

## **Why invest in Dubai?**

There are many reasons why property investors have flocked to the Emirate since 2003 when it opened up its real estate market to international investors. You could look at the lifestyle, the connectivity, the return on investment, the tax free status or maybe the stability of the UAE as a whole politically and economically.

Here is Asteco's top four reasons!

### **Return on investment**

Dubai's current average rental yield is 7% which is somewhere between 4-5% higher than other major cities around the world. In some of the more sought after locations, gross returns are approaching 8-10% per annum. Dubai in recent years has witnessed a marked shift towards more affordable housing, for which there is growing demand as the city's population grows. It is estimated that the city has 2.45 million permanent residents with another 1.1 million commuting daily into Dubai, to take advantage of its thriving economy. With an estimated 5% annual population growth, demand is certain to grow.

### **Connectivity**

Dubai has a strategic geographical location, positioned midway between east and west. It is also the business hub for the Middle East. Dubai's aviation story is nothing short of phenomenal – Emirates and of course Dubai International Airport. Dubai is now the busiest airport in the world by passenger numbers, it welcomed 78 million passengers in 2015 and is still growing. 75% of the world's cities are now within a 7hour flight from Dubai. Emirates is one of the world's largest and fastest growing airlines in the world. It now has 230 aircraft, makes 1,500 flights per week to 140 destinations.

### **Tax benefits**

Another major benefit of investing in Dubai property is the that it is a tax haven almost. Any rental income generated by your property is completely tax free. Should you wish to liquidate your real estate assets, there is no capital gains tax, should you make a profit. What's more, there is no inheritance tax.

### **Lifestyle**

Dubai is a safe destination, ideal for families, with a low crime rate and a fantastic weather between September and May. Dubai attracted 14.2 million visitors in 2015, (so it must be doing something right) and it is aiming for 20 million visitors by 2020. It has some of the best five-star hotels and restaurants in the world and some of the most iconic buildings such as the Burj Khalifa, the tallest tower in the world. It is a shoppers' paradise, with some of the best shopping malls in the world, such as Dubai Mall and the Mall of the Emirates.

So to summarise, Dubai, welcomes all investors, offers them well above average returns, but does not apply any tax. It is stable politically and economically and is the commercial hub of the GCC region. It offers a safe family-oriented lifestyle, with world class restaurants, retail and entertainment. And finally they even make it easy to get here.