & SAUDI ARABIA

THE UAE & SAUDI'S PROPERTY MARKETS ARE GROWING BY 8.66% AND 8.77% ANNUALLY THROUGH 2030.

Holo, a fintech platform reinventing how people buy homes in the UAE, has announced that it has raised \$22 million in one of the largest Series A rounds in the GCC in 2025. The investment round was led by Saudi Arabia’s Impact46, with support from Mubadala Investment

Company “Mubadala”, an Abu Dhabi sovereign investor, as well as participation from Saudi institutional investors, Rua Growth Fund, anb seed, and MoreThan Capital, with the participation of returning investors Salica Oryx Fund and Dubai Future District Fund.

The UAE continues to lead the region with bold strides in urban innovation, setting new benchmarks with its residential property market with the overall market value projected to surge from \$143 billion in 2025 to \$217 billion by 2030, marking a CAGR of 8.66%. Key national initiatives

such as Dubai’s 2040 Urban Master Plan, Abu Dhabi’s smart city strategy, and multiple blockchain-based land registry programs are accelerating the transition toward more tech-integrated real estate services.

With Saudi Arabia doubling down on proptech and housing reform, Holo is well-positioned to meet rising demand for tech-enabled homeownership solutions. The Kingdom’s residential property market is estimated at \$203 billion in 2025, and is expected to reach \$310 billion by 2030, at a CAGR of 8.77% during the forecast period (2025-2030) . The nation’s strong population, increased mortgage penetration, and housing initiatives under Saudi Vision 2030 are fuelling this upwards trajectory, alongside smart city developments like Riyadh Digital City and a national push toward digital transformation.

Michael Hunter & Arran Summerhill, Co-Founders of Holo, stated: “At Holo, we’ve always believed that buying a home shouldn’t be complicated. With this raise, we’re not only scaling across borders, but also scaling trust, simplicity, and access to homeownership. Our profitability in the UAE has given us the strength and confidence to invest ambitiously in high-growth markets like Saudi Arabia. The momentum around homeownership and digital transformation is only accelerating as the Kingdom inches closer towards achieving Vision 2030. The vision is regional, and with backing from world-class investors, we’re in a prime position to keep raising the bar for how home-buying should work—faster, smarter, and built around the customer. With a mindset around technology being the engine behind everything we do, this has been the driving force behind our vision as we’ve

remained focused on building a platform that eliminates the stress, confusion and guesswork of home-buying.”

The funding will also support Holo’s internal growth, strengthening its product and teams with an elevated ability to invest in top regional talent. With operations in both the UAE and KSA, the fintech innovator is firmly focused on building inclusive, future-ready teams that showcase the diversity of the markets it serves. As the region continues embracing digitisation, Holo is leading the charge by merging fintech innovation with real-world impact.

With prominent investors like Impact46, Mubadala, and Dubai Future District Fund contributing to the strategic funding, each brings deep sector knowledge and strategic market access to cement Holo’s role as one of the Middle East’s most influential fintech ventures. Moreover, it also reinforces the growing stature of Holo in the fintech and proptech ecosystem while indicating a broader shift in the region’s evolving real estate landscape.

Basmah AlSinaidi, Managing Partner at Impact46, commented: “Holo is bringing much-needed clarity to a process that’s long been opaque. By streamlining access to lenders and giving users full control of their home financing journey, they’re reshaping how people buy homes across the region. Their expansion into Saudi reflects a bigger shift in consumer expectations — and the rising demand for seamless, tech-driven ownership experiences. As lead investors, this partnership aligns deeply with our thesis: backing real solutions, built by sharp founders, for markets that are moving fast.”

Ali Al Mheiri, Executive Director

of UAE Diversified Assets at Mubadala’s UAE Investments Platform, commented: “Our investment in Holo comes from our belief in the strength of its vision, leadership, and ability to reshape how people navigate the home-buying journey. It also reflects our confidence in the UAE’s strong and resilient real estate market, and the growing role of fintech in shaping the future of property ownership across the region. At Mubadala, we are committed to backing innovative platforms that align with our mandate to deliver economic diversification. This partnership is a strong example of how collaboration can accelerate the UAE’s economic transformation and unlock real value for communities through technology-driven solutions.”

Turki Aljoaib, Managing Partner, Rua Growth Fund, stated: “Holo is tackling a critical market need by digitizing and democratizing access to mortgages, especially as Saudi Arabia opens its real estate market to foreign investors and first-time homeowners. With a platform built on trust, simplicity, and regulatory alignment, Holo is uniquely positioned to serve a new wave of buyers navigating the Kingdom’s evolving property landscape. We’re proud to back a team building the fintech infrastructure for a more inclusive and accessible future of homeownership in the region.”

As Holo enters a new chapter of growth, it remains focused on its core mission of making homeownership simpler, smarter and more accessible for everyone. With a world-class team and the backing of leading regional investors, Holo is uniquely positioned to lead the transformation of property ownership in the MENA region. ✦



Text & Images: Sourced by Team PT

ASICO APPOINTED AS PROPERTY MANAGEMENT PARTNER FOR NATIONAL BONDS CORPORATION

THIS PARTNERSHIP MARKS THE BEGINNING OF A VALUED RELATIONSHIP.

ASICO has been appointed as the property management partner for National Bonds Corporation, overseeing a part of their commercial and residential real estate portfolio in Bur Dubai. This partnership was formalized during a signing ceremony between Mr. Ahmed Al Suwaidi, Chairman of ASICO, and Mr. Mohammed Qasim Al Ali, Group Chief Executive Officer of National Bonds Corporation.

Through this collaboration, ASICO will provide expert property management services for this segment of National Bonds Corporation's properties in Bur Dubai. ASICO will manage the day-to-day operations, maintenance, and long-term asset care, ensuring a welcoming and well-maintained environment for tenants and on-site personnel, in line with the high standards of the National Bonds brand.

Mr. Ahmed Al Suwaidi, Chairman of ASICO, said: "We are honoured to be appointed as the property management partner for National Bonds Corporation. This collaboration marks a significant milestone for ASICO and underscores our commitment to delivering excellence across all our services."

This partnership marks the beginning of a valued relationship, built on shared principles of professionalism, integrity, and service excellence. ASICO is committed to ensuring that the properties under its

management offer a safe, comfortable, and high-quality living environment for all tenants. The appointment strengthens ASICO's role in managing high-profile properties in Dubai. ♦



Text & Images: Sourced by Team PT

AWQAF DUBAI COMPLETES 4 REAL ESTATE PROJECTS WORTH AED 23 MILLION IN H1 2025

THE PROJECTS ARE PART OF AWQAF DUBAI'S EFFORTS TO OPEN NEW HORIZONS FOR GROWTH IN THE ENDOWMENT SECTOR AND TO SUPPORT THE EMIRATE'S ECONOMIC AND SOCIAL AGENDA.

The Endowments and Minors' Trust Foundation in Dubai (Awqaf Dubai) has completed four new endowment real estate projects with a combined value exceeding AED 23 million during the first half of 2025. The projects are part of Awqaf Dubai's efforts to open new horizons for growth in the endowment sector and to support the emirate's economic and social agenda.

The new projects will support diverse community sectors. These include the first endowment project for government employees, with proceeds directed towards general charitable causes; the Al Warqa Shops Endowment, dedicated to supporting mosque

affairs; and a residential villas endowment established in collaboration with the Dubai Charity Association, with revenues allocated to empowering underprivileged families and funding humanitarian, educational, and healthcare initiatives implemented by Dubai Charity. In addition, Awqaf Dubai completed a villa endowment, with its proceeds dedicated to charitable purposes.

His Excellency Ali Al Mutawa, Secretary General of Awqaf Dubai, stated that the projects completed during the first half of 2025 prove Awqaf Dubai's role in developing endowment assets that serve vital community sectors.

This, he noted, is in line with the vision of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai, and the ambitious objectives he has set for the future of sustainable development. Such initiatives contribute to strengthening the role of endowments in promoting community wellbeing and ensuring a dignified life for individuals.

Al Mutawa added that Awqaf Dubai is committed to preserving the assets entrusted by donors and implementing the necessary plans to achieve optimal investment returns.

He highlighted that Awqaf Dubai continues to develop real estate endowment projects in accordance with the wishes of philanthropists, thereby enhancing charitable investments.

He also revealed the launch of a new portfolio of endowment projects, including shopping centres, residential complexes, and multi-purpose buildings, scheduled for completion by the end of this year and throughout next year. These endowments will support diverse community sectors, with proceeds directed to healthcare, education, mosques, and social services, ultimately contributing to raising the quality of life across society. ♦



Text & Images: Sourced by Team PT

GCC'S FIRST-EVER SHERATON BRANDED RESIDENCES LAUNCHED ON AL MARJAN ISLAND

THE PROJECT IS DEVELOPED BY ATARA DEVELOPMENT IN COLLABORATION WITH MARRIOTT INTERNATIONAL.

ATARA Development has announced a landmark agreement with Marriott International to open The Residences at the Sheraton Al Marjan Island Resort, set to be the GCC's first Sheraton-branded residences. Located on Al Marjan Island in Ras Al Khaimah, this marks ATARA's expansion into premium property development. Co-located with the Sheraton Al Marjan Island Resort, the beachfront residences feature 141 units. The agreement was signed in the presence of dignitaries of Marjan and Marriott, including Arch. Abdulla Al Abdouli, CEO of Marjan, who joined ATARA leadership to commemorate the milestone.

This flagship project is the cornerstone of ATARA Development's expanding portfolio, underscoring the company's strategic shift towards primary development. With a robust pipeline of over 1 million square feet planned in the next two years,



it represents a major step in ATARA's growth. Building on a strong track record of sold-out projects in Dubai's most prestigious locations such as Pearl Jumeirah Island, La Mer South Island, and Dubai Islands, this collaboration with Marriott International sets a new benchmark in luxury living and reinforces ATARA's position

as a lead developer.

"We are delighted to welcome ATARA Development and The Residences at Sheraton Al Marjan Island Resort to our vibrant community," said Arch. Abdulla Al Abdouli, CEO of Marjan. "Located on the prime shores of Al Marjan Island, this project reflects the caliber of world-class



developments we envision for our destination. By combining ATARA's expertise in luxury residences with Sheraton's legacy of hospitality excellence, it offers a distinctive proposition for both residents and investors — further strengthening Al Marjan Island's position as the region's premier coastal lifestyle hub. We look forward to seeing this landmark project come to life."

The projected growth of Al Marjan Island continues to be an immense draw for buyers and investors not only with a residential market boom but also a surge in tourism and hospitality. The Ras Al Khaimah economy is on track to grow by an average of 4 per cent annually from 2024 to 2027 paving the way for some of the biggest names in hospitality and real estate.

As one of only a limited number of Sheraton-branded residences worldwide, The Residences at Sheraton Al Marjan Island Resort will offer a rare opportunity for elevated waterfront living. The

beachfront development will feature modern architecture, elegant interiors, over 50 world-class amenities, and in-house hospitality services franchised by ATARA Development, ensuring residents and guests enjoy resort-style living reflecting the standards of the iconic global Sheraton brand. These residences showcase Sheraton's beautiful design approach, with fluid, yet familiar spaces, created with a distinctive style. Backed by ATARA's in-house construction team, every element of the project is meticulously executed, from structural precision to the finest details, reflecting the highest standards of quality and sophistication."

"For ATARA, this flagship project marks a defining moment as we establish our identity in the UAE's real estate market — one that goes far beyond bricks and mortar," said Umid Bazarov, Chief Operating Officer of ATARA Development. "It paves the way for a future built on prime, strategic locations and premium luxury, distinguishing us

in a competitive landscape. More than just our first development, it represents a new chapter where we craft complete lifestyle ecosystems, not just homes. Our vision for The Residences at Sheraton Al Marjan Island reflects the aspirations of discerning clients and what they truly desire — a benchmark project that will deliver an experience they can look forward to with confidence."

Sandeep Walia, Chief Operating Officer, Middle East and Luxury, Europe, Middle East, and Africa, Marriott International said, "The Residences at Sheraton Al Marjan Island Resort mark a strategic milestone in our global residential portfolio. As the first Sheraton residences in the GCC, this development will champion the brand's rich history of service and legacy of fostering connections. We are delighted to collaborate with ATARA Development to bring this vision to life and deliver the Sheraton experience that reflects a sense of belonging, accomplishment, and fulfillment for the residents." ♦

Text & Images: Sourced by Team PT

NASDAQ DUBAI WELCOMES BINGHATTI HOLDING'S USD 500 MILLION SUKUK LISTING

ISSUED UNDER BINGHATTI'S USD 1.5 BILLION TRUST CERTIFICATE ISSUANCE PROGRAMME, THE SUKUK MATURES IN 2030

Nasdaq Dubai, the region's international financial exchange, today welcomed the listing of a USD 500 million Sukuk by Binghatti Holding, a leading Dubai-based property developer, and was oversubscribed five times, attracting more than USD 2.5 billion in orders from regional and international investors. Reflecting this strong demand, the issuance was priced at a profit rate of 8.125%, significantly tightening from initial guidance.

To mark the occasion, Muhammad BinGhatti, Chairman of Binghatti Holding, rang the market opening bell at Nasdaq Dubai in the presence of Hamed Ali, CEO of Nasdaq Dubai and Dubai

Financial Market (DFM). The sukuk are also listed on the London Stock Exchange.

Muhammad BinGhatti, Chairman of Binghatti Holding said: "The successful listing of our USD 500 million Sukuk on Nasdaq Dubai marks another important milestone in Binghatti's growth journey. The strong demand for our latest sukuk underscores the confidence that regional and international investors place in our financial strength and vision."

Hamed Ali, CEO of Nasdaq Dubai and DFM said: "We are pleased to welcome Binghatti's latest Sukuk listing on Nasdaq Dubai, which highlights the sustained global demand for Islamic finance

instruments and the strong appeal of Dubai as a capital markets hub. At Nasdaq Dubai, we remain committed to providing the issuers with a platform to connect with a diverse investor base."

With this listing, Binghatti's total Sukuk listings on Nasdaq Dubai have reached USD 1 billion, underscoring the company's confidence in the exchange.

Nasdaq Dubai continues to strengthen its role as a global hub for Islamic finance, with total Sukuk listings amounting to USD 98.6 billion, across 108 listings, reaffirming its position as one of the world's leading venues for Sukuk. ✦



Text & Images: Sourced by Team PT

DUBAI SOUTH AND TOLL GROUP BREAK GROUND ON STATE-OF-THE-ART LOGISTICS FACILITY

THIS SIGNIFICANT EXPANSION REINFORCES THE COMPANY'S COMMITMENT TO DELIVERING WORLD-CLASS LOGISTICS SOLUTIONS ACROSS THE MENA REGION.

Dubai South, the largest single-urban master development focusing on aviation, logistics and real estate, and Toll Group, a global logistics leader, and the majority owner of the CWT-SML Logistics, have broken ground on the company's upcoming distribution centre at Dubai South's Logistics District. This significant expansion reinforces the company's commitment to delivering world-class logistics solutions across the MENA region. Spanning 25,000 square metres, the new facility will feature a warehouse, mezzanine, and offices, with capacity for 30,644 pallets. It will also house a general palletised cargo area with four separate chambers that can be customised to meet customer requirements prior to the warehouse's full setup. In addition, the facility will include temperature-controlled chambers with VNA racking and is being constructed to meet LEED Silver

Certification standards, reflecting sustainable practices in both process and materials.

Upon completion in August 2026, the facility will act as a strategic hub to offer a comprehensive suite of logistics solutions, including 3PL services, inbound and outbound stock handling and management, value-added services (VAS) tailored for the MENA region, as well as local and cross-border transportation.

In his comments, Mohsen Ahmad, CEO of the Logistics District, Dubai South, said: "We are delighted to mark this milestone with Toll Group, whose investment reflects the confidence that leading global players have in Dubai South's Logistics District. This facility will not only enhance the capacity and efficiency of the sector but also contribute to Dubai's vision of being the world's most connected and sustainable logistics hub. We

remain committed to enabling our partners with the infrastructure, connectivity, and ecosystem needed to thrive in this competitive landscape."

Suhail Qureshi, Chairman of the CWT-SML Board, said: "The new facility embodies the vision and drive that have propelled CWT-SML to the forefront of the region's logistics sector. With our unwavering focus on customers and sustainability, we are delighted to enhance our support further for clients as they grow and thrive across MENA."

Toll Group is a global leader in logistics and supply chain solutions. With more than 130 years of experience and 14000 team members, today, Toll supports more than 20,000 customers worldwide with 300 sites in over 30 markets, and a forwarding network spanning 140 countries. Representing the epitome of logistical innovation encapsulated within a premier infrastructure network, Dubai South's Logistics District offers premier services and operations as well as uninterrupted access to Jebel Ali Port via a bonded logistics corridor. The district comprises multiple zones, which have direct access to the cargo terminals at Al Maktoum International Airport; EZDubai, a fully dedicated e-commerce free zone; and a Contract Logistics Zone ✦



Centurion Properties, one of Dubai’s premier real estate developers, announces the launch of Burj Capital, a Grade ‘A’ commercial tower set to become a distinguished addition to the city’s Business Bay Skyline – a façade that speaks power.

Strategically located in one of Dubai’s most sought-after commercial districts, Burj Capital has been designed to offer the finest business environment that balances architectural distinction with operational excellence. The tower’s name draws from the legacy of the “Burj” identity, symbolising presence, stature, and distinction, while the word “Capital” underlines its positioning as a centre of ambition, leadership, and economic gravity.

Developed by Centurion Properties, a company recognised for delivering forward-looking and community-driven real estate projects since 2013, Burj Capital is a natural extension of the

company’s commitment to shaping dynamic, sustainable urban destinations. With a portfolio comprising 15+ luxury, commercial, and residential real estate projects, along with 13+ projects in strategic partnerships, spanning over 8 million sq. ft. of built-up area, Centurion Properties continues to demonstrate its strength in delivering value-driven, future-ready projects, which include other landmark developments such as:

- **Sola Residences:** A project that has redefined urban living in Dubai.
- **Flora Isle:** An ultimate private beachfront residence, a testament to their dedication to outstanding workmanship.
- **Capital One Motor City:** A groundbreaking project that introduces futuristic office spaces, blending luxury, functionality, and architectural innovation.
- **Capital One JVC:** An ideal destination for dynamic



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BURJ CAPITAL GETS ADDED TO DUBAI'S COMMERCIAL SKYLINE

STRATEGICALLY LOCATED IN THE HEART OF BUSINESS BAY, THE TOWER BY CENTURION PROPERTIES OFFERS PRIME ACCESSIBILITY AND LONG-TERM VALUE.

businesses seeking sophistication and functionality, in the heart of Jumeirah Village Circle.

Burj Capital features impressive specifications, including a Built-Up Area (BUA) of over 962,349+ sq. ft and 245 units, primarily consisting of offices, retail spaces, gym, and viewing lounge. It offers expansive 18,500+ sq. ft. floor plates, sophisticated finishes, and intelligent infrastructure systems. In addition to workplace functionality, this G+29+ storey tower integrates curated lifestyle amenities, including a wellness facility with paddle courts, yoga studios, and a rooftop running trail. A fully equipped gym, amphitheatre, jacuzzi zone,

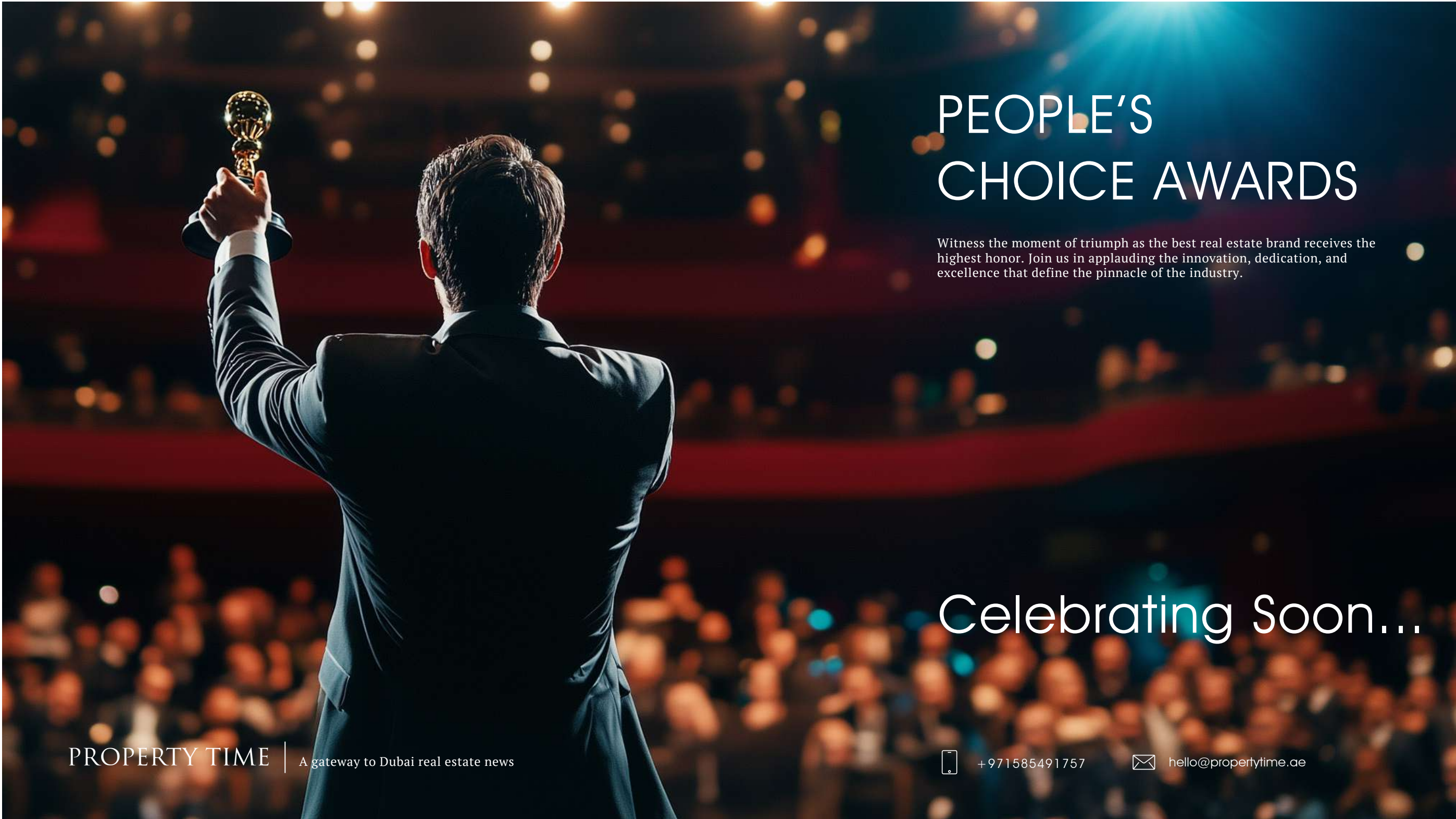
swimming pool, recreation zone, and parking system in basements and podium further support productivity and wellbeing.

"At Centurion Properties, we lay a greater emphasis on projects that encapsulate modern infrastructure and innovative techniques to offer high-end and luxurious experiences. Similarly, Burj Capital is a statement of intent, a destination for organisations seeking presence, functionality, and prestige in a single address," **Mr. Joby George, CEO of Centurion Properties**, said.

"We believe its design, state-of-the-art amenities, and strategic location will make it the preferred address for organisations

seeking presence, functionality, and prestige in a single address. The design and location of Burj Capital make it ideal for regional headquarters, multinational firms, and leading professional entities," he added.

As a pioneer in the UAE’s fast-growing real estate landscape, Centurion Properties is driven by innovation, integrating cutting-edge design and environmental stewardship into every project. The official launch of Burj Capital will be marked by a grand launch event, bringing together business leaders, investors, and stakeholders for a first look at what is set to become one of Dubai’s most notable commercial landmarks. ♦



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A full-page background image of the Dubai skyline at sunset. The Burj Khalifa is the central focus, reaching towards the sky. Other skyscrapers are visible in the foreground and background, reflecting the warm light of the setting sun. The sky is filled with soft, golden clouds.

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