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AWARDS 2017
WINNER

SEPTEMBER 2025
ISSUE 7 | VOLUME 2

Cover Story

IVALET

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PODCAST

#PG 08 | GPG Global Real Estate: a safe bet for investors

#PG 10 | DRE Homes' 18 glorious years

#PG 12 | Nova Tower by Al Ansari Properties launched:
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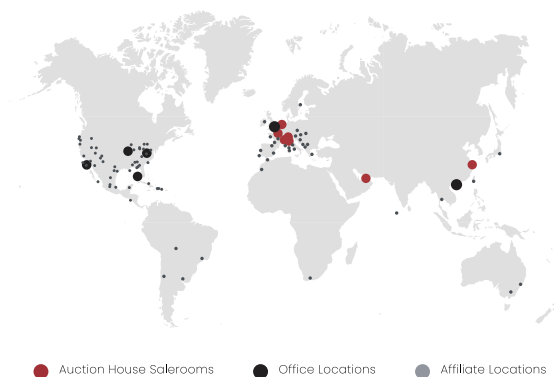
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BRAINS, BUILDINGS, AND BETTER LIVING



This month's Property Time lands at the intersection of hard returns and smarter living. Our cover story on 1VALET captures that shift: a building operating system that turns property tech from a line-item cost into a measurable profit centre, solving Dubai-specific problems from parcel chaos to energy waste and offline reliability. Jean-Pierre Poulin and Latif Habib explain why retrofittable, end-to-end platforms are the missing link between developer premium and resident experience.

Across the issue you'll find the market signals that make this timing potent: record quarterly transactions, launches that blend branded design with wellness, and masterplans that indicate limited waterfront inventory in the immediate future. From Meridian-scale launches to boutique villa craftsmanship, the thread is clear — value now flows from operational intelligence and trusted brands as much as from location.

If you care about preserving capital and elevating service, start with the building's brain. Adopt tech that protects NOI, train teams to use data, and demand product partners who co-invest in outcomes. That combination is how Dubai's real-estate winners will build wealth that lasts.

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GPG Global Real Estate's journey so far



DRE's 18-year old legacy



Jackie Johns, MD, Christie's International



Beyond just sales: Prof. Jeevan D'Mello



Al Ansari Properties launches Nova Tower



First Pininfarina architectural project in RAK



Al Ghurair collection by Al Ghurair



Column: Shabana Farooq, Managing Partner, Urban Properties



Column: Sughra Banga, Founder, Houston Properties



Cover Story: Canada's 1VALET lands in the UAE



Column: Atinirmal G. Pagarani, MD, Yogi Group



By **Binesh Babu Panicker**
Podcast & Images: **JAK Productions**



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GPG GLOBAL REAL ESTATE: A SAFE BET FOR GROWING YOUR WEALTH

CHIRAG GOYAL, CEO OF GPG GLOBAL REAL ESTATE, REVEALS HOW HE LEVERAGES BANKING EXPERTISE TO DELIVER HIGH RETURNS IN LUXURY PROPERTY.

You began your career as a banker. How did you transition into real estate financing and then brokerage? I started at Standard Chartered Bank in Dubai as a mortgage consultant. By 2013, I was structuring financing deals for major developers, raising over AED 2 billion between 2017 and 2020. When COVID hit, banks tightened project funding—liquidity dried up and buyers vanished. In early 2022, I leveraged my network and market insight to relaunch as a luxury real estate broker. Since then, we've facilitated AED 3 billion in property sales.

Why focus exclusively on luxury real estate brokerage?

During the pandemic downturn, project funding was impossible. I needed a sector I knew inside out. My banking background gave me deep market knowledge and relationships with high-net-worth clients. Luxury real estate offered



high margins, strong demand from global investors fleeing lockdowns, and the ability to co-invest alongside clients. It let me multiply my financing returns two to three-fold—both through commissions and strategic equity partnerships.

How has your banking experience shaped your brokerage approach?

Being a banker means understanding risk, cycles, and cash flows. I know which developers are credible, how off-plan payment plans work, and when to advise clients to hold or exit. My network of UHNWIs—many of whom I funded when others wouldn't—gives me an edge in sourcing exclusive deals. It also builds trust: clients see that I put my own capital alongside theirs, aligning our incentives.

You call yourselves advisors rather than brokers. What does that mean in practice?

A broker sells property; an advisor

guides investment decisions. Before recommending any opportunity, we model cash flows, stress-test exit scenarios, and factor in developer reputation, location, and future inventory. We tell clients when not to buy as firmly as we tell them when to buy. This consultative stance has earned us a reputation: I've had buyers tell me, "You're the first person who said I shouldn't buy." That honesty pays dividends in loyalty and repeat business.

What investment strategy do you deploy for your clients?

Our goal is a minimum 30% annualized return. We target townhouses, villas, and commercial retail over apartments, because ground-floor assets outperform in an inventory-heavy market. We buy at launch whenever possible—70% based on numbers, 30% on timing luck—and hold through handover. In the past 18 months, some investors have doubled their equity in 12–21 months, even while paying only 50% up front.

How do you navigate Dubai's market cycles?

I've weathered the 2008 crash, the 2013 surge, the 2017 slowdown, and the post-COVID boom. Each cycle teaches discipline: don't chase peaks, maintain liquidity, and stick to quality developers. When markets soften, we focus on assets with strong rental demand or under-supply—commercial shops in growing districts, for example. In up-cycles, we secure off-plan allocations with minimal premiums. That balance keeps us—and our investors—protected in downturns.

Can you share a client success story?

One partner discovered me after experiencing just 4% resale gains through other agents. Together, he tapped a mixed-use retail develop-

ment, putting down 50% at launch. Within 21 months, he achieved a 52% return. He sold through another broker but immediately reinvested with us—proof that genuine advisory beats transactional brokerage.

What advice would you give investors eyeing Dubai today?

Always do your homework on developer track record and inventory pipelines. Prioritize ground-floor retail, townhouses, and villas in established districts with limited future supply. Model your cash flow to ensure you can meet payment schedules through handover. And partner with advisors who co-invest alongside you—aligned interests are the cornerstone of sustainable, generational wealth creation.

How does GPG position itself amid fierce competition?

Competition is inevitable. Rather than isolate ourselves, we've shifted to "sell everything" when it matches a buyer's need—even outside luxury villas. That mindset keeps us agile. But as a company, we still deploy focused strategies, choosing flagship projects like Omnia or Binghatti based on client demand and product strength.

What makes competition healthy?

Healthy competition pushes us to innovate and deliver better service. No single player can "steal" your market if you keep evolving. Showing up every day, training our brokers, and refining our offerings creates momentum that benefits both GPG and our clients.

In today's market, what's tougher: winning clients or securing inventory?

Winning client trust is far more challenging. Developers respect you once you've delivered business on past projects, but clients are

bombarded with information and pitches. Genuine, data-driven advice—telling someone when not to buy—cements credibility faster than any flashy listing.

How does GPG build that trust with clients?

We model returns, stress-test exit scenarios, and align our own capital alongside theirs. When we advise against a risky off-plan purchase or recommend a ready-to-move unit, clients know it's honest counsel, not a quota-driven push.

How do you educate and motivate your team?

We train project by project, teaching brokers to focus on numbers—cycle duration, payment plans, developer pipeline—rather than emotions. Once they grasp cash-flow mechanics and market timing, they can guide buyers to realistic, profitable decisions.

What advice would you give to new advisors entering Dubai real estate?

Prioritize trust and expertise over rapid commissions. Learn to analyze project fundamentals, communicate clear exit strategies, and never sell a client something you wouldn't buy yourself.

How do you see GPG evolving?

We'll continue expanding our advisory footprint, embracing projects that align with long-term demand, and fostering a team culture rooted in integrity and data-driven guidance. That's how you win—not by outspending rivals, but by out-serving them.

By blending financial rigor with client-first advisory, Chirag Goyal and GPG Real Estate are redefining how luxury property deals are structured in Dubai, ensuring that wealth isn't just created—but preserved—for generations. ♦

Podcast/Images: JAK Productions



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TRUST & TRANSPARENCY: DRE'S 18-YEAR-OLD LEGACY

INTERVIEW WITH **QURAT UL AIN**, CO-FOUNDER & CLO, DRE HOMES
BY **BINESH BABU PANICKER**, FOUNDER & EDITOR-IN-CHIEF, PROPERTY TIME

As Dubai's property market matures, seasoned leaders like Qurat are defining how brands earn—and keep—client trust. In this candid Q&A, Qurat reflects on her early hustle, the ethical bedrock of DRE Homes, and practical advice for agents navigating today's competitive landscape.

You began your career selling ice cream and hotel memberships while studying. How did those experiences underpin your later success?

Working part-time during my years at the American University of Sharjah taught me grit, empathy and how to close a sale—skills you can't learn in a classroom. Whether pitching a frozen dessert at London Dairy or explaining the perks of a club membership, I learned to listen to needs, handle objections and celebrate small wins. Those lessons became the foundation when my brother, Mudassir Wani, and I founded DRE Homes in 2007—just ahead of the global recession.

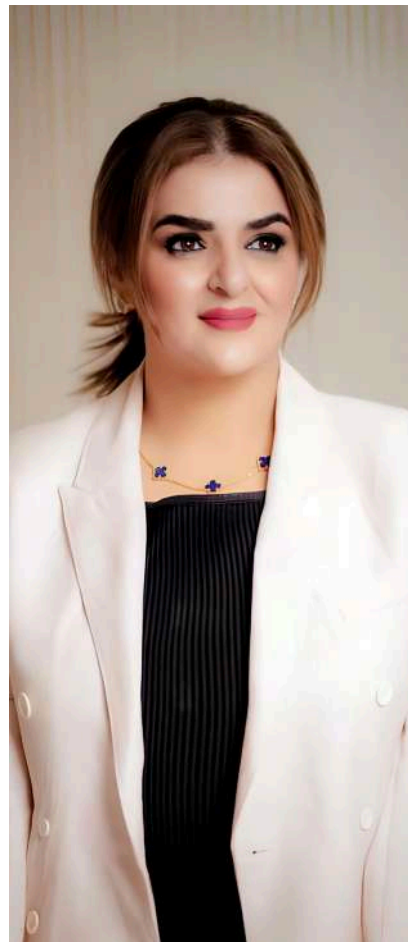
DRE Homes has grown into a recognized name over 18 years.

What goes into building a real estate brand?

A brand is what clients feel when they hear your name—it's more than colors and a tagline. For us, it meant consistently delivering on promises, from staging events in Dubai Hills to publishing transparent performance reports. We invest in training our agents, maintain a user-friendly digital platform and respond to inquiries within hours. By aligning every touchpoint with trust, integrity and service excellence, we've built a reputation that withstands market cycles.

Ethics often come under scrutiny in real estate. What principles guide you when brokers face conflicting incentives?

Real estate is fundamentally a trust business. While commissions vary, our priority is responsibility—guiding families through one of their biggest financial decisions. We document all fee structures up front, present the best options irrespective of our payout, and follow up after handover to assist with leasing or resale. Chasing short-term gains might boost today's numbers but harms long-term loyalty.



With Ras Al Khaimah emerging as an alternative destination, how do you counsel clients comparing it to Dubai?

Ras Al Khaimah reminds me of Dubai two decades ago: affordable inventory, resort-style communities and rising rental yields of 8–9%. I start by reviewing what clients already own in Dubai, then clarify whether they seek a vacation home, pure investment yield or lifestyle balance. From beachfront villas in Al Marjan to capital-appreciation opportunities around Mina Al Arab, it's about aligning goals with market dynamics.

Looking back, what was DRE Homes' defining breakthrough?

During the 2008 downturn, we pivoted to leasing across Silicon Oasis and Discovery Gardens. In 2012, a referral from a friend at a regional bank led to a landmark sale: 16 floors in Jumeirah Lake Towers to a Lebanese corporate relocating its headquarters. That alone reshaped our trajectory, funding our move from a small Karama office to Business Bay and later to our flagship at Dubai Hills Estate.

Deals inevitably fall through. How do you stay resilient when a major transaction collapses?

I won't sugarcoat it—losing a big deal hurts. But after two decades, you learn to compartmentalize. I allow myself an evening off, then revisit my pipeline first thing in the morning. I lean on a tight-knit leadership team for perspective and track weekly milestones to keep momentum. Resilience isn't about never failing; it's about bouncing back with focused determination.

Many new agents ask whether to specialize or cast a wide net. What's your advice?

Start with leasing—it builds your network, your confidence and your referral base. Once you've



QURAT UL AIN & MUDASIR WANI, CO-FOUNDER & CEO

mastered six to eight rental transactions, pick one or two communities and become the local expert. A buyer searching for Downtown Dubai wants an agent with 20 active listings there, not someone spread thin across ten neighborhoods.

Industry talk often centers on kickbacks and incentives. How do you navigate that?

Incentives exist, but I value my expertise more than a small percentage. I won't take on a deal with a negligible commission or compromise my advice for a quick payout. Instead, I highlight success stories—like steering a client to Cherrywood at AED 1.6 million, which today trades at AED 3.2 million—to demonstrate the long-term value of professional guidance.

Who has inspired you most in real estate?

Female leaders such as Rasha

Hassan and Amira Sajwani showed me what's possible in Dubai's competitive landscape. On a broader scale, visionaries like Mohamed Alabbar inspire me; he built Emaar from the ground up. Their examples reinforce my belief that strategic vision, relentless execution and client-first service create enduring legacies.

After 18 years in the market, what parting advice would you give to the next generation of agents?

Embrace technology—CRM systems, virtual tours and data-driven insights. Combine that with old-school values: punctuality, thorough preparation and unwavering ethics. Be tenacious but client-centric. Real estate can elevate careers or derail them. If you commit to continuous learning, specialize to differentiate yourself, and always put your client's dreams above commission, you'll build a brand worth standing behind. ✦

Text/Images: Sourced by Team PT

AL ANSARI PROPERTIES EXPANDS ITS PORTFOLIO IN DUBAI'S OFF-PLAN MARKET WITH THE LAUNCH OF NOVA TOWER

NOVA TOWER IS ITS FLAGSHIP PROJECT WITH BETTERHOMES SELECTED AS THE EXCLUSIVE PARTNER FOR SALES AND MARKETING.

Al Ansari Properties is a renowned developer with a foundation rooted in a proud legacy of service to the UAE, built over six decades through Al Ansari Exchange. It combines financial expertise, deep market understanding, and a culture of excellence to deliver homes that go beyond conventional expectations.

“Real estate is about more than buildings; it’s about shaping lifestyles,” says Mohamed A. Al Ansari, Chairman of Al Ansari Properties. “Our ambition is to deliver homes that combine comfort, sophistication, and connectivity, while fostering communities where people genuinely thrive.”

Community at the core of philosophy

At the heart of Al Ansari Properties’ approach is a simple philosophy: to create homes that mirror the comfort and service of resort living. The focus on community is complemented by embracing innovation. From digital solutions to sustainability initiatives, the company is committed to enhancing the resident experience in ways that reflect the evolving aspirations of Dubai’s homeowners.

“Our developments are not just about where you live, but how you live,” explains Rashed A. Al Ansari, CEO of Al Ansari Properties. “We are shaping neighbourhoods where people can connect, grow, and belong.”



A heritage of excellence

The group’s heritage gives it a unique advantage in understanding the aspirations of Dubai’s residents. This foundation is evident in its first two flagship developments: Gardenia Residence in Dubai Hills Estate and Noor Tower in Business Bay. These set the tone for what Al Ansari Properties promises its buyers: exceptional quality, world-class amenities, and an elevated lifestyle.

Gardenia Residence offers modern family living, surrounded by greenery in Dubai Hills Estate. Noor Tower, overlooking the Business Bay canal, provides cosmopolitan convenience paired with refined finishes.



Introducing Nova Tower

Building on its strong foundation, Al Ansari Properties raises the bar once again with its new off-plan development, Nova Tower. The 21-floor building comprises 129 residential units of one and two-bedroom apartments, each designed with an emphasis on light, space and flow. Expansive balconies, park views, and refined interiors are paired with a full suite of amenities, including pools, gym, padel court, BBQ area, sauna, and more.

What makes Nova Tower stand out is its setting, a perfect balance between urban accessibility and tranquil living. Rising in the heart of Dubai Science Park, Nova is only



minutes from Dubai Hills Mall, Mall of the Emirates, and a cluster of healthcare and educational institutions. It offers residents sweeping views of vibrant landscapes, creating a serene yet connected lifestyle.

Why off-plan and why now

Al Ansari Properties’ entry into the off-plan market comes at a moment of strength for Dubai real estate. New launches continue to attract record demand. According to a betterhomes report, Q2 alone saw a 30% surge in off-plan apartment transactions, underscoring a growing appetite among investors and end-users.

“As Dubai’s off-plan market continues to set new benchmarks, Nova Tower represents the type of project that appeals to both »





investors and end-users,” says Wassim Abdalla, Development Sales & Consultancy Director at betterhomes. “It offers a great combination of quality, lifestyle, and location, three factors that consistently drive long-term value for our clients.”

For Al Ansari Properties, Nova Tower is both a timely response to market momentum and an opportunity to extend its philosophy to a wider audience.

“The goal of Al Ansari Properties is to provide quality homes to the increasing demand in the housing market in the UAE, particularly Dubai,” says Hamed Al Ansari, Real Estate Development Manager of Al Ansari Properties

Exclusive partnership with betterhomes

With these advantages in mind, Al Ansari Properties has partnered exclusively with Betterhomes to bring Nova Tower to market. Built on seven years of successful collaboration, their partnership is grounded in shared values of quality, integrity, and innovation, combining development vision with market expertise to set a new benchmark in the industry.

“betterhomes brings deep market

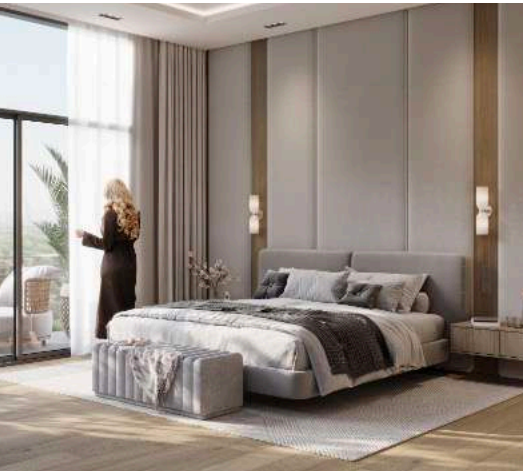
insight, a trusted advisory culture, and an extensive global network,” added Rashed A. Al Ansari. “Their track record complements our own standards of excellence, ensuring our customers receive consistent guidance, from first inquiry through to handover and beyond, while focusing on what matters most: the living experience we create.”

“Partnering with Al Ansari Properties is a natural fit for us,” says Richard Waind, CEO of CENCORP.

“Their legacy of trust and commitment to excellence mirrors our own values, and together we’re bringing Nova Tower to market with the shared goal of delivering a seamless and rewarding journey for buyers.”

Al Ansari Properties is already planning new developments in Motor City and other key districts of Dubai. As Al Ansari Properties scales its pipeline, the guiding principle remains unchanged: resort-style luxury adapted for everyday life, with service at its core and community at its heart.

Rashed A. Al Ansari, CEO, Al Ansari Properties, concludes, “With Al Ansari Properties, the future of residential living is realised.” ♦



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HAMDAN BIN MOHAMMED APPOINTS ABDULLAH AHMED MOHAMMED SALEH AL SHEHI NEW CEO OF RERA

THIS RESOLUTION IS EFFECTIVE FROM THE DATE OF ITS ISSUANCE AND SHALL BE PUBLISHED IN THE OFFICIAL GAZETTE.

In his capacity as the Chairman of the Executive Council of Dubai, H.H. Sheikh Hamdan bin Mohammed bin Rashid Al Maktoum, Crown Prince of Dubai, Deputy Prime Minister and Minister of Defence, issued Executive Council Resolution No. (73) of 2025, transferring Abdullah Ahmed Mohammed Saleh Al Shehi from the Mohammed Bin Rashid Housing Establishment and appointing him as Chief Executive Officer of the Real Estate Regulatory Agency (RERA).

This Resolution is effective from the date of its issuance and shall be published in the Official Gazette. ♦



Text & Images: Sourced by Team PT



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“I NEVER IMAGINED HOW QUICKLY THIS CITY WOULD TRANSFORM.”

PROPERTY TIME CATCHES UP WITH **JACKIE JOHNS**, MANAGING PARTNER OF CHRISTIE'S INTERNATIONAL REAL ESTATE DUBAI AND RAS AL KHAIMAH AND AWARD-WINNING REAL ESTATE EXPERT

Exactly a decade ago you graced the cover of *Property Time*, which speaks of your long-standing success in Dubai real estate. How has your personal and professional path developed in step with the city's growth?

When I first came to Dubai in 2005 with my young family, I never imagined how quickly this city would transform. I've had the joy (and challenge) of raising four children here, and in that time, I've watched Dubai grow from a

promising market into one of the world's most dynamic destinations. That experience has shaped not only how I live here but also how I work with clients - always hands-on, always listening. It's the same ethos I instill in our team at Christie's International Real Estate Dubai and Ras Al Khaimah: to understand every client's individual needs and to approach each relationship with care and precision.

I've spent more than three decades in real estate between the UK and UAE, and I believe the key to success is staying involved - whether that's guiding a first-time buyer, structuring an off-plan investment, or helping a developer craft a market strategy. Dubai has welcomed people from all over the world, and I've been privileged to welcome many of them into their new homes.

Christie's International Real Estate Dubai and Ras Al Khaimah is part of the iconic Christie's brand. Tell us more about the brand's history and your UAE operations.

Christie's International Real Estate Dubai and Ras Al Khaimah is proud to be the first Middle Eastern affiliate of the invite-only Christie's International Real Estate

network. We share a name with the legendary 250-year-old Christie's auction house, and our reach extends to more than 50 countries.

Since launching in 2021, we've expanded into Ras Al Khaimah and Abu Dhabi with Dubai remaining our Head Office, we've opened four offices, secured exclusives on some of the region's most exciting projects, and were recently named Christie's International Real Estate's EMEA Affiliate of the Year - a recognition that means a lot to me personally.

How do you tailor your services to meet the requirements of a high-net-worth clientele?

At Christie's International Real Estate, our philosophy is to anticipate where the market is going, adopt innovative approaches early, and most importantly, to listen. Every high-net-worth client has unique goals, and I make sure our team takes the time to truly understand those. We then match local knowledge with our international network. Our marketing reaches from digital campaigns and global publications like *The New York Times*, to collaborations with Christie's auction house. And for those who prefer discretion, our Private Office offers invite-only



events, confidential access to a global database of buyers, and a true white-glove experience.

How do you view emerging markets in the U.A.E. like Ras Al Khaimah and Abu Dhabi?

I'm hugely optimistic. Ras Al Khaimah is evolving at an extraordinary pace - helped by the Wynn Al Marjan casino and a wave of luxury brands. The 118% YoY jump in real estate transaction value in 2024 shows how much momentum is there. We expanded into RAK in 2023 and we already represent some of its most prestigious branded projects. Abu Dhabi has its own rhythm. Between global landmarks like the Louvre and Ferrari World, and the clout of ADIA, Mubadala, and ADQ, it's both a financial powerhouse and a cultural hub. A 24.2% increase in real estate transactions in 2024, plus projects like Mandarin Oriental Residences, show its trajectory is only upward.

Of course, Dubai is still our home base. We continue to lead here, with projects like Muraba Veil that redefine off-plan living, and a portfolio of ready villas that showcase the city's luxurious lifestyle.

Considering the surge in the U.A.E.'s off-plan market, how do you assist those who wish to develop their own projects?

For me, it's about partnership from day one. Our dedicated development consultancy team works closely with developers - new and established - on everything from feasibility studies to marketing strategies, product mix and pricing, broker relationships, and even legal and administrative support. I enjoy rolling up my sleeves and being involved in every step, making sure no detail is overlooked.

What are some exclusive projects that Christie's International Real Estate Dubai and Ras Al Khaimah has advised on in the U.A.E.?

Right now, we're the Exclusive Master Agency for Fairmont Residences Al Marjan Island - a standout branded development in Ras Al Khaimah offering private beaches and endless sea views. We worked directly with the developer to design a competitive unit mix and pricing strategy, positioning it as the most compelling beachfront opportunity in the region.

Nearby, the YOO Inspired by



Starck-designed MASA Residence is already sold out, and we also advised on over \$115 million worth of exclusive stock on Falcon Island, earning us Top Brokerage of the Year 2023.

Leveraging our international reach and the backing of a trusted global network, we remain focused on identifying and supporting development projects that shape the region and elevate Dubai, Abu Dhabi and Ras Al Khaimah into some of the world's most desirable places to live. ✦

Text & Images: Anand Raj OK

FIRST PININFARINA ARCHITECTURAL PROJECT IN RAS AL KHAIMAH

TISSOLI SIGNS DEAL WITH PININFARINA TO BRING PALAZZO TISSOLI TO AL MARJAN ISLAND

Tissoli, a real estate and investment collective redefining luxury living, signed an agreement with world-renowned Italian design house Pininfarina to deliver Palazzo Tissoli, a landmark development on Al Marjan Island in Ras Al Khaimah valued at AED 1.2 Billion. This marks the first Pininfarina architectural project in Ras Al Khaimah. The partnership was inked at a ceremony in Dubai in the presence of Khaled Assaf, Commercial Director of Marjan, Pooja Rathore, COO of Tissoli, Fabio Calorio, Senior Vice President of Pininfarina, and Umar Bin Farooq, Founder & CEO of One Broker Group (OBG).

Set along Al Marjan Island's prime waterfront, Palazzo Tissoli introduces an unprecedented fusion of Italian design heritage and contemporary luxury. The development will feature fully furnished residences with panoramic views of the Arabian Gulf, and also in close proximity to the upcoming island's iconic gaming and leisure destinations.

Arch. Abdulla Al Abdouli, CEO of Marjan, said: "We are thrilled to welcome Palazzo Tissoli to Al Marjan Island. This landmark project reflects the high calibre of collaborations that continue to power Ras Al Khaimah's transformation into a world-class investment and lifestyle destination. Palazzo Tissoli will not only introduce a new dimension of design excellence but also further enhance Al Marjan Island's stature as a premium destination for luxury living, global tourism and international investment."

Palazzo Tissoli is the flagship project from Tissoli's ambitious development pipeline. Reflecting on the milestone, Pooja Rathore, COO of Tissoli, said: "Palazzo Tissoli is the embodiment of our vision to create places that inspire, elevate, and redefine modern living. We are extremely proud to partner with a globally renowned design house like Pininfarina to bring this vision to life through our flagship project. Palazzo Tissoli will be an architectural

marvel that blends art with life, design with function, and tradition with modernity. With its striking architecture, resort-style amenities, and a philosophy rooted in community, Palazzo Tissoli sets a new benchmark for branded living on Al Marjan Island."

Drawing inspiration from the geometric beauty of Ras Al Khaimah's Hajar Mountains, Palazzo Tissoli reflects Pininfarina's 95-year legacy of design excellence. The design powerhouse is one of the world's leading designers of branded spaces and will be designing the Palazzo Tissoli as their first architectural masterpiece in RAK.

With a portfolio of more than 1,950 projects worldwide, Pininfarina brings its signature philosophy of uniting beauty with performance, balancing art with industry, and tradition with innovation, creating residences that embody timeless Italian style and precision. ✦



COMMENTING ON THE PARTNERSHIP, **FABIO CALORIO, SENIOR VICE PRESIDENT OF PININFARINA**, ADDED "WE ARE DELIGHTED TO PARTNER WITH TISSOLI ON THIS LANDMARK PROJECT. PALAZZO TISSOLI IS A UNIQUE OPPORTUNITY FOR US TO BRING THIS HERITAGE TO THE EMERGING EMIRATE OF RAS AL KHAIMAH. WITH THIS PROJECT WE WILL BE TRANSLATING OUR ITALIAN DNA INTO A PROJECT THAT REFLECTS BOTH THE NATURAL BEAUTY AND THE DYNAMIC LIFESTYLE THAT IS EVOLVING IN AL MARJAN ISLAND. EVERY DETAIL HAS BEEN CRAFTED TO OFFER RESIDENTS A HOME THAT IS NOT ONLY FUNCTIONAL BUT ALSO AN AUTHENTIC EXPRESSION OF ITALIAN DESIGN EXCELLENCE."



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

ANAX DEVELOPMENTS UNVEILS V-SUITES IN BUSINESS BAY

IT FEATURES BESPOKE INTERIORS BY VENETIAN ENRICO AND THE EXCLUSIVE MEMBERS-ONLY V CLUB.

ANAX Developments L.L.C. announced the launch of V-Suites, an exclusive executive residence that redefines elevated living in the heart of Dubai’s prestigious Business Bay. Designed for professionals, entrepreneurs, and high-net-worth individuals who seek both a lifestyle upgrade and a business-friendly living environment, V-Suites is a perfect choice for jet-setters. Starting from AED 1.6M, V-suites will be ready for handover by Q4, 2026.

At the core of V-Suites’ identity is **Venetian Enrico, the celebrated designer** whose work represents precision, restraint, and timeless luxury. Every residence is a study in proportion, flow, and tactile harmony, brought to life through custom Italian furnishings, curated lighting, and premium European finishes. Each residence reflects a measured design language inspired by New York, Manhattan, and London living, seamlessly infused with Venetian elegance and the modern spirit of Dubai.

“At ANAX Developments, our vision has always been to craft residences that embody success and sophistication. With V-Suites, we bring to life a concept that reflects Dubai’s entrepreneurial spirit and its position as a global business hub. Infused with refined European design and world-class amenities, V-Suites is more than

just a home - it is an address of influence, culture, and aspiration, tailored for today’s global leaders,” said Satish Sanpal, Chairman of ANAX Holding.

The development comprises 19 residential floors, supported by 3 podiums, basement, and rooftop facilities, offering a total of 229 parking spaces. Each residence at



V-Suites is meticulously designed to embody refined living, featuring custom Italian furnishings by Venetian Enrico, branded kitchen fixtures with smart appliances, and luxurious European sanitary ware. Thoughtfully integrated Smart Home systems, expansive floor-to-ceiling windows that maximize natural light, and sweeping views of the park, canal views, and the glorious Burj Khalifa, complete the elevated experience.

A **defining feature of V-Suites is The V Club**, an exclusive members-only sanctuary that seamlessly integrates lifestyle, wellness, and business services under one roof. Tailored for executives and entrepreneurs, it offers business-focused amenities such as co-working lounges, acoustic office pods, conference rooms, a business café, video call pods, and a shareable library.

Complementing this are **leisure facilities** including an outdoor cinema, BBQ and picnic areas, pool bar, cabana dining, and meditation gardens. Residents also enjoy wellness experiences ranging from a state-of-the-art gym, wellness studios, sauna, steam room, and cold plunge lounge to outdoor workout zones and reflective pools. Supported by dedicated concierge services with 24/7 security, package handling, and lobby hospitality, The V Club sets a new benchmark for integrated executive living.

“V-Suites reflect ANAX Developments’ commitment to delivering residences that merge design excellence with executive convenience. Business Bay is Dubai’s heartbeat for innovation and enterprise, and with V-Suites, we are creating a destination that resonates with the aspirations of modern professionals and global investors alike” said Ravi Bhirani,

Managing Director of ANAX Developments.

Strategically located in Business Bay, V-Suites provides immediate access to Sheikh Zayed Road, DIFC, Dubai Mall, Burj Khalifa, and Dubai International Airport. The development is available with a 30/20/50 payment plan

“Dubai continues to set the pace as one of the world’s most dynamic investment destinations, and V-Suites is perfectly positioned to capitalize on this momentum. By blending executive living with professional convenience, the project offers not only a

lifestyle upgrade but also strong, sustainable returns for investors. We see V-Suites as a benchmark for the next generation of urban residences, where ambition meets opportunity,” said Imran Khan, Founder and CEO of PIXL & Invespy, the exclusive marketing & sales partner for the project.

V-Suites is positioned to set a new benchmark in Dubai’s residential landscape, created for leaders who aspire to live beyond convention. Reflecting the city’s stature as a global business capital, it offers an environment where exclusivity, design, and functionality converge. ✦



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

WHY DEVELOPERS MUST THINK BEYOND THE SALE

BY **PROF JEEVAN D'MELLO** GDARCH, CMCA, AMS, LSM, PCAM, D. LITT
CEO, ZENESIS CORP, BOARD MEMBER – COMMUNITY ASSOCIATIONS INSTITUTE

When developers design and construct new communities, their immediate focus is often on architectural appeal, marketability, and speed to market. Yet, as Dubai's real estate market matures, a crucial question arises: What happens after handover?

Sustainability, longevity, and community well-being do not occur by chance; they are built into the design. Every decision made at the planning stage affects how a property will be managed, maintained, and valued through its life. Ignoring these factors leads to faster depreciation, resident dissatisfaction, and reputational risk.

This article explores why developers must consider long-term management before designing or constructing any project, especially Jointly Owned Properties (JOP), and how such foresight protects both financial and human value.

The Hidden Half of Development: What Happens After Handover

A project's success is often measured by its design or sales. But the real test begins once the Community Management company takes over maintenance and operations.

Without designing for long-term management, even iconic buildings can become costly burdens. Poorly planned service routes, inaccessible equipment, or non-standard materials make maintenance difficult and expensive, eroding asset value over time.

The key difference between appreciating and depreciating property lies in whether operational realities were built into the design.

Design with Maintenance in Mind

Great design is not just about form; it's about foresight. Every aesthetic decision must be balanced with practicality, durability, and accessibility.

When mechanical, electrical, and plumbing (MEP) systems are hidden without proper access points, maintenance becomes disruptive. Imported façade materials or plants unsuited to Dubai's climate quickly deteriorate or are impossible to replace.

Developers must ask:

- Are materials locally available and easy to replace?
- Are systems designed for serviceability without affecting residents?
- Have adequate maintenance routes and access panels been included?

Ignoring these questions leads to the "aesthetic trap": projects that impress at launch but fail in upkeep.

Futureproofing Through Sustainable Choices

Dubai's sustainability vision requires more than energy-efficient features. True sustainability begins in the design stage through choices that extend building life and reduce lifecycle costs.

Using standardized, locally



sourced components reduces dependency on imported or bespoke parts, ensuring affordability and availability of replacements. Incorporating smart systems, efficient water use, and climate-suited materials lowers operational costs and increases owner satisfaction. Sustainability is not just environmental responsibility; it is financial wisdom.

Design and Community Happiness

The value of a property extends beyond financial metrics. The true worth of a community lies in resident happiness.

A well-planned community

provides safety, accessibility, and amenities that nurture belonging. Poor design decisions, such as inadequate common amenities, parking shortages for visitors, or unsafe access, cause long-term frustration.

When residents enjoy their surroundings, they care for them, stay longer, and enhance the community's reputation. Happiness is, ultimately, the highest form of appreciation.

The Economic Case for Foresight

From a financial point of view, early consideration of management and maintenance is a sound investment. Buildings that are easy to manage maintain higher resale and rental values. Well-governed communities attract better residents, sustain lower service charges, and protect developer reputation.

Conversely, neglecting operational design results in rising costs, disputes, and expensive retrofits. A community that performs well is a living advertisement for its developer.

Collaboration Builds Better Communities

Developers do not need to do this alone. Community managers, facilities managers, and operations experts offer valuable insights from years of maintaining similar assets.

Involving them early ensures that layouts, materials, and systems are practical for long-term use. It aligns the interests of developers, owners, and residents toward a shared vision of sustainability and livability.

Collaboration between design and management is no longer optional, it is essential.

Designing for the JOP Era

Dubai's JOP framework emphasizes transparency and accountability.

Developers today must not only build but enable communities to govern themselves effectively.

This requires foresight in:

- **Demarcation:** Clear boundaries for shared and private areas and segregated utility systems for different uses (i.e. residential, commercial etc.).
- **Service charges:** Realistic budgets for sustainable operation.
- **Smart readiness:** Systems for efficient monitoring and communication.
- **Governance:** Alignment with RERA regulations and community representation.

Considering these elements early ensures a seamless transition from development to daily living and sets a new standard of real estate excellence.

Building Legacies, Not Just Landmarks

Dubai's next chapter is not about building faster or taller but about building wiser. Developers have the chance to create communities that remain vibrant, sustainable, and desirable for generations.

The legacy of a developer is not defined by architecture alone but by the quality of life it sustains.

A Call to Action

Before finalizing a design, developers should invite one more voice to the table: the future community manager.

Integrating operational foresight ensures developments remain maintainable, sustainable, and valuable for decades. Designing with long-term well-being in mind builds not only durable assets but enduring happiness and trust.

The developers who understand this truth will not only preserve value, but they will also create legacies of trust, excellence, and pride in ownership. ♦



Text & Images: Sourced by Team PT

AL GHURAIR UNVEILS AL GHURAIR COLLECTION

WEDYAN, RENOWNED JAPANESE ARCHITECT KENGO KUMA'S FIRST PROJECT IN THE UAE, HAS BEEN OFFICIALLY LAUNCHED.

Al Ghurair proudly introduces the super-prime residential portfolio of the freehold real estate division of the company. Created to represent the pinnacle of Al Ghurair's six-decade legacy, the Collection makes its debut with Wedyan, a landmark waterfront residence along Dubai Canal. Designed by world-renowned architect Kengo Kuma, in his first project in the UAE, Wedyan delivers on Al Ghurair Collection's commitment to originality and craftsmanship to create something never seen before in Dubai.



Sultan Al Ghurair, CEO of Al Ghurair Development, said: "Al Ghurair Collection marks a new chapter for us. It is a natural evolution of our commitment to the progress of the city. As Dubai has grown into one of the world's most dynamic and successful destinations, and is increasingly drawing sophisticated residents from all over the world, the time felt right to introduce what we

feel is the ultimate expression of exceptional living to be found here.

We created Al Ghurair Collection to develop buildings that don't exist elsewhere. Our search for an architect that shares our commitment to originality and obsession with detail led us to Kengo Kuma, a visionary with a truly unique design perspective."



John Iossifidis, Group CEO of Al Ghurair, said: "The launch of Al Ghurair Collection represents a defining milestone for Dubai's real estate sector and reflects Al Ghurair's future-focused strategic vision. We enter this space with the strength of a legacy built over six decades, anchored in trust, innovation, and an uncompromising commitment to quality and excellence.

Al Ghurair Collection will bring a fresh perspective to the market, powered by the integrated capabilities of our diversified

business. Our mission is clear: to create visionary projects, build with purpose, and deliver spaces that provide enduring value, financially, socially, and culturally, for generations to come."

The launch of Wedyan comes as demand for ultra-luxury property in Dubai reaches unprecedented levels. In the first half of 2025, the city recorded AED 431 billion in transactions, a 25% increase year-on-year, with sales of homes above AED 10 million growing more than fourfold in recent years. This market evolution reflects the interest discerning families from around the world have in making Dubai their permanent home.

Design and architecture shaped by nature

Designed by **Kengo Kuma** and with its name meaning 'valleys', Wedyan is envisioned as a future landmark, marking his first project in the UAE. Kuma San, celebrated for cultural works such as the Japan National Stadium in Tokyo and the China Academy of Art's Folk Art Museum, is recognised globally for an approach that harmonises architecture with nature. At Wedyan, he has applied this approach by shaping a façade inspired by the movement of water and sand. Its layered profile and textured exterior, echoes the rhythm of the desert and valleys, creating a building without precedent in the city.



Kengo Kuma said "Wedyan is a dialogue between Japanese aesthetics and the context of Dubai. Our design philosophy is to connect and create a conversation between architecture, nature and people. In this project, our purpose is to bring softness to the design and to create quietness through shadows that cascade and reflect across the façade, terraces and amenity spaces. Collaborating with Al Ghurair has been exciting. They understand the value of design, and we share a mutual respect that naturally led to a positive harmony in bringing Wedyan to life," he continued.

Soaring 46 storeys high, Wedyan comprises 149 residences with a mix of three-, four-, and five-bedroom layouts, two full-floor penthouses and a three-storey sky villa. Some of the key features include generous outdoor living spaces purposefully designed to be multifunctional, for maximum comfort and liveability; additional back-of-house kitchen with separate access alongside the main kitchen, perfect for hosting catered dinner parties; and specialised glazing that protects owners' artworks from UV rays. A selection of residences also come with standalone Japanese teahouse-inspired pavilions; easily adapted to suit residents' needs, they could make the perfect setting for morning meditations or serve as a one-of-a-kind recording studio.

Al Ghurair Collection worked with

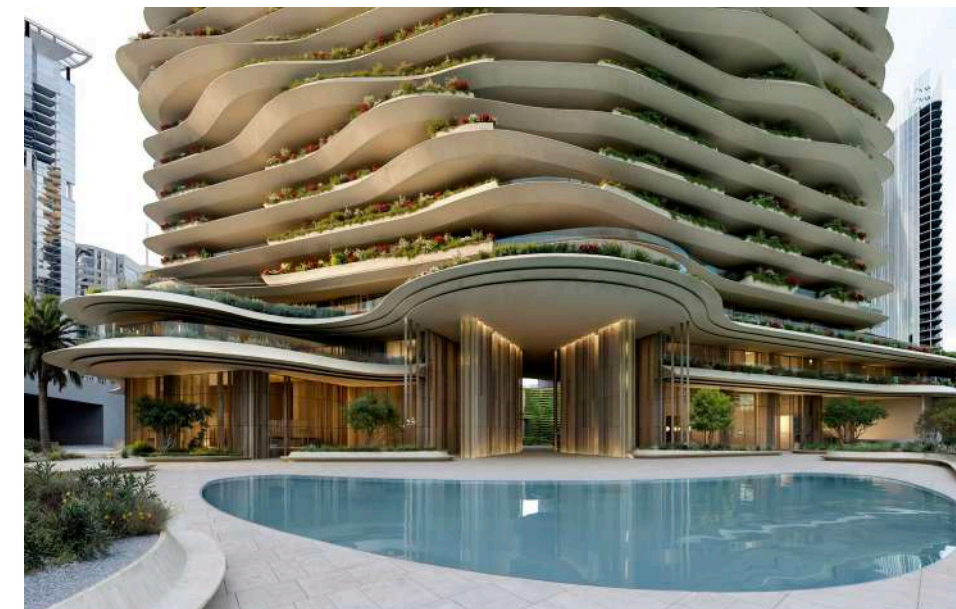
more than 30 specialists to consider every aspect of how to live well, among them, lighting, kitchen, façade and parking consultants. The landscaping is realised in collaboration with Gustafson Porter + Bowman, integrating greenery and water features into every level of the building. Deep-planted terraces and shaded promenades create gardens in the sky, enhancing privacy. The planting palette includes species selected for their resilience, aesthetics and compatibility to Dubai's climate, such as aloe vera, Bismarck palm and trailing ice plants. At ground level, a landscaped promenade and shimmering water accents contribute to the beauty of Dubai Canal.

A Vertical Masterplan

Featuring every possible convenience a resident might need to live well, Wedyan offers more than 65,000 sq ft of amenity space carefully distributed across distinct levels in the building. Just below ground level, The Oasis arrival experience is lined with greenery and water features that lead into a luxury car stacker which is humidity- and temperate-

controlled. The Shore and The Valley on Levels 2 and 3, are dynamic spaces for active living and leisure time with family and friends, as well as for hosting and entertainment. The Cave is a curated wellness cocoon situated on Level 17 and The Mountain located on the 36th floor is a dedicated space for private meetings. Some inspiring amenities include private treatment rooms allowing residents to bring their own trusted therapists, reformer Pilates studio, a podcast room, and boxing facilities. Filtered air and water systems are integrated throughout the building to support overall wellbeing.

Positioned on one of Dubai's prime waterfront locations, Wedyan places residents within minutes of the city's cultural, business, and retail districts, including Business Bay, Jumeirah, and Downtown Dubai, as well as within 20 minutes of Dubai International Airport. Al Ghurair Collection's dedicated Sales Centre in the Mashreq HQ Tower in Downtown Dubai will welcome prospective buyers, providing an immersive introduction to Wedyan and its design ethos. ♦



Text & Images: Sourced by Team PT

“IN DUBAI AND RAS AL KHAIMAH, THAT FUTURE IS ALREADY TAKING SHAPE.”

BY SHABANA FAROOQ, MANAGING PARTNER, URBAN PROPERTIES

For decades, the UAE’s real estate market has been defined by ambition. Dubai’s towering skyline and iconic landmarks made global headlines, while Ras Al Khaimah quietly evolved as a coastal destination. These achievements, driven largely by established players, shaped how the world viewed property in the Emirates. Yet today, a new chapter is unfolding, one led by a generation of developers introducing fresh concepts, new lifestyles, and innovative communities.

In Dubai, the shift is particularly striking. The city is moving beyond its obsession with scale and spectacle, and instead focusing on livability and design. Rather than building the tallest tower or the flashiest landmark, many new projects emphasize boutique residential buildings and community focused neighborhoods. Mid-rise developments with modern layouts, generous balconies, rooftop gyms, co-working spaces, and landscaped terraces are becoming increasingly common. These projects aim to create environments where people can live, work, and socialize seamlessly, reflecting the needs of a diverse and modern population.

Family oriented communities are

also evolving. Contemporary housing clusters are being designed with shared green courtyards, pedestrian friendly streets, and integrated retail areas that support day-to-day life. These communities are about more than just property ownership, they are about fostering connection, convenience, and lifestyle. The rise of such developments signals a maturing market, one that looks beyond luxury for luxury’s sake and responds to what residents truly value.

Sustainability is another driving force in Dubai’s transformation. Inspired by the city’s long term master plans, new projects are weaving energy efficient designs, smart home systems, and eco-friendly infrastructure into their DNA. Features like cycling tracks, walking trails, community gardens, and wellness zones are no longer seen as luxuries, they are increasingly standard. For buyers and tenants, these elements signal a better quality of life and a commitment to the future.

Technology is playing its part as well. Digital first sales platforms, virtual tours, and streamlined contract processes have become hallmarks of the new wave of development. This has not only made transactions more



transparent but has also opened the market to international investors who can now purchase remotely with confidence. In a city as global as Dubai, this digital leap is critical.

While Dubai continues to diversify, Ras Al Khaimah is emerging as a strong contender in the UAE’s real estate story, with Al Marjan Island at its center. The island, stretching gracefully into the Arabian Gulf, has rapidly transformed from a quiet waterfront escape into a magnet



for investment and lifestyle living. Al Marjan Island is seeing a surge of projects that combine residential, hospitality, and leisure in ways designed to appeal to both end users and investors. New residential buildings with sea facing terraces, integrated retail, and resort style amenities are redefining the emirate’s property landscape. What sets Al Marjan apart is its balance: it offers a

slower, more relaxed pace of life while still delivering the luxury and modernity that buyers expect from the UAE.

The island’s design philosophy reflects a clear focus on lifestyle. Properties emphasize outdoor living, wellness, and connectivity, features like landscaped promenades, beach clubs, and community hubs are integral,

not optional. For many, Al Marjan Island represents the dream of resort style living made accessible. It also holds significant potential as Ras Al Khaimah positions itself as a tourism driven economy, supported by a pipeline of hospitality and entertainment projects.

As Dubai’s property prices climb, Al Marjan Island is attracting attention from those looking for both value and long-term growth. Its emergence demonstrates how new destinations in the UAE are rising to complement established hubs, offering fresh choices for investors and residents alike.

What unites both Dubai and Ras Al Khaimah is the role of new developers in driving this change. They are more agile, more responsive to lifestyle trends, and more attuned to the aspirations of a wider audience. Their projects prioritize design, community, and sustainability, reshaping the market into one that is more inclusive and forward looking.

The UAE’s next chapter in real estate will not be defined solely by record breaking towers or high profile megaprojects. Instead, it will be written in Dubai’s boutique buildings and lifestyle communities, and Ras Al Khaimah’s emerging waterfront retreats. Together, they showcase a shift from building icons to building experiences, spaces that reflect how people want to live today, and how they will live tomorrow.

The message is clear: the future of UAE real estate lies not only in ambition and scale, but in livability, sustainability, and lifestyle. And in Dubai and Ras Al Khaimah, that future is already taking shape. ♦

Text & images: Sourced by Team PT

BUY NOW AND PAY LATER?

BY **SUGHRA BANGA**, FOUNDER, HOUSTON PROPERTIES



Real Estate in Dubai has never lacked creativity or innovation. From man-made islands to breathtaking skylines, the city is renowned for its big thinking. But one of the biggest game-changers in recent times hasn't been steel or glass, and instead the rise of flexible payment plans. These financing options have completely changed how people buy homes, how investors diversify portfolios, and how developers keep moving forward.

So, what is a payment plan? To put it simply, they allow buyers to spread out the cost of an off-plan property over the course of years, and even beyond handover. Instead of committing large lump sums or managing tight mortgage rules from a bank, buyers can step into ownership with a small down payment and manageable monthly installments. In Dubai, some developers stretch out their plans to up to 5 years, making the market more accessible than ever. In Dubai, these payments go through regulated escrow accounts. This keeps buyers safe



and helps manage the construction process smoothly. This shift hasn't just changed transaction structures but it has reshaped the experience of buyers, residents, and investors across Dubai.

For residents, especially young professionals and families, this has been a huge leap forward. Owning property used to be just a dream for many but with flexible payment plans, it has never been more achievable. Instead of being tied down by rentals or limited by bank mortgages, people now see a clear path to owning their own apartments or villas. The affordability barrier has been lowered and thus it has also fueled steady demand in the market.

Investors, too, have accepted these schemes with open arms, as Dubai

is one of the few markets globally where developers offer extended post-handover payment plans. Reduced upfront costs mean they can acquire several properties without over committing capital. Many play the long game by locking in an off-plan property today, paying gradually, and by handover they benefit from both price appreciation and rental income. This flexibility also allows investors to plan confidently, balance risks, and maximize returns over the long term.

Payment plans have opened the doors of Dubai's real estate to a much broader audience, transforming ownership in a market once seen as exclusive. They have also kept international investors engaged, adding depth and resilience to the sector. Most

importantly, they reflect Dubai's constant ability to progress and innovate, not just in the skyline but in how property is bought and sold itself.

To summarize, flexible payment plans haven't just changed how deals are structured but have changed the DNA of Dubai's Real Estate market itself. They have made the market more inclusive, more attractive, and more competitive, ensuring that Dubai remains the most attractive property destination in the world. In my own experience, off-plan properties under these flexible schemes have consistently led my clients to strong financial returns and long-term success, a testament to just how powerful these plans can be in creating wealth and financial security. ✦

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

"1VALET IS A PROFIT CENTRE; NOT A COST."

HOME TO THE LATEST INNOVATIONS IN TECHNOLOGY, UAE IS GEARING UP FOR THE LAUNCH OF A UNIQUE TECH PLATFORM 1VALET FROM CANADA.

1VALET is a leading Canadian technology company specializing in smart solutions for large residential buildings like apartments and condos. Its core mission is to modernize multi-family properties, making them easier for managers to run and better for residents to live in.

What: 1VALET's main product is a "Complete Building Operating System" (BOS). This system acts like a central brain for a property, bringing all the building's critical functions—such as security, physical access, and utilities—into one easy-to-use online dashboard for management. The platform uses a mix of software, dedicated hardware (like entry systems), and a Resident App for tenants.

Who: The company was founded in 2017 in Canada by Jean-Pierre Poulin, who serves as the Founder and President. Poulin's background as a developer influenced the platform's focus: solving

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TO WATCH THE PODCAST OF THE INTERVIEW



real-world challenges for property owners and managers. The company primarily targets the multi-family residential sector.

USP: 1VALET's Unique Selling Proposition is encapsulated in its slogan: "Smart buildings made simple". The system is designed to help owners increase their profits (Net Operating Income, or NOI) by cutting down on running costs (OPEX). A key advantage is its ability to integrate with existing, older buildings (retrofitted projects) without expensive new wiring or replacement of existing door locks. For instance, managers can remotely lower smart thermostat temperatures in empty units to immediately save money on energy bills.

Integrated Features: The platform offers a comprehensive suite of features that are managed centrally:

Video Intercom: Interactive touchscreen consoles that replace old lobby buzzers for visitor entry.

Resident App: An application for tenants to manage digital keys, receive communications, and book services.

Access Control: Centralized digital key management for staff, residents, and vendors.

Package Delivery: Solutions, including smart locker integrations, to handle the high volume of deliveries and prevent missed parcels.

Parking Management: Simplified self-registration and in-app booking for visitor parking.

The platform effectively bundles these mission-critical systems together, making it an all-in-one solution for modern property management.



JEAN PIERRE POULIN,
FOUNDER & PRESIDENT,
1VALET

JEAN PIERRE POULIN, what inspired the creation of 1Vale? In 2017, as a real estate developer managing 4,000 units across Canada, I saw a total lack of end-to-end technology in our industry. Other sectors had fully embraced digital tools, but real estate still relied on piecemeal solutions. We built 1Vale to make buildings smarter, help developers sell and rent faster at higher prices, and boost asset values.

You've dominated Canada's smart-building market. Why expand to Dubai, and how did Latif Habib, your partner in the UAE, help?

We power over 80% of new smart-building projects in Canada. Dubai's rapid construction pace and luxury standards make it the perfect global showcase. Three years ago, meeting Latif provided the local expertise and developer relationships we needed to launch here.

What Dubai-specific features have you added?

Parcel management is critical in Dubai. We designed a console so »



couriers scan packages on arrival, and residents receive digital keys to retrieve items from secure rooms or have them delivered to their door. We even plan drone-delivery gates. All data will be stored locally in Dubai to comply with local regulations and is encrypted end to end.

After your first visit to Dubai, did you ever doubt expanding here?

No. The speed and scale of construction, combined with residents' global profiles, made this expansion essential. We returned convinced that Dubai would be our platform for global growth.

How will you convince budget-conscious developers in the UAE?

As soon as developers see 1Valet

drives higher selling prices, faster closings and monthly utility savings for residents, it becomes a profit center—not a cost. They already pay premiums for branded residences; this delivers deeper, technology-driven value at a fraction of that expense.

How confident are you ahead of the October launch?

Over 1,000%. I'm relocating here in October with my family —this city fuels my passion.

Could "Powered by 1Valet" become a developer's USP?

That's the dream. We want every building—from condos to arenas—to run on our operating system, just like every PC once ran Windows. Dubai's launch will pave the way for global adoption.

**HANNA HADDAD,
CHIEF TECHNOLOGY
OFFICER**

What brief did JP give you for 1Valet's technology?

JP wanted the smartest, most frictionless community possible. We replaced dozens of standalone apps and gadgets with one unified platform that anticipates residents' needs—sending elevators, unlocking doors, adjusting lighting and temperature, even coordinating car retrieval.

What makes 1Valet stand out in a market full of "smart" devices?

Most "smart" solutions are isolated gadgets that residents must configure. We built one console that brings elevators, locks, lighting, HVAC, security cameras, parcel rooms and more under a single platform. Every tenant enjoys the same intuitive, end-to-end experience without juggling multiple apps.

How will you handle data privacy and security in Dubai?

We already undergo annual penetration tests, maintain SOC compliance, and partner with major telecom companies. We'll adapt to any additional local requirements just as we did in Canada.

What about internet outages or system downtime?

Offline fail-safes let residents enter their homes and use critical features via a flip-phone —ensuring core functions work even without connectivity. We architected the product from the ground up to operate in offline mode, because reliability is non-negotiable. »



**LATIF HABIB, PARTNER****Why bring 1ValeT to Dubai, and what role did you play?**

Having overseen projects across North America and Dubai for 20 years, I'd studied smart-city planning long before meeting JP. When we met three years ago, I saw a massive market gap. I explained broker developer relationships and provided local market insight—making this expansion a no-brainer.

How did you convince JP to bring 1VALET to UAE? Based on tech card or price card?

I played the value card. 1ValeT transforms building DNA and enhances resident lifestyles. The product's proven ROI and luxury experience spoke for itself—my role was simply opening the door.

How confident are you ahead of launch?

Working across time zones and regulations takes discipline, but 1ValeT's entrepreneurial team thrives on these challenges. I'll take every call—1 a.m. or not—because delivering on our promise here in Dubai is mission-critical.

How does 1ValeT complement existing developer brands?

1ValeT adds value without overshadowing a building's marquee name. It's a turnkey, end-to-end solution that elevates resident experience, aligns with Dubai's innovation standards, and positions developers for ongoing success. ✨



Text & Images: Anand Raj OK

MAAIA BREAKS GROUND ON LA CLÉ IN AL FURJAN

BOUTIQUE RESIDENTIAL PROJECT DEVELOPED IN PARTNERSHIP WITH ASHIYANA GROUP AND EMSQUARE ENGINEERING CONSULTANTS

MAAIA, the global real estate developer renowned for its European-inspired craftsmanship and commitment to excellence, has officially broken ground

on La Clé, its boutique residential development in the heart of Al Furjan. The groundbreaking ceremony marks a significant step forward for the premium project, which is

scheduled for completion in Q1 2027.

La Clé by MAAIA will deliver 56 premium residences, featuring one-, two-, and three-bedroom



apartments, along with a selected number of apartments with a private pool in the Al Furjan community. Thoughtfully designed to bring nature indoors, the development blends modern aesthetics with serene surroundings, combining contemporary layouts, premium finishes, and a community-focused lifestyle.

“Our ambition is to contribute to the growth and development goals of the UAE. The groundbreaking of La Clé marks the realisation of MAAIA’s vision to craft homes that merge modern design with nature, offering a unique lifestyle to the Al Furjan community,” said Mohammed

Imran, Founder & Chairman of MAAIA. “With Ashiyana Group and Emsquare Engineering Consultants as our trusted partners, we are confident that La Clé will redefine boutique luxury living in Dubai.” Construction will be led by Ashiyana Group as the main contractor, supported by Emsquare Engineering Consultants as design and supervision partner. The two firms bring decades of experience and proven expertise in delivering high-quality residential projects across the UAE and wider region. “We are proud to partner with MAAIA on La Clé, a project that reflects both ambition and attention to detail,” said Hasinul Haque Mohammad, Founder &

Managing Director of Ashiyana Group. “Our proven track record of delivering projects on time and to the highest quality standards ensures that La Clé will be brought to life with precision, care, and a commitment to excellence.”

The groundbreaking of La Clé comes as part of MAAIA’s ethos and forthcoming plans: to build development that will feature conscious designs which set standards for generations to come across Dubai and the UAE.

With 1.2 million square feet in active development worldwide, MAAIA is redefining modern living with a new perspective on real estate. ✦

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VINCITORE LAUNCHES THE WORLD'S LARGEST DESIGNER WELLNESS RESIDENTIAL TOWER

THIS LAUNCH POSITIONS DUBAI AND VINCITORE AS THE LEADER OF THE TRILLION-DOLLAR WELLNESS REAL ESTATE MOVEMENT.

As pioneers of designer wellness real estate, Vincitore has already set a new benchmark by delivering Dubai's first iconic wellness landmark, Vincitore Benessere, a project that generated record-breaking investor returns of up to 80–140% and was awarded Dubai's Best Real Estate Investment.

This launch positions Dubai and Vincitore as the leader of the trillion-dollar wellness real estate movement, transforming the way we live by placing human well-being at the heart of design. In a world where over 90% of our lives are spent indoors, our communities and homes have become the most powerful determinant of our health and happiness.

Aligned with the UAE's National Vision for Happiness and

Wellbeing, Vincitore Wellness Estate translates this philosophy into reality through a meticulously designed wellness ecosystem designed to keep people at their happiest and to deliver the best quality of life.

This upcoming iconic landmark is going to set a new global record, offering the highest number of designer wellness amenities ever seen in a residential tower. Vincitore Wellness Estate Features more than 65+ wellness amenities, spread across 8 dedicated levels spanning more than 200,000 sq. ft. of exclusively designed wellness lifestyle spaces.

From Natural Bamboo forests' to Himalayan salt therapy caves, kayaking lagoons to infrared saunas, Turkish hammams, sound healing studios, lazy rivers, hot springs, rooftop infinity pools, signature sky ballrooms, and

much more, every space and every experience has been meticulously designed to enhance human wellbeing & longevity.

The residences themselves are a masterclass in wellness architecture, featuring the GCC's first scientifically designed and certified wellness homes. Unlike most developments, doctors, scientists, and global wellness experts craft these homes to seamlessly integrate health and wellness into everyday living.

Residents enjoy purified air through HEPA and UVC filtration, antimicrobial flooring, and advanced electromagnetic shielding. Kitchens, the heart of every home, feature antibacterial surfaces and charcoal-filtered anti-odor technology, while bathrooms and bedrooms are equipped with

acoustic sound insulation, vitamin C-infused showers, and water softener. Select residences even feature designer wellness private pools, elevating well-being to an unprecedented standard.

In an exclusive move, Vincitore introduces Dubai's first-ever Construction-Linked Post-Handover Payment Plan, along with multiple flexible options tailored for both investors and end-users seeking the best quality of life. This innovative structure combines the security of construction linked payments with the convenience of extended installments over 6 years, making ownership easier than ever. Vincitore also offers an exclusive investor payment plan offering guaranteed 8% net ROI for 3 years, making this not just a lifestyle upgrade, but one of the region's most rewarding investment opportunities.

Positioned perfectly next to Al Barari, Dubai's greenest nature rich community, Vincitore Wellness Estate is strategically located in the heart of Majan, a rapidly emerging investment frontier surrounded by world-class attractions such as Global Village and IMG Worlds of Adventure. With direct connectivity to E311 (Sheikh Mohammed Bin Zayed Road) and future Gold Metro Line access, Majan is rapidly emerging as Dubai's hottest investment destination, offering investors early-mover advantage, strong rental yields, and long-term capital appreciation.

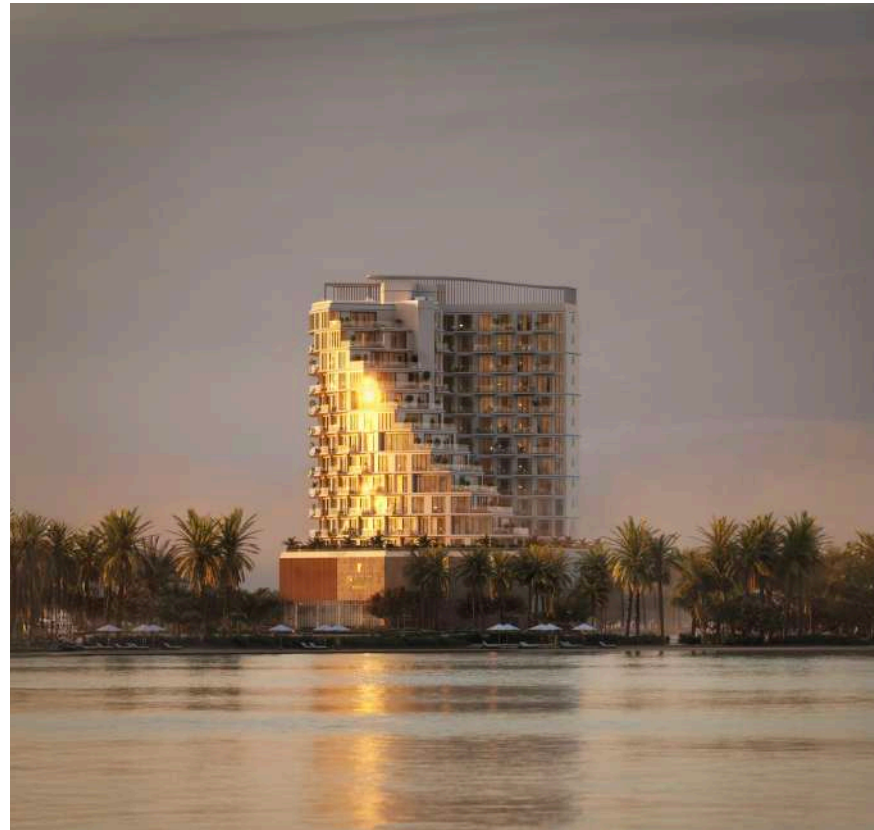
"This is not just another launch in the UAE, it is a blueprint for the future of living," said Veer Doshi, CEO & Managing Director of Vincitore Realty. "With Vincitore Wellness Estate, we have envisioned a sanctuary



where science and serenity converge, and where true value is measured not in price per square foot, but in wellness per square foot. This is our boldest vision yet, a living masterpiece that redefines what real estate can achieve when it is crafted to transform life itself. A place where human beings are empowered and inspired to live healthier,

happier, and longer."

Crafted by Vincitore Realty, Dubai's premier boutique designer developer, with a legacy of award-winning masterpiece projects, Vincitore Wellness Estate is destined to be a timeless landmark, where homes are measured by their power to transform lives. ♦



CG Developers, the real estate arm of multinational conglomerate CG Corp Global, announced the launch of the first JW Marriott Residence in Dubai. The milestone event saw the formal signing, the unveiling of JW Marriott Residences at Dubai Islands, Central, and the reveal of CG Developers' new Global logo. The Chaudhary family's roots began in Nepal in 1935, and over the decades, they built CG Corp Global into Nepal's first and only multi-billion-dollar multinational conglomerate, with a 100-year legacy spanning four generations.

CG Developers Global, established in 1995, has a global proven track record of developing over 2 million square feet with a sales value exceeding US\$1 Billion. Having already established a strong presence in the Middle East for over two decades, this latest announcement sets a new benchmark for ultra-luxury living in Dubai, while further expanding

its development footprint. CG Corp Global's hospitality arm, CG Hospitality Global, works closely with CG Developers Global. They own and manage a diversified portfolio of over 209 hotels and resorts, spanning 130 destinations across 12 countries and offering almost 15,000 keys. Multiple properties are operational and under development across Dubai, The Maldives, Sri Lanka, India, Nepal, New York and Kenya.

This prestigious luxury residential development is set in the heart of the Dubai Islands, bringing together CG Developers Global's real estate expertise, proven global track record, and commitment to value-driven development with Marriott International's renowned service philosophy and global presence. This development offers a seamless ownership opportunity and will feature 115 exclusive ocean-view residences, thoughtfully designed as 1, 2, and 3-bedroom homes. With an iconic architectural design that stands as a landmark on the islands, the JW Marriott Residences embody wellness-inspired island living, promising an enduring experience of thoughtful elegance, harmony, and distinction. Residents will be immersed in a world of elevated living, with access to a rooftop pool overlooking the Arabian Gulf, rejuvenating spa rooms, a fully equipped fitness center, sophisticated lounges, JW Market Café, and bespoke concierge services, each element meticulously curated to define the pinnacle of luxury. JW Marriott Residences at Dubai Islands, Central will offer a distinctive lifestyle in the archipelago, an area rapidly emerging as Dubai's next sought-after destination. The Residences are planned to be seamlessly connected to the city's main arterial roads via dedicated bridges, providing easy access to

key locations, with completion expected by early 2028.

Rahul Chaudhary, Managing Director, CG Corp Global & CG Developers Global, said "Our upcoming development on the Dubai Islands is a milestone we are truly excited about, as it reflects and aligns with the vision of Dubai. Each step has been about raising standards and pushing boundaries, and this new project is another testament to our commitment.

CG Corp Global's broader collaboration with Marriott also includes converting the globally renowned Wellness Resort, The Farm at San Benito into the first Autograph Collection in Philippines. Another landmark agreement between the two companies includes the founding deal for Marriott's new global collection brand Series by Marriott™, with plans to affiliate Fern Hotels (A Member of CG Hospitality) with the brand. Fern Hotels currently operates 87 hotels and has 57 signed across India, with plans to reach 500 Fern hotels by 2030. Together, these initiatives reflect a shared commitment to delivering world-class experiences through various asset classes."

Sandeep Walia, Chief Operating Officer – Middle East & Luxury – Europe, Middle East & Africa at Marriott International, said, "Dubai remains one of the most dynamic residential markets globally, and we are proud to expand our relationship with CG Hospitality to bring our first JW Marriott Residences to the city. JW Marriott Residences at Dubai Islands, Central will enhance luxury living in Dubai by offering owners thoughtfully designed living spaces that foster mindfulness and elevate everyday living."

Dubai Islands has emerged as one of Dubai's most promising destinations, witnessing a steady rise in demand for both residential and tourism-led developments. The area's strong infrastructure pipeline, scenic waterfront setting, and alignment with Dubai's 2040 Urban Master Plan make premium projects on the islands increasingly attractive to investors seeking long-term value and lifestyle-driven returns.

As Dubai Islands redefines waterfront living, The Residences will set a new standard for refined living and architectural distinction. ✦

CG DEVELOPERS GLOBAL ANNOUNCES THE LAUNCH OF THE FIRST JW MARRIOTT RESIDENCE IN DUBAI

THE DEVELOPER EXPANDS ITS FOOTPRINT IN THE REGION WITH THIS LANDMARK LUXURY DEVELOPMENT.





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DIFC'S REPORT UNDERSCORES DUBAI AS GATEWAY TO DIVERSIFIED, HIGH-GROWTH MARKETS FOR INVESTORS

ONCE CONSIDERED NICHE, ALTERNATIVE INVESTMENTS ARE GROWING IN POPULARITY.

Dubai International Financial Centre (DIFC) today unveiled its fifth report within its flagship Future of Finance series. Titled “The Future of Alternative Investments”, the report highlights the rapid growth of alternative investments globally, with assets under management (AUM) having tripled in the past decade, surpassing US\$20 trillion. The findings underscore Dubai’s rise as a premier gateway for investors seeking alternative opportunities in high-growth emerging markets.

Once considered niche, alternative investments are growing in popularity, with institutional investors, high-net-worth individuals (HNWIs), and family offices expanding allocations.

In turn, growth is being driven by investor demand for diversification, inflation protection, and uncorrelated returns, whereas key asset classes such as private equity, private credit, real estate, infrastructure, hedge funds and digital assets are gaining strategic importance, particularly in emerging markets. According to the report, emerging

markets are now positioned as growth engines for the alternatives industry, catalysed by rapid GDP growth (outpacing developed peers by two to three percent), young populations, and a leapfrogging of legacy systems.

At the same time, emerging markets such as Dubai are offering unique opportunities in innovation-driven sectors such as AI, sustainable infrastructure, and digital assets, placing technological creativity at the core of their economic progress.

With regulatory frameworks gaining more clarity, cryptocurrency and tokenisation are gaining mainstream acceptance, evidenced by higher adoption rates in emerging markets. Sustainability-linked projects are driving demand for infrastructure investments, with Dubai leading regional efforts.

Dubai holds a unique position as a global hub for alternative investments, combining the transparency and protections of developed financial centres with direct access to high-growth emerging markets.

As a platform with world-class infrastructure, an adaptive legal and regulatory framework, and a vibrant ecosystem, DIFC is propelling Dubai at the forefront of opportunity in alternatives, by providing a trusted platform that connects global capital with emerging market opportunities. The centre has now attracted over 440 wealth and asset management firms, including 85 hedge funds, 69 of which manage more than US\$1bn. These collectively make up the largest cluster of alternative investment and asset management firms in the region.

DIFC’s comprehensive company structure offering, including Special Purpose Vehicles (SPV) and dedicated family office structures, helps alternative investors navigate complex cross-border opportunities.

Further cementing Dubai’s role as a launchpad for alternative investment managers, the DIFC Funds Centre offers tailored office spaces, collaborative environments, and cutting-edge digital infrastructure, supporting fund managers in driving growth and scaling operations. ✦

“EMERGING MARKETS ARE A COMPELLING FRONTIER FOR ALTERNATIVE INVESTMENTS, BACKED BY GROWING INFRASTRUCTURE NEEDS, ADOPTION OF DIGITAL ASSETS, AND EVOLVING INNOVATION AND SUSTAINABILITY AGENDAS,” **SALMAAN JAFFERY, CHIEF BUSINESS DEVELOPMENT OFFICER AT DIFC AUTHORITY**, SAID.

HE ADDED, “DUBAI, SPECIFICALLY, HAS POSITIONED ITSELF AS A STRATEGIC GATEWAY FOR INVESTORS SEEKING TO CAPITALISE ON THE NEXT ERA OF GROWTH. AGAINST THIS BACKDROP, DIFC IS SHAPING THE FUTURE OF THE ALTERNATIVE INVESTMENTS INDUSTRY BY OFFERING LEGAL, REGULATORY AND OPERATIONAL CLARITY, AND ACCESS TO HIGH-GROWTH OPPORTUNITIES IN EMERGING SECTORS AND REGIONAL ECONOMIES.”

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Text & Images: Sourced by Team PT

NEW TRENDS IN UAE HOME BUYER PREFERENCES: ORA DEVELOPERS

EMIRATIS LEAD THE HOME OWNERSHIP MARKET, WITH 75% OWNING THEIR HOMES, WHILE NEARLY 90% OF EXPATRIATES CONTINUE TO RENT.

ORA Developers has released new research shedding light on the shifting priorities of home buyers in the UAE, revealing notable differences in budgets, motivations, and purchase drivers across nationalities.

The study found that certain buyer groups, including Emiratis and Westerners, demonstrate above-average budgets for property purchases. Across the market, the concept of “home” is strongly associated with stability, security, and comfort, with many willing to make short-term sacrifices for long-term benefits.

Home ownership in the UAE is largely driven by Emiratis, with around three-quarters already owning their homes. Among expatriates, the picture is reversed, with nearly 90% continuing to rent. Looking at buyer behavior overall, first-time purchasers make up about 75% of the market, with a quarter of them planning to buy within the coming year, while the remaining 25% are existing homeowners seeking to expand their portfolios through additional

residential properties for various purposes. While personal and financial stability is a shared goal, priorities vary: some buyers focus on lifestyle and convenience, others on long-term investment value, and many on creating a secure environment for their families. Financial considerations, including payment plans, return on investment, and ownership costs, along with trust in the developer’s track record, consistently emerged as decisive factors at the point of purchase.

The research also highlights that, while trust and quality are non-negotiable for all nationalities, different buyer groups emphasise distinct elements: some value after-sales service and Hassle-free purchase process, others look for community living, proximity to healthcare, or access to retail and leisure amenities. These findings underscore the importance for developers to understand the nuanced expectations that influence purchase decisions.

In line with these shifting

priorities, emerging areas such as Ghantoot are attracting growing interest from home buyers and investors. Strategically positioned between Abu Dhabi and Dubai, Ghantoot benefits from proximity to Al Maktoum International Airport, set to become the world’s largest passenger hub, and the revival of Palm Jebel Ali, one of Dubai’s most ambitious waterfront destinations. Together, these developments strengthen Ghantoot’s appeal as a community that offers exclusivity, waterfront living, and long-term value.

With projects like Bayn, the area reflects buyers’ increasing preference for homes that balance lifestyle, accessibility, and investment potential, demonstrating how new destinations are shaping the future of the UAE property market.

The data aligns with the current strategy and vision of ORA Developers. ORA Developers will share further insights with industry stakeholders in the coming months to support strategies that meet the aspirations of today’s home buyers. ♦

ENG. NAGUIB SAWIRIS, CHAIRMAN AND CEO OF ORA DEVELOPERS, EMPHASIZED: “THE UAE MARKET IS WITNESSING STRONG DEMAND FROM CONSUMERS WHO ARE ACTIVELY LOOKING TO OWN HOMES THAT REFLECT THEIR ASPIRATIONS. THIS RESEARCH SHOWS A CLEAR APPETITE FOR PROPERTIES THAT PROVIDE STABILITY, LIFESTYLE, AND LONG-TERM VALUE. AT ORA, WE ARE FOCUSED ON MEETING AND EXCEEDING THIS DEMAND WITH COMMUNITIES THAT PEOPLE CAN TRUST, PLACES DESIGNED TO COMBINE QUALITY LIVING WITH FUTURE GROWTH. BAYN IS A PRIME EXAMPLE OF HOW WE ARE MEETING THIS APPETITE WITH A DESTINATION THAT IS BOTH EXCLUSIVE AND ENDURING.”



Text & Images: Sourced by Team PT

EMAAR TO REVEAL ITS ICONIC ULTRA-LUXURY ADDRESS, “DUBAI MANSIONS”

A PRIVATE ENCLAVE DESIGNED FOR DISCERNING INDIVIDUALS WHO VALUE THE EXCLUSIVITY OF TRUE LUXURY.

Emaar, the name behind some of the world’s most iconic destinations, is preparing to unveil its most exclusive residential address to date: Dubai Mansions, a new ultra-luxury community designed for an elite global clientele.

Adjacent to Dubai Hills Estate, this limited collection of ultra-luxury mansions, each available in 10,000, 15,000, or 20,000 sq. ft., is designed to embody space, elegance, and prestige. With architecture and design inspired by timeless sophistication and international luxury benchmarks, this private enclave is set to elevate Dubai’s position as a magnet for ultra-high-net-worth individuals seeking privacy, prestige, and perfection, all in one address.

Positioned in one of Dubai’s most desirable corridors, Dubai Mansions promises an unprecedented lifestyle offering, tailored for those who appreciate the artistry of living well. This will be a new icon of living, built from the ground up for exclusivity.

Dubai Mansions is envisioned as a masterpiece in scale, craftsmanship, and experience.

“THERE’S A KIND OF LUXURY THAT ISN’T LOUD,” SAYS **MOHAMED ALABBAR, FOUNDER OF EMAAR.** “IT DOESN’T NEED VALIDATION OR VOLUME. IT COMES FROM AUTHENTICITY, FROM KNOWING THAT WHAT YOU’RE CREATING IS FOR PEOPLE WHO UNDERSTAND VALUE BEYOND PRICE. THAT’S WHAT THIS COMMUNITY REPRESENTS.”

From expansive plots and majestic façades to world-class interiors and immersive landscaping, every residence will reflect Emaar’s commitment to creating spaces that blend legacy with innovation.

Set within reach of Dubai Hills Estate’s rich lifestyle ecosystem, including championship golf, healthcare, education, and retail destinations like Dubai Hills Mall, the project enjoys proximity to all the city’s essentials while offering the seclusion of a private sanctuary.

More than a residence, this will be a new global address: a destination that channels the quality and emotional appeal of the world’s most iconic luxury brands, with attention to detail reminiscent of haute couture, but translated into architecture, light, space, and proportion.

While full details are yet to be revealed, Dubai Mansions is already drawing quiet anticipation among those attuned to Dubai’s evolving luxury landscape. With its rare offering and exceptional location, it is expected to resonate strongly with connoisseurs of design-led living and those seeking the next landmark address.





Dubai's real estate market is increasingly becoming a hub for luxury brand extension. As global luxury houses explore new channels of growth, real estate has become a logical extension of their identity, allowing them to create lasting lifestyle touchpoints with their clientele. This is particularly evident in the rise of branded residences, where value is driven not just by location or design, but by association with a trusted identity. According to a Savills report, the number of branded residence schemes worldwide has grown by more than 160% over the past decade, underscoring a shift in both developer strategy and buyer preference. The UAE is now the third-largest market for such property worldwide, with growth projections suggesting the sector will expand by 15% by 2025.

An Expanding Market with Global Clout
In 2024, over 13,000 branded units were sold in Dubai; a 43% increase from the previous year. The emirate is set to emerge as the top global luxury residential market in

2025, driven by strong demand from international buyers. This upward trend reflects how developers are capitalising on a shift in investor and buyer preferences toward brand-led, lifestyle-focused real estate.

Branded developments have evolved beyond traditional market fundamentals into a strategic model that integrates brand identity, design excellence, and investment resilience. With increasing demand from high-net-worth individuals (HNWIs), developers are partnering with luxury specialists from across industries to deliver properties that merge lifestyle appeal with long-term functionality, accelerating the segment's integration into Dubai's mainstream high-end real estate market.

What Makes Branded Residences So Attractive?
Branded residences hold their value not only due to high construction and service standards but also because they provide a layer of trust and familiarity. For UHNWIs and HNWIs, a well-known



brand represents security and quality assurance. These qualities manifest across several defining features that make such real estate a consistently attractive proposition for discerning buyers and investors alike.

Exclusivity and Prestige:
These properties are specifically developed to meet the expectations of high-net-worth individuals who prioritise exclusivity, design integrity, and seamless service. Positioned in Dubai's most desirable locations, they are typically associated with premium amenities and operational consistency. Their appeal is further enhanced by limited supply, market visibility, and a curated living experience that appeals to the next generation of HNWIs. This strata is globally drawn to developments that offer privacy, on-demand services, and a brand name that reinforces long-term value.

In Dubai, popular locations such as Palm Jumeirah, Downtown Dubai, and Business Bay are hotspots for branded homes. Beachfront locales like JBR and Pearl Jumeirah command even higher premiums due to their waterfront lifestyle.

Premium That Pays Off: Buyers are willing to pay a premium, up to

69% more per square foot compared to non-branded real estate in the same areas. While that may seem steep, brand-led developments ensure high construction standards, superior amenities, and strong rental and resale demand. According to Knight Frank, 69% of global HNWIs expressed interest in branded residences in 2024, up from 59% the previous year.

Stable Investment Returns:
These properties maintain their value better than conventional real estate, especially in a city like Dubai, where the market is both international and competitive. Savills reports that this real estate can appreciate by around 20%, with ROI ranging from 6.5% to 9% depending on usage type. As brands uphold strict standards, the end product typically delivers consistent performance.

Future of Urban Living
The current real estate landscape goes beyond luxury aesthetics; it's a response to evolving lifestyle expectations. As Dubai continues to attract affluent residents and global investors, its real estate landscape is evolving in lockstep. The city is now home to over 81,200 millionaires, more than 237 centimillionaires, and 20 billionaires, a demographic that is

driving sustained demand for branded, high-end living.

Branded developments offer fully integrated living experiences with access to spas, gyms, concierge services, and even pet care—all within the comfort of their homes, catering to UNHWIs and HNWIs buyers. They are increasingly focused on integrating cutting-edge technology, sustainability, and architectural vision. These are creating future-proof investments designed to evolve with their residents' needs.

Beyond the brand
Branded residences are evolving from static status symbols into immersive expressions of lifestyle, craftsmanship, and comfort. The movement of luxury names into property reflects a strategic response to global shifts in investor expectations, a drive to differentiate through innovation and exclusivity, and a deliberate effort to reinforce Dubai's positioning as a global capital for luxury real estate. For developers, they offer brand equity and differentiation. For buyers, they promise lifestyle, investment stability, and unmatched service. And for cities like Dubai, they are proof that real estate can be more than property; it can be an experience. ♦

WHY LUXURY NAMES ARE MOVING INTO PROPERTY

BY **ABDULLA LAHEJ**, CHAIRMAN OF AMAAL

Text & Images: Sourced by Team PT

MARJAN ANNOUNCES COMPLETION OF INFRASTRUCTURE WORKS ON RAK CENTRAL IN RAS AL KHAIMAH

- THE 8.37 MILLION SQ. FT. GFA MIXED-USE DISTRICT SET TO WELCOME ANCHOR DEVELOPERS AND GLOBAL INVESTORS
- LEADING CONSTRUCTION GROUP ALEC APPOINTED AS MAIN CONTRACTOR FOR RAK CENTRAL HQ OFFICE COMPLEX
- PROJECT SUPPORTS RAK VISION 2030 WITH A TARGET OF 3.5 MILLION TOURISTS BY 2030

Marjan, the master developer of freehold properties in Ras Al Khaimah, has announced the completion of infrastructure works at RAK Central, its upcoming mixed-use commercial development in the

northern emirate. Along with the appointment of leading Middle East Construction Group, ALEC, as the main contractor for RAK Central HQ Office Complex, it marks a major milestone in the development of Ras Al Khaimah's upcoming

business hub, a vibrant 'Work-Live-Play' destination in alignment with RAK Vision 2030.

Spanning 3.1 million sq.ft of prime land with 8.37 million sq. ft. of gross floor area, the progressive integrated destination for living and business is now ready for activation by investors and sub-developers. Comprehensive wet and dry services, including stormwater, sewerage, firefighting, irrigation, potable water, electrical networks and street lighting, are fully operational. Additionally, roads, cycle tracks, landscaping and green spaces with hundreds of trees have been completed. With this foundation in place, sub-developers are scheduled to commence commercial, residential, retail and hospitality projects with RAK Central HQ set for completion in Q1 2027.

RAK Central is a meticulously planned business district designed to be the commercial nucleus of Ras Al Khaimah, offering rare investment fundamentals: 100% foreign ownership, low taxation and high yield potential. RAK Central's strategic location and

COMMENTING ON THE PROGRESS, ARCH.

ABDULLA AL ABDOULI, CHIEF EXECUTIVE OFFICER, MARJAN, SAID: "WITH THE COMPLETION OF INFRASTRUCTURE WORKS AND ONBOARDING OF GLOBAL CONTRACTORS, RAK CENTRAL HAS PROGRESSED INTO A NEW ACTIVATION PHASE. THE INVOLVEMENT OF LEADING DEVELOPERS REINFORCES OUR VISION TO CREATE A WORLD-CLASS HUB THAT BRINGS TOGETHER BUSINESS, LIFESTYLE AND TOURISM, ENHANCING RAS AL KHAIMAH'S REPUTATION AS A COMPELLING DESTINATION FOR INTERNATIONAL INVESTORS AND FAMILIES ALIKE."



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smart design make it one of the most compelling investment zones in the region.

Located on Sheikh Mohammed bin Salem Al Qasimi Street, with spectacular views of Al Hamra Golf Club and the Arabian Gulf, RAK Central offers easy access to the E-11 highway, with ongoing expansions enhancing connectivity. Designed as a future-ready, work-live-play district, RAK Central features Grade A offices, residences, hotels, retail and a vibrant Town Square with premium amenities. The LEED Gold certified office buildings offer dual licensing and investor-friendly frameworks and will be managed under a hospitality-driven model to ensure

an exceptional quality of life for residents, businesses and visitors.

Since its announcement in January 2024, RAK Central plots have completely sold out. The masterplan offers three million square feet of rentable office space, more than **4,000 residential** apartments, **four hotels** with a capacity surpassing **1,000 keys**, multiple parks and green spaces, various retail and entertainment facilities and several interconnected buildings with over 1,000 parking spaces for visitors. RAK Central is officially open to welcome international investors, corporations and residents to Ras Al Khaimah's most dynamic and vibrant new address. ✦

Text & Images: Sourced by Team PT

REFLEX ANGELO JOINS MERED'S DUBAI PROJECT

APARTMENTS IN ICONIC RESIDENCES WILL FEATURE CUSTOM-DESIGN BUILT-IN FURNITURE BY PININFARINA.

MERED, the award-winning international real estate developer, has partnered with Reflex Angelo, the global Italian luxury furniture brand, to provide Pininfarina branded furniture able to enhance the one of a kind living experience at ICONIC Residences Design by Pininfarina, the developer's flagship project in Dubai. This collaboration marks Reflex Angelo's debut partnership with a real estate developer in the UAE.

Apartments in ICONIC Residences will feature custom-design built-in furniture by Pininfarina. As part of collaboration with Reflex, residents will have the option to complete their homes with a Pininfarina furniture premium collection, enjoying exclusive perks and benefits that bring the full Italian experience throughout their living space. Located in Dubai Internet City, the 290-metre tower will be the tallest in the area, offering 310 luxury apartments with sea views and convenient access to hotspots like Palm Jumeirah and Dubai Marina. Reflex Angelo and Pininfarina

have been collaborating since 1997, delivering masterpieces such as the Vela Armchair and the Orizzonte collection, a modular seating system that balances form and function. This long-standing relationship ensures that the optional furniture offered at ICONIC Residences reflects the same design language as the apartments themselves, creating a cohesive look throughout the home.

Dubai's luxury property market is set to outpace all others in price growth in 2025. A recent Knight Frank survey found that 69 percent

of high-net-worth individuals are interested in purchasing a branded residence in Dubai, underlining strong demand for projects associated with established design and architectural firms. At the same time, the UAE's residential market is on track to exceed \$400 billion in 2025, reflecting sustained investment in high-end, design-driven developments.

As MERED expands its footprint in the Middle East, the company remains focused on delivering projects that reflect international design standards and long-term impact. ♦



MICHAEL BELTON, CEO OF MERED, COMMENTED: "OUR PARTNERSHIP WITH REFLEX ANGELO IS PART OF OUR GOAL TO DELIVER GENUINE QUALITY AND DESIGN CONSISTENCY AND FULL PININFARINA EXPERIENCE AT ICONIC RESIDENCES. WE WANT TO ENSURE THAT RESIDENTS EXPERIENCE A FULLY INTEGRATED PREMIUM HOME, FROM STRUCTURE TO INTERIOR. AS DUBAI'S ELITE LIFESTYLE SETS NEW BENCHMARKS FOR GLOBAL LUXURY, OUR PROJECT REFLECTS BOTH THE CITY'S AMBITION AND THE EXPECTATIONS OF A GLOBAL, DESIGN-CONSCIOUS AUDIENCE."



LUCIANO LUCATELLO, CHAIRMAN OF REFLEX ANGELO ADDED: "THIS PROJECT STANDS OUT IN OUR GLOBAL PORTFOLIO, NOT ONLY AS OUR FIRST COLLABORATION WITH A REAL ESTATE DEVELOPER, BUT ALSO BECAUSE OF THE SHARED COMMITMENT TO DESIGN INTEGRITY AND MATERIAL QUALITY. WORKING ALONGSIDE PININFARINA AND MERED GIVES US A MEANINGFUL PLATFORM TO BRING OUR ITALIAN CRAFTSMANSHIP INTO A MARKET THAT VALUES SOPHISTICATION."

Text & Images: Sourced by Team PT

SOL PROPERTIES LAUNCHES AED 2.2 BILLION LANDMARK MIXED-USE DEVELOPMENT

THE PROJECT IS EXPECTED TO BE HANDED OVER IN Q4 2028.

SOL Properties, the premier real estate development arm of the Bhatia Group, launched SOL LUXE, a landmark AED 2.2 billion mixed-use development. Strategically located on Sheikh Zayed Road and soaring 280

metres across 62 floors, the project is set to become one of the tallest freehold towers on the road, offering a final opportunity for freehold ownership.

SOL LUXE blends premium

residences, Grade A office spaces, and curated F&B retail outlets, and features a rooftop infinity-edge pool with panoramic views of the Burj Khalifa and Burj Al Arab, all designed to redefine luxury living and working on

Dubai's most prestigious boulevard. Located close to offices, schools, hospitals, restaurants, Dubai Mall, one minute walking distance to DIFC Metro Station and just 15 minutes away from Dubai International Airport, the development offers an exceptional lifestyle and is projected to generate a return on investment of 8–9 per cent.

Ajay Bhatia, Founder and CEO of SOL Properties, said: "We are thrilled to introduce SOL LUXE on Sheikh Zayed Road, right in the heart of Dubai. Its prime location offers seamless connectivity to the city's key areas and major attractions, which is perfect for professionals and anyone seeking a dynamic, cosmopolitan lifestyle. Inspired by our flagship developments such as Fairmont Residences Solara Tower and SOL Levante, the new SOL LUXE tower embodies our vision of setting a benchmark in timeless, zen-inspired luxury living."

SOL LUXE offers 288 premium residences in one-, two-, and three-bedroom layouts with studies, catering to a variety of lifestyle needs. Levels 1 to 25 of the tower will house 66 expansive Grade A office units with a ceiling height of 3.7 meters, offering sweeping views of the Dubai skyline. The ground floor will feature a collection of selected F&B retail spaces with 9-metre-high frontages, three-sided visibility, and direct access to Sheikh Zayed Road.

The project integrates elegance, sustainability, and smart technology. It will feature a sculptural bronze-and-glass façade with curved glass edges and horizontal bronze bands, giving it a bold and elegant look on the Dubai skyline. High-performance glazing, solar-control systems, water-saving technologies, and EV-ready infrastructure will help



reduce its environmental footprint. AI-powered smart systems will be embedded throughout the tower, enhancing comfort and convenience through features such as air-quality optimisation, predictive maintenance, and secure visitor management.

Residents and tenants will enjoy a wide array of lifestyle and wellness amenities. These include an infinity-edge pool, kids' pool, jacuzzi with Burj Khalifa and Burj Al Arab views, indoor-outdoor gym, rooftop mini golf, yoga decks, barbecue pavilions, multipurpose halls, and terrace lounges. Families

will benefit from children's play areas and landscaped zones, making it a curated world of wellness and leisure. Commercial office owners will also have a dedicated floor of similar amenities including a private meeting rooms and flexible indoor/outdoor event spaces for social activities. With its unrivalled location, iconic design, and world-class amenities, SOL LUXE represents a unique investment and lifestyle opportunity on Sheikh Zayed Road. Construction on the tower is already underway, and the handover is expected in Q4 2028. ♦



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OCTOLA BECOMES WORLD'S FIRST TRAVEL DESTINATION TO MONITOR CLEAN AIR

IT IS THE FIRST HIGH-END TRAVEL DESTINATION IN THE ARCTIC WITH A NEGATIVE CARBON FOOTPRINT.



"OUR SURROUNDINGS HAVE ALWAYS OFFERED A RARE PURITY. NOW, WE HAVE THE DATA TO PROVE IT," SAYS **OCTOLA'S FOUNDER, JANNE HONKANEN**. "OUR GUESTS COME HERE TO RECONNECT WITH NATURE IN ITS PUREST FORM. BY MEASURING ULTRAFINE PARTICLES – SOME OF THE SMALLEST AND MOST HARMFUL AIR POLLUTANTS – WE'RE ABLE TO AFFIRM THE QUALITY OF OUR ENVIRONMENT AND SHARE THIS REASSURANCE WITH OUR GUESTS IN A MEANINGFUL, TRANSPARENT WAY."

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Octola Private Wilderness, one of the world's most exclusive ultra-luxury retreats located in the Arctic Circle in Finnish Lapland, has become the first destination globally to monitor ultrafine air particles using research-grade technology. Installed on its private estate, this advanced system offers guests a rare, measurable insight into the purity of Arctic air, long considered among the cleanest on Earth. The technology delivers continuous, research-grade air quality data, a standard typically reserved for academic and governmental monitoring stations.

This is an evolution of Octola's founding mission to offer experiences deeply rooted in the healing powers of Lapland's pristine air and untouched nature. It is a quiet yet powerful reaffirmation of what Octola's beloved guests have long sensed through their breath and presence each time they return.

A new standard of accountability
By actively monitoring and reporting this data, Octola sets a new benchmark for environmental

responsibility and guest care.

Octola actively collaborates with leading researchers connected to its unique location, including Northern Lights scientists such as Dr. Esa Turunen. Situated in one of the world's most active aurora zones, where the Northern Lights are visible over 200 nights a year, Octola offers not only rare and memorable experiences for its guests but also an ideal setting for ongoing scientific research.

This pioneering initiative will also extend across the new Octola II, opening in December 2025, with the full Octola Collection committed to enhancing the guest experience while supporting long-term environmental research. Octola, already the ultimate off-grid destination with more than 1730 acres of private wilderness on the Arctic Circle and bespoke experiences, Octola II offers near-constant silence, natural serenity, and some of the world's most spectacular aurora borealis displays or, during summer, the surreal glow of the Midnight Sun. The all-new Octola II Lodge houses five ensuite bedrooms, an in-house »



spa and three different saunas, in addition to a children’s playroom, a gym, staff rooms, and a Northern Lights-viewing area with glass ceilings and walls. The Octola II Supersuite Villa includes two large ensuite bedrooms, both with their own sauna, bath, and outdoor hot tub.

Introducing Respiro Octola® – A key to longer lifespan

As an extension of this commitment, Octola is launching a new health & wellness programme: Respiro Octola. Respiro Octola invites guests to connect deeply with themselves and their surroundings through a curated set of experiences rooted in the purity of the Arctic environment. Breathing in some of the cleanest air on Earth, guests are immersed in conditions that have been shown to contribute to a longer, healthier life.

Previous research by the World Health Organization (WHO) and Värriö Research Station / University of Helsinki found that spending just a week in Värriö, Lapland, can increase lifespan by up to around 27 hours if from

India; three hours and 18 minutes for those from Milan, Italy; and 42 minutes for residents from London, England.

The experience is bespoke and entirely shaped around each individual. The programme is set to include a range of practices including guided breathwork, sauna experiences, yoga, ice swimming, and other natural

treatments that awaken the senses, restore inner balance and support long-term wellbeing. Many of these practices have been shown to reduce stress and improve resilience. Each element is carefully crafted to reflect Octola’s unique setting and philosophy, offering guests not only untouched nature, but the tools to truly absorb its healing energy. A living promise to Arctic

This is part of a broader, continuous effort by Octola to support sustainable practices, safeguard the surrounding wilderness, and raise awareness of Arctic purity. By integrating advanced environmental monitoring within its private estate, Octola strengthens its role not only as a destination but as a guardian of what makes this region truly unique. ♦



“SCIENTIFIC STUDIES SHOW THAT AIR POLLUTION REDUCES GLOBAL AVERAGE LIFE EXPECTANCY BY ROUGHLY TWO YEARS – AND IN THE MOST POLLUTED REGIONS, EVEN BY A DECADE. BREATHING IN AIR AS CLEAN AS THAT FOUND IN LAPLAND CAN SUPPORT RESPIRATORY RECOVERY, ENHANCE OVERALL WELLBEING, AND STATISTICALLY MAY EVEN CONTRIBUTE TO A LONGER LIFE,” SAID **PROFESSOR MIKKO SIPILÄ, ATMOSPHERIC SCIENCES, UNIVERSITY OF HELSINKI.**



“THE PURITY OF OUR AIR IS SOMETHING GUESTS OFTEN DESCRIBE AS HEALING, ALMOST OTHERWORLDLY,” SAID **HONKANEN.** “WITH THIS MONITORING IN PLACE, WE CAN ENSURE WE PROTECT IT AND HOLD OURSELVES ACCOUNTABLE TO THE HIGHEST POSSIBLE STANDARD.”



Text & Images: Sourced by Team PT

UAE'S PROPTech SECTOR TO BE VALUED AT AED 5.69 BILLION BY 2030

CUTTING-EDGE TECH WILL ENHANCE EFFICIENCY, TRANSPARENCY, AND CUSTOMER EXPERIENCE IN THE REAL ESTATE SECTOR.

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 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. ♦



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."



Text & Images: Sourced by Team PT

SYMBOLIC DEVELOPMENTS LAUNCHES FOURTH PROJECT IN LESS THAN TWO YEARS

THE PROJECT IS EXPECTED TO BE HANDED OVER IN Q4 2028.

Symbolic Developments, the real estate division of the Speedex Group, is set to announce its fourth residential project and second launch this year, marking a major milestone in the boutique developer's rapid rise

and sustained success. As a natural evolution of the Speedex Group's 35-year legacy in construction and trading, Symbolic Developments has quickly established itself as a trusted and innovative name in Dubai's real estate landscape.

From the rapid completion of Symbolic Alpha in just 14 months, to the swift sell-out of Symbolic Aura and the successful launch of Symbolic Zen Residences, every milestone reinforces Symbolic Developments' belief in building



homes that create legacies.

Guided by family values, customer-centricity, and transparency, Symbolic Developments is developing over 250 homes across Dubai's most family-friendly neighborhoods, including Liwan and Al Furjan, where the developer is renowned for creating thoughtfully designed, low-density communities. Each project embodies the brand's unique proposition: lifestyle-focused, design-led neighborhoods that prioritize family living, smart technology, and green, comfortable spaces.

Our journey at Speedex Group was built on a foundation of legacy and innovation, values that

remain at the heart of Symbolic Developments today," said Mr. Mustafa Moiz, Managing Director of Symbolic Developments. "Symbolic Developments represents the next chapter of our family's vision, delivering homes and communities that enrich lives while carrying forward the values that have guided our business for generations."

"Symbolic Developments embodies the Speedex legacy," added Mr. Murtaza Moiz, Vice Chairman of Symbolic Developments. "Each project reflects decades of expertise, operational excellence, and a deep understanding of what residents truly need. We take pride in transforming ambitious visions into landmark residences that

shape lifestyles and contribute to the city's growth trajectory." With its fourth project announcement on the horizon, Symbolic continues to strengthen its reputation as one of Dubai's most promising developers, one that combines Speedex's trusted construction heritage with a fresh, design-forward perspective on modern urban living. Each project by Symbolic integrates innovative design, sustainability, and a focus on community, from smart home technology and wellness-oriented layouts to green spaces and energy-efficient systems, reflecting the brand's commitment to creating livable, forward-thinking residences in Dubai's evolving landscape. ♦

Text & Images: Sourced by Team PT

BIG 5 GLOBAL IMPACT AWARDS 2025 FINALISTS

MINISTRY OF ENERGY & INFRASTRUCTURE, DUBAI MUNICIPALITY, DUBAI ROADS & TRANSPORT AUTHORITY (RTA), MUBADALA AND PNC ARCHITECTS AMONG FINALISTS

The fifth edition of Big 5 Global Impact Awards, celebrating impact in the built environment, has announced 150 finalists competing across 19 categories. The awards recognize projects, organizations, individuals and teams driving sustainable,

collaborative and technology-led achievements, highlighting evolving standards of excellence across both public and private sectors in the urban development and construction landscape.

Finalists this year come

from 21 countries, including Azerbaijan, Canada, Egypt, Ethiopia, Hong Kong, Kenya, Lebanon, Oman, Qatar, Saudi Arabia, Singapore, Spain, Trinidad and Tobago and Uganda, the UK and the US, showcasing the global reach and relevance of the awards.



COMMENTING ON THIS YEAR'S FINALISTS' ANNOUNCEMENT, **JOSINE HEIJMANS, SENIOR VICE PRESIDENT, DMG EVENTS, SAID:** "THIS YEAR WE HAVE SEEN A REMARKABLE 58% INCREASE IN ENTRIES FROM PROJECT OWNERS, INCLUDING KEY GOVERNMENT AUTHORITIES, ALONGSIDE A 63% RISE IN NEW ENTRANTS ACROSS ALL CATEGORIES. THESE FIGURES UNDERLINE THE IMPORTANCE OF BIG 5 GLOBAL IMPACT AWARDS AND HIGHLIGHT THE INDUSTRY'S COMMITMENT TO SUSTAINABLE DEVELOPMENT, INNOVATION AND COLLABORATION."

Government participation highlights sector collaboration

Once again, Big 5 Global Impact Awards has drawn an exceptional number of finalists from government authorities, reflecting the increasing role of public sector leadership in promoting innovative and sustainable practices across the construction and urban development ecosystem. Among the finalists are the UAE's Ministry of Energy and Infrastructure, Roads and Transport Authority (RTA) Dubai, Dubai Municipality, Saudi Arabia's National Center for Waste Management (MWAN), County Government of Tana River, Lagos Free Zone, Fujairah Municipality, Sharjah Roads and Transport Authority, Ethiopian Electric Power, and Sharjah Department of Town Planning and Survey.

The Sustainable Initiative of the Year award, which received the highest number of entries, highlights an initiative's success through clear metrics, effective collaboration and tangible

outcomes, including adherence to Environmental, Social and Governance (ESG) principles. Finalists include Dianne Rampadarath's Contracting and General Services Provider for Rural Electrification Utilizing Solar Energy; ITC Limited for Mainstreaming Energy Efficiency & Thermal Comfort; Soudah Development for the Soudah Cloud Forest Reforestation Programme; Msheireb Properties for Msheireb Downtown Doha: Sustainable Downtown City; Almoosa Health for Almoosa Rehabilitation Hospital; County Government of Tana River for Maji ya Solar Initiative; Dar for Dar's Decarbonization and Net Zero 2030 Strategy; Ethiopian Electric Power for Serving Community: Sustainable Social Impact; Fakhraddin Properties for 90:90 Waste Management Initiative; Fujairah Municipality for Green Geopolymer Concrete from Industrial Waste; Orascom Construction for Orascom Integrated ESG Excellence Program; and PEARL Homes for Hunters Point Pearl Homes and Marina. »

Another award showcasing the industry's forward-looking vision is the Liveable City Initiative of the Year, which recognizes projects that improve urban quality of life and social infrastructure. Finalists include Centum Real Estate for Two Rivers Social City; Concept Dash for Reclaiming the Edge – Public Realm Reimagined; Ministry of Energy and Infrastructure for Building Humanization Certification; and The Arab

Contractors Company (Osman Ahmed Osman & Co.) for Greater Cairo Monorail.

Every year, the awards are judged by an independent, international panel of industry experts, representing the highest standards of excellence and ensuring that winners are selected purely on merit and excellence.

Winners will be announced at a

ceremony on 25 November 2025 at Address Sky View, Downtown Dubai, where more than 400 industry leaders, innovators and government representatives will gather to celebrate achievement and impact.

Big 5 Global Impact Awards is supported by Gold Sponsor, Wurth Professional Services and Carbon Net-Zero Initiative of the Year Category Sponsor, AGSI. ♦

COMMENTING ON THE QUALITY OF ENTRIES, **MATTHEW JACKSON, CO-FOUNDER, ZERO CONSTRUCT, SAID:** "THE CALIBRE OF SUBMISSIONS THIS YEAR DEMONSTRATES ENCOURAGING PROGRESS, AND I COMMEND ALL OF THE SUBMISSIONS TO THIS YEAR'S AWARDS. THE PROJECTS ARE MOVING BEYOND AMBITION TO DEMONSTRATE REAL ACTION ON SUSTAINABILITY, DIGITAL INNOVATION AND COMMUNITY IMPACT. AT THE SAME TIME, WE MUST BE HONEST: THERE IS STILL A LONG WAY TO GO BEFORE THIS BECOMES THE NORM ACROSS THE INDUSTRY. THIS SHORTLIST PROVES WHAT'S POSSIBLE AND SETS A CHALLENGE FOR ALL OF US TO KEEP RAISING THE BAR IF WE ARE SERIOUS ABOUT BUILDING A RESILIENT, INCLUSIVE AND ZERO-CARBON FUTURE. MY CONGRATULATIONS TO THE PROJECTS AND THE TEAMS WHO WORKED ON THEM."



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

SAIF BIN DARWISH ACQUIRES GULF PRECAST

THIS ACQUISITION REPRESENTS A SIGNIFICANT STRATEGIC MOVE.

Saif Bin Darwish, the leading construction and contracting company in the UAE, has announced its acquisition of Gulf Precast, the country's largest manufacturer of precast concrete.

This acquisition represents a significant strategic move that allows for the integration of Saif Bin Darwish's extensive expertise in road, bridge, airport, and tunnel projects with the advanced manufacturing capabilities of Gulf Precast. This synergy enhances their combined potential to execute larger, more sophisticated projects with high efficiency and quality.

Since its establishment in 1982, Gulf Precast has operated six factories across Dubai and Abu Dhabi with a production capacity of up to 1,500 cubic meters per day. The company has contributed to the completion of numerous residential, commercial, and infrastructure projects within the UAE and abroad, achieving a distinguished record of awards and recognition.

With this move, Saif Bin Darwish reaffirms its continued commitment to supporting the UAE's long-term vision for sustainable infrastructure development and solidifying its position as one of the leading pioneers in the region's construction sector. ♦



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HOW TO BUILD LONG-TERM VALUE FOR REAL ESTATE IN THE UAE

BY ATINIRMAL G. PAGARANI, MANAGING DIRECTOR OF YOGI GROUP

TIn the real estate market, Dubai attracts significant global attention. Total transactions reached AED 761 billion with 2.78 million procedures in 2024, the highest in



its history. The figure demonstrates maturity and confidence, as it reflects more than the market's size. It is now clear that the UAE is not only a market to be seen as a destination for short-term speculation but also a place where real estate can offer substantial, steady, and lasting value.

Continued Growth in 2025

The real estate market of Dubai has not slowed down at all. In fact, it has shaped up to be in other record-breaking markets, especially in 2025. During the first half of 2025, the city encountered an AED 431 billion worth of property transactions throughout 125,000 deals, which marked a significant jump of 25% compared to the time period in 2024. Even though there are many opportunities for quick gains, Dubai investors are now taking a sustainable viewpoint by emphasising long-term development and continuous returns instead of speculating for short-term values. This type of new investment wave of various

approaches is completely focused on population development, economic resilience, and helpful government programs, supporting the act of creating wealth that lasts well into the future.

Drivers of Long-Term Value

The development story of the city, Dubai, has shown no sign that it is slowing down. The population of the city has now surpassed 3.65 million and is continuously rising. All of the new residents add to the demand for homes throughout different segments, starting from affordable apartments to luxury villas. But in Dubai, real estate is not only about owning property; it has become the heartbeat of the city's development and lifestyle. The reason Dubai truly is unique is because of its forward-thinking government. Investors are not only buying an asset, but they are investing in a dynamic, safe, and visionary landscape that welcomes development.

A Diversified and Resilient Economy

One of the most prominent



reasons that the real estate marketplace of Dubai is continuously thriving is because of the UAE's smart move, which has helped in enhancing the resilient and diverse economy of the country. What really makes the investors in this country excited is the impressive rental yields. With returns being present between 6% and 8%, Dubai is one of the most rewarding and high-value markets in the world. Combining this with persistent capital development, investors have gotten a real estate

landscape that provides sustainable potential and consistent income.

The Role of Professional Property Management

A professional property maintenance management plays a significant role in managing the properties of international investors allowing them to rest easy knowing that their property is being professionally cared for. Timely inspections, maintenance and repairs helps keeping the property in excellent condition. Over time,

professionally managed properties with high quality maintenance builds trust and assurance in Dubai's real estate market as a reliable investment option.

Building for the Future

For investors who creatively think beyond short-term opportunities, the UAE stands out as one of the most rewarding and secure property markets on a global scale. In different ways, the UAE is not only for investing, but it is a partner in prosperity for many generations to come. ✦

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ANAX DEVELOPMENTS UNVEILS ELLE RESIDENCES

SLATED FOR COMPLETION BY Q3 2027, THIS STUNNING PROJECT MARKS A NEW ERA OF BRANDED RESIDENCES.

ANAX Developments, a luxury developer in Dubai, unveiled ELLE Residences, its latest landmark project redefining branded living in the region. Slated for completion by Q3 2027, this stunning project marks a new era of branded residences in the heart of Dubai Islands.

Following the success of its first residential tower in Miami, ELLE, owned by the Lagardère Group, has partnered with ANAX Developments to create its branded residences portfolio in the Middle East, for the very first time. This landmark collaboration combines ELLE's global lifestyle ethos with ANAX's deep understanding of Dubai's evolving luxury market, creating a new flagship project that is set to become a cultural and architectural icon for the region.

Featuring a collection of 91 beautiful apartments and 7 stunning townhouses, each has been thoughtfully designed to combine privacy, space and spectacular views. Priced between AED 3,200 and AED 3,600 per square feet, the project will offer a range of intimate one-bedroom residences to expansive four-bedroom townhouses spanning up to 4,592 sq ft.

Every home has been created to frame the sea and skyline through floor-to-ceiling glazing and wraparound terraces. Whether a seasonal retreat or a year-round

address, the layouts balance open-plan living with private escapes - a rarity in Dubai's luxury residential market.

Satish Sanpal, Founder and Chairman of ANAX Holding, commented: "Dubai is a city that thrives on creativity, ambition, and global appeal and this is exactly what ELLE Residences Dubai Islands represents. This partnership is about so much more than introducing an international icon to the region. It is about creating a development that reflects the essence of Dubai. We want to create homes that speak

to the rhythm of life here - bold, connected and always evolving. ELLE is a celebrated brand that embodies individuality and style. We are building a destination that captures the same joy and possibility that defines Dubai."

Developed under a licensing agreement with Lagardère News (an entity of the Lagardère Group), ELLE Residences Dubai Islands will embody the brand's forward-looking approach to lifestyle living. The project is designed around ELLE's unique signature; a blend of contemporary style,



self-expression and cultural sophistication, rooted in everyday style.

Constance Benqué, CEO of ELLE International and Lagardère News, commented: "ELLE stands for innovation, style and cultural relevance. ELLE's expansion into Dubai showcases the city's position as one of the most exciting destinations for branded residences in the world. Dubai has become a global capital for luxury living and ELLE Residences Dubai Islands will set a new benchmark for what branded residences can deliver. The goal is to create a destination that celebrates joy, individuality and the contemporary spirit that has always defined ELLE."

Ravi Bhirani, Managing Director of ANAX Developments, said: "At ANAX Developments, we are proud

to bring this landmark project to life on Dubai Islands, the city's most coveted and ambitious new waterfront destination. Our residences offer direct beachfront access, sweeping sea views, and unmatched proximity to retail, cultural, and world-class leisure amenities. We believe this project will redefine Dubai's new era, where fashion, lifestyle, and real estate converge to create something truly extraordinary."

The apartments and townhouses are being brought to life by internationally acclaimed design firms, The One Atelier and ARQUINAUT, the creative studio acting as a consultant for ELLE Residences concept. Interiors draw on ELLE's five pillars of fashion, beauty, culture, lifestyle and society to create spaces that feel curated and completely unique. Expect

sculptural fireplaces, bespoke wallpapers, bronze accents and marble alongside soft, layered lighting and art that pays homage to the city's vibrant and contemporary scene. ELLE Residences Dubai Islands is designed as a wellness-driven community where rooftop pools and sunlit terraces capture panoramic Gulf views and curated spaces. From private spas and yoga decks to landscaped gardens and social lounges offering sanctuary and connection. A 24-hour concierge, valet and security ensure seamless service, while the amenities are tailored for balance, beauty and belonging.

ELLE Residences Dubai Islands signals the start of a bold new chapter in the region's property market: a project that is dynamic, culturally attuned and distinctly Dubai. ♦

Dubai Islands is stepping into the spotlight as one of Dubai’s most ambitious waterfront destinations, bringing a wave of new opportunities for residents, visitors, and global investors. Backed by Nakheel and aligned with Dubai’s 2040 Urban Master Plan, the multi-island development is rapidly taking shape as a hub for luxury living, cultural experiences, and long-term capital growth.

Dubai Islands
Spanning 17 square kilometres with 20 kilometres of beachfront, Dubai Islands will offer a balanced mix of luxury residences, hospitality, retail, leisure, and cultural districts across five interconnected islands, all minutes from the city and Dubai International Airport. Planned RTA bridge enhancements will further streamline connectivity, reinforcing everyday convenience for residents and visitors.

Dubai Islands H1 2025 performance
According to betterhomes

Research, Dubai’s real estate market delivered its strongest ever half-year in H1 2025, with total transactions across the emirate surpassing AED 262 billion. Within this momentum, Dubai Islands alone recorded AED 6.1 billion in sales from 1,936 transactions between January and June 2025, positioning the destination among Dubai’s most active and sought-after coastal districts.

Apartments:
1,895 sales totalling AED 5.63 billion.
Average price: AED 2.9 million

Villas also saw strong traction (Dubai Islands, H1 2025): 28 transactions, averaging AED 15 million per villa. Six-bedroom residences averaged AED 44.4 million.

Price positioning:
Dubai Islands residential average: AED 2,340 per sq ft. Comparative context: Palm Jumeirah averages AED 3,000+ per sq ft.



Yields and growth:
Coastal communities, including the Dubai Islands, are already outperforming on yields and long-term appreciation. Premium waterfront areas across the emirate achieved 12%–15% annual price growth by June 2025, underscoring Dubai Islands’ potential for above-market returns, especially for early movers. “Dubai Islands combines a premier waterfront setting with practical

city access and a pipeline of branded hospitality and lifestyle assets,” said Wassim Abdallah, Director of Development Sales and Consultancy at betterhomes. “That together is drawing both end-users who want a resort-style daily life and investors who prioritise yield resilience and capital growth,” he added.

Ongoing developments & key players in the Dubai Islands
Dubai Islands is anchored by Nakheel as master developer and is building momentum with a growing mix of hospitality-led and residential projects that strengthen its destination appeal. The islands already feature Rixos Dubai Islands Hotel & Residences, bringing branded, service-led living to the waterfront, alongside operational family-focused resorts such as Hotel Riu Dubai and Centara Mirage Beach Resort Dubai, which have helped establish steady leisure footfall. As infrastructure phases progress, new residential neighbourhoods, primarily low- to mid-rise beachfront and waterfront addresses, are set to roll out with

elevated community amenities and enhanced promenade experiences. Complementing these homes, planned cultural, retail, and marina precincts will complete a full lifestyle ecosystem of dining, wellness, and community spaces, reinforcing the Dubai Islands’ long-term liveability and investment fundamentals.

Why choose the Dubai Islands?
For end-users, daily life feels like a private resort, with long beachfronts, pedestrian-friendly promenades, and branded hospitality on your doorstep. Connectivity is practical: close to Deira, Old Dubai, and DXB, with RTA bridges enhancing access to the rest of the city. Homes prioritise light, flow, and indoor-outdoor living, ideal for families, professionals, and second-home buyers who want water, space, and services without sacrificing city convenience.

For investors, the case rests on three forces: genuine waterfront scarcity in a regulated, globally connected market; price efficiency

versus mature peers like Palm Jumeirah, allowing room for price discovery; and branded hospitality with curated placemaking that supports resilient occupancy and rental performance. With H1 2025 data showing strong sales volumes and premium price-per-square-foot benchmarks, Dubai Islands presents an attractive entry point for yield and long-term value.

What’s next for the Dubai Islands?
With more than 10,700 residential units currently under construction across multiple developers, and more set to be added to the inventory, the pipeline underscores strong, sustained growth. As infrastructure advances, the Dubai Islands will welcome a new wave of flagship residential and lifestyle projects from leading developers, expanding choice for buyers and deepening the destination’s appeal. This marks a prime window for first movers to secure positions in Dubai’s newest, fully connected waterfront address. ♦

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DUBAI ISLANDS EMERGES AS DUBAI’S NEXT WATERFRONT INVESTMENT HUB

THE DEVELOPMENT RECORDS AED6.1 BILLION IN SALES IN H1 2025, ACCORDING TO BETTERHOMES RESEARCH.



Text & Images: Sourced by Team PT

“ARE YOU AN INVESTOR IN UAE? THEN LEARN TO CONTROL YOUR EMOTIONS.”

BY GEORGE NADDAF, MANAGING DIRECTOR, ETORO (MENA)



Markets are driven by more than just numbers and charts. They are shaped by human behavior, and emotions often sit at the core of every decision. In the UAE, where retail participation in markets has grown significantly, our latest eToro survey shows just how powerful emotions can be in shaping investor choices.

Emotion at the core of investing

A clear 61% of investors admit that emotions always or often influence their decisions. Over the past six months, the feelings that they have experienced while investing have been overwhelmingly positive: hope (55%), excitement (53%) and confidence (50%). Yet, investors are not always at ease, with 36% having experienced anxiety and 14% regret.

UAE investors stay on top of market shifts

Emirati investors are highly self-aware about these emotions. A whopping 86% believe controlling emotions is essential to being a successful investor, and over half (53%) believe it is the most important element to being successful.

This awareness is perhaps why many have reacted to market uncertainty with agility rather than being paralysed by it. Nearly half (46%) have already adjusted their portfolios in response to global trade tensions, while another 44% plan to do so. Those adjusting demonstrate a range of strategies: 53% are increasing exposure to local equities, 51% to commodities, 40% to multinationals less exposed to trade disputes, and 35% to global equities outside affected regions.

Sticking to the strategy

One of the hardest tests of an investor's emotions is when their portfolio drops significantly in value. Luckily, UAE investors remain measured. In such situations, 45% consult an advisor, 41% shift to safer assets, 36% buy more to average down, 29% stay put and wait for markets to recover, while just 27% sell holdings.

Our survey also explored the effects of social influence. 34% of respondents say they often feel compelled to invest when others are doing well, while 50% also admit they feel this sometimes. This doesn't mean they blindly chase trends and copy those around them – indeed the most popular sources of financial advice for UAE investors are professional advisors (60%), online investment platforms (50%) and news outlets or financial websites (41%), rather than family and friends (37%) or influencers

(34%). But it shows how seeing peers succeed can create a positive feedback loop that motivates individuals to take part in the markets.

Emotions will always be part of investing. But what this survey

highlights is that UAE investors are not only aware of their emotions; they are able to manage them. If they're right about controlling emotions being an important ingredient for success in the markets, then they're on the right track. ♦



Text & Images: Sourced by Team PT

MEERAAS LAUNCHES NOURELLE AT MADINAT JUMEIRAH LIVING

LOCATED IN THE HEART OF JUMEIRAH, NOURELLE COMBINES EXCLUSIVITY WITH CONNECTIVITY.

Meraas, part of Dubai Holding Real Estate has announced the launch of Nourelle, a distinctive new residence within Madinat Jumeirah

Living. Positioned at the heart of Jumeirah, Nourelle strengthens Meraas's presence in the luxury real estate segment, offering a refined collection of homes

distinguished by bold architecture, panoramic views, and wellness-focused amenities.

Nourelle is part of a thoughtfully designed three-building residential project, with the first building comprising 66 residences across the 12-storey building. This includes 27 one-bedroom, 28 two-bedroom, 10 three-bedroom, and one four-bedroom apartment, which features floor-to-ceiling glazing designed to maximise natural light and offer expansive views of the surrounding neighbourhood.

A defining highlight is the signature skybridge, connecting Nourelle's three buildings with landscaped sky gardens. These elevated oases enhance connectivity across the community while introducing a dramatic new silhouette to the Dubai skyline. Residents will enjoy an infinity pool, yoga decks, a state-of-the-art gym, children's play areas, and thoughtfully

designed communal gardens.

Each residence is finished with carefully chosen materials that combine durability with timeless elegance. The same ethos is reflected throughout lobbies, lounges, and communal areas, ensuring a sense of refinement at every touchpoint.

Located in the heart of Jumeirah, Nourelle combines exclusivity with connectivity. Residents will enjoy a serene, pedestrian-friendly environment with landscaped parks and walking areas, while remaining just minutes from Sheikh Zayed Road, Dubai Media City, and Dubai International Airport. ✦



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DMCC AND REIT DEVELOPMENT ANNOUNCE APPOINTMENT OF NEB AS DESIGN AND SUPERVISION CONSULTANT FOR CRYPTO TOWER

CRYPTO TOWER IS THE WORLD'S FIRST COMMERCIAL TOWER
DEDICATED TO WEB3 AND DIGITAL ASSETS.

DMCC, the leading international business district that drives the flow of global trade through Dubai,

and REIT Development, have announced the appointment of the National Engineering Bureau (NEB) as the official design and

supervision consultant for Crypto Tower – the world's first commercial tower dedicated to Web3 and digital assets.



Located in the heart of Jumeirah Lakes Towers (JLT), Crypto Tower is a landmark project that will provide purpose-built commercial space tailored to the needs of blockchain, crypto, and digital asset companies. The appointment of NEB marks a key milestone in the project's development and reflects DMCC's commitment to delivering premium infrastructure for the world's fastest-growing tech sectors.

With a track record spanning four decades, NEB will oversee all aspects of architectural design, engineering, approvals and on-site supervision for Crypto Tower. The consultancy's experience delivering complex developments across the UAE ensures that the project will meet the highest standards of execution and sustainability.

Ahmed Bin Sulayem, Executive Chairman and CEO, DMCC, said: "The appointment of the National Engineering Bureau marks a defining milestone in realising our vision for the world's first commercial tower dedicated to Web3 and digital assets. Serving as a physical anchor for DMCC's growing community of over 3,400 tech companies – including more than 700 within our Crypto Centre – the tower will provide premium, purpose-built office space for the next generation of digital enterprises. It will also accelerate the transformation of Uptown Dubai and Jumeirah Lakes Towers into two of Dubai's most dynamic business districts, reinforcing DMCC's position as a global hub for crypto, Web3, and advanced technologies."

Karen Kriska, VP of Operations, Crypto Tower, said: "We are thrilled to partner with the National Engineering Bureau as our trusted design and supervision

consultant. NEB has an extraordinary legacy of designing and supervising hundreds of buildings across Dubai, including many iconic projects in the JLT area. Their deep knowledge of the local regulatory environment, paired with their track record of architectural innovation, makes them the perfect partner to bring Crypto Tower to life as a landmark destination for the Web3 community."

Jamil Jadallah, CEO, National Engineering Bureau, added: "Being selected for this visionary project is a proud moment for NEB. Crypto Tower is set to become a cornerstone of the digital economy in the UAE, and we are committed to delivering a service that reflects its innovation, ambition, and impact. At NEB, we have always believed in shaping the future of urban development – and this project exemplifies that ethos. We look forward to leveraging our decades of experience and deep-rooted presence in Dubai to deliver a landmark that stands as a symbol of the UAE's leadership in technology and smart infrastructure."

Crypto Tower is a joint initiative by DMCC and REIT Development and will stand as a symbol of Dubai's ambition to lead the global digital economy. As demand for Web3 infrastructure continues to grow, the tower will serve as a central hub for the 700+ crypto and blockchain companies already based in DMCC – part of a wider tech ecosystem of over 3,400 firms.

DMCC's ongoing investment in digital economy infrastructure continues to attract high-growth ventures and reinforce Dubai's position as the world's most connected and enabling environment for Web3, fintech and emerging technologies. ♦

Text & Images: Sourced by Team PT

SOTHEBY'S INTERNATIONAL REALTY ENTERS ABU DHABI MARKET WITH FOUR SEASONS PRIVATE RESIDENCE SALE

RECORD AED200 MILLION PENTHOUSE SALE SETS NEW PRICE BENCHMARK IN ABU DHABI'S LUXURY MARKET

Sotheby's International Realty, the world's leading name in luxury real estate, makes its debut in Abu Dhabi through the prestigious Four Seasons Private Residences Abu Dhabi at Saadiyat Beach, developed by ALAIN, a leading Abu Dhabi-based developer. A residence within the project recently sold at AED 14,000 per square foot, setting a new benchmark for luxury living in the capital.

Headquartered at the prestigious Emirates Palace Mandarin Oriental, Abu Dhabi Sotheby's International Realty represents the natural progression for the brokerage, which has led Dubai's prime and super-prime sector for more than 12 years. Having expanded into Saudi Arabia and the United Kingdom in 2023 and marketed some of the region's most iconic branded residences the firm now turns its expertise to the UAE's capital, a city fast emerging as one of the world's most dynamic luxury real estate destinations.

The record-breaking sale underscores the demand for ultra-luxury residences in Abu Dhabi, where exclusivity, service and lifestyle are increasingly valued by ultra-high-net-worth individuals (UHNWIs). As the developer behind the project, ALAIN brings trusted local expertise and credibility, complementing the strength of the Four Seasons brand and the unique positioning of Saadiyat Island as Abu Dhabi's most coveted address.

Leigh Borg, one of Dubai's most accomplished super-prime agents and Executive Partner at Dubai Sotheby's International Realty, has been appointed Managing Director of Abu Dhabi Sotheby's International Realty. With more than 17 years of experience across luxury developments in Abu Dhabi and Dubai, including Emirates Hills and Palm Jumeirah, Borg is uniquely positioned to lead the brand in the capital.

"It is a privilege to lead Abu Dhabi

Sotheby's International Realty as we establish ourselves in one of the world's most exciting real estate markets," said Leigh Borg. "Abu Dhabi is undergoing a remarkable transformation — from world-class cultural landmarks like the Louvre and Guggenheim to its rise as a global financial hub through ADGM and ADQ. This milestone sale demonstrates the strength of the city's luxury market and the appetite among discerning global buyers for prestigious, world-class residences."

According to the Abu Dhabi Real Estate Centre (ADREC), the capital has already recorded AED 92 billion worth of transactions in 2025 year-to-date. Over the past five years, the market has grown by more than 200 percent, fuelled by millionaires, centimillionaires, and billionaires migrating to the emirate for its stability, culture, and global connectivity.

"After witnessing Dubai's

tremendous growth in recent years, Abu Dhabi is now primed to step into the spotlight," said George Azar, Chairman and CEO of Sotheby's International Realty in the UAE, UK, and KSA. "The city combines visionary government planning with world-class infrastructure, sustainability, and culture. With our record-breaking debut at Four Seasons Private Residences Abu Dhabi at Saadiyat Beach, we are bringing unmatched expertise, a powerful global network, and the highest level of service to Abu Dhabi's prime and super-prime real estate market."

With access to Sotheby's International Realty's global network of 1,100 offices and 26,100 advisors in 84 countries, Abu Dhabi Sotheby's International Realty provides UHNWIs with opportunities both locally and abroad while setting new standards for the capital's luxury real estate sector.

Project Overview:

Status: Off-plan
Unit Size: 14,240 sq. Ft.
Price: AED 200,000,000
Estimated Completion: Q2 2029
Penthouse Highlights:

- 5 Bedrooms
 - Private In-Residence Cinema
 - Chef's Kitchen
 - Office Lounge
 - In-Residence Fitness Studio & Spa
 - 2 Private Lifts
- Key Value Drivers:**
- Unique beachfront and golf course location
 - World-class services by the Four Seasons hospitality brand
 - Resort-style amenities exclusively managed by Four Seasons

Market Context:

Comparable Units Sold: None – this transaction sets a new benchmark for Abu Dhabi real estate

Beachfront Confirmation: Unobstructed, and direct sea views ✦



Text & Images: Sourced by Team PT

EMIRATI REAL ESTATE BUSINESS INCUBATOR LAUNCHED

DUBAI LAND DEPARTMENT AIMS TO EMPOWER EMIRATI TALENT TO BUILD LEADING BROKERAGE FIRMS THROUGH THIS INITIATIVE.

Dubai Land Department has launched the Emirati Real Estate Business Incubator, in collaboration with Dubai Silicon Oasis, the New Economy Academy and Rochester Institute of Technology of Dubai (RIT Dubai).

The move is part of 'The Emirates: The Startup Capital of the World' national campaign, launched by His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai to strengthen the UAE's position as a leading global hub for entrepreneurship.

The launch and details of the programme were announced during a press conference held in Dubai, in the presence of Omar Hamad Bushahab, Director-General of Dubai Land Department; Badr Buhannad, Director-General of Dubai Silicon Oasis and Dr. Laila Faridoon, CEO of the New Economy Academy.

The UAE: the Startup Capital of the World' national campaign is overseen by the Ministry of Economy and Tourism in

collaboration with the UAE Government Media Office, with the participation of the UAE Council for Entrepreneurship and over 50 government entities, private organisations, business incubators and accelerators, and leading academic institutions.

The first edition of the 6-month Emirati Real Estate Business Incubator will launch on 27th October at Dubai Silicon Oasis, the specialised economic zone for knowledge and innovation operating under the Dubai Integrated Economic Zones Authority (DIEZ). The programme will incubate 50 Emirati real estate firms, guiding them in the transition from independent brokers to established, full-time real estate agencies.

The programme aims to enhance participants' skills, enabling them to build their own brokerage firms, enter the market confidently, and manage their businesses according to global best practices.

Details and strategic objectives of the new programme were outlined

during a panel discussion held as part of the press conference, with the participation of Badr Buhannad; Dr. Laila Faridoon; Abdullah Al Shehi, CEO of Dubai Real Estate Regulatory Agency (RERA) and Mohammed Al Badwawi, CEO of Corporate Support at DLD.

Badr Buhannad, Director-General of Dubai Silicon Oasis, stated, "Our collaboration with Dubai Land Department and the New Economy Academy along with academic partners, will help provide a stimulating environment where participants can leverage an integrated ecosystem that merges technology, real estate, and entrepreneurship."

Buhannad added, "Hosting the programme underscores our commitment to developing Emirati talent, empowering them to build integrated business ecosystems and successful projects that drive their contribution to the national economy. It also promotes DSO as a hub for knowledge and an incubator of innovation and future communities." »

SPEAKING AT THE PRESS CONFERENCE, **OMAR HAMAD BUSHAHAB** EMPHASISED DLD'S COMMITMENT TO EMPOWERING EMIRATI BROKERS WITH THE KNOWLEDGE AND SKILLS TO SUCCEED.

BUSHAHAB SAID, "THROUGH THIS INCUBATOR, WE AIM TO BUILD A NEW GENERATION OF EMIRATI WHO CAN ESTABLISH LEADING BROKERAGE FIRMS, CONTRIBUTING TO THE MARKET'S SUSTAINABILITY AND SOLIDIFYING THE UAE'S POSITION AS A GLOBAL HUB FOR REAL ESTATE INVESTMENT."

HE ADDED, "THANKS TO THE DUBAI REAL ESTATE BROKER PROGRAMME, WE HAVE RECENTLY SEEN AN INCREASE IN THE NUMBER OF EMIRATI BROKERS, WITH 1,800 NEW BROKERS JOINING AN EXISTING 700 OUT OF A TOTAL OF 30,000 BROKERS IN DUBAI SINCE THE PROGRAMME'S LAUNCH IN 2024. IN THIS TIMESPAN, EMIRATI BROKERS COMPLETED TRANSACTIONS WORTH AED10 BILLION."

BUSHAHAB CONCLUDED, "THROUGH COLLABORATION WITH OUR PARTNERS, WE AIM TO EMPOWER MORE EMIRATI FIRMS TO CONTRIBUTE TO SUSTAINABILITY AND LEADERSHIP OF THE UAE'S REAL ESTATE SECTOR."

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Dr. Laila Faridoon, CEO of the New Economy Academy, said, “We aim to provide advanced training that blends academic knowledge with practical application, focusing on project management, modern technology, and leadership capacity building. This approach equips participants with the advanced tools needed to build robust, competitive businesses.”

Dr. Faridoon added, “Through our collaboration with the Dubai Land Department and Dubai Silicon Oasis, we have created an integrated learning environment that helps participants advance their skills, achieve sustainable success, and contribute to the national economy.”

The Emirati Real Estate Business Incubator is designed to provide participants with a deep understanding of the UAE’s real

estate market, covering everything from regulatory and financial procedures to market analysis and feasibility studies, while also exploring the impact of economic growth on the sector.

It delves into the legal aspects of starting a business, contract drafting, and corporate structure planning. The curriculum also addresses human and financial resource management and explores partnerships with banks and developers.

A significant emphasis is placed on leveraging modern technology and artificial intelligence within the real estate sector, alongside instilling strong professional conduct and work ethics.

Participants will learn to manage sales, build lasting client relationships, and utilise brand

marketing tools—including media and social media—to create an influential market presence. Such knowledge empowers them to develop a complete business plan, setting them on a clear path to establishing successful brokerage firms that can compete both locally and regionally.

The Emirati Real Estate Business Incubator is a strategic initiative aimed at empowering national talent and advancing the real estate brokerage ecosystem, aligning with the UAE’s vision for a sustainable, knowledge-based economy.

Upon completion, participants receive an accredited certificate from the programme’s academic partners and benefit from a full year of professional follow-up and individual mentorship with industry consultants. ♦

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AED2.97 BILLION IN REAL ESTATE TRANSACTIONS IN AJMAN DURING SEPTEMBER 2025

THE “EMIRATES CITY” PROJECT TOPPED THE LIST OF THE MOST TRADED MAJOR PROJECTS.

Real estate transactions in Ajman reached AED2.97 billion in September, achieving a remarkable growth of 53% compared to the same period in 2024, according to real estate report issued by the Department of Land and Real Estate Regulation.

He indicated that 241 mortgage transactions were registered, with a total value exceeding AED474 million, with the highest mortgage value recorded at AED73.5 million in the “Al Tallah 2” area.

The “Emirates City” project topped

the list of the most traded major projects, ahead of both the “Ajman One” and “City Towers” projects, and the “Al Helio 2” neighborhood topped the list of the most traded neighborhoods, followed by “Al Helio 1” and “Al Yasmeen”. ♦

Omar bin Omair Al Muhairi, Director-General of the Department, added that the number of real estate transactions during September reached 1,739, while the number of real estate tradings reached 1,393, with a total value exceeding AED1.87 billion.

He further stated that the Ajman real estate market continued its upward performance and achieved record numbers that reflect the quality of the sector and the diversity of investment options across the emirate’s various regions, explaining that the “Al Rumaila 3” area witnessed the highest sales value of AED300 million.



Text/Images: Sourced by Team PT

ASCENDAS DEVELOPERS UNVEIL MAISON NAMI AT JUMEIRAH GOLF ESTATES

THE VILLA SPANS CLOSE TO 10,000 SQUARE FEET, SEAMLESSLY BLENDING NATURAL TONES, FLUID INTERIORS, AND GLOBALLY SOURCED FINISHES.

Ascendas Developers, a rising force in Dubai’s luxury property renovation market, has unveiled Maison Nami, its latest bespoke residence at Sundials, Jumeirah Golf Estates,

valued at AED 46 Million. Unlike conventional developers who replicate identical homes, Ascendas takes a meticulous, design-first approach curating fully furnished, one-of-a-kind villas.

The villa spans close to 10,000 square feet, seamlessly blending natural tones, fluid interiors, and globally sourced finishes. By day, it offers serene landscaped gardens, a temperature-controlled



pool, and shaded terraces for quiet reflection. By evening, it comes alive with its exclusive Private Den - a sophisticated retreat designed for entertaining and unwinding. With Italian marble, Spanish tiles, bespoke fittings, and expansive living areas, Maison Nami reflects individuality, craftsmanship, and a lifestyle tailored for discerning global buyers.

“In a city celebrated for its scale and spectacle, our vision was to create something far more personal -spaces defined by individuality,” said Rohit Vig, Co-founder & Partner, Ascendas Developers. “At Ascendas, each villa is designed as a distinct expression of lifestyle, shaped around the aspirations of its residents. This philosophy allows

us to continually push the boundaries of design to showcase what true luxury living means in a city like Dubai which is famed for its global appeal of vibrancy, elegance, and cosmopolitan flair.”

Ascendas Developers has established its name in the realm of unique villa offerings with residences priced between AED45 million and AED150 million. Ascendas caters to ultra-high-net-worth individuals who value exclusivity, craftsmanship, and lifestyle appeal that linger over time.

Over the next 12 months, the developer plans to deliver AED500 million worth of bespoke villas, with eight completions scheduled between October 2025 and March

2026. Maison Kai, the company’s largest upcoming villa in Al Barari will be valued at AED 120 million and set for completion in February 2026.

Ascendas has built its reputation in the global luxury villa market by rejecting mass-produced concepts and instead creating singular residences that embrace global design sensibilities, premium materials, and contextual architecture. Each property is carefully hand-selected in established neighborhoods such as Jumeirah Golf Estates, Al Barari, and Jumeirah Islands, then transformed into a masterpiece tailored to its location and the lifestyle of international and local families in Dubai. Every project benefits from Ascendas’ in-house team of »

engineers, project managers, and designers. They meticulously scope out each project from inception to completion, collaborating with over 20 ultra specialized and highly focused contractors who are leaders in their respective fields.

Tiles, for instance, are sourced from Italy and Spain through Casa-Mia, sanitaryware by GESSI and Kohler, bespoke fit-to-size kitchens by Snaidero, and the finest marble from Glaze, UAE’s number one name in natural stone. Together, these partnerships ensure that every home reflects a standard of craftsmanship and luxury that is truly unparalleled.

“Dubai has no shortage of luxury developments, but when luxury becomes mass-produced, it loses its essence,” said Kavin Gupta, Co-founder & Partner, Ascendas Developers. “Our approach is rooted in meticulous planning and project management, ensuring that every detail aligns with our vision of bespoke living. This niche, experience-driven segment is where true value lies. It not only delivers an irreplaceable lifestyle for residents but also represents a highly lucrative opportunity in a market that increasingly rewards individuality and precision.”

With an AED500 million delivery pipeline planned in the next three quarters, Ascendas Developers is reinforcing its commitment to shaping Dubai’s prime real estate landscape. This latest launch underscores the company’s focus on creating niche, premium communities that stand apart in a market often defined by scale. By combining global expertise, best-in-class partners, and a precise project management approach, Ascendas continues to deliver not just homes, but curated lifestyles that embody the future of luxury living in Dubai. ✦



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

NAKHEEL AWARDS AED169 MILLION INFRASTRUCTURE CONTRACT FOR BAY VILLAS

THE SCOPE COVERS ACCESS ROADS ACROSS THE 636-UNIT RESIDENTIAL COMMUNITY.

Nakheel, a member of Dubai Holding Real Estate, has appointed Al Nasr Contracting Company LLC to deliver internal roadworks and essential utilities for Bay Villas at Dubai Islands under an AED169 million contract.

The scope covers access roads across the 636-unit residential community and the installation of essential utility services, ensuring connectivity between homes, public areas and wider island systems.

This appointment supports Nakheel’s approach to sequencing preparatory works with infrastructure delivery, helping to enable efficient community build-out and consistent outcomes for residents.

Khalid Al Malik, Chief Executive Officer, Dubai Holding Real Estate, said, “Awarding this infrastructure contract to Al Nasr represents a critical foundation phase for Bay Villas, ensuring our 636-unit waterfront community is built on robust infrastructure from day one. Al Nasr’s proven expertise in complex civil works and strong safety record align with our commitment to delivering exceptional residential communities. This infrastructure

investment directly supports Dubai Islands’ development as a premier waterfront destination, creating the essential connectivity that will enhance residents’ daily lives and long-term property values.”

Jean Nicolas El Helou, Chief Executive Officer, Al Nasr Contracting Company LLC, said: “We are pleased to partner with Nakheel, an established leader in Dubai’s real estate landscape, on essential infrastructure works for Bay Villas at Dubai Islands. Our team will work closely with all stakeholders to ensure this new villa community meets the highest

of standards set by Nakheel to support Bay Villas’ development as one of the newest and exciting communities for people looking to live and invest in Dubai.”

Bay Villas will feature townhouses, semi-detached villas, garden villas and premium waterfront and beachfront villas within a connected, resort-style setting at Dubai Islands. The neighbourhood forms part of the broader Dubai Islands vision and supports the Dubai 2040 Urban Master Plan through well-planned communities, public spaces and access to amenities. ✦



Text & Images: Sourced by Team PT

ALDAR ESTATES AND EHC INVESTMENT UNVEIL CORELYNX

THIS STRATEGIC PARTNERSHIP AIMS TO TRANSFORM THE DELIVERY OF UTILITY SERVICES ACROSS ALDAR ESTATES' MANAGED COMMUNITIES AND CLIENTS.



Aldar Estates, the region's largest integrated real estate services company, announced the formation of a new joint venture, CoreLynx, with EHC Investment through its energy arm Emirates International Gas (EIG). This strategic partnership aims to transform the delivery of utility services across Aldar Estates' managed communities and clients, introducing new levels of efficiency, safety, and sustainability.

CoreLynx will deliver a unified suite of solutions that directly enhance the living experience, including efficient gas distribution, operations and maintenance. This includes

ensuring centralised gas systems are in place for newly handed-over communities while enabling installation in existing ones. Additionally, the new company will offer advanced fire safety systems for greater peace of mind. By integrating these services under a single platform, CoreLynx will provide a consistent and elevated customer experience.

This collaboration highlights Aldar Estates' dedication to delivering sustainable and forward-thinking solutions that improve the quality of life for its clients and communities, supporting the company's vision of transforming real estate into opportunity. ♦

ALI AL GEBELY, MANAGING DIRECTOR OF EHC, COMMENTED, "THIS JOINT VENTURE WITH ALDAR ESTATES IS MORE THAN A PARTNERSHIP, IT IS A COMMITMENT TO INNOVATION AND EXCELLENCE. THROUGH THIS NEW VENTURE WE AIM TO CREATE SMARTER, SAFER, AND MORE SUSTAINABLE COMMUNITIES WHILE ENSURING THAT EVERY CLIENT AND RESIDENT EXPERIENCES THE HIGHEST STANDARDS OF SERVICE AND RELIABILITY."

"THIS JOINT VENTURE IS A NATURAL EVOLUTION OF OUR COMMITMENT TO PROVIDING EXCEPTIONAL VALUE AND INTEGRATED SOLUTIONS TO OUR CLIENTS," SAID **KHALED AL RAJHI, CEO OF ALDAR ESTATES.** "BY PARTNERING WITH EHC INVESTMENT, WE ARE COMBINING OUR STRENGTHS TO CREATE A MORE ROBUST, UNIFIED AND INNOVATIVE PLATFORM FOR DELIVERING ESSENTIAL UTILITIES SERVICES."



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RAS AL KHAIMAH'S INAUGURAL INTERNATIONAL REAL ESTATE INVESTMENT SUMMIT

INVESTORS, DEVELOPERS AND INDUSTRY EXPERTS TO CONVERGE ON OCTOBER 30–31, 2025.

Ras Al Khaimah is set to take centre stage as the UAE reinforces its position as a magnet for global real estate investment with the inaugural International Real Estate Investment Summit (IREIS), scheduled for October 30–31, 2025. The two-day event by Cityscape, hosted at Al Hamra International Exhibition & Conference Centre in Ras Al Khaimah, aims to provide an unprecedented platform to unlock high-value real estate opportunities by connecting investors,

developers, and policymakers to offer insight into both regional growth and emerging global trends.

Designed as a forum without borders, the summit will spotlight the UAE's transformation and the wider evolution of global real estate markets — from shifting capital flows in Europe and Asia, to the rise of sustainable urban models in North America, while also examining market trends, investment strategies, and innovations shaping the next era of real estate.

Global real estate investment turnover is forecasted to grow by 27% to USD 952 billion in 2025, surpassing USD 1 trillion by 2026, according to Savills, a leading global property advisor. The UAE is already emerging as a key beneficiary, attracting USD 45.6 billion in FDI (foreign direct investment) in 2024, a 48.7% year-on-year increase, with real estate accounting for nearly 7.8% of greenfield project values.

The UAE's real estate sector has been gaining remarkable

momentum. Dubai recorded AED 326 billion (approximately US\$89 billion) in transactions in the first half of 2025, a 39% year-on-year increase, with new investors rising by 22%. Residential and prime-segment sales continue to climb, while rental yields remain among the highest in the world, reflecting a resilient and lucrative market that continues to attract international attention. Analysts note that the country's strategic location, economic stability, and progressive regulations have positioned it as a key hub for capital flowing across East and West.

New data further underscores the scale of international interest. Between 2014 and 2024, international property transactions in the UAE recorded a 106% increase, highlighting growing confidence from overseas buyers.

Since the 2022 announcement of Wynn Al Marjan Island, the first integrated resort in the region coming up on Marjan's flagship "Al Marjan Island", international purchases in Ras Al Khaimah have shown a compound annual growth rate of 9.2% up to 2025 year-to-date, with demand extending beyond Al Marjan Island to areas including Al Hamra Village, Mina, and central Ras Al Khaimah. Currently, 66% of transactions across the UAE are from international buyers, with locals and expatriates accounting for the remaining 34%.

Against this backdrop, Ras Al Khaimah is emerging as a quietly powerful player. The Emirate's proximity to Dubai, investor-friendly policies, and strategic developments are attracting international interest. Among these, the upcoming Wynn Al Marjan Island is driving significant FDI into Ras Al Khaimah, enriching the Emirate's reputation as a global destination for luxury



living and tourism. On Al Marjan Island specifically, global investors are drawn to premier solutions and access to best-in-class infrastructure and community assets. Here, international investors contribute 68% of total investment volumes, compared to 32% from UAE-based buyers, underscoring its global pull.

The debut International Real Estate Investment Summit (IREIS) is supported by Headline Sponsor Marjan, Strategic Sponsors Al Hamra and RAK Hospitality Holding, and Diamond Sponsor RAK Properties.

Cityscape's unparalleled expertise in convening industry pioneers adds both credibility and depth to

the summit, ensuring Ras Al Khaimah's developments are uniquely positioned within a global context. Attendees will gain access to high-level discussions on capital flows, cross-border opportunities, and lifestyle-driven real estate, all set against the backdrop of one of the UAE's most promising emerging markets.

The highly anticipated summit on October 30–31 will be a pivotal moment where global real estate ambition intersects with regional growth, innovation, and lifestyle transformation. With Ras Al Khaimah at its heart, the summit offers a glimpse into the next chapter of investment opportunity in the UAE and beyond. ✦

Text & Images: Sourced by Team PT

DUBAI RECORDS OVER 123,000 PROPERTY SALES IN 2025 AS QUBE EXPANDS AED4.4 BILLION PORTFOLIO

DEVELOPERS ARE RESPONDING BY EXPANDING THEIR PORTFOLIOS AND FOCUSING ON LIFESTYLE-LED, DESIGN-CONSCIOUS PROJECTS.

Dubai's property market has surpassed **123,000 residential unit sales** since the start of the year, according to the Dubai Land Department, and Q3 is currently recording over **AED 91 billion** in transactions with a week left until the new quarter. The surge highlights sustained investor confidence and the city's growing appeal as a global real estate hub.

Developers are responding by expanding their portfolios and focusing on lifestyle-led, design-conscious projects. QUBE Development, with a AED 4.4 billion portfolio, is actively driving the way with high-quality residential, commercial, and retail developments. As it stands, QUBE's portfolio reflects a strategic focus on design-led, lifestyle-oriented developments that prioritise quality, durability, and community across residential

and commercial assets.

After Dubai's real estate market recorded AED 184.3 billion in Q2 sales, marking a 49 per cent year-on-year increase from 2024 and the highest quarterly total in the emirate's history, the luxury segment alone has seen a surge in demand. QUBE recently announced its latest project, ELIRE Managed By LUX* in Business Bay, further expanding its growing portfolio of distinctive developments. The upcoming branded residence project in collaboration with The Lux Collective, the award-winning global hospitality group behind the flagship brand LUX*, distinguishes itself by offering an unparalleled suite of high-end services, from dedicated residence concierges and valets to in-residence catering and childcare, ensuring every need of its residents is meticulously met. ELIRE will also provide a seamless, worry-free living experience

through its comprehensive "While You Are Away" maintenance package and turnkey in-residence solutions, ensuring peace of mind for residents who frequently travel. Complementing this, bespoke services such as private chef dining and personal shopping services elevate the lifestyle experience, catering to the sophisticated needs of a new generation of local, regional, and international buyers looking for exclusive and ultra-luxury communities.

As demand for high-quality and design-conscious living continues to rise, QUBE's portfolio reflects a clear understanding of Dubai's evolving market. Through projects such as Cubix Residences and Arisha Terraces with their wellness-focused amenities and rooftop gardens, QUBE is committed to delivering exceptional living experiences. ✦



"AT QUBE, OUR PROJECTS ARE DESIGNED TO REDEFINE LUXURY LIVING THROUGH THOUGHTFUL DESIGN AND HIGH-VALUE SERVICE," SAID **HALA ADRA, PROJECT DIRECTOR AT QUBE DEVELOPMENT**. "ELIRE, FOR EXAMPLE, COMBINES LUXURY RESIDENTIAL LIVING WITH HOSPITALITY-LEVEL AMENITIES, PERSONALISED SERVICES, AND MAINTENANCE SOLUTIONS THAT CATER TO A GLOBAL CLIENTELE. EVERY DETAIL IS MEANT TO OFFER RESIDENTS CONVENIENCE AND LONG-TERM VALUE, SETTING A NEW STANDARD FOR LUXURY COMMUNITIES IN DUBAI."

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ABDULLA BINHABTOOR, CHIEF EXECUTIVE OFFICER OF SHAMAL HOLDING, COMMENTED: “WITH THE DUBAI BEACH EDITION, WE ARE INTRODUCING SOMETHING TRULY SPECIAL TO DUBAI. THIS LUXURY BEACHFRONT DESTINATION WILL FEATURE THE BRAND’S FIRST RESIDENCES IN THE REGION. EDITION IS DEFINED BY ITS TIMELESS ELEGANCE, REFINED MODERNITY, AND ABILITY TO CREATE SPACES THAT ARE BOTH INTIMATE AND DISTINCTIVE. THESE QUALITIES REFLECT THE SPIRIT OF DUBAI: SOPHISTICATED, COSMOPOLITAN, AND ALWAYS FORWARD-LOOKING. IN COLLABORATION WITH MARRIOTT INTERNATIONAL, WE ARE CURATING A DESTINATION THAT WILL STAND OUT GLOBALLY AND FURTHER ELEVATE DUBAI AS A WORLD-CLASS CITY FOR BOTH TRAVELLERS AND RESIDENTS.”

JEROME BRIET, CHIEF DEVELOPMENT OFFICER, EUROPE MIDDLE EAST & AFRICA, MARRIOTT INTERNATIONAL ADDED, “THE LAUNCH OF THE DUBAI BEACH EDITION DEVELOPMENT IS AN EXCITING ADDITION TO OUR GROWING LUXURY PORTFOLIO IN DUBAI. WITH BEST-IN-CLASS DESIGN, BESPOKE EXPERIENCES, AND A BOLD SENSE OF PLACE, THIS PROJECT WILL REIMAGINE WHAT MODERN LUXURY CAN BE FOR TRAVELLERS AND RESIDENTS SEEKING UNIQUE AND EXCEPTIONAL EXPERIENCES IN THE CITY. WE LOOK FORWARD TO WORKING WITH SHAMAL HOLDING TO ENHANCE THE STANDARD OF LUXURY HOSPITALITY AND LIVING IN THE CITY WITH THIS MILESTONE PROJECT.”

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SHAMAL HOLDING AND MARRIOTT INTERNATIONAL ANNOUNCE STRATEGIC COLLABORATION

THE COMPANIES ANNOUNCED THE LAUNCH OF FIRST EDITION BRANDED RESIDENCES IN THE MIDDLE EAST.



Shamal Holding and Marriott International Inc. Announced a signed agreement to bring EDITION branded residences and a hotel to Dubai Harbour. Set to be completed in 2029, The Dubai Beach EDITION will combine EDITION’s signature taste-making design, innovation, and consistent, excellent service, redefining luxury living and hospitality in one of Dubai’s most iconic seafront destinations.

Marking the debut of EDITION residences in the Middle East, The Residences at The Dubai Beach EDITION is set to usher in a new, refreshing benchmark

of luxury lifestyle hospitality, building on Marriott’s global leadership in branded residential development. With plans to feature 165 two-three-and four-bedroom apartments, each residence will be crafted to embody the brand’s signature blend of contemporary luxury and refined simplicity, reflective of the surrounding destination. Residents will indulge in a suite of elevated resort amenities and services.

The beachfront development is also anticipated to include The Dubai Beach EDITION hotel planned to feature 185 rooms and suites with unobstructed sea

views. True to the brand’s refined ethos, the resort is set to present a collection of distinctive culinary experiences.

The Dubai Beach EDITION and The Residences at The Dubai Beach EDITION will be located at Dubai Harbour, an iconic coastal destination that brings together luxury residences, hospitality, retail, and dining into a one-of-a-kind elevated maritime lifestyle experience. Set in close proximity to a private stretch of golden-hued beach, this destination perfectly blends beachfront living with urban vibrancy and breathtaking sea views. ✦



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DUBAI FOUNTAIN DAZZLES AGAIN

PHASE ONE OF RENOVATION WORKS COMPLETED AHEAD OF SCHEDULE,
ENSURING CONTINUED SAFETY AND RELIABILITY

After a five-month hiatus, Dubai Fountain is set to return to its rightful place as the soul of Downtown Dubai. On October 1, the world’s largest choreographed fountain system will once again welcome visitors, ready to captivate audiences with its timeless display of water, light, and music.

The eagerly awaited reopening has already drawn significant interest from both locals and international visitors, many of whom have been following the fountain closely through social media updates and enquiring about the reopening date. Some have even planned their Dubai trips around this momentous occasion, underscoring the global significance and enduring appeal of this iconic landmark.

Excitement and anticipation are building as families, tourists, and fountain enthusiasts prepare to gather for the first shows, which promise to mark a special moment for Dubai’s residents and the

international community alike.

Phase One of the renovation, completed ahead of schedule, included essential maintenance works such as tiling, water insulation, and paint to preserve the fountain’s signature beauty and ensure its continued safety and reliability.

Emaar has also confirmed that Phase Two of the renovation is set for completion in Q2 2026. This next stage will see the installation of innovative new features designed to elevate the Dubai Fountain experience even further, blending creativity and technology to deliver fresh moments of wonder to audiences from around the world.

Upon reopening, regular show timings will resume, with two afternoon performances at 1:00 pm and 1:30 pm daily, and on Fridays at 2:00 pm and 2:30 pm. Evening performances will run from 6:00 pm to 11:00 pm, with intervals of 30 minutes,

offering visitors multiple opportunities to enjoy the fountain’s stunning choreography.

Emaar remains committed to delivering unforgettable experiences for residents and tourists alike, ensuring that Dubai continues to shine as a global destination for leisure, culture, and innovation. The reopening of Dubai Fountain will reinforce the city’s reputation as a vibrant hub where world-class attractions, entertainment, and hospitality come together to create lasting memories.

As the fountain prepares to illuminate the night sky once again, anticipation continues to build, heralding a triumphant return of a beloved icon and the beginning of a bold new chapter in its journey. And with Phase Two on the horizon, audiences can look forward to brand-new surprises in the coming months, ensuring that the wonder of Dubai Fountain continues to evolve and inspire. ✦

MOHAMED ALABBAR, FOUNDER OF EMAAR, SAID: “THE RETURN OF DUBAI FOUNTAIN IS A CELEBRATION OF DUBAI ITSELF – ITS SPIRIT, ITS ENERGY, AND ITS ABILITY TO INSPIRE THE WORLD. THIS LANDMARK HAS ALWAYS BROUGHT PEOPLE TOGETHER, CREATING SHARED MOMENTS OF WONDER AND JOY. WHEN THE FOUNTAIN REOPENS, IT WILL REMIND US ONCE AGAIN OF WHAT DUBAI REPRESENTS: INNOVATION, AMBITION, AND THE CREATION OF EXPERIENCES THAT LEAVE A LASTING IMPRESSION ON EVERYONE WHO VISITS.”

“

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WORLD'S FIRST WINTER GARDEN WITH OUTDOOR COOLING TECH IS HERE

REEF LUXURY DEVELOPMENTS REDEFINES OUTDOOR LIVING WITH PATH-BREAKING INNOVATION

REEF Luxury Developments, a pioneer in innovative real estate solutions & the visionary developer behind the world's first patented climate-controlled sunken balcony, is once again redefining outdoor living with the launch of the world's first Winter Garden with patented outdoor cooling technology, which will allow residents to use outdoor spaces even during the hottest months. This innovation was unveiled for the Sky Villas of REEF 999 residence, and is now proven and brought to life.

The concept was born from a desire to make outdoor environments more usable and comfortable, all year-round. The developer announced that this innovation will be present in REEF Luxury Developments' upcoming projects.

This innovative Winter Garden was launched on Friday, 19th September at the REEF Sales Gallery in Jumeirah Thid. REEF community guests will be able to experience the Winter Garden firsthand while savoring a selection of warm and refreshing cold drinks at the café, created exclusively for the REEF community.

"More than an architectural innovation, we see Winter Garden as a lifestyle upgrade," said **Samer Ambar**, Co-Founder & CEO, REEF Luxury Developments. "We wanted to create a luxury outdoor experience even in the hottest summer months, where people could reconnect with nature, enjoy quality time with loved ones.

With this latest addition, REEF Luxury Developments continues to push the boundaries of luxury real estate, transforming the way outdoor spaces are imagined and enjoyed in the region. ♦



The First Group Hospitality, one of the industry's leading Hotel Management companies, announces the strategic rebranding of Grand Millennium Business Bay, marking a new era of innovation, elevated guest experiences, and a strengthened commitment to excellence.

Nestled in the heart of Dubai, Grand Millennium Business Bay blends Millenium's signature warmth and international hospitality standards with the vibrancy of the city. The property features 260 contemporary rooms and 43 spacious suites, with the guest at the centre of every detail, and tailored for contemporary comfort in mind. The thoughtfully designed rooms feature warm and family-friendly touches as well as seamless technology, including complimentary Wi-Fi and smart TVs with streaming services, ensuring everything guests need to recharge.

Guests can enjoy a selection of dining options, including Sofia's Kitchen and Sorsi Osteria, as well as the city's well-loved artisanal bakery, Risen Café, set to open in the fourth quarter of this year. With a fully equipped fitness centre, a tranquil spa, an 85 sqm boardroom with built-in AV technology and high-speed internet, Grand Millenium Business Bay delivers on Millenium's promise of genuine hospitality, convenience and memorable experiences.

As part of The First Group Hospitality, guests can also enjoy complimentary transfers and entry to Soluna Restaurants and Beach Club on the Palm, where they can unwind by the pool, bask on the beach, and indulge in refined dining at either Enas or Risen Café.

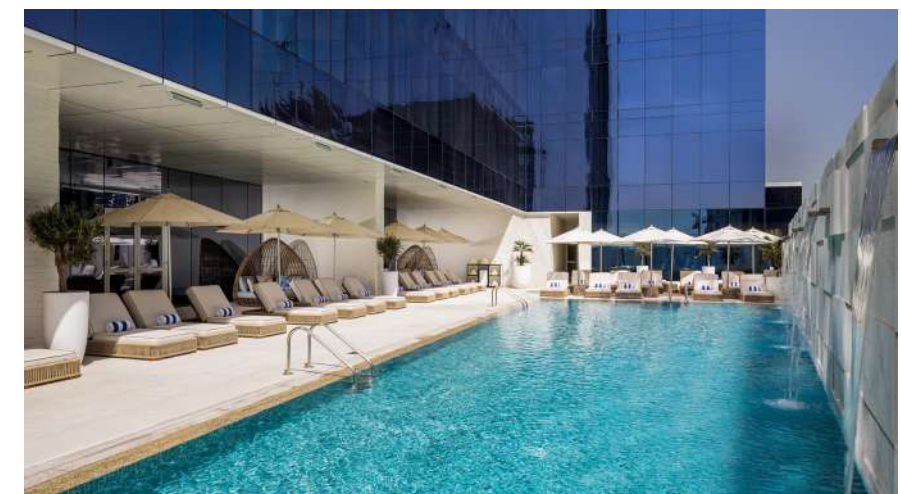
This rebrand reflects both the property's growth and the wider vision of The First Group Hospitality, which continues to acquire and manage properties that celebrate authenticity, timeless design and offerings, as well as memorable guest journeys. For Millenium Hotels & Resorts, this rebrand is a reaffirmation of enduring values: putting people first, creating meaningful connections, and consistently delivering hospitality from the heart.

Khaled Amer, Vice President of Operations, Middle East & Africa at Millennium Hotels & Resorts, proudly stated. "Grand Millennium Business Bay stands as a true reflection of Millenium's spirit in Dubai, warm, welcoming, and designed for today's traveller. Every detail of this transformation is rooted in our belief that hospitality is about people first, whether that means business convenience, family comforts, or cultural connection. We are proud to see our brand evolve with the city while always staying true to our promise of service excellence."

Speaking on the rebranding, Apo Demirtas, Chief Strategy Officer for Hospitality at The First Group Hospitality, comments, "We're focused on building and managing hotels that offer genuine value, authentic service, and seamless guest experiences, and Grand Millennium Business Bay is a key part of that journey. This rebrand adds depth to our portfolio and demonstrates how we are evolving to meet the expectations of today's travellers. This property not only reflects our standards of service and quality, but also reinforces our vision of building a collection of distinctive, locally relevant hotels."

Perfectly located in Dubai's dynamic downtown, the property places guests moments away from the city's iconic landmarks, including the Dubai Mall, Burj Khalifa, City Walk, Museum of the Future, Dubai Frame, and more.

With a fresh vision, Grand Millennium Business Bay remains committed to delivering genuine hospitality and centralised convenience for guests. Under The First Group Hospitality's management, the hotel invites both loyal guests and new visitors for a thoughtfully curated stay in the heart of Business Bay. ♦



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GRAND MILLENNIUM BUSINESS BAY IS NOW OPEN WITH A FRESH LOOK AND FAMILIAR FEEL

THE PROPERTY FEATURES 260 CONTEMPORARY ROOMS AND 43 SPACIOUS SUITES, WITH THE GUEST AT THE CENTRE OF EVERY DETAIL.

Text & Images: Sourced by Team PT

IMPORTANCE OF ERP FOR GROWTH AND COMPLIANCE

BY MOOSSA M. ALAVI, FOUNDER & CEO OF TECHBOT ERP

In recent years, real estate firms in the UAE, both SMEs and larger developers face an increasingly challenging balancing act: ensuring that booming supply does not outpace real demand, especially in off-plan and mid-market residential segments. To manage this risk, many organisations are adopting AI-driven business management software (including advanced ERP systems) to forecast absorption rates, adjust launch schedules dynamically, tailor their marketing campaigns by product type, location and price, and align sales velocity with construction timelines.

Forecasting Absorption and Tuning Launch Schedules

Recent data underscores why this is so critical. Fitch Ratings projects that approximately **210,000 residential units** will be delivered in Dubai over 2025–2026, a supply surge that’s about double the number delivered in the preceding three years. Meanwhile, population in the emirate is growing at around **5%** over the same period, meaning supply growth (expected ~16%) could significantly overshoot natural demand. Residential property prices already rose by ~**60%** between 2022 and Q1 2025; a correction of up to **15%** is now expected in some segments.

AI-enabled tools ingest data such

as past sales, lead enquiry volumes, inventory in the pipeline, macro-economic indicators (immigration, interest rates, regulations) and even consumer sentiment to forecast absorption rates by location, product type, and price band. These forecasts help developers decide when to launch new projects, which product mix (villas vs apartments, luxury vs affordable) to emphasize, or when to delay or scale back launches to avoid saturating certain market segments.

Optimising Project Pipelines with Real-Time Dashboards

Real-time dashboards are proving essential in giving developers that early warning capability. For example: In Q1 2025, Dubai recorded about 24,920 off-plan transactions worth AED 53.8 billion, up from approximately 20,006 transactions worth AED 44.4 billion in Q1 2024. At the same time, launches continue at pace; in the first three months of 2025, about 95 new projects were launched, adding ~28,600 units to the pipeline.

Such dashboards that integrate sales velocity, lead conversion, units sold vs units launched, and construction progress can signal bottlenecks or impending oversupply. For example, if many units are set to be completed around the same time, but

current sales are lagging enquiry benchmarks, developers can delay handovers, adjust product mix, or offer incentives.

Tailored Marketing to Buyer Demand

Statistics show strong demand for smaller, more affordable units: in the first eight months of 2025, 26,103 studio units (residential + hotel-apartments) were sold in Dubai for a total of AED 20.1 billion. Off-plan accounted for ~76.3% of those. These kinds of data allow AI systems to segment demand by buyer profile (investor vs end-user), price sensitivity, preferred location, etc., so marketing spend can be focused where absorption is stronger, rather than broadly across under-demanded segments.

Mitigating Oversupply Risks by Aligning Sales Velocity with Construction Timelines

One of the biggest risks is completing many units at once while demand softens. With about 250,000 units expected to be delivered between 2023 and 2026, peak handover is forecast for 2026 at around 120,000 units, compared to some 30,000 in 2024 and 90,000 in 2025. Also, of ongoing projects, many are relatively early in construction: ~75% of projects slated for delivery in 2026 are less than 20% complete.

ERP-backed platforms that integrate construction schedules with sales dashboards help firms see when construction is getting ahead of sales. If sales lag projections while construction proceeds quickly, developers can adjust the pace of marketing or even delay completions where feasible to avoid having large unsold inventory waiting for handovers.

Staying Ahead of Market Shifts

Firms are starting to build feedback loops where internal signals (lead drop-offs, change in

conversion rates, secondary vs primary market resale activity) are combined with external indicators (regulatory or visa changes, interest rate shifts, macro data). For example, as property prices surged ~60% from 2022 to Q1 2025, the market is now expecting a correction of up to 15% in many segments in the latter half of 2025 through 2026. In product types and locations where absorption is slower (often mid-market apartments in less central locations), developers are responding by adjusting pricing, offering more flexible payment plans, or shifting focus to villa or

luxury units where buyer demand remains stronger.

In the UAE real estate market, where supply is set to ramp sharply and demand remains robust but selective, AI-driven business management tools are proving essential. Forecasting software, real-time dashboards, demand segmentation, and linked sales-construction monitoring are helping mitigate oversupply risk, protect margins, and align developers’ delivery schedules with real market demand. As statistical forecasts point to rising supply of ~210,000-250,000 units in the next two years, projected price corrections of up to ~15%, and sales surges in off-plan and smaller units—we are entering a phase where anticipating market shifts is no longer optional but imperative.

With the UAE moving fast towards digital transformation, ERP systems are no longer just about operations. They have become critical tools for compliance and growth. Real estate developers and property management companies now need to adapt to new regulations such as corporate tax and e-invoicing. Both require accurate records and full transparency.

An AI powered ERP makes this easier by automating processes, reducing manual errors, and ensuring compliance is always in place. At the same time, it helps real estate and property management businesses forecast demand, launch projects on time, manage tenants, and streamline finances.

This combination of compliance and growth makes ERP one of the smartest investments for UAE developers and property managers in 2025 and the years ahead. ♦



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

TAKMEEL DEVELOPMENTS UNVEILS DIVINE AL BARARIMIN MAJAN

VALUED AT AED 400 MILLION, THE PROJECT INTRODUCES A UNIQUE LIFESTYLE CONCEPT

Takmeel Developments, one of the UAE's trusted developers, has announced the launch of Divine Al Barari, a new residential landmark in Majan, designed to bring together nature, wellness, and modern comfort. Valued at AED 400 million, the project introduces a unique lifestyle concept that blends resort-style amenities with strategic connectivity.

Looking ahead to 2026, Takmeel is advancing a AED 1.5 billion pipeline spanning 650,000 sq. ft. across Dubai South, and Majan, laying the groundwork for a further 1 million sq. ft. of future developments.

The off-plan community will feature 291 residences that includes studios, one- to three-bedroom apartments, and duplex penthouses. Prices start from AED 717,000, offering attractive entry points for both homeowners and investors. Each unit is thoughtfully designed with lifestyle-enhancing details such



as private balcony pools in most apartments, high ceilings, spa-inspired bathrooms, and marble-finished kitchens, creating an elevated retreat in the heart of Dubai.

Set against panoramic views of Al Barari, IMG Worlds of Adventure, and Global Village, Divine Al Barari provides an urban escape while offering direct access to Dubai's key highways. Its prime location at the junction of Sheikh Mohammed Bin Zayed Road and Al Ain Road makes it equidistant from both Dubai International Airport and Al Maktoum International Airport, while offering seamless connectivity to key landmarks such as Dubai Mall and Palm Jumeirah.

The development introduces over 30 leisure and wellness amenities, including a beach-style pool, aqua gym, jogging track, yoga areas, a community café, co-working space, mini golf, and an archery zone, all designed to foster a holistic lifestyle.

"Divine Al Barari embodies Takmeel's vision of creating communities where nature, design, and modern living come together seamlessly," said Mian Asad Bashir, Founder & Chairman of Takmeel Real Estate Development. "This project represents our continued commitment to thoughtful design that honors both the natural environment and the aspirations of modern living. We've created a community where every detail has been considered to enhance the daily experience of our residents."

Carrying forward Takmeel's legacy into the future, Hamza Asad, CEO of Takmeel Developments, added: "At Takmeel, we focus on developments that are future-ready yet grounded in



timeless values. Divine Al Barari is a reflection of that commitment. It is designed not only as a home but as a lifestyle investment, combining resort-inspired living with strategic connectivity for Dubai's growing population of

end-users and investors."

Divine Al Barari is scheduled for handover in Q2 2028 with a flexible payment plan that makes it accessible for both homeowners and investors. ♦

Text & Images: Sourced by Team PT

DHG PROPERTIES TOPS OUT HELVETIA RESIDENCES IN JVC

JUMEIRAH VILLAGE CIRCLE IS DUBAI'S MOST POPULAR RENTAL COMMUNITY,
ATTRACTING OVER 214,000 LISTING VIEWS IN H1 202



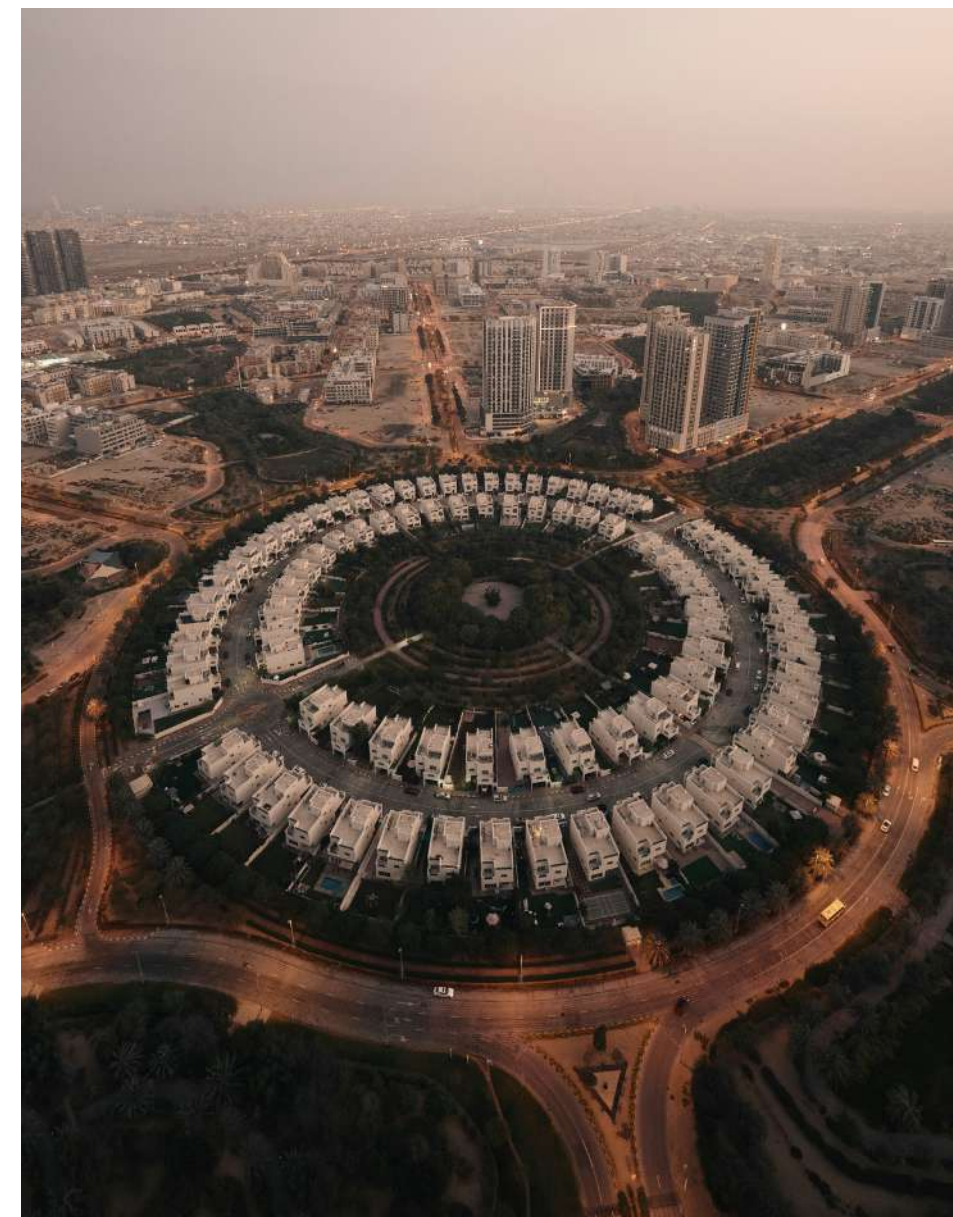
"COMPLETING THE VERTICAL STRUCTURE IN JUST ONE YEAR IS AN ACHIEVEMENT, BUT WHAT EXCITES US MOST IS THE TRUST THIS MARKET HAS PLACED IN US AS A NEW ENTRANT," SAID **BLAGOJE ANTIC, DHG'S CHAIRMAN OF THE BOARD AND CEO**. "FOR OUR FIRST PROJECT IN DUBAI TO SELL MORE THAN NINETY PERCENT OF ITS UNITS BEFORE COMPLETION SHOWS THAT THE PRINCIPLES WE HAVE PERFECTED IN SWITZERLAND – PRECISION, RELIABILITY, AND TIMELESS DESIGN – TRANSLATE SEAMLESSLY INTO THE UAE MARKET. IT ALSO GIVES US THE CONFIDENCE TO INTRODUCE OUR NEW DEVELOPMENTS UNDER THE HELVETIA BRAND AS A LONG-TERM COMMITMENT TO REDEFINING PREMIUM LIVING HERE, BY COMBINING SWISS QUALITY WITH THE DUBAI LIFESTYLE."

DHG Properties, a top-tier real estate development company with a distinguished Swiss legacy, has completed the vertical structure of Helvetia Residences, its inaugural project in Dubai, in only 12 months. Rising 25 storeys and spanning a built-up area of 73,000 square metres, the residential tower has already sold 93% of its 430 units in Jumeirah Village Circle (JVC).

The area (JVC) has emerged as Dubai's most popular rental community, attracting over 214,000 page views for apartment listings, according to recent data from Property Finder, further underscoring the appeal of Helvetia's prime location. The achievement also comes amid continued strength in the wider UAE property market, which recorded more than 96,000 property transactions in the first half of 2025 with a total value of AED 322 billion (USD 87 billion).

Scheduled for handover in Q2 2026, Helvetia Residences has had buyers from an almost even split between local and European investors, particularly Swiss and German nationals, reflecting DHG's strong reputation both in its home market and in the UAE. This buyer profile underscores the development's appeal to those seeking resort-inspired living with spacious, family-friendly layouts, luxury amenities, and a modern lifestyle.

All construction work has been carried out under the close supervision of Swiss specialists to ensure every aspect of the development meets the company's exceptional standards. A fully furnished show apartment, featuring premium European finishes including custom-made tiles from Spain, is currently



being prepared on-site and will be open for viewings by the end of September. This will allow prospective buyers to experience the interiors ahead of completion, both on-site and at the DHG Properties Sales Centre.

Building on this success of Helvetia Residences and to reflect their Swiss legacy, DHG Properties

has created Helvetia, a premium real estate brand inspired by the original name for Switzerland, which stands for unmatched quality and exceptional living. Under this brand, the developer is set to launch two additional residential developments in Meydan Horizon and Dubai Islands, further strengthening its presence in the UAE. ♦

Text & Images: Sourced by Team PT

MOHAMMED BIN RASHID ISSUES LAW REGULATING ENGINEERING CONSULTANCY ACTIVITIES IN DUBAI

THE LAW SEEKS TO ADVANCE DUBAI'S ENGINEERING CONSULTANCY SECTOR.

In his capacity as the Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE, issued Law No. (14) of 2025 regulating the professional practice of engineering consultancy offices in the Emirate of Dubai.

The law seeks to advance Dubai's engineering consultancy sector, regulate its practices according to international standards, and classify service providers based on their technical, financial, and managerial competence. It also aims to encourage investment, remove obstacles, ensure timely project execution, and attract global companies, positioning Dubai as a key hub for engineering consultancy services.

The law prohibits anyone from taking up engineering consultancy activities in Dubai without proper authorisation. These activities cover all fields of engineering, including architectural, civil, electrical, electronic, mechanical, mining, petroleum, chemical, coastal, and geological engineering, among others. It also prohibits individuals or offices from portraying themselves as engineering consultancy offices without a valid trade licence and registration with Dubai Municipality, which must detail the office's licensed scope,

classification, technical staff, and other essential information. Furthermore, engineering consultancy offices are not allowed to operate beyond their licensed scope, employ unregistered engineers, or contract with unlicensed companies to carry out consultancy work in Dubai.

Pursuant to the law, Dubai Municipality, in coordination with relevant authorities, shall establish a unified electronic system across the emirate linked to the 'Invest in Dubai' platform created under Decree No. (13) of 2024. The system manages applications for registering engineering consultancy offices, determining their classification, issuing professional competency certificates, and handling other matters related to engineering consultancy activities in Dubai. The Municipality oversees, operates, updates, and integrates the system with the 'Invest in Dubai' platform to enhance the registration, evaluation, and classification of engineering consultants.

The Municipality also maintains a comprehensive registry of licensed engineering consultancy offices, their consultancy scope, classification, technical staff, and other relevant data. It regularly approves and



updates the classification system for companies engaged in construction, building, or demolition activities and issues professional competency certificates for their technical staff.

The new law mandates the establishment of a permanent 'Committee for the Regulation and Development of Engineering Consultancy Activities' in Dubai, appointed by the Chairman of The Executive Council. Chaired by a Dubai Municipality representative, the committee includes members from relevant authorities and stakeholders and operates under Decree No. (1) of 2023 on the governance of government committees.



The law defines the types of engineering consultancy offices in Dubai, including local companies established in the emirate, branches of UAE-based offices with at least three consecutive years of engineering consultancy experience, branches of foreign offices with at least ten consecutive years of such experience, or joint endeavours formed through partnerships between a local office and one or more foreign offices with at least ten years of engineering consultancy experience. It also applies to engineering advisory offices specialising in providing opinion and consultancy services owned by one or more registered engineers, each with a minimum of ten years of engineering consultancy experience, as well as engineering audit offices authorised to conduct third-party audits in any engineering consultancy activity.

The law further lays down the conditions and procedures for registering engineering

consultancy offices, the validity of registration tenures, deregistration processes, criteria for classifying offices, office obligations, and rules for registering and deregistering technical staff.

Those found to be in violation of the law or related decisions may face fines of up to AED 100,000, with the penalty increasing for repeat offences within the same year. Authorities may also take punitive measures such as suspending the engineering consultancy offices for up to one year, downgrading their classification, removing them from the registry, cancelling commercial licences, suspending staff, revoking certificates, removing engineers from the registry, and notifying the UAE Society of Engineers about violations.

Parties affected by fines or other measures initiated under this law may submit a written appeal within 30 days of being notified. The competent authority's committee will decide on such cases within 30

days, and its decision will be final and binding and will be communicated within five working days. Engineering consultancy offices and their staff must regularise their status within one year of the law taking effect, obtaining extensions where needed. Any registrations expiring during this period may be renewed by undertaking to ensure full compliance with its provisions.

The new law annuls Local Order No. (89) of 1994 and its amendments on the regulation of the engineering consultancy profession in the Emirate of Dubai. Decisions, regulations, circulars, and guidelines issued by the competent authority, including those under Local Order No. 89 of 1994 and its executive regulations, shall remain in effect to the extent they do not conflict with this law, until new ones are issued. This law shall be published in the Official Gazette and shall come into effect six months from the date of its publication. ♦

Text & Images: Sourced by Team PT

ALEF GROUP, BEEAH PARTNER TO PROMOTE SUSTAINABILITY IN SHARJAH

THIS COLLABORATION SUPPORTS THE EMIRATE'S LEGACY OF PROGRESS AND QUALITY OF LIFE.



BEEAH, the region's leading sustainability and innovation pioneer, and Alef Group, a premier real estate developer in the UAE, have announced a strategic partnership to promote sustainable urban development in Sharjah. This collaboration combines Alef's real estate expertise with BEEAH's leadership in environmental management, aiming to drive climate-positive progress and sustainable transformation across the built environment.

Through its advanced environmental management system, BEEAH will support Alef in reaching its sustainability goals while improving the quality of life within its real estate communities. In exchange, Alef will share insights and expertise from its real

estate projects to assist BEEAH's sustainability-focused developments across the emirate.

Khaled Al Huraimel, Group CEO and Vice Chairman of BEEAH, emphasised that the partnership highlights the transformative power of collaboration in progressing environmental and social objectives. "In collaboration with regional and international partners, BEEAH is undertaking some of the most pioneering projects in the region," he stated. "Our strategic partnership with Alef will bring new expertise and insights to several of our initiatives."

Raed Al Nuaimi, CEO of Alef Group, stated that the alliance demonstrates both organisations' shared dedication

to creating outstanding, sustainable communities.

"Our partnership with BEEAH demonstrates our dedication to creating destinations that meet global benchmarks while prioritising sustainability, well-being, and long-term value," Al Nuaimi said.

By sharing expertise and aligning their sustainability strategies, BEEAH and Alef Group aim to strengthen Sharjah's position as a regional centre for sustainable innovation and future-ready urban development. The collaboration seeks to establish new standards for environmentally conscious design and development in the UAE, supporting the emirate's legacy of progress and quality of life. ♦



The Dubai Rental Disputes Centre has introduced a new legal principle concerning real estate service fees, resolving recurring disputes between owners and property developers over responsibility for the cost of operating and maintaining shared building facilities.

Under the new ruling, unit holders are obliged to pay service charges even if they have not formally taken possession of their property, particularly when the delay in handover is due to reasons attributed to the buyer. This interpretation is anchored in Law No. (6) of 2019 on Jointly Owned Properties, which regulates the payment of such fees to cover management, operation, and maintenance costs.

According to the law, either the developer or the owner must bear these charges for unsold units, with funds directed to management companies to ensure uninterrupted services and efficient building upkeep.

While the legislation has been

generally clear, a unique situation had sparked legal uncertainty: units sold via installments that were completed but not yet registered under the buyers' names. In several cases, developers withheld delivery due to outstanding dues, raising the question of who should cover the service fees - the buyer or the developer.

To settle this ambiguity, the case was referred to the General Authority for Unifying Principles within the Centre. Following a comprehensive review of the relevant legal provisions, the Authority determined that the buyer whose name appears in the preliminary register of the residential unit is liable for service charges starting from the date of project completion or from the moment of default on payment obligations, even if final ownership has not yet been transferred. This ensures continuous facility operations and protects developers and compliant owners from financial burdens.

This legal principle reinforces confidence in Dubai's regulatory

framework for the property sector, ensuring the continuity of vital services within buildings, protecting the interests of compliant owners, and preventing loopholes that could undermine the community as a whole. It also underscores the Rental Disputes Centre's pivotal role in clarifying legislative interpretations through rigorous judicial mechanisms, keeping pace with evolving real estate practices while cementing Dubai's reputation as a premier global investment destination.

In line with its role in setting clear legal foundations that strengthen the sustainability of jointly owned properties, the centre also closed 49,817 execution files related to joint ownership in 2024. This achievement coincided with the launch of the self-execution service for service fee claims, a streamlined mechanism designed to enable property management companies to submit claims efficiently, ensuring service consistency and enhancing the overall efficiency of building management. ♦

JUDGE ABDULQADER MOUSA MOHAMMED, PRESIDENT OF THE RENTAL DISPUTES CENTRE, SAID, "THE GENERAL AUTHORITY HAS ADDRESSED THIS LEGISLATIVE GAP BY INTERPRETING THE LAW'S UNDERLYING INTENT TO SECURE THE STABILITY OF JOINTLY OWNED PROPERTIES AND GUARANTEE THE UNINTERRUPTED PROVISION OF ESSENTIAL SERVICES. HOLDING DEFAULTING BUYERS ACCOUNTABLE FOR SERVICE CHARGES ALIGNS WITH THE SPIRIT OF THE LEGISLATION. BY DOING SO, WE HAVE ESTABLISHED A CLEAR JUDICIAL PRECEDENT THAT ELIMINATES CONFUSION, STRENGTHENS PRACTICAL APPROACH, AND REAFFIRMS OUR COMMITMENT TO JUSTICE AND FAIR DISPUTE RESOLUTION."



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DUBAI'S RENTAL DISPUTES CENTRE ESTABLISHES NEW LEGAL PRINCIPLE



Centurion Properties, one of Dubai's premier real estate developers, marked a landmark occasion with the grand launch of Burj Capital Phase 2, its flagship Grade A+ commercial development. Hosted at the JW Marriott Marquis Hotel, the exclusive event brought together leading developers, brokerage firms, and industry figures to witness the unveiling of Dubai's next architectural icon. Guests enjoyed a vibrant entertainment lineup featuring internationally renowned Mark Zitti e i Fratelli Coltelli, acclaimed pianist Giselle Stouns, and global performer DJ Liut.

The afternoon featured the unveiling of the Burj Capital model with a façade that speaks power and insightful addresses from Centurion Properties' leadership and partners. Guests also experienced curated activations and bespoke mixology that reflected the brand's ethos of boldness and ambition. The launch reinforced Burj Capital as a symbol of growth and Dubai's

future vision, while highlighting Centurion Properties' aspiration to rank among the top five developers in the GCC and its commitment to delivering projects that add value to communities.

Reflecting on the milestone, Mr. Moksh Garg, Managing Director of Centurion Properties, says, "Burj means tower – a symbol of strength and ambition. That's exactly what Centurion stands for: bold, elegant, visionary. The UAE is just the beginning- our vision is regional leadership."

He further added, "Even though it is a commercial tower, this is the only commercial tower in Dubai today that offers amenities typically associated with residential buildings. We believe in work-life balance, and that's what we've integrated into the tower. People may confuse it with a residential tower at first glance, but it is 100 percent commercial with the feel of a lifestyle development."

Strategically located in Business Bay District, address that matters,

Burj Capital spans around a million square feet with over 238+ premium office units, 5 curated retail outlets, and lifestyle-inspired amenities rarely seen in commercial developments like pickleball, fCb seating, fitness C wellness zones, swimming pool, viewing deck overlooking the Burj Khalifa and Canal amongst others. Blending bold design with functionality, it stands as a landmark address that reflects Dubai's ambition and global vision.

About Centurion properties

Established in 2013, Centurion Properties consistently redefines the real estate market through a forward-thinking approach rooted in innovation, sustainability, and excellence. With over a decade of expertise, they have emerged as a key force in shaping dynamic urban environments that seamlessly integrate residential sophistication with commercial functionality.

Centurion Properties' diverse portfolio, ranging from luxury living spaces to Grade A office towers, reflects a meticulous

commitment to architectural integrity, superior planning, and long-term Value creation. Its signature residential developments such as Sola Residences and Flora Isle showcase the brand's ability to deliver modern communities that offer lifestyle convenience, connectivity, and enduring value.

On the commercial side, landmark projects including Centurion Star, Capital One Motor City, Capital One JVC, and now the flagship Burj Capital in Business Bay exemplify the company's vision for future-ready infrastructure that empowers both communities and global enterprises.

By harmonizing refined design with sustainable practices and an uncompromising standard of quality, Centurion Properties continues to elevate Dubai's skyline. Each project is crafted not only to meet today's demands but also to anticipate the evolving aspirations of tomorrow's residents and businesses, setting a new benchmark for urban excellence. ✦

Text & Images: Sourced by Team PT

CENTURION PROPERTIES CELEBRATES GRAND LAUNCH OF BURJ CAPITAL PHASE 2

STRATEGICALLY LOCATED IN BUSINESS BAY DISTRICT, ADDRESS THAT MATTERS, BURJ CAPITAL SPANS AROUND A MILLION SQUARE FEET.



Text & Images: Sourced by Team PT

INDIAN, EMIRATI, AND PAKISTANI INVESTORS LEAD SURGE IN UAE'S FRACTIONAL OWNERSHIP MARKET

ACCORDING TO PRYPCO BLOCKS' LATEST DATA, INDIAN INVESTORS REPRESENT THE LARGEST SHARE OF FRACTIONAL PROPERTY OWNERS.

Fractional ownership is rapidly cementing its place as one of the UAE's most transformative real estate models, opening doors for citizens and

residents to invest in property with greater accessibility and flexibility. New insights from PRYPCO Blocks, the UAE's leading fractional ownership

platform, reveal a powerful convergence of demand across nationalities and age groups, underscoring the model's rise as a mainstream investment path.



COMMENTING ON THE FINDINGS, **AMIRA SAJWANI, FOUNDER AND CEO OF PRYPCO**, SAID "FRACTIONAL OWNERSHIP IS NO LONGER JUST A GATEWAY INTO REAL ESTATE, IT IS REDEFINING HOW PEOPLE VIEW PROPERTY AS AN INVESTMENT. WE'RE SEEING A CLEAR SHIFT TOWARD INNOVATIVE, FLEXIBLE MODELS THAT ALIGN WITH TODAY'S FINANCIAL AMBITIONS. THIS MOMENTUM CEMENTS THE UAE'S POSITION AS A GLOBAL PIONEER, WHERE FRACTIONAL OWNERSHIP IS EVOLVING FROM A TREND INTO A DEFINING FORCE IN THE FUTURE OF PROPERTY INVESTMENT."

“

According to PRYPCO Blocks' latest data, Indian investors represent the largest share of fractional property owners in the UAE at 37%, followed by Emiratis at 14% and Pakistanis at 8%. Egyptians (4.4%), Lebanese (3%), Jordanians (2.7%) and British (2.1%) also feature strongly.

This mix reflects the UAE's multicultural demographic and demonstrates the broad appeal of fractional ownership across both expatriates and Emiratis. For many, it represents a practical entry point into real estate, allowing investors to diversify their portfolios while overcoming traditional barriers such as large down payments and complex paperwork.

The data further highlights a generational shift in the UAE's property market. Investors aged 36–45 account for 40%, followed by 27% in the 26–35 bracket and 20% in the 46–55 bracket. The dominance of the 26–45 age group reflects how millennials and mid-career professionals are turning to fractional ownership in real estate to start building wealth earlier, balancing affordability

with long-term financial goals.

Recently, PRYPCO Blocks announced the UAE's first-ever upfront rental guarantee on fractional property investments, a pioneering initiative that pays investors their first-year net rental yield in advance. For the first time in the UAE, fractional property investors can receive a 5% annual rental return, credited directly to their PRYPCO Blocks Wallets within just two months of the property being fully funded.

Additionally, PRYPCO Blocks also announced a 33% reduction in its platform entry fee, lowering charges from 1.5% to just 1%. This additional saving further boosts investor returns, making the upfront rental guarantee one of the most lucrative property investment opportunities in the region.

As these insights show, fractional ownership is reshaping access to property in the UAE, creating opportunities for a wider range of residents to participate in one of the world's most dynamic real estate markets. ✦



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ABU DHABI'S PREMIUM REAL ESTATE INVESTMENT IN 2025

ARTEMIY MARININ, PROJECT DIRECTOR AT MERED, IDENTIFIED KEY TRENDS THAT OFFER COMPELLING INVESTMENT OPPORTUNITIES FOR DISCERNING BUYERS.

As Abu Dhabi's real estate market evolves, investors are gravitating toward properties that offer luxury, natural surroundings, and future-proof infrastructure along the city's waterfront. In the first half of 2025, the Abu Dhabi Real Estate Centre (ADREC) reported a record AED52 billion in total real estate transactions, a 39% increase compared to the same period in 2024, reflecting strong investor confidence in the emirate's high-value property sector. Waterfront districts are at the forefront of this growth, offering a rare combination of scenic mangrove-lined lagoons, pristine beaches, luxury marinas, and iconic architectural developments.

Artemiy Marinin, Project Director at MERED, identified key trends that offer compelling investment opportunities for discerning buyers:

1. Al Reem Island, urban waterfront with natural serenity

Al Reem Island offers a rare combination of urban convenience

and tranquil waterfront living. Lagoon-facing plots and high-rise apartments overlooking the Arabian Gulf create strong scarcity-driven demand. MERED's latest Pritzker Prize-designed waterfront development promises to harmonize modern architecture with nature, offering landscaped oasis gardens, green terraces, and open-air spaces, making it a sought-after location for investors seeking value in a central, nature-integrated setting. Reem Island experienced a remarkable 38% year-on-year increase in off-plan property prices during Q2 2025, reinforcing its position as one of Abu Dhabi's top-performing investment destinations.

2. Saadiyat Island, cultural prestige meets pristine coastline

Saadiyat Island is renowned for its ecological and cultural appeal, with protected beaches, coral reefs, marine reserves, and landmark institutions like the Louvre Abu Dhabi. Beachfront properties, combined with strong conservation measures, support the Island's long-term growth. Villas and residences with



lagoon or sea views offer luxury living, often feature private pools and landscaped gardens. According to Knight Frank, villas on Saadiyat Island recorded the highest price growth in H1 2025, up 28% year-on-year, underscoring its status as a secure investment. The island's



combination of heritage and natural beauty makes it particularly attractive for buyers seeking integration with the capital's culture and exclusivity.

3. Yas Island, an entertainment hub with hidden natural gems

Yas Island is celebrated for its entertainment offerings, including Ferrari World, Yas Marina Circuit, and luxury hotels, yet it also offers tranquil natural features. Thoughtful planning has created a community with expansive green parks, a premier golf course, and a pristine public beach. Transaction values reached AED 5.86 billion in H1 2025, highlighting strong investor interest. Eco-conscious projects and the island's unique mix of leisure, lifestyle, and waterfront living continue

to fortify its sustainable investment potential.

4. Al Maryah Island, central business waterfront with scenic promenades

Al Maryah Island serves as a key financial district while offering a distinctive waterfront lifestyle. Landscaped boardwalks, cafés, and leisure paths connect residents and professionals to the sea. Premium apartments offer unobstructed views, while green corridors and water-sensitive planning promote sustainable, resilient development. The integration of central business amenities with high-quality residential offerings makes Al Maryah Island attractive for investors seeking scenic natural appeal, business connectivity, and stable property value.

5. Al Fahid Island, wellness-focused waterfront living

Al Fahid Island, strategically located between Yas and Saadiyat Islands, is Abu Dhabi's newest luxury waterfront destination. Covering more than 6,000 residential units, the island offers an 11km coastline, offering residents a lifestyle closely connected to nature and the waterfront. Mangrove-lined streets, beachfront access, and wellness-oriented amenities foster outdoor activity and balanced living. Educational and lifestyle facilities, including the first UAE campus of King's College School Wimbledon, scheduled to open in 2028, ensure lasting investment resilience in this forward-looking waterfront community. ✦

Text & Images: Sourced by Team PT

DUBAI REAL ESTATE HITS NEW QUARTERLY PEAK

Q3 BRINGS RECORD 59,228 PROPERTY SALES WORTH AED 170.7 BILLION

Dubai’s real estate market hit a new milestone in Q3 2025, recording the highest ever quarterly transaction volume and the second-largest sales value on record, pushing total sales for the first nine months of the year to nearly AED500 billion.

A market update issued by fām Properties revealed that Q3 produced 59,228 sales transactions totalling AED 170.7 billion, marking YoY increases of 17.2% in volume and 19.9% in value.

Data from DXBinteract also shows the full extent of the market’s surge in the first nine months of 2025, with total sales reaching AED 498.8 billion from 158,200 transactions - up 32.33% in value and 20.46% in volume compared with January-September 2024.

Q3 saw 49,370 apartment sales at AED 94.3 billion, up 25.9% YoY in volume, with commercial sales soaring 41.9% in volume to 1,565 transactions valued at AED4.2 billion.

Plot sales climbed 25.7% in volume year on year to 1,214 deals worth AED36.1 billion. While 7,078 villa sales worth AED43.1 billion was

23.3% down in volume YoY, the median price per square foot for property sales in Q3 was up 11.4% up to AED1,685, following consistent increases from AED858 in 2020.

“The Q3 figures again underline the lasting strength of the market, and Dubai’s growing appeal to local, regional and global investors and buyers as one of the world’s prime real estate investment hubs,” said Firas Al Msaddi, CEO of fām Properties.

Dubai’s Q3 property sales over the last five years have now risen to the current level from AED17.9 billion (8,500) in 2020 to AED 42.5 billion (16,000) in 2021, AED 69.1 billion (25,400) in 2022, AED 109.4 billion (36,700) in 2023 and AED 142.3 billion (50,500) last year. The most expensive individual property sold in Q3 was a luxury villa at Jumeirah Second which fetched AED 250 million. The most expensive apartment sold during the quarter went for AED 174 million at Aman Residences Dubai - Tower 1.

With properties worth more than AED5 million accounting for 10% (5,991) of sales, 38% (22,785) cost

between AED1-2 million, 25% (15,065) were below AED1 million, 15% (9,128) between AED2-3 million, 11% (6,258) between AED3-5 million.

Overall, first sales from developers significantly outnumbered re-sales in the secondary market - 73% over 27% in terms of volume and 66% against 34% in value. ✦



BEST-SELLING PROJECTS IN Q3, 2025

1st Sale Apartments

Binghatti Skyrise	1,393 Volume	Value AED2.2B	Median Price AED1.5M
Binghatti Hillviews	724 Volume	Value AED825.5M	Median Price AED1.2M
Binghatti Aquarise	634 Volume	Value AED1.1B	Median Price AED1.2M
Sobha Solis	624 Volume	Value AED765.2M	Median Price AED1.1M
Sobha Orbis	477 Volume	Value AED652.5M	Median Price AED1.2M

1st Sale Villas

Wadi Al Safa 3	849 Volume	Value AED5.9B	Median Price AED6.3M
Al Yelayiss 1	755 Volume	Value AED2.3B	Median Price AED2.7M
Dubai Invest’ Park 2	635 Volume	Value AED3.5B	Median Price AED6.8M
Madinat Al Matar	392 Volume	Value AED1.6B	Median Price AED3.8M
Madinat Hind 4	376 Volume	Value AED705.4M	Median Price AED2M

ReSale Apartments

Azizi Riviera (All)	238 Volume	Value AED205.4M	Median Price AED696.2K
Elite Sports Residence	143 Volume	Value AED83.7M	Median Price AED575K
DIFC Heights Tower	137 Volume	Value AED593.4M	Median Price AED3.5M
Mediterranean Cluster	103 Volume	Value AED65.3M	Median Price AED650K
Sobha Hartland - The Crest	94 Volume	Value AED187.2M	Median Price AED1.6M

ReSale Villas

Wadi Al Safa 5	323 Volume	Value AED1.3B	Median Price AED3.4M
Al Hebiah Fifth	298 Volume	Value AED829.6M	Median Price AED3M
Madinat Al Matar	199 Volume	Value AED759.3M	Median Price AED3.8M
Wadi Al Safa 7	161 Volume	Value AED562.6M	Median Price AED2.5M
Jabal Ali First	158 Volume	Value AED781.2M	Median Price AED5M



Text & Images: Sourced by Team PT

SOURCE OF FATE LAUNCHES 'MIRAGGIO' ON AL MARJAN ISLAND

THE NEW DEVELOPMENT SIGNALS A NEW PHASE IN THE EMIRATE'S TRANSFORMATION INTO A PREMIER GLOBAL DESTINATION FOR REAL ESTATE.



Source of Fate, a high-end luxury real estate developer in the UAE, under the Wheel of Fate Group, has unveiled 'Miraggio,' an AED2.6 billion luxurious waterfront residential project on the central islet of Al Marjan Island, Ras Al Khaimah.

The new development signals a new phase in the Emirate's transformation into a premier global destination for real estate and investment, with Ras Al Khaimah's real estate market expanding at a CAGR of 10.05 per cent to 2030. It is strategically located beside Wynn Al Marjan Island and provides unparalleled connectivity to Ras Al Khaimah City Centre, Ras Al Khaimah International Airport, and Dubai.

Miraggio features 810 units, including studios, 1-, 2-, and 3-bedroom apartments, ranging from 420 to 3,026 sq. ft, offering open-plan layouts, fully fitted kitchens, floor-to-ceiling windows, and sea-facing Arabian Gulf views. The development



integrates energy-efficient smart technologies to combine comfort, style, and sustainable living.

Dr. Majid Jack Hsiung, Founder and CEO of Source of Fate Properties, stated: "We are pleased to launch Miraggio in Ras Al Khaimah, an Emirate rapidly establishing itself as a premier destination for luxury living, driven by its natural coastlines, growing infrastructure, and investor-friendly environment. Miraggio, with its range of features, including its location near the Wynn Resort, caters to the needs of individuals seeking an exceptional lifestyle. The project reflects our ambition to create high-end innovative developments, while addressing the growing demands of residents living in the Emirate."

In line with its strategy to reach both local and international

investors, Source of Fate has partnered with Savills as the exclusive sales partner for Miraggio. Their longstanding partnership builds on a proven track record of successful projects together. The developer will leverage Savills' global expertise to position the development among discerning buyers worldwide, further underscoring international confidence in Ras Al Khaimah's growing property market.

Andrew Cummings, Head of Residential Agency at Savills said: "We are proud to be a part of this exceptional residential development. Miraggio provides a lifestyle ecosystem that international buyers are seeking today. It is strategically positioned within a rapidly growing tourism and investment hub that offers strong investment potential, high rental yields, and long-term value appreciation. With a focus

on excellence and trust, we look forward to driving its sales success."

The development is further elevated by a retail podium and an extensive suite of resort-style amenities, including an infinity pool, fully equipped gym and wellness centre, recreational areas and private beach lounges.

Backed by a proven track record of on-time delivery, exceptional quality and meticulous craftsmanship, Source of Fate Properties continues to set itself apart through developments that are distinctly different in their design ethos and execution. With its prime waterfront location, sophisticated design, and cutting-edge amenities, Miraggio is poised to become a landmark icon in the region and set a benchmark for luxury living on Al Marjan Island. ♦

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

AD PORTS GROUP SIGNS LAND SALE AGREEMENT WITH MIRA DEVELOPMENTS

VALUED AT AED2.47 BILLION, THE STRATEGIC AGREEMENT WILL SEE THE DEVELOPMENT OF A LARGE-SCALE, FULLY INTEGRATED COMMUNITY.

AD Ports Group has signed a land sale agreement with Mira Developments LLC, for the development of one of the largest mixed-use communities in the Al Mamoura district of Abu Dhabi. The land which forms part of the Group’s 16 square-kilometre Town Centre Area, is strategically located along the Dubai–Abu Dhabi highway.

Valued at AED2.47 billion, the strategic agreement will see the development of a large-scale, fully integrated community over the next decade, with construction scheduled to commence within 12 months and completion expected within 10 years from the agreement’s effective date of 29th September 2025, underscoring strong commitment to the established timeline and towards the project’s importance as a cornerstone for driving sustainable development and delivering a transformative shift in the urban sector.

The agreement marks one of the most significant milestones in AD Ports Group’s journey of growth, reinforcing its position as a diversified, future-focused company, and highlights its ability to attract strategic investments to the Emirate.

Beyond strengthening the Group’s financial position, the transaction unlocks new value from its extensive land portfolio, accelerating the development of its master plan and enabling the redeployment of capital into high-impact infrastructure, logistics, and trade facilitation projects.

Captain Mohamed Juma Al Shamsi, Managing Director and Group CEO, AD Ports Group, said, “This landmark agreement with Mira Developments reflects the Group’s commitment to advancing the development of its land portfolio and attracting new investment. The significant

land sale establishes a new source of income for the Group, with the proceeds strengthening the company’s financial position through debt reduction and reinvestment into growth projects.

Together with Mira Developments, we are not merely developing one of Abu Dhabi’s largest mixed-use plots, we are shaping a high-quality, liveable community that supports economic diversification and delivers lasting economic and social value for Abu Dhabi, in line with the vision of our wise leadership.”

This transformative project will significantly enhance Abu

Dhabi’s real estate landscape, introducing a premier community that combines residential, commercial, and leisure facilities. It will feature one of the region’s largest shopping malls, along with a business complex, hotels, world class golf courses, and educational institutions including universities and schools. The development reflects the increasing demand for high-quality developments in the capital and underscores the confidence of international developers in the Emirate’s long-term economic vision.

Timur Mamaikhanov, Co-Founder and CEO, Mira Developments LLC, said, “We are pleased to partner

with AD Ports Group on this transformative project. The Al Mamoura site is an exceptional location, and we are committed to developing a landmark mixed-use community that will set new standards for quality and lifestyle in Abu Dhabi.”

This partnership will set a new standard for community development in the UAE capital. The project will establish a vibrant residential and lifestyle hub to one of Abu Dhabi’s key locations, creating a more balanced and dynamic environment, transforming Al Mamoura into a destination where business and community life can thrive together. ♦



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

BODOUR AL QASIMI LEADS SHUROOQ, EAGLE HILLS MEETING

THE MEETING REVIEWED ACHIEVEMENTS OF REAL ESTATE,
TOURISM PROJECTS IN SHARJAH



Reaffirming Sharjah's commitment to sustainable economic growth, H.H. Sheikh Bodour bint Sultan Al Qasimi, Chairperson of the Sharjah Investment and Development Authority (Shurooq), chaired a high-level board meeting of Eagle Hills Sharjah Development LLC, the joint venture between Shurooq and Abu Dhabi-based Eagle Hills.

The board reviewed key milestones across flagship projects, including the near sell-out of Maryam Island with 99% of units sold, and strong leasing momentum at Kalba Waterfront Mall. The discussions also highlighted solid performance during the year of 2025.

The meeting brought together prominent board members and senior executives including Mohamed Al Abbar, Chairman of Eagle Hills; Ahmed Obaid Al Qaseer, CEO of Shurooq; Hisham Ibrahim, Group CEO of Eagle Hills.

The agenda focused on financial strategy, project delivery, and a shared vision to advance impactful and sustainable urban development.

A focal point of the agenda was regarding updates on the flagship developments under their partnership, showcasing tangible progress and market momentum. This included a review of Maryam Island's strong sales performance, Sharjah's premier mixed-use waterfront development, with over 3,000 diverse units and more than 1,200 already handed over.

This near sell-out of the joint development reflects investor confidence and demand, driven by the strategic location, luxury amenities, and a notable increase in value, signaling strong capital appreciation. Demand for key developments within the project

exemplify the project's market resonance. Construction progress was also reviewed, highlighting steady advancement across completed phases and ongoing developments, with work continuing towards phased handovers in line with the partnership's broader vision.

Meanwhile, Kalba Waterfront Mall, Sharjah's largest retail and leisure development in the Eastern Region, reported encouraging leasing activity, with a majority of its leasable area either operational or under fit-out. Residing along Kalba's picturesque shoreline, the destination features 80 units, diverse indoor and outdoor dining experiences, and a 1,600 square metre children's play area. The project has been instrumental in driving footfall, supporting entrepreneurship, and offering new employment and tourism opportunities in Kalba.

The meeting also included a detailed overview of the joint venture's overall financial performance for 2025. Presentations highlighted key performance indicators, sales volumes, and operational efficiencies that have contributed to the partnership's continued success. The performance of this year builds upon the previous achievements showing a consistency through delivered projects that merge local expertise with global standards.

The meeting concluded with a forward-looking resolve to prioritise innovation, sustainability, and stakeholder engagement across all projects, and as Sharjah continues to chart its course as a global investment destination, such strategic dialogues underscore the emirate's efforts towards excellence and inclusive growth. ♦



Dubai Land Department has earned one of the region's most prestigious honours by winning the 'Inspirational Brand' award at the Asia-Pacific Property Awards 2025. This achievement reaffirms DLD's status as a leading government entity, recognised for its excellence and impact both regionally and globally.

This recognition comes in appreciation of the DLD's role in cementing Dubai's position as a global capital for real estate investment and a premier destination for both individual and institutional investors. It has achieved this through the application of international standards in its procedures, supported by an integrated system of digital services and flexible regulations, which have made the real estate sector a key pillar of the national economy and a primary source

for attracting foreign direct investment.

DLD's advanced digital ecosystem has played a pivotal role, including the adoption of artificial intelligence to enhance various services, such as real estate advertising governance, the Smart Rental Index, Smart Valuation, and other services available through the Dubai REST app. DLD has also contributed to launching numerous projects and initiatives, both independently and in partnership with the public and private sectors, reshaping the experience of investors and developers alike by simplifying transactions, ensuring transparency, and enhancing efficiency.

This recognition reflects the guidance of the wise leadership's directives, which have positioned Dubai's real estate sector as a strategic driver of growth and a key enabler for achieving the goals of the Dubai Economic Agenda (D33) and the Dubai Real Estate Strategy 2033.

In H1 2025, Dubai Land Department recorded more than 1.3 million real estate procedures, including over 125,000 transactions with a total value exceeding AED 431 billion. The period also witnessed the addition of 59,000 new investors, while the number of real estate investments rose to more than 118,000 with a

value surpassing AED 326 billion, clear evidence of the strength of Dubai's real estate market and its appeal on both regional and global levels.

This award represents recognition of DLD's ability to present an inspiring model for government entities worldwide, through its innovative strategies in economic, social, and environmental sustainability, as well as employee happiness. The community satisfaction rate with its social responsibility initiatives exceeded 95%, while its environmental and health activities achieved success rates of more than 93% during the period between 2021 and 2023. ✦



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DLD WINS 'INSPIRATIONAL BRAND CATEGORY' AWARD AT ASIA-PACIFIC PROPERTY AWARDS 2025

THIS RECOGNITION COMES IN APPRECIATION OF THE DLD'S ROLE IN CEMENTING DUBAI'S POSITION AS A GLOBAL CAPITAL FOR REAL ESTATE INVESTMENT.

Text & Images: Sourced by Team PT

TECHNOLOGY AND REAL ESTATE: A NEW ERA OF INVESTMENT AND INNOVATION

BY GEORGE NOUR: SPECIALIST IN REAL ESTATE DEVELOPMENT STRATEGIES AND URBAN DEVELOPMENT ECONOMICS | UNIVERSITY PROFESSOR | REAL ESTATE AFFAIRS EXPERT



We are living in a time of unprecedented transformation, where no sector remains untouched by the sweeping influence of technology chief among them, artificial intelligence. This rapid evolution has shattered geographical barriers, streamlined transactions, and opened up new frontiers for innovation and investment. At the heart of this shift stands the real estate sector, facing both significant challenges and unparalleled opportunities demanding that investors and developers rethink their tools, methods, and strategies.

How Has Technology Transformed Real Estate?

According to Dr. George Nour, the traditional process of purchasing real estate has been revolutionized. No longer is a physical visit or cumbersome paperwork required. Today, a potential buyer can take a

virtual tour of a property from the comfort of their home, thanks to immersive virtual reality technology. AI now plays a central role in pricing analysis, market trend forecasting, and investment decision-making. Meanwhile, blockchain ensures a new level of transparency and security in contracts and transactions.

Digital real estate platforms are now capable of completing entire transactions remotely. Smart property management systems autonomously handle operations, maintenance, and scheduling, enhancing efficiency and reducing human error. Customer Relationship Management (CRM) systems have become the backbone of development firms, tracking client behavior and offering personalized services driving both sales and long-term loyalty.

Yet Dr. Nour is clear: technology alone is not enough. While its impact is profound, it is not a magic solution. A clear legislative framework, advanced infrastructure, and flexible financing are all critical to unlocking the sector's full potential. Technology is not a substitute—it is a powerful enabler that amplifies marketing, streamlines management, and fuels sustainable growth.

UAE: A Global Model for Tech-Enabled Real Estate

The UAE continues to set the global standard for integrating technology with real estate. With initiatives like Dubai's PropTech Hub aimed at supporting over 200 startups and creating thousands of jobs by 2030—the nation is committed to leading the future of smart real estate. Strong legislation, world-class infrastructure, and diverse



financing tools make the UAE an increasingly attractive destination for forward-thinking investors.

Lebanon: Crisis, Complexity and a Chance for Reinvention, Lebanon, meanwhile, faces a far more complex reality. The ongoing economic and political crisis has deeply wounded the real estate sector. But technology offers a pathway forward—a means to rebuild trust, reconnect with the Lebanese diaspora, and integrate the local market with regional and global networks. Digital transformation and transparency are no longer optional—they are essential for revitalization.

Conclusion: The Future Belongs to the Visionaries, across the Gulf and the broader Middle East, real estate is undergoing

a fundamental transformation. The rules of the game have changed. Technology is not a distant horizon—it is the present. Yet it cannot operate in isolation. Legal clarity, flexible capital, and market trust remain the cornerstones of sustainable growth.

The UAE continues its journey toward becoming a global benchmark for innovation-driven real estate development. Lebanon, on the other hand, must take bold steps to rebuild credibility and reposition itself in the regional market.

In both cases, the message is clear: the future doesn't wait for the hesitant, it belongs to those who see change as opportunity, and act on it with vision and purpose. ✦

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NEMETSCHKE GROUP AND WAKECAP TECHNOLOGIES ANNOUNCE COLLABORATION

STRATEGIC PARTNERSHIP AIMS TO UNLOCK NEW OPPORTUNITIES IN DIGITAL CONSTRUCTION.



The Nemetschek Group, one of the world's leading software providers for the Architecture, Engineering, Construction and Operations (AEC/O) industry, has partnered with WakeCap Technologies, the region's leading construction technology company, specializing in sensor-powered, real-time project control systems. This landmark agreement sets the stage for a strategic collaboration aimed at accelerating digital transformation across the Gulf Cooperation Council's (GCC) construction ecosystem. The partnership leverages the strengths of both companies: Nemetschek Group's extensive

portfolio of industry-leading software solutions and WakeCap's cutting-edge sensor-powered project-controls platform, which delivers real-time workforce visibility and site-wide intelligence. Currently deployed across \$100B+ in giga-projects with the region's most extensive workforce database tracking over 150 million worker hours, WakeCap has established itself as the only platform operating at this scale in the Middle East. The system has delivered transformative results by driving behavioral change on construction sites, achieving 90%+ reduction in safety violation observations, 25%+ gains in productivity, and

70%+ faster incident response. WakeCap safety solutions are now mandated across Aramco, Neom, and Qiddiya.

The agreement outlines a comprehensive framework for both companies to jointly pursue business opportunities and initiatives within the GCC. WakeCap's deep regional expertise and established relationships with the Middle East's largest owners and contractors will accelerate Nemetschek Arabia and its affiliates' market entry and expansion through localized expertise and access to an established network of industry partners. The collaboration

encompasses the development of joint go-to-market strategies aimed at stakeholders in construction and real estate, as well as the potential integration of WakeCap's technologies with Nemetschek's leading software platforms – including Bluebeam, dTwin and GoCanvas.

Furthermore, the two organizations intend to collaborate on knowledge exchange and co-create thought leadership content, such as whitepapers and digital construction initiatives, while jointly participating in regional industry events. The partnership will also evaluate new synergies within the infrastructure and natural resource sectors, where both parties recognize increasing demand for intelligent, data-driven project delivery solutions.

Commenting on the partnership, **Marc Nezet, Group Chief Strategy Officer and Chief Division Officer of the Nemetschek Group**, said: "WakeCap is one of the most innovative frontrunners in the global construction tech landscape. Their ability to deliver real-time visibility and actionable insights at scale is reshaping how major infrastructure projects are built and managed. By combining Nemetschek's world-class software capabilities with WakeCap's cutting-edge solutions and regional strength, we are excited to unlock transformative outcomes for the GCC's construction sector."

Muayad Simbawa, Managing Director of Nemetschek Arabia, emphasized the significance of the agreement in supporting the region's digital ambitions. "This collaboration marks a significant milestone in our mission to accelerate digital innovation in construction across the Gulf region. Together with WakeCap,

we aim to deliver more connected, intelligent, and efficient project delivery models that align with the region's national development agendas and sustainability goals."

"This partnership validates our vision of transforming construction through real-time intelligence", stated **Dr. Hassan Albalawi, CEO and Founder of WakeCap**. "We've proven our technology can fundamentally change how giga-projects are delivered, reducing risk, and driving efficiency. Now, by combining our field-proven platform with Nemetschek's global reach and software ecosystem, we're not just expanding our market, we're defining the future of construction technology. Our joint solutions will become the global benchmark for intelligent project delivery, starting here in the GCC where the world's most

ambitious projects are already relying on WakeCap.

This agreement reinforces the Nemetschek Group's long-term commitment to advancing digital innovation across global construction and infrastructure markets. With a portfolio of leading brands and platforms that span the entire AEC/O lifecycle, Nemetschek continues to deliver open, interoperable, and sustainable solutions that empower the world's architects, engineers, contractors, and facility managers to build better.

The GCC construction market, valued at over \$120 billion annually with several trillion-dollar national transformation programs underway, represents the ideal proving ground for these advanced technologies. ♦





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CORALY BECOMES FIRST MENA PROPTech PLATFORM TO EARN RESO CERTIFICATION

AS A REGIONAL INNOVATOR, CORALY IS LEADING THE TRANSFORMATION OF THE MENA REAL ESTATE INDUSTRY.

"WE BUILT CORALY NOT JUST TO SERVE THE REGION, BUT TO SET A NEW STANDARD FOR WHAT'S POSSIBLE IN REAL ESTATE MARKETING AND DATA INFRASTRUCTURE. FOR US, THE RESO CERTIFICATION IS MORE THAN A TECHNICAL MILESTONE, IT'S A SIGNAL OF TRUST. IT PROVES CORALY IS READY TO INTEGRATE WITH THE WORLD'S LEADING MLSS, BROKERAGES, AND DATA PLATFORMS, WITHOUT FRICTION OR DELAY," SAID **FOUAD BEKKAR, CEO OF CORALY**. "FOR OUR CLIENTS, THIS MEANS FASTER ONBOARDING, CLEANER INTEGRATIONS, AND THE CONFIDENCE TO SCALE ACROSS BORDERS WITH A PLATFORM BUILT TO GLOBAL STANDARDS."

SAM DEBORD, CEO OF THE REAL ESTATE STANDARD ORGANIZATION ADDED, "CORALY'S RESO CERTIFICATION AND GROWING DATA PARTNERSHIPS ACROSS BORDERS ARE EVIDENCE THAT STANDARDS ARE TRULY GLOBAL. TOGETHER WITH RESO'S MEMBERS, WE ARE LOWERING BARRIERS AND INCREASING INNOVATION FOR TECHNOLOGY PARTNERS, BROKERS, MLSS AND EVEN GOVERNMENTS TO CONNECT WITH ACCURATE, TRUSTED DATA INTERNATIONALLY. CORALY'S WORK FOR STANDARDIZATION IS A BRIGHT EXAMPLE OF WHY INTEROPERABILITY AND COMMON DATA FORMATS MATTER FOR THE FUTURE OF REAL ESTATE DATA."

Coraly, the AI platform for real-estate marketing and operations, today announced it has officially earned certification from the Real Estate Standards Organization (RESO) for the RESO Common Format 2.0 data standard. This achievement positions Coraly as the first MENA-based proptech provider, and the first outside of the Americas and Europe, to meet this global interoperability benchmark, joining the ranks of the most advanced MLSs and real estate platforms worldwide.

As a regional innovator, Coraly is leading the transformation of the MENA real estate industry, introducing AI-driven automation, predictive analytics, and seamless data integration for brokerages, developers, and portals. This RESO certification reinforces Coraly's technical edge and growing influence as a trusted platform for modernising real estate operations across emerging markets.

RESO standards are the backbone of the global property data ecosystem, ensuring consistency, security, and plug-and-play compatibility at scale. This certification confirms Coraly's ability to seamlessly exchange, interpret, and deliver real estate data in the industry's most widely accepted format without custom rework, data loss, or compliance risk. In short: Coraly now "speaks MLS" natively.

This achievement further cements Coraly's role as a category leader in MENA proptech and signals technical maturity for enterprise buyers seeking cross-border collaboration with a regional partner built to global standards. ♦

Text & Images: Sourced by Team PT

RESORT-STYLE LIVING CONTINUES TO DRAW STRONG DEMAND

WITH DEMAND FROM HIGH-NET-WORTH INDIVIDUALS AT AN ALL-TIME HIGH, ASHWOOD ESTATES REAFFIRMS WASL'S ROLE IN SHAPING DUBAI'S MOST EXCLUSIVE RESIDENTIAL LANDSCAPES.

Wasl Group, one of Dubai's leading real estate developers and the pioneer in developing golf course communities, unveiled the success of its sales event for Ashwood Estates, its latest freehold project within Jumeirah Golf Estates, The Next Chapter. The event drew remarkable interest from high-net-worth buyers and investors, underlining the strong demand for ultra-luxury resort living.

Ashwood Estates: Redefining Regal Living

As part of the landmark expansion of Jumeirah Golf Estates, Ashwood Estates introduces 185 ultra-luxury golf villas, offering a selection of four, five, and six-bedroom layouts, with completion set for December 2028.

Each villa is meticulously designed to elevate everyday living. A sculptural floating staircase anchors the interior, while a private courtyard with a calming water feature creates a peaceful sanctuary. Outdoor spaces are

thoughtfully curated, featuring an infinity-edge pool and a rooftop terrace, ideal for both elegant entertaining and quiet moments of reflection. Complementing these luxury features are exclusive services, including valet parking for villa visitors and dedicated concierge support, ensuring that Ashwood Estates delivers not just homes, but a lifestyle steeped in luxury, comfort and sophistication.

A Magnet for Elite Demand

The strong reception for Ashwood Estates reflects a broader trend shaping Dubai's property market: the rising global demand for integrated golf villa communities.

Recognizing this shift, Wasl has been instrumental in elevating the landscape of high-end living through strategic partnerships. Building on its successful collaborations with Mandarin Oriental in Dubai, including the acclaimed Mandarin Oriental Jumeira and the iconic Wasl Tower, a mixed-use development operated by the Mandarin

Oriental, offering world-class hotel services, branded residences and premium office spaces—the world-renowned five-star hospitality brand is now expanding its footprint to Jumeirah Golf Estates, The Next Chapter.

Jumeirah Golf Estates, The Next Chapter is home to a comprehensive array of world-class amenities designed to meet the needs of residents seeking balance, wellness and connection. Residents will enjoy access to a multifunctional tennis stadium, a state-of-the-art equestrian centre and one of the top-ranked UK international schools. The community also features a prestigious Country Club, world-class clubhouse, curated dining experiences, premium wellness facilities, as well as a horse trail and scenic cycling, jogging tracks.

Together, these elements create a community where every detail is crafted to deliver a lifestyle that is elevated, enriching and truly one of a kind. ✦

ANDRE NAUDE, CHIEF PROJECTS OFFICER AT WASL GROUP, SAID:

"ASHWOOD ESTATES REFLECTS OUR VISION OF DELIVERING COMMUNITIES THAT EMBODY SOPHISTICATION, CONNECTION AND LASTING VALUE. AS DEMAND FOR ESTATE-STYLE LIVING GROWS, IT IS OUR RESPONSIBILITY TO CREATE HOMES THAT INSPIRE A SENSE OF BELONGING AND PURPOSE. WITH ITS MASTERFUL DESIGN, LIMITLESS VIEWS AND WORLD-CLASS SERVICES, ASHWOOD ESTATES REPRESENTS THE PINNACLE OF REFINED LIVING IN DUBAI."



Text & Images: Sourced by Team PT

DUBAI REAL ESTATE IN ITALIAN PARLIAMENT

ITALIAN BROKER **CHRISTIAN MARZULLO** FROM PROVIDENT REAL ESTATE, PRESENTED THE THEME OF DUBAI FOR THE FIRST TIME IN THE WORLD.



For the first time in the world, the theme of Dubai

Real estate has been officially presented inside a national parliament. Italian luxury real estate broker Christian Marzullo, based in Dubai with Provident Real Estate, was invited as a guest speaker at the conference “Made in Italy 2030: Professionals and Enterprises For a New Global Positioning”, hosted at the Chamber of Deputies in Rome.

Example of Italian excellence abroad and recognized as an ambassador of Made in Italy in the Emirates, **Marzullo** brought a unique perspective on how Dubai’s dynamic property market can serve as both a business opportunity and a channel of economic diplomacy between Italy and the UAE. The event, promoted by MP Cristina Almici, gathered Italian entrepreneurs, professionals, and institutions to explore how Italian excellence can strengthen its role worldwide. Marzullo highlighted the bridge between Dubai and Italy, showcasing real estate not only as an investment sector but also as a platform for cultural and economic exchange.

During his intervention, **Marzullo** also introduced his upcoming autobiographical and motivational book, “AVE – Aspire. Value. Endure”, which narrates his personal and professional journey from Sicily to Dubai and now to the institutional stage of the Italian Parliament. The book underlines resilience, ambition, and the values of Made in Italy carried worldwide. “From Sicily to Dubai, and now to the Italian Parliament, I wanted to demonstrate how Dubai’s real

estate market can inspire new international synergies,” said **Marzullo**. “This milestone proves that Made in Italy and Dubai can speak the same language: vision, ambition, and global appeal.” This unprecedented occasion marks the first-ever appearance of Dubai’s real estate market in a parliamentary setting worldwide,

symbolizing recognition of the emirate’s role as a global hub for real estate and investment opportunities. The conference was streamed live on the official WebTV of the Italian

Parliament, giving further visibility to the collaboration between Italy and the UAE. ♦



Text & Images: Sourced by Team PT

EMAAR'S SALES SURGE 46%. PROPERTY GIANT EYES GLOBAL M&A

"THE SCOPE COULD GROW TO THE US, INDIA, CHINA, AND PARTS OF EUROPE, " SAID JOSH GILBERT, MARKET ANALYST AT ETORO.

After a solid few years, Emaar has announced it's looking to crack the overseas market and explore M&A opportunities in the world's largest economies. It's no wonder the property giant is considering this move, with so much success locally. In its H1 results, property sales in its core market reached AED 46 billion, up 46% year-on-year, revenue jumped 38%, and net profit before tax also rose 34%.

These results, alongside a sizeable backlog of AED 146 billion and a low debt position, give Emaar the firepower to pursue acquisitions abroad. The scope could grow to the US, India, China, and parts of Europe. Rather than starting from the ground up, non-organic growth is a smart choice, said **Josh Gilbert, Market Analyst at eToro**. Buying into established developers offers a quicker route to market. This approach reduces project lead times, mitigates regulatory hurdles, eases supply chain challenges, and allows Emaar

to leverage local partner expertise. However, acquisitions aren't a clear road to success. Emaar has previously ventured outside of the UAE with projects in countries such as Egypt and Saudi Arabia with mixed results. That history underscores the importance of disciplined execution if the company is to avoid repeating past challenges.



But this does feel like the right time for Emaar to be making moves, especially with so much success in its home market. Yet diverting management attention and capital overseas can come at the opportunity cost of missing high-return local projects, especially given how well Dubai's real estate cycle is running now.

Investors will also be watching closely how these deals are funded. With a relatively low debt load, Emaar has flexibility, but acquisitions financed with heavy borrowing or equity issuance could change the dividend outlook and affect the return profile for shareholders.

Domestically, Emaar has proven resilient and effective. Its success stems from high occupancy in its malls, solid returns from UAE development projects, and steady growth in recurring revenue projects. This local success matters because it both underwrites cash flows and builds credibility, brand, execution, and customer awareness, something they will want to translate overseas.

The market has already priced in a fair amount of growth in its domestic market, with shares up 65% in the last 12 months due to strong earnings, margin expansion, and backlog growth. Therefore, Emaar knows that overseas expansion is a key piece of the puzzle for growth to continue and to keep delivering for shareholders.

If they can successfully execute an M&A strategy abroad over the years ahead, investors will have reason to be excited. On the flip side, any signs of integration failure, large write-downs, or stressed overseas deals could trigger a correction as investors reassess risk. ♦



Aman has long been renowned as a pioneer in the creation of timeless sanctuaries far removed from daily life; tranquil havens defined by the notions of peace, privacy and a profound connection to their surrounds. Continuing in this spirit, the brand is pleased to unveil its newest destination, Aman Karingani, an extraordinary safari retreat, with a resort and exclusive branded residences, set within Mozambique’s 150,000-hectare Karingani Game Reserve.

Sharing an 84-kilometre border with the fabled Kruger National Park, Karingani Game Reserve rivals some of the most celebrated safari destinations on the continent. An exceptional and secluded setting in southern Mozambique, the reserve’s diverse ecosystems range from open savannahs to rolling woodlands and seasonal wetlands, creating an important refuge for a vast array of wildlife. Finding home in an

elevated spot overlooking an endless expanse framed by distant mountains, Aman Karingani will present an astounding sensory experience from every vantage point.

Preserving this experience in nature for a select few, the resort itself will comprise just 30 standalone pavilions, ranging from one to two-bedroom, designed with Aman’s signature aesthetic to ensure the utmost comfort and privacy. All pavilions open onto expansive covered decks with views across the horizon from their own private pools. In addition, a limited collection of three- to six-bedroom branded residences will offer an opportunity to immerse fully in the Aman lifestyle, enjoying the brand’s renowned and unparalleled service as well as best in class amenities of the resort.

At the heart of the resort, a central Lodge will be home to a range of amenities including a

serene outdoor swimming pool overlooking the escarpment. Dining experiences will showcase a selection of Aman’s signature restaurant concepts as well as local flavours enjoyed by the fireside, under the stars. Reflecting Aman’s holistic approach to wellbeing, the resort will also feature an Aman Spa, complete with wellness facilities designed to foster restoration and connection to the spellbinding surrounds.

Alongside the country’s outstanding natural beauty, diversity and the scale of its location, Aman Karingani is set to redefine luxury travel in the region, bringing its brand hallmarks to Africa’s wild heart. Aman’s arrival in Mozambique will mark its second location in Africa following in the footsteps of Amanjena, in Morocco’s UNESCO-city of Marrakech, and joins a robust pipeline of forthcoming Aman and Janu properties globally. ✦



SPEAKING ABOUT THIS NEW DESTINATION FOR THE BRAND, **CHAIRMAN AND CEO OF AMAN GROUP, VLAD DORONIN** SAID: ‘THE INTRODUCTION OF AMAN KARINGANI IS A SIGNIFICANT MILESTONE FOR OUR BRAND AS WE BRING AMAN’S ETHOS OF TIMELESS ELEGANCE, UNPARALLELED SERVICE AND PROFOUND PRIVACY TO MOZAMBIQUE FOR THE FIRST TIME. RESPONDING TO THE GROWING DESIRE FROM OUR BRAND LOYALISTS FOR AN AMAN SAFARI RETREAT IN AFRICA, THE PROPERTY REINFORCES THE BRAND’S COMMITMENT TO OFFERING TRANSFORMATIVE EXPERIENCES, CONNECTED TO NATURE, AND AN ULTRA-LUXURY WAY OF LIVING IN THE WORLD’S MOST EXCEPTIONAL DESTINATIONS. SET WITHIN ONE OF THE CONTINENT’S MOST PRISTINE AND DIVERSE RESERVES, I AM DELIGHTED TO BRING AMAN’S RENOWNED LIFESTYLE TO MOZAMBIQUE.’

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AMAN ANNOUNCES NEW DESTINATION IN MOZAMBIQUE

AMAN KARINGANI SET TO BECOME THE FIRST SAFARI RETREAT FOR AMAN IN AFRICA.

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PEOPLE'S CHOICE AWARDS

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