



METROPOLITAN
CAPITAL REAL ESTATE

Invest in Dubai Apartments

Stronger Yields Are
Closer Than You Think



Higher yields, better liquidity, global brand appeal — Why more Abu Dhabi buyers are adding Dubai apartments to their portfolio.



Looking Beyond the Capital?

Dubai's apartment market delivers what Abu Dhabi can't yet match

- ✓ Higher Returns
- ✓ Faster Capital Appreciation
- ✓ Wider Choice In Prime Communities

All within one hour drive.



100% Freehold

Ownership For
Foreigners & Locals



Global Demand

From HNWIs, Expats, And
Corporate Tenants



Full Lifestyle Infrastructure

Schools, Healthcare, Retail,
Entertainment



Bigger, More Liquid Market

With Faster Resale Cycles



6–9% Rental Yields

Vs. 4–6% In Abu Dhabi





Dubai vs Abu Dhabi Apartments

Why Dubai Wins for Lifestyle & ROI

Feature / Benefit	Dubai	Abu Dhabi
Global Prestige	Global luxury brand city, top 5 in millionaire migration	Lower brand recognition
HNWI Migration	+102% millionaire growth (2014–2024)	Lower migration rate
Ownership Rules	100% freehold in many prime zones	Limited freehold zones
Liquidity	Large buyer pool, high resale demand	Slower resale cycle
Rental Yields	6–9%	4–6%
Price Growth	10–15% in prime areas	4–7%
Choice & Supply	Dozens of waterfront, urban, and branded residences	Limited stock
Transaction Ease	Streamlined via DLD, RERA protections	Longer approval process
Connectivity	1 hr to Abu Dhabi, 2 airports	Less global flight connectivity

Why Now?

Dubai's apartment market is evolving from purely investor-driven to end-user friendly, with more family-oriented master communities, top-tier schools, and urban convenience.



2025: Over 7,000 millionaires moving to Dubai — many seeking apartments for rental income or as a second home.



Global recognition and lifestyle appeal driving consistent demand from Europe, Asia, and the GCC.



Prime developments now offer early entry pricing with flexible payment plans.



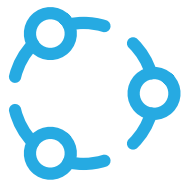


Why Dubai Apartments?



Higher Yields & Growth

6–9% rental returns plus steady capital appreciation.



Stronger Resale Market

More active buyers and quicker transaction timelines.



Full Lifestyle Infrastructure

Schools, healthcare, retail, and leisure at your doorstep.



Global Appeal

International tenants and investors keep demand high.



Easy, Secure Ownership

Escrow protection, RERA regulation, and freehold rights for foreigners.



Featured Projects

Ghaf Woods by Majid Al Futtaim

Dubai's first forest-themed master community, blending sustainable living with premium apartments surrounded by lush greenery.

Starting Price: AED 1.2M

Payment Plan: 60/40

Completion: TBA

Layouts: 1–3BR

apartments & duplexes

Why Buy?

- Unique nature-integrated design with 35% green coverage
- Strong capital growth potential in a low-supply green-living segment
- Easy access to E611 and prime Dubai districts





Featured Projects

Chelsea Residences by DAMAC

Dubai's first-ever branded residences in partnership with Chelsea FC — where world-class football heritage meets elite seafront living in Dubai Maritime City.

Starting Price: AED 2.3M

Payment Plan: 60/40

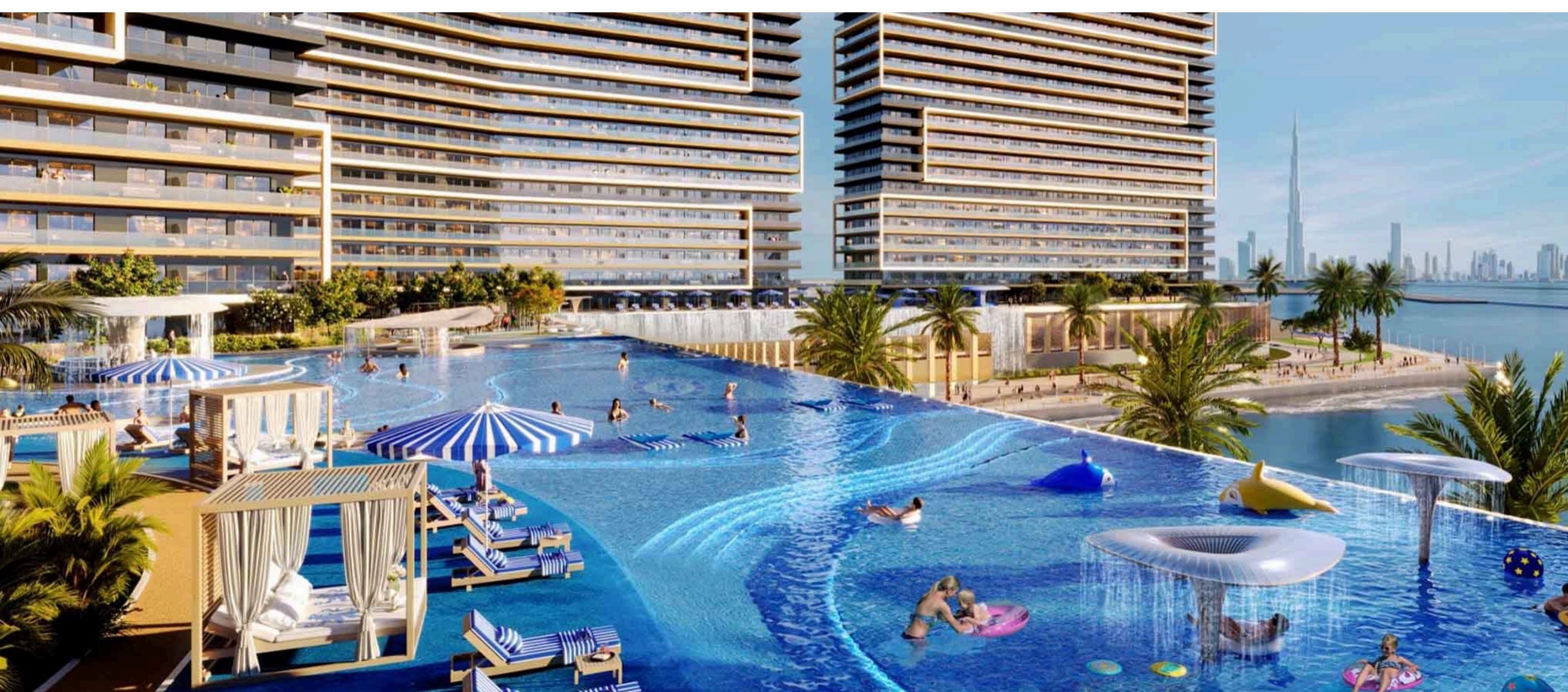
Completion: Q4 2029

Layouts: 1–3BR

apartments & penthouses

Why Buy?

- First-ever Chelsea branded residences
- Resort-style amenities: infinity sand pool, aqua gym, starlit spa & wellness lounges
- Unobstructed sea views from every apartment





Featured Projects

Eltiera Heights by Ellington

A new landmark in Jumeirah Islands blending urban design with serene waterfront surroundings with more than 70% of residences overlooking Jumeirah Islands, JLT, Dubai Marina, and Uptown Dubai.

Starting Price: AED 2M

Payment Plan: 70/30

Completion: Q4 2028

Layouts: 1–3BR apartments &
4 BR penthouse

Why Buy?

- Signature Ellington architecture framed by water and greenery
- Wellness-focused amenities: infinity pool, Japanese onsen spa, yoga & fitness studios
- Panoramic views of Jumeirah Islands, JLT, Marina & Uptown Dubai





Featured Projects

Montiva by Vida at Dubai Creek Harbour

Branded residences by Vida Hotels with panoramic views of Downtown Dubai and the Creek.

Starting Price: AED 1.9M

Payment Plan: 80/20

Completion: Q2 2029

Layouts: 1–3BR branded apartments

Why Buy?

- Branded luxury with Vida lifestyle services
- Prime location in Dubai Creek Harbour's Green Gate district
- Resort-style amenities and walkable community infrastructure



High Returns Are Closer Than You Think!

Dubai Apartments

Higher Yields, Global Demand,
and World-Class Living.