



# Dubai Real Estate Investment Advisory

(For Global Investors & High-Net-Worth Individuals)



Dubai has emerged as one of the world's most attractive real estate investment destinations—offering high rental yields, capital appreciation, tax efficiency, investor-friendly regulations, and long-term residency opportunities.

At Vikram Z Advisors, we provide end-to-end Dubai real estate investment advisory for global investors who want secure, high-performing, and legally structured property investments in the UAE.



**We don't just sell property. We help investors build wealth through strategic real estate decisions**

# Who This Service Is For ?

Our Dubai Real Estate Investment Services are designed for:



Global investors & HNIs

NRIs & overseas Indians

Entrepreneurs & business owners

First-time Dubai property investors

Portfolio investors seeking stable ROI

Investors targeting Golden Visa eligibility

Professionals relocating to the UAE

① **Whether your goal is income, appreciation, residency, or diversification, we structure the right investment strategy for you.**

# Why Dubai Real Estate?

Dubai offers a unique combination of benefits that few global cities can match:



6–15% average rental yields



Zero income tax on rental income



No capital gains tax



Strong legal framework & investor protection



World-class infrastructure & lifestyle



High global demand for rentals



USD-pegged currency stability



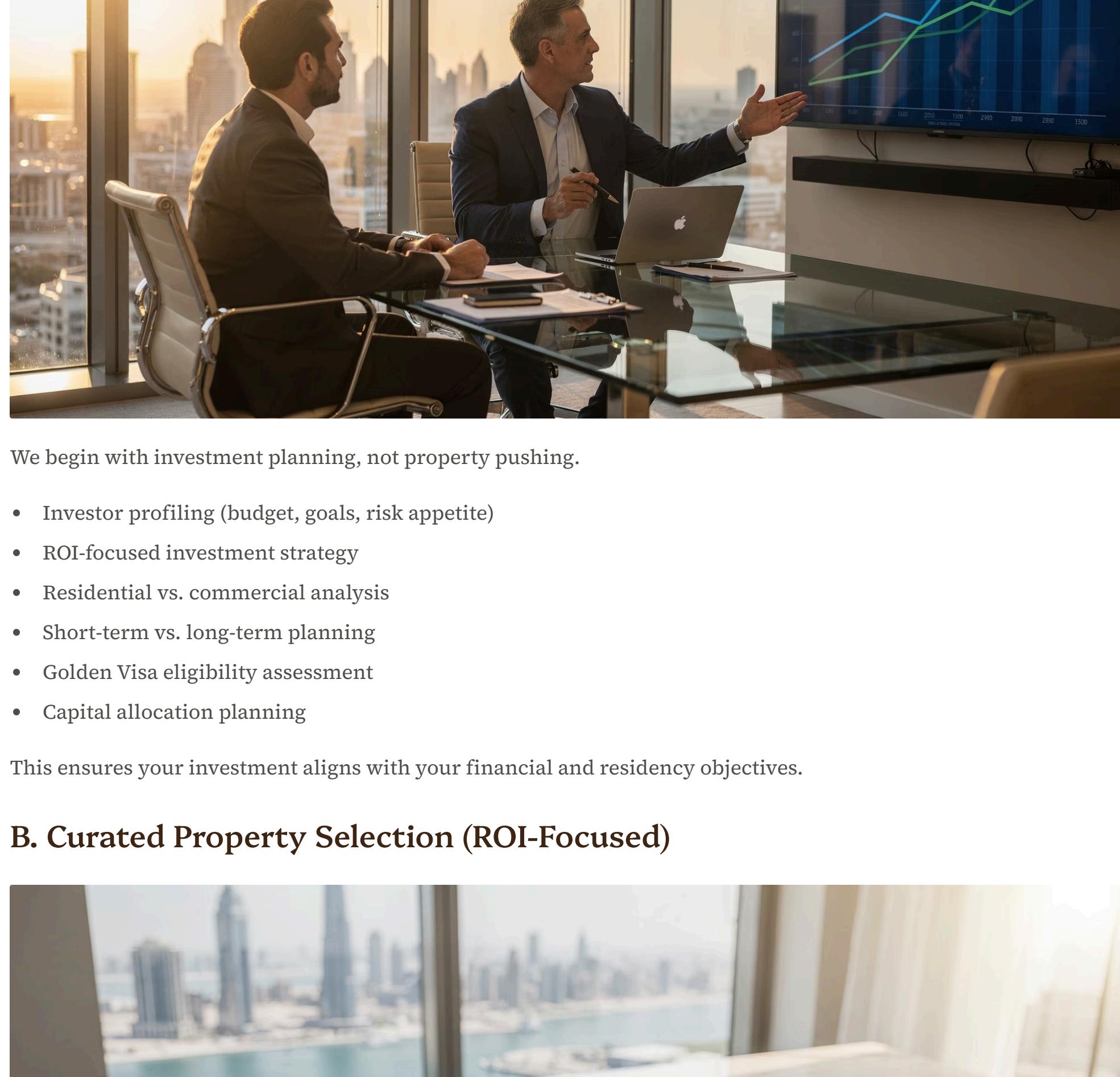
Long-term residency through property investment

**Dubai is not speculative – it is strategic.**

# Our Real Estate Investment Services

We provide complete investment advisory, covering every stage:

## A. Investment Strategy & Advisory

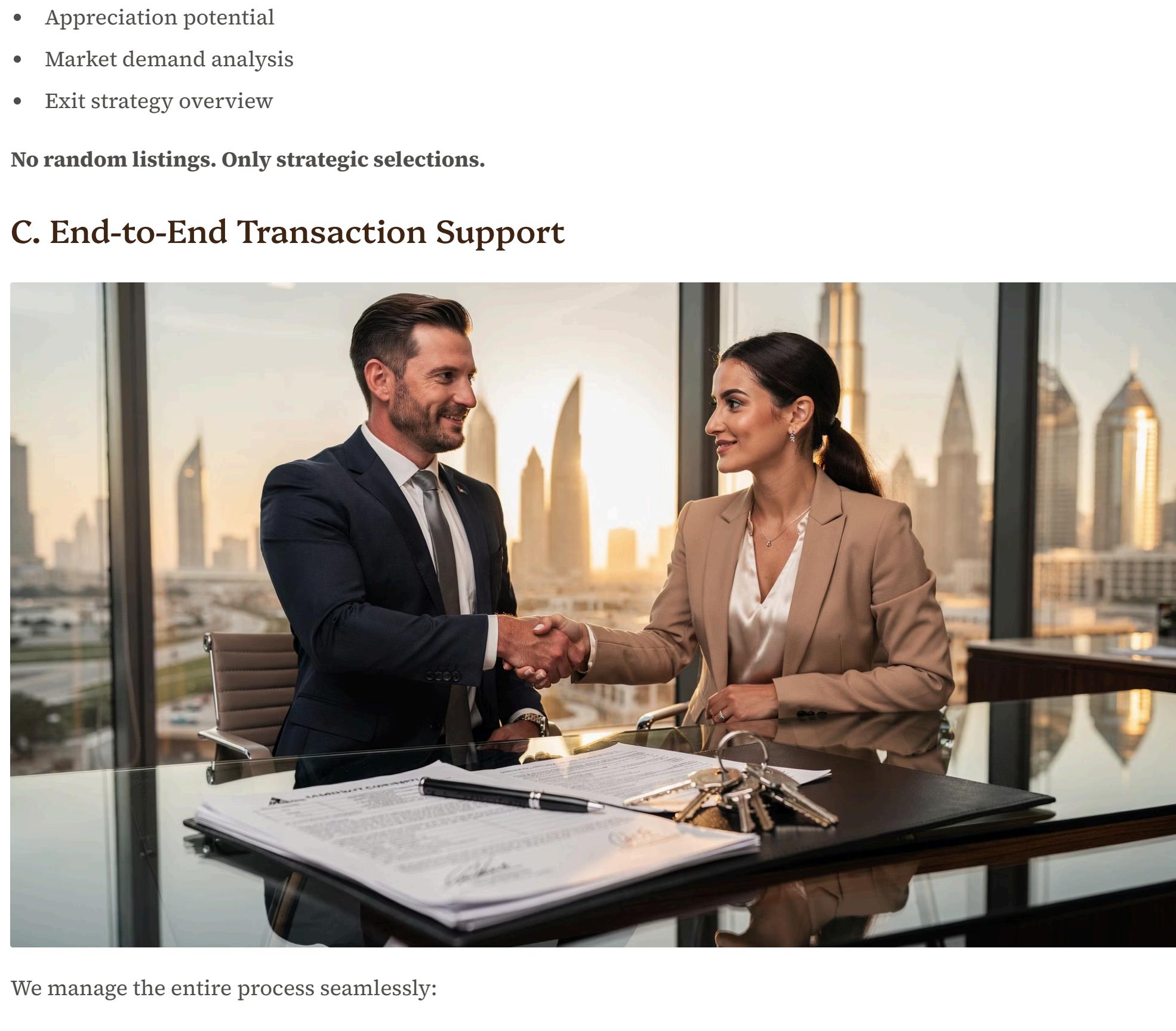


We begin with investment planning, not property pushing.

- Investor profiling (budget, goals, risk appetite)
- ROI-focused investment strategy
- Residential vs. commercial analysis
- Short-term vs. long-term planning
- Golden Visa eligibility assessment
- Capital allocation planning

This ensures your investment aligns with your financial and residency objectives.

## B. Curated Property Selection (ROI-Focused)



We provide access to verified, high-quality projects from:

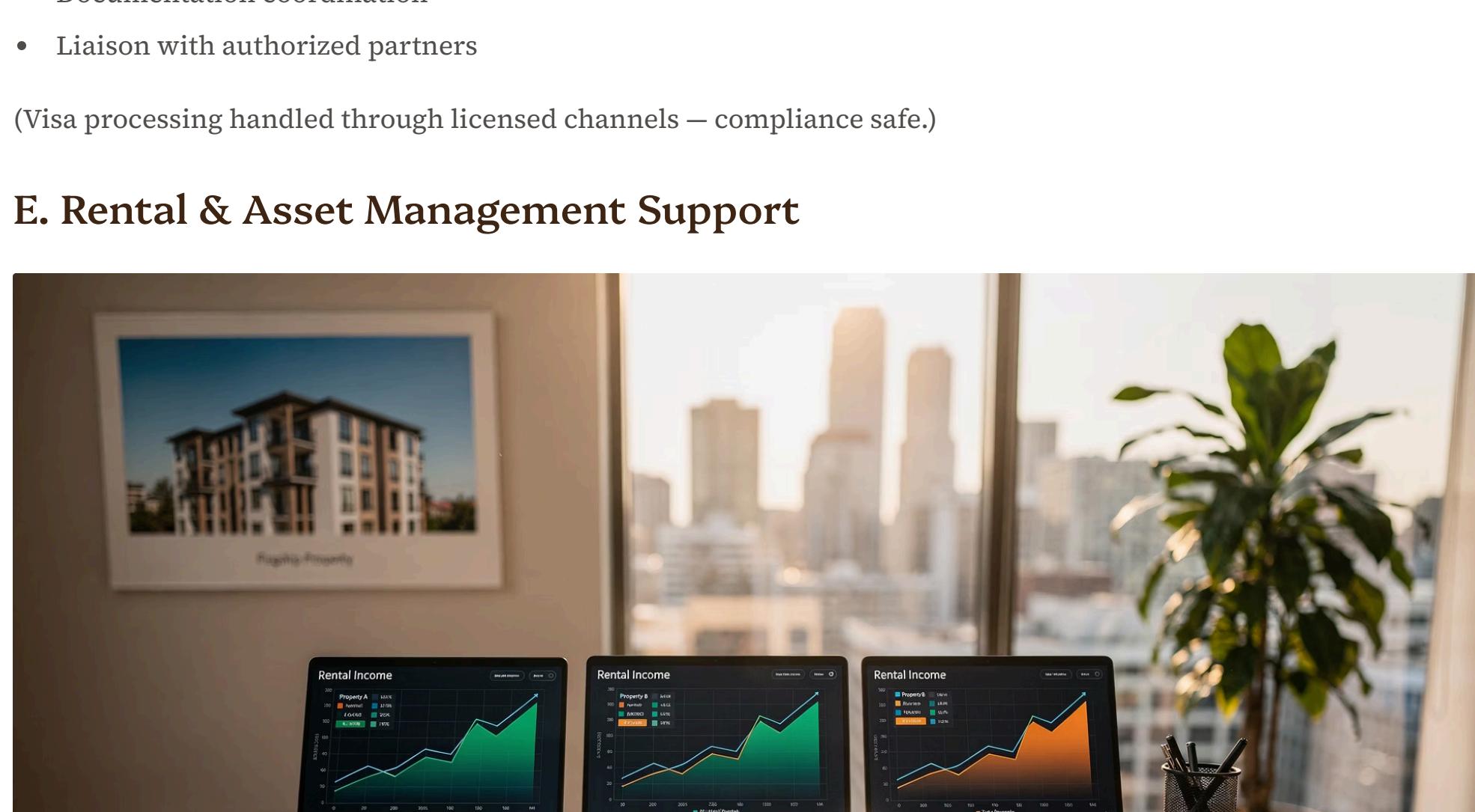
- Tier-1 Dubai developers
- Off-plan & ready properties
- High-yield rental zones
- Appreciation-driven locations
- End-user & investor-friendly communities

Each recommendation includes:

- Rental yield estimates
- Appreciation potential
- Market demand analysis
- Exit strategy overview

**No random listings. Only strategic selections.**

## C. End-to-End Transaction Support



We manage the entire process seamlessly:

- Property shortlisting
- Developer coordination
- Booking & documentation
- Payment plan structuring
- Sales agreement review
- Registration & handover coordination

You get one point of contact, zero confusion.

## D. Golden Visa Advisory (Property-Based)



We assist investors looking to obtain UAE Golden Visa through property investment:

- Eligibility assessment
- Investment structuring
- Property value compliance
- Documentation coordination
- Liaison with authorized partners

(Visa processing handled through licensed channels – compliance safe.)

## E. Rental & Asset Management Support



For investors who want passive income, we provide access to:

- Rental strategy planning
- Short-term vs. long-term rental guidance
- Property management partners
- Tenant sourcing support
- ROI optimization insights

Your property works for you – even when you're not in Dubai.

## Types of Investments We Handle

- Residential apartments
- Luxury villas & townhouses
- Off-plan investment properties

- Ready-to-move units
- Offices, Showrooms, Stores
- Long-term rental assets

Golden Visa qualifying properties

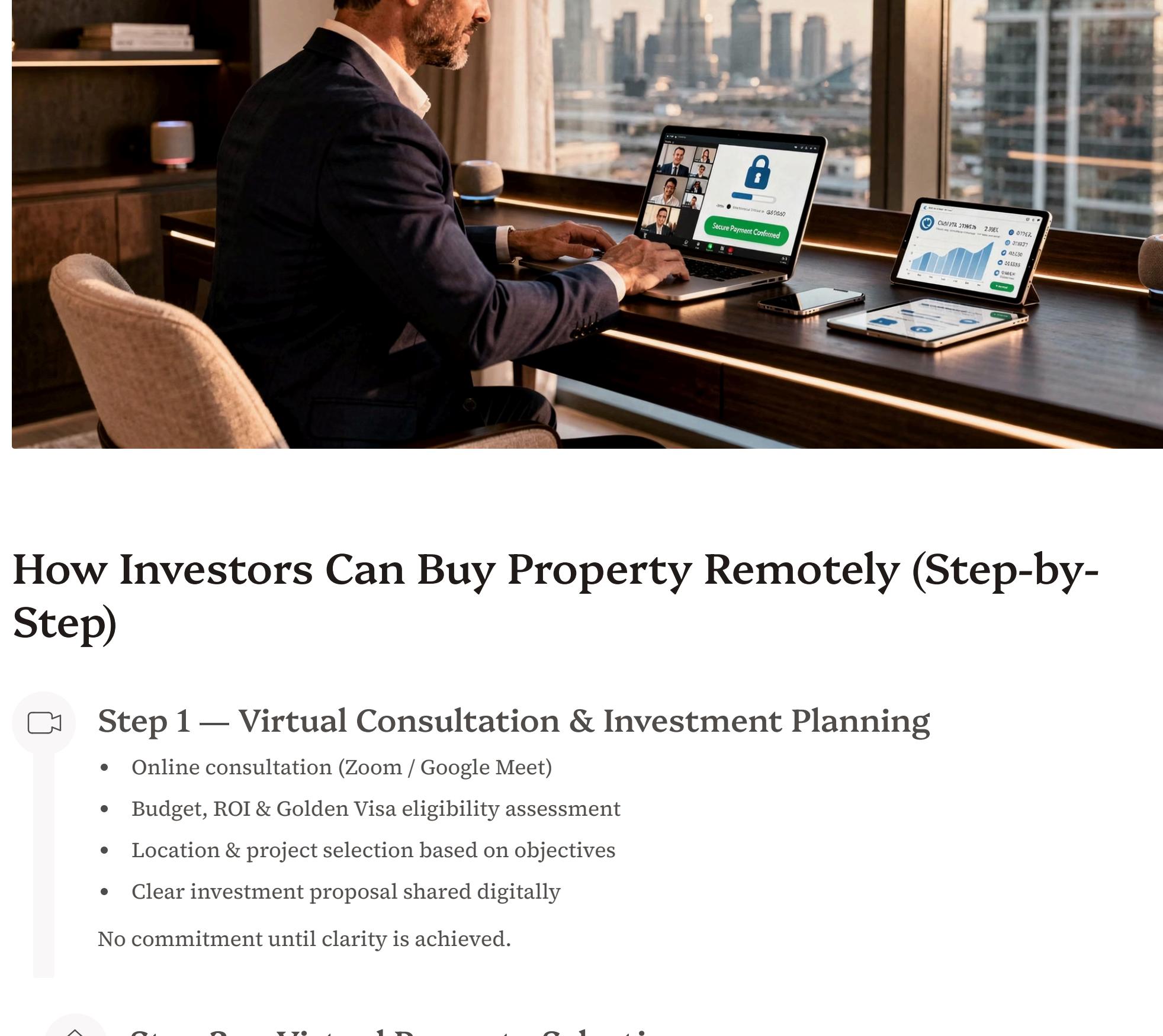
From AED 750,000 to multi-million AED portfolio

# Buy Dubai Property from Abroad (Without Visiting Dubai)

## Is It Safe? How Does It Work?

Many of our investors purchase Dubai real estate **without visiting Dubai initially**. The UAE property ecosystem is legally structured to support **remote, secure, and transparent transactions**.

Yes — **it is safe**, when done through the **right process and verified partners**.



## How Investors Can Buy Property Remotely (Step-by-Step)

### Step 1 — Virtual Consultation & Investment Planning

- Online consultation (Zoom / Google Meet)
- Budget, ROI & Golden Visa eligibility assessment
- Location & project selection based on objectives
- Clear investment proposal shared digitally

No commitment until clarity is achieved.



### Step 2 — Virtual Property Selection

- Detailed project presentations
- Floor plans, layouts & price sheets
- Virtual tours & walkthroughs
- Developer background & track record
- Rental yield & appreciation analysis

You choose **with full information**, not pressure.



### Step 3 — Secure Booking & Documentation

- Booking form shared digitally
- Passport & KYC verification
- Sales agreement issued by developer
- Official receipts & reference numbers
- All documents sent via email & verified channels

All documentation is issued by **RERA-registered developers**.



### Step 4 — Payment Through Secure Banking Channels

- Payments made directly to developer escrow accounts
- Bank transfers only (no cash handling)
- Clear payment schedules
- Official confirmations for every transaction

Your funds are protected under **Dubai Land Department regulations**.



### Step 5 — Power of Attorney (If Required)

If physical presence is required for registration:

- Limited Power of Attorney can be issued
- Attested through UAE-approved channels
- Used only for property-related formalities
- Fully revocable and transparent

This allows transactions to proceed **without travel**.



### Step 6 — Property Registration & Ownership Confirmation

- Property registered with Dubai Land Department
- Title deed or Oqood issued in investor's name
- Digital copies shared immediately
- Physical documents couriered securely

You become the **legal owner**, even if you're overseas.

## Why Remote Buying in Dubai Is Considered Safe?



Strong property laws & investor protection

Mandatory escrow accounts

Regulated developers & brokers

Transparent documentation

Digital land registry systems

Zero ambiguity on ownership

Dubai is one of the **most structured real estate markets globally**.

## Our Role in Ensuring Investor Safety

At **Vikram Z Advisors**, we ensure:

- Only verified projects & developers
- Clear documentation at every stage
- No unofficial payments
- Full transaction transparency
- Regular progress updates
- Single point of accountability



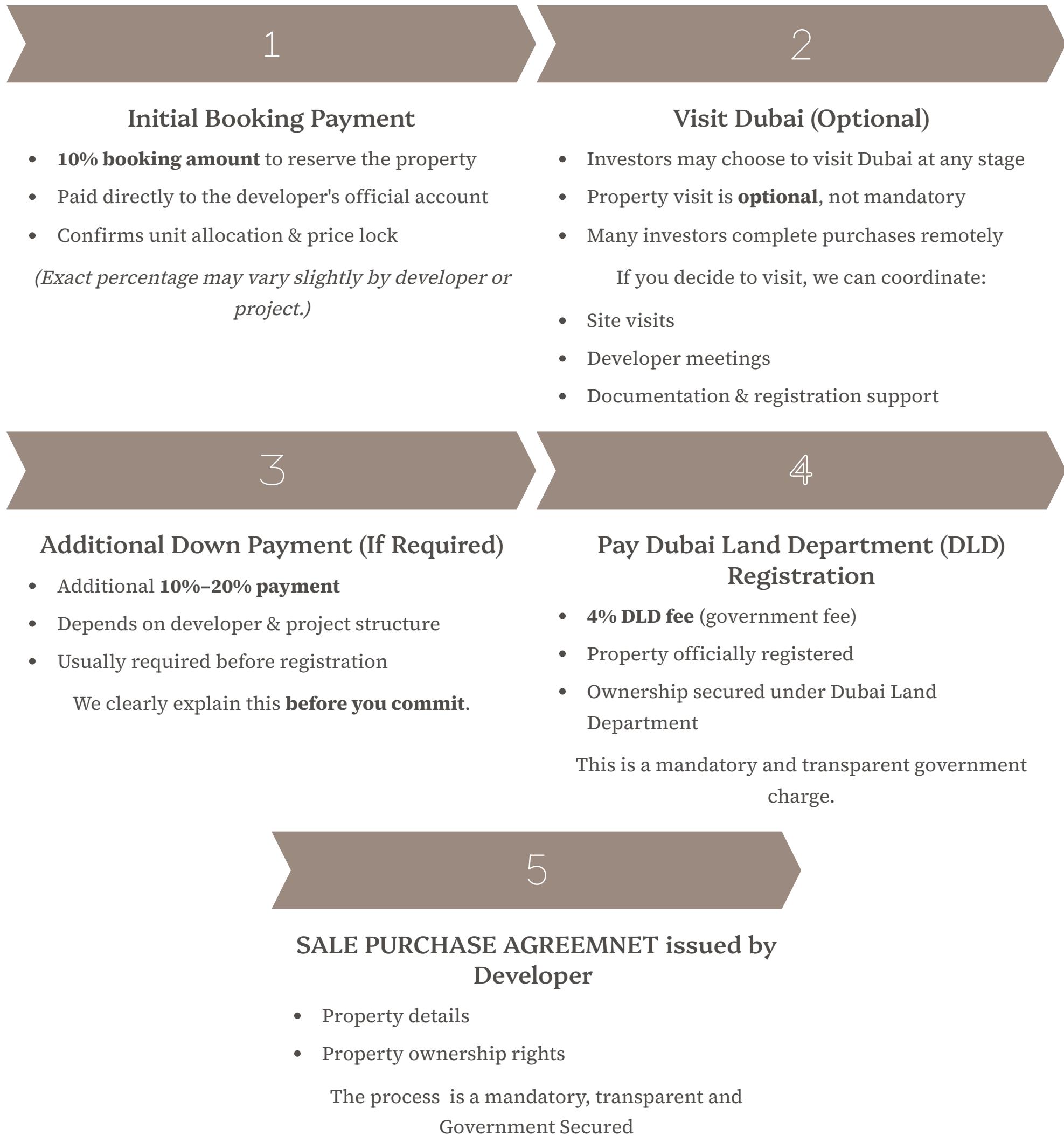
We act as your eyes and ears in Dubai.

# Typical Payment Structures for Dubai Property Investments

*(Simple & Flexible Options for Global Investors)*

Dubai real estate offers **flexible and investor-friendly payment plans**, making it possible to invest even without full upfront payment.

Below is how most investors typically proceed:



# Sales & Purchase Agreement (SPA) and Golden Visa Eligibility

Once the investor completes the **initial required payments**, the property transaction reaches a legally secure stage.

## Sales & Purchase Agreement (SPA)

- After paying **approximately 20% to the developer** (*may vary by project*)
- Plus **4% Dubai Land Department (DLD) registration fee**
- The **Sales & Purchase Agreement (SPA)** is issued by the developer
- The SPA confirms:
  - Property details
  - Buyer ownership rights
  - Payment schedule
  - Legal terms of purchase

This marks a **formal and legally recognized property purchase**.



## Golden Visa Eligibility (Property-Based)

- After SPA issuance and DLD registration
- Investors may become **eligible to apply for UAE Golden Visa**
- Eligibility depends on:
  - Property value
  - Ownership structure
  - Compliance with UAE regulations

We assist with:

Eligibility assessment

Document coordination

Liaison with authorized visa processing partners

(Visa processing is handled through licensed entities in line with UAE law.)

# Investment Options & Payment Flexibility

## Home Loan / Mortgage Facilities

Eligible investors can access:

50%-80% financing

(subject to eligibility)

Available for residents & non-residents

Bank approval based on income & profile

Competitive interest rates

We connect you with **trusted banking partners** for assessment.

## Flexible Payment Plans (Off-Plan Properties)

For under-construction projects:

- Construction-linked payment plans
- Pay in stages during development
- Balance paid over time
- Some plans extend even **after handover**

This allows investors to **manage cash flow efficiently**.



## Ready-to-Move Properties (Immediate Income)



Immediate ownership



Eligible for **Golden Visa** (subject to value)



Mortgage options available



Can be rented immediately



Start generating rental income

**Invest → Rent → Generate Income → Hold Long-Term**

# Why Investors Prefer Dubai's Payment Structure



Low initial entry cost



Multiple financing options



Strong legal protection



Clear government registration



Flexible installment plans



Suitable for global investors

Dubai real estate is structured for **ease, transparency, and scalability**.



## Our Role in Payment & Structuring

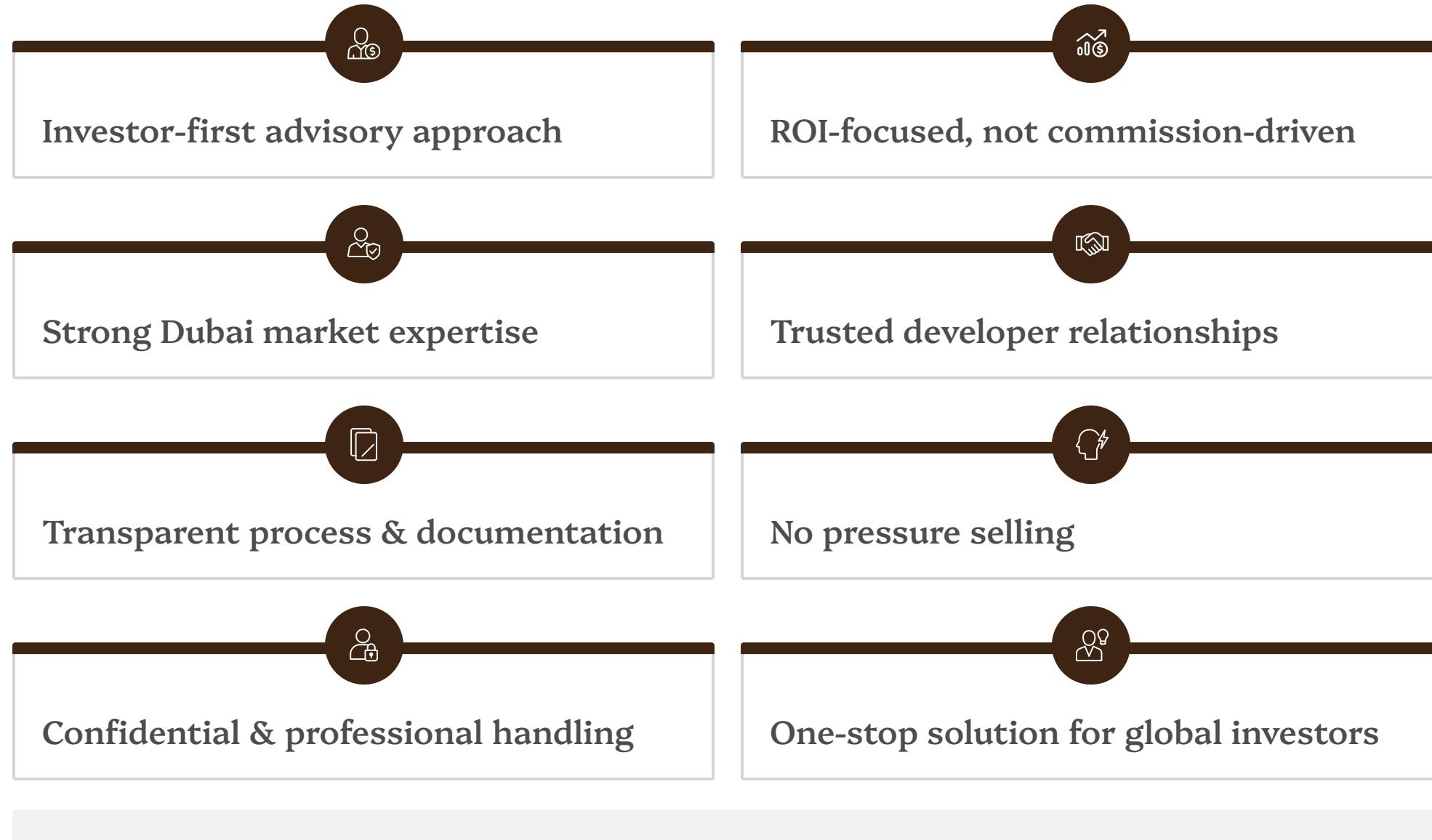
At **Vikram Z Advisors**, we ensure:

- Clear explanation of payment milestones
- No hidden charges
- Developer-wise comparison
- Eligibility checks (Golden Visa & loans)
- End-to-end coordination



You always know **what you pay, when you pay, and why you pay**.

# Why Investors Choose Vikram Z Advisors ?



We act as your long-term investment partner, not just a broker.



## What Investors Receive?

With Vikram Z Advisors, you get:

1

Personalized investment strategy

2

Curated property options

3

Clear ROI & risk assessment

4

End-to-end transaction support

5

Golden Visa pathway guidance

6

Rental & asset planning support

7

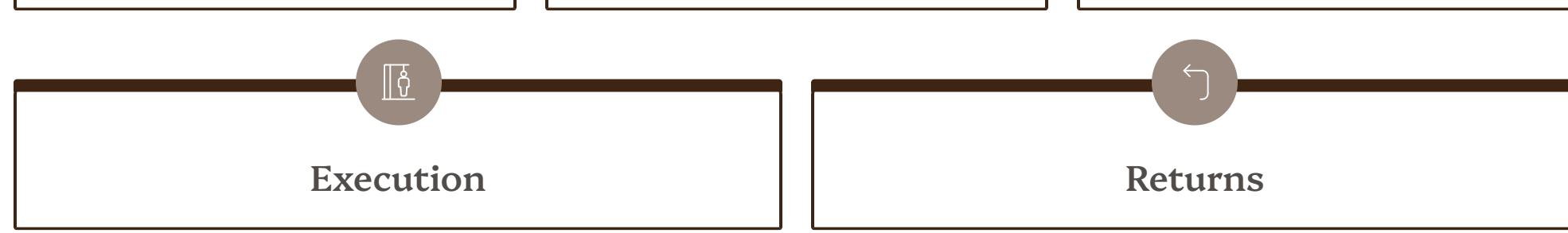
Long-term advisory relationship

Everything structured, professional, and transparent.

## Our Approach

We believe smart investors don't chase properties — they follow strategy.

Our approach is:



This is how long-term wealth is built in real estate.

# Messages to Investors



Dubai real estate is one of the strongest global investment opportunities — when approached correctly.

At Vikram Z Advisors, we help you:

Invest with clarity

Reduce risk

Maximize returns

Secure residency  
options

Build a strong  
international asset base

Whether you are investing from India, Thailand, Europe, Canada, UK, or the Middle East, we provide you with Dubai expertise you can trust.