



METROPOLITAN
CAPITAL REAL ESTATE

Commercial Spaces That Mean Business

Offices That Make Leaders

Invest in iconic commercial
developments with proven ROI
and global demand.



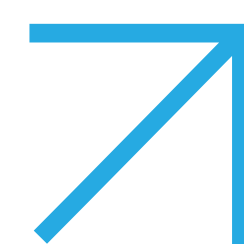
Need a new
home for your
business?



Invest in Dubai's next wave of commercial icons

- ✓ World-Class Offices
- ✓ High ROI
- ✓ 0% Taxes

**You want a headquarters
that makes a statement.**
But what if it could also grow
your capital year after year?



A standard office is a cost

Dubai's Grade A commercial property is a profit engine



Prime addresses in Dubai's most prestigious business districts



7–10% gross rental yields with long-term corporate tenants



0% income tax, **no capital** gains tax, **full freehold** ownership



Corporate **lease structuring** & professional **asset management**



10-year UAE Golden Visa for you, your family, and key staff



Dubai vs Global Business Hubs

City	Dubai	New York
Ownership	100% Freehold for foreigners	Yes
Property Tax	0% income & capital gains tax	30 – 40% combined taxes
Rental Yields (Prime Offices)	7 – 10%	4 – 6%
Avg. Office Price (USD / sq.m.)	\$6,000 – \$8,500	\$18,000 – \$25,000
Key Advantage	Tax-free, high ROI, full foreign ownership	Global finance center, but with high costs



Dubai vs Global Business Hubs

City	London	Singapore
Ownership	Yes	Yes (with restrictions)
Property Tax	20 – 45% combined taxes	15 – 20%
Rental Yields (Prime Offices)	3 – 5%	4 – 6%
Avg. Office Price (USD / sq.m.)	\$15,000 – \$20,000	\$12,000 – \$16,000
Key Advantage	Established business hub, high entry costs	Asia-Pacific gateway, competitive market





Dubai The Global Headquarters Destination

Over the past decade, Dubai has transformed from a regional hub into a global headquarters for leading companies. Multinationals from tech, finance, logistics, and media — including Google, Microsoft, Telegram, and Bloomberg — have chosen the city for its strategic location, business-friendly policies, and world-class infrastructure.



Key Drivers of Growth



Global Business Hub

Strategic position between Europe, Asia, and Africa, world-class logistics, international airports, including the upcoming world's largest airport, Al Maktoum, and over 30 specialized free zones make Dubai a natural choice for regional and global headquarters.



Infrastructure Evolution

Expansion of business districts, Dubai Metro extensions, new highways, and innovation-led developments are redefining the city's commercial landscape.



Grade A Quality as Standard

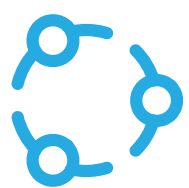
LEED- and WELL-certified office towers, premium amenities, flexible floor plans, and high-tech building systems are now the benchmark for commercial properties.

Market Momentum



Consistent Demand

Vacancy rates in prime districts like Business Bay, DIFC, and Sheikh Zayed Road remain at historic lows.



Capital Growth

Premium office assets have seen double-digit annual appreciation, with forecasts remaining strong for the next 3–5 years.



High ROI

Combined rental yields and capital appreciation often deliver 8–12% annual returns, outperforming many global markets.

Bottom Line

Dubai isn't just office space — it's a platform for scaling your business and building long-term wealth. As demand grows, so do property values and ROI, making Grade A commercial assets one of the most strategic investments you can make today.



Featured Projects

We know the city, we know the market, and we've done the hard work for you. Here are the projects we've handpicked for their location, quality, and performance potential.





LUMENA
BY OMNIYAT

Lumena

Business Bay Landmark

Price: **From AED 25M (USD 6.8M)**

Payment Plan: **50/50**

Completion Timeline: **Q4 2029**

Layouts:

Bespoke Grade-A commercial offices — boutique units, half floors, and full-floor headquarters

Why Buy:

- Dubai's last remaining commercial parcel in Business Bay
- Sculptural glass architecture & fully customizable interiors
- Signature arrival lobby, private elevators, and exclusive executive amenities





AHS Luxury Office Tower

Sheikh Zayed Road Gem

Price:	From AED 4,000 / sq. ft. (USD 1,090 / sq. ft.)
Payment Plan:	50/50 or Tailored corporate leaseback structures
Completion Timeline:	Q2 2026

Layouts:

Full floors (7,000 sq. ft), half floors (3,500 sq. ft), and branded corporate suites (Shell & Core for flexible fit-out)

Why Buy:

- Prime Sheikh Zayed Road frontage next to DIFC Metro station
- Metro-connected lobby, private bridge access, and secure parking
- Ultra-luxury amenities including spa, gym, and cigar lounge





Eaton Square by Ellington

MBR City's Design-Led Office Flagship

Price: **From AED 3,300 per sq. ft.***

Payment Plan: **70/30**

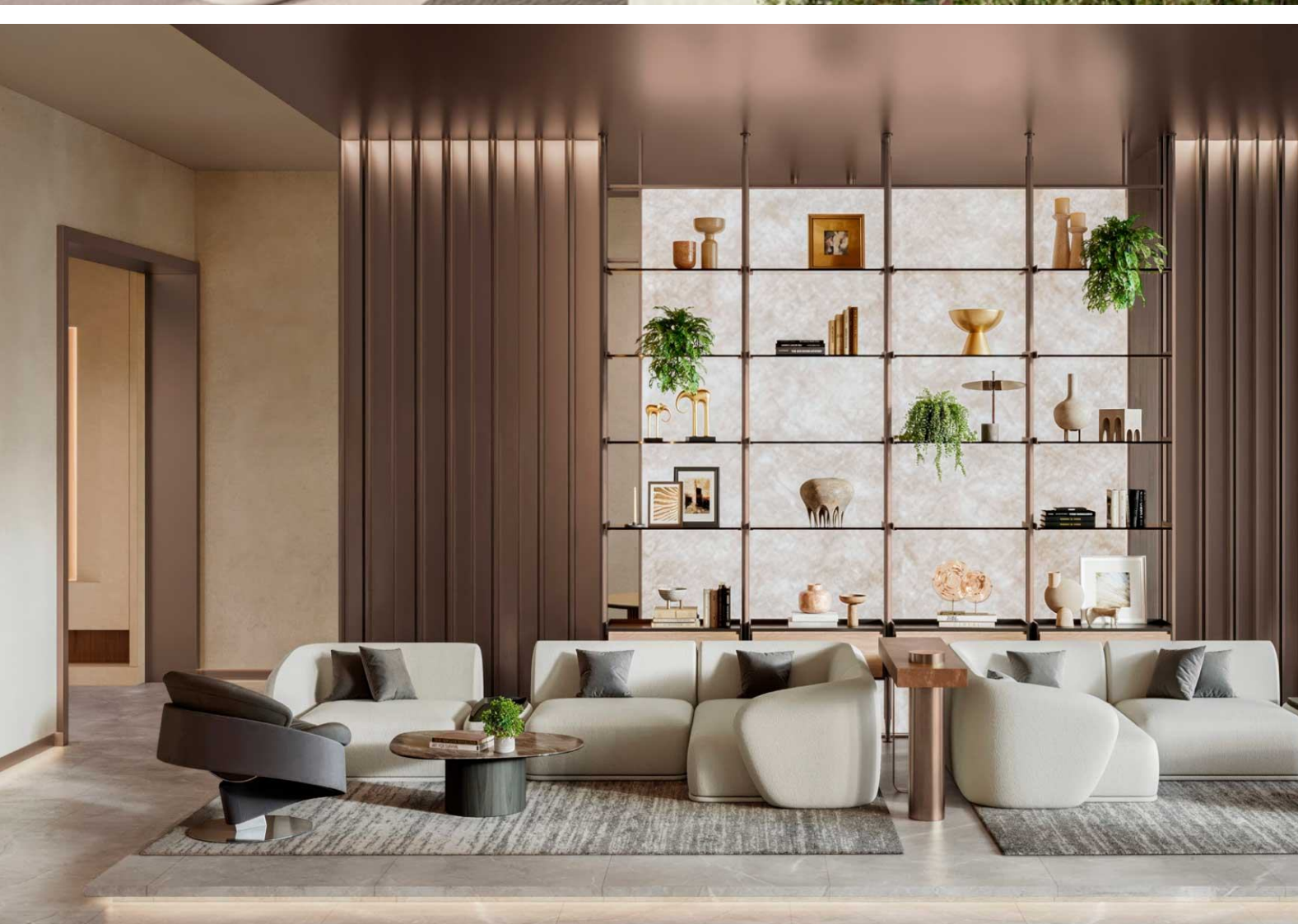
Completion Timeline: **Q2 2028**

Layouts:

Grade-A shell & core commercial offices — full floors (~12,000 sq ft), divisible into 7–8 units; includes 3 premium duplex floors.

Why Buy:

- Lagoon-front setting in the Meydan Horizon district of MBR City
- Designer lounges, coffee bar, fitness & yoga spaces, outdoor terraces, meeting pods, daycare, and wellness zones
- High-speed lifts, smart building tech, and green communal terraces.



Make Your Business Address Work Harder



Don't just lease space.
Own a performing asset
in Dubai.



Why Choose Metropolitan



Exclusive Access

to pre-launch and early-phase allocations



Corporate Lease Structuring

and ROI Modeling



Direct Developer Partnerships

ensuring the best terms



Tenant Sourcing & Asset Management

for seamless ROI delivery



Proven Track Record

from 2008



Trusted by Thousands Proven by Numbers

Since 2008

Your partner in
successful investments

60+ Languages

Spoken by our agents
and support teams

120,000+ Customers

Have purchased a property
from us in the UAE

120+ Industry Awards

From the region's most
respected organizations

1,000+ Employees

Across the Metropolitan
Group network

AED 70 Billion+

In total sales
volume to date

90,000+ Properties

Sold, rented, or leased
across the UAE

