

WHY YOU SHOULD INVEST IN DUBAI PROPERTY

The worlds fastest-growing economy



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Why Knight Knox?

When it comes to guiding you through the world of Dubai property investment, it is important to invest with a reputable agent. Here at Knight Knox, our 20 years of experience and unrivalled track record set us apart when it comes to investing in the world's fastest growing economy.

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Established in 2004, we have almost 20 years of experience when it comes to global buy-to-let property investment.

Your success is our mission, and we are committed to seeing your investments flourish. Secure your financial future and build wealth with Dubai property with proven property investment specialists today.



Knight Knox have operated as a business for almost 20 years, cementing our status as a market leader in property investment.

We are pioneers in providing high-yielding, fully managed properties designed for both tenants to live in and investors to own.

Our track record speaks for itself, having sold over 11,000 properties to over 5,500 individual buyers in excess of 110 countries.

An Unrivalled Property Investment Experience Made Simple

Our commitment is to help you achieve your investment goals and simplify the buying process in the vibrant Dubai real estate.

At Knight Knox, we understand that the world of real estate can be complex and challenging. That's why we have crafted a comprehensive solution to provide you with a holistic view of the market. We pride ourselves on offering a whole-of-the-market experience, giving you in-depth insights into various areas, new and upcoming developments, and detailed property reports. Whether you are a seasoned investor or new to the Dubai property market, we've got you covered.

What Sets Us Apart

When you choose Knight Knox, you're not just investing in Dubai property, you're investing in a worry-free and rewarding experience. We're here to guide you every step of the way, ensuring that your investment journey is as seamless as possible.

DIVERSE PROJECT PORTFOLIO

With multiple projects and locations to choose from, we have curated a diverse portfolio of both on and off- market developments to cater to your unique preferences and investment objectives.

GLOBAL REACH

Knight Knox has a strong international presence with offices in Dubai and the UK, making us well-equipped to serve our wealth of international buyers. Wherever you are in the world, we are here to assist you.

TAILORED SOLUTIONS

We offer a full turnkey solution to investing in Dubai property. This includes personalized property sourcing, comprehensive property management services, financing options and assistance with visa services.

Our Reputable Developers

At Knight Knox, we believe that the foundation of a successful investment journey lies in the strength of our partnerships, which is why we exclusively partner with Dubai's leading developers to ensure our clients receive the best investment opportunities available.

DANUBE

Danube Group is one of the most trusted household brands in the Middle East. The property development arm of the business is rated among the top 5 developers in the UAE, with the company's major achievements including on-time delivery of exceptional quality assets with record sales success.



MAG

MAG Properties Development is one of the largest names in the region's real estate industry that focuses on developing and delivering exceptional projects created with the aim of enhancing lifestyles and providing long-term benefits to both investors and customers.



WORLD OF WONDERS

World of Wonders (WOW) Real Estate Development is a privately owned developer of integrated communities globally. The company's vision is to design singular lifestyle experiences for discerning residents in a series of world-class branded destinations in major cities worldwide.



BINGHATTI

Binghatti is a major Emirati property development company, based in Dubai. It is one of the largest property development companies in the United Arab Emirates. The company is renowned for being the UAE's leading residential developer of luxury mid-market segments and high-end homes.



Invest in One of the World's Leading Property Markets

Investing in Dubai is an extremely lucrative avenue for investors looking to diversify and expand their portfolios. The market has experienced impressive growth over the last few years, with property prices and rents soaring at unprecedented rates. As a result of this impressive growth, paired with the excellent tax benefits and affordable entry prices, investment into the Dubai property market has increased substantially.

With the impressive growth expected to continue for the foreseeable future as a result of the Dubai 2040 Master Plan, the market is set to continue to appeal to new investors both nationally and internationally.

Average rental yields in Dubai are between 7-8%

Dubai's population is set to double by 2040

With this in mind, we've put together a guide for investors entering the Dubai property market, covering everything you need to consider when investing in Dubai property.

The Benefits of Investing in Dubai

HIGH RETURN FOR INVESTORS

Over recent years demand for rental properties in Dubai has been extremely strong.

Investors have been taking advantage of high rental yields, achieving average NET returns of 7-8%.

The short-term let market has also seen investors achieve double-digit rental yields and is a very attractive proposition for investors who are driven by yield.

Dubai is a rapidly developing city and an established global business hub, offering great potential for investors seeking capital growth. With its tax-free status and world-class infrastructure, Dubai presents a favourable investment climate.

TAX-FREE INCOME

Dubai's tax-free benefits make it an attractive location for investors, as residents and non-residents can enjoy the unique advantage of a tax-free income.

This means keeping earning rental income without income tax, capital gains tax, or property tax depending on your tax residency.

This provides a highly favourable investment environment that allows for maximum returns on investments, attracting investors from all over the world.

Dubai offers a low-tax environment, making it an ideal location for those looking to invest in a tax-free zone.

FUTURE ECONOMIC GROWTH

Dubai's incredible growth is showing no signs of slowing down for the foreseeable future. The city has a clear 2040 master plan in place, demonstrating its commitment to sustainable development.

Dubai's population is set to increase from 3.31 million to 7.8 million by 2040, creating a natural demand for properties and resulting in capital appreciation.

Dubai's political stability, infrastructure, and clear development plans make it a promising location for those seeking long-term capital growth. As an early-stage developing city, the potential rewards for investors are significant, making Dubai a compelling investment destination.

"The key objectives of Dubai 2040 Urban Master Plan are to upgrade Dubai's urban areas, improve the efficiency of resource utilisation, develop vibrant, healthy and inclusive communities and double green and leisure areas, provide a healthy environment to residents and visitors and provide sustainable and flexible means of mobility."

Unrivalled rental income

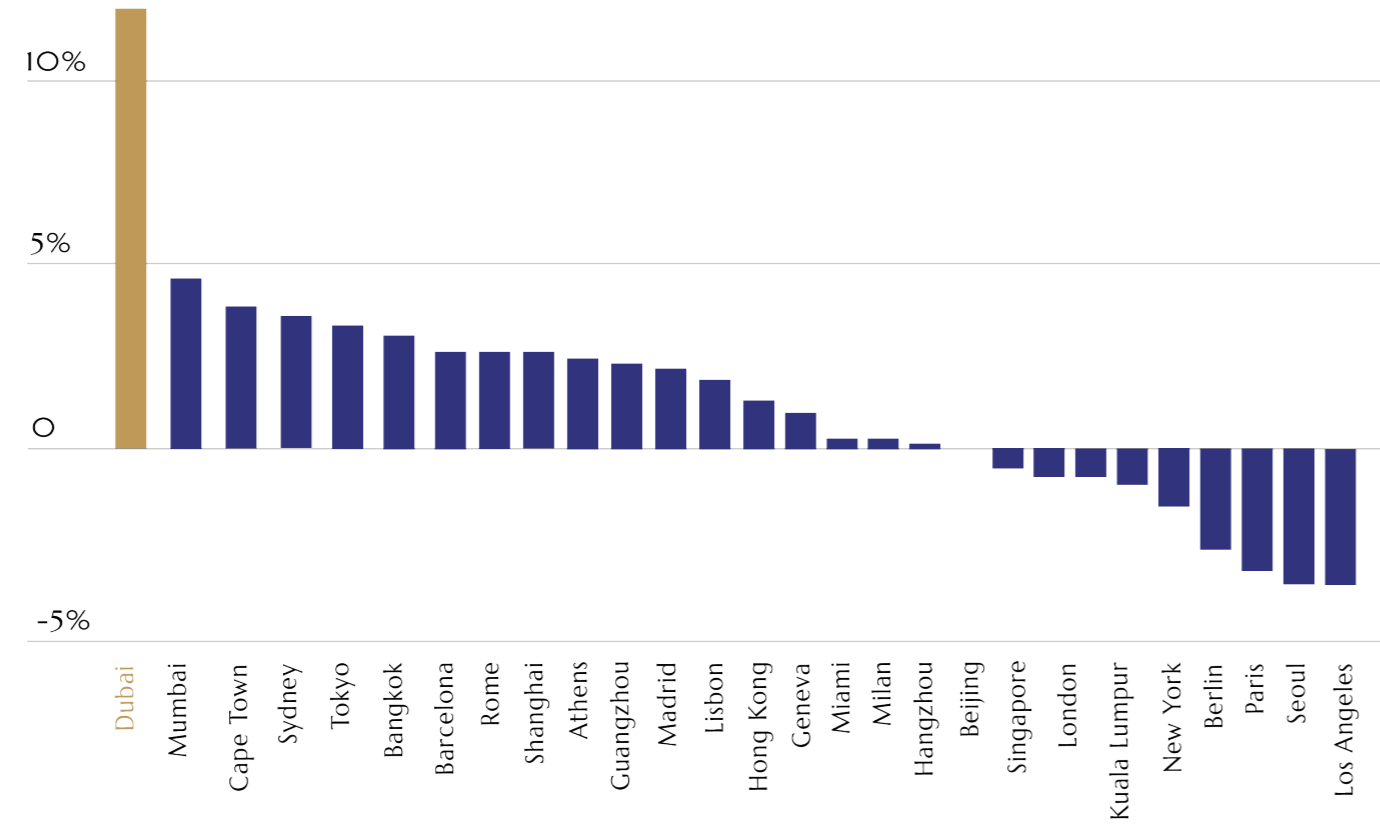
Two of the most important factors in building wealth through property are rental income and capital appreciation, and Dubai is one of the world leaders when it comes to both.

In the 6 months to June 2023, Dubai experienced one of the largest rental increases in the world, outperforming key rental markets such as London, New York and Shanghai to name a few. In the same period, Dubai also outperformed every such single leading market around the world when it came to capital growth.

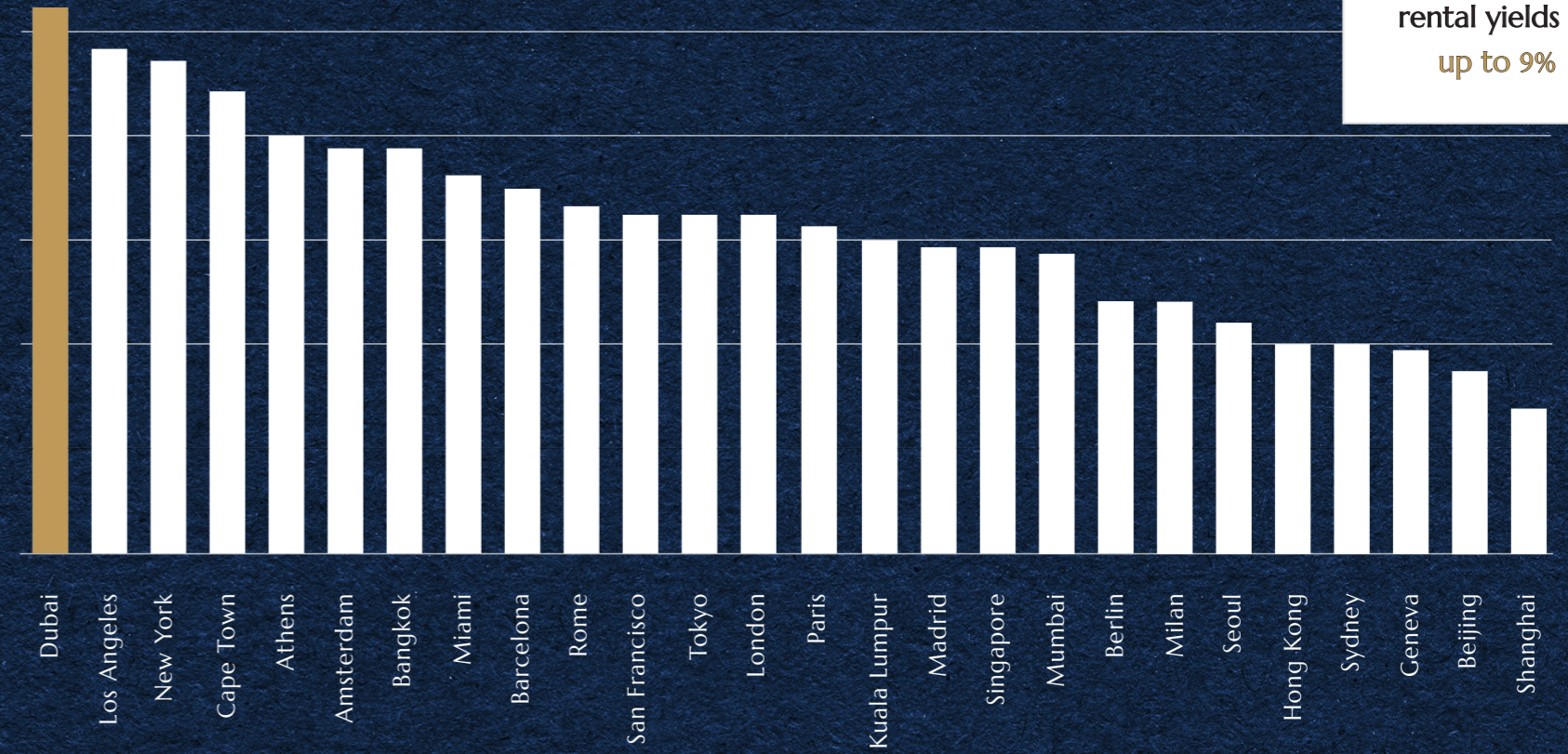


CAPITAL VALUE GROWTH - SIX-MONTHS TO JUNE 2023

SIX-MONTH CAPITAL VALUE INDEX CHANGE



AVERAGE RENTAL YIELD



Our projects offer above average rental yields of up to 9%

These impressive figures further highlight Dubai's status as a rapidly developing city and an established global business hub, offering great potential for investors seeking to earn above average rental returns.



The 2040 Masterplan

With its tax-free status, world-class infrastructure and booming economy, Dubai presents a favourable investment climate. Additionally, the city has a clear 2040 Master Plan in place that looks set to expand the already impressive economy, demonstrating its commitment to sustainable development.

Dubai's 2040 Master Plan is a long-term vision that will revolutionise the city's real estate landscape. By 2040, Dubai will have doubled its green and recreational spaces, offering residents and visitors more opportunities to enjoy nature and outdoor activities. Nature reserves and rural natural areas will constitute 60% of the emirate's total area, ensuring that Dubai remains a sustainable and environmentally friendly city.



To enhance mobility, several green corridors will be established to link service areas, residential areas, and workplaces, making it easier for people to move around the city on foot, bicycles, and sustainable mobility means. This will reduce the city's carbon footprint and promote healthy living.

The key objectives of the Dubai 2040 Urban Master Plan are to upgrade Dubai's urban areas, improve the efficiency of resource utilisation, develop vibrant, healthy and inclusive communities and double green and leisure areas, provide a healthy environment to residents and visitors and provide sustainable and flexible means of mobility.



Dubai's 2040 Master Plan also includes the development of new hotels and tourist attractions, with a 134% increase in land area for hotels and tourist activities. There will also be an increase in land area for commercial activities to 168 square kilometres. The plan also calls for a 25% increase in land area for education and health facilities, ensuring that Dubai's residents have access to high-quality services.

The length of public beaches in Dubai will increase by a staggering 400%, creating more opportunities for residents and tourists to enjoy Dubai's beautiful coastline. Investing in Dubai's real estate market is a smart choice, as the city is poised for significant growth and development over the next two decades. With the 2040 Master Plan, Dubai is committed to becoming a sustainable, liveable, and desirable city of the future.

An Exponential Population Growth Forecast

As a result of the region's increasing popularity and the aforementioned 2040 Master Plan, Dubai's population is set to increase from 3.31 million to 7.8 million by 2040, creating a natural demand for properties that results in capital appreciation.

This increase in demand paired with Dubai's political stability, infrastructure and clear development plans make it a promising location for those seeking long-term capital growth. As an early-stage developing city, the potential rewards for investors are significant, making Dubai a compelling investment destination.



7.8 million

Dubai's population is set to double by 2040, reaching an impressive 7.8 million.



We are a global property investment specialist with almost 20 years of experience, specialising in identifying and sourcing high-yield property investments for clients. With offices in Manchester in the UK and Dubai in the Middle East, we aim to help investors around the world navigate the property investment market by providing expert advice and access to exclusive opportunities, ultimately aiming to deliver profitable returns and build wealth through property investments.

Our track record speaks for itself. Operating in the buy-to-let industry for almost 20 years, we have launched over 120 developments with a total value of over £1.2bn. Our extensive market knowledge, established relationships within the industry, and ability to identify emerging investment hotspots allow us to provide a trusted and reliable investment solution for our clients.

We are committed to providing a transparent, professional, and client-centric approach to property investment. Our core values include integrity, expertise, and accountability, prioritising the delivery of exceptional customer service, maintaining strong relationships with developers and partners, and ensuring our clients have access to thoroughly researched and well-managed investment opportunities.



Proven Property Specialists



"I have been with a variety of property investment companies and this is the only one so far who has shown genuine after sales care up to the point of completion. Personalised, friendly and quick responses do everything to assure the buyer as the process progresses. Well done Knight Knox!"

NICK, 5* TRUSTPILOT REVIEW



"Very professional organisation. Sales process was relaxed, informative. Aftercare is also excellent, and important particularly if you are based overseas. I've been happy to use again, and refer to friends."

MATT TRAYNOR, 5* GOOGLE REVIEW

Property investment made simple.

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