



METROPOLITAN
CAPITAL REAL ESTATE

DIFC

The Definition of Success

Driving Investment,
Future & Capital

What hides behind the acronym for YOU?
Dubai International Financial Center — the city's most prestigious district, a magnet for global capital & focus point for Abu Dhabi investors.



The Power of DIFC

Dubai International Financial Centre (DIFC) is among the world's leading finance hubs, combining global prestige with resilient demand and capital growth.

Advantages Abu Dhabi cannot yet match.





100% Freehold

Ownership For
Foreigners & Locals



High ROI Potential

6–8% In Premium Towers



Steady Rental Demand

From Corporate Tenants &
HNWI



Walking Distance

To Offices, Michelin Dining,
Retail & Luxury Hotels



Global Prestige Address





Dubai vs Abu Dhabi

DIFC Advantage

Feature / Benefit	Dubai (DIFC)	Abu Dhabi
Global Prestige	Recognized top-10 financial hub globally	Regional hub only
Rental Demand	Constant demand from finance/legal professionals	Smaller expat tenant pool
Liquidity	High resale activity in prime towers	Slower resale cycles
Rental Yields	6–8% in branded/apartment projects	4–5% avg
Capital Growth	12–15% in DIFC per year (2022–24 surge)	5–7% avg
Ownership	100% freehold in DIFC towers	Limited freehold zones
Connectivity	Walk to Downtown Dubai & Business Bay, 2 airports with DXB 15 mins away	Less global flight connectivity

Why Now?

Wealth Migration Surge

In 2025, nearly **10,000 new millionaires** are moving to the UAE — many establishing HQs and residences in DIFC, driving demand for both commercial and residential property.

Business-Friendly Jurisdiction

Dubai offers 0% income and capital gains tax, full foreign freehold ownership, and global infrastructure — advantages Abu Dhabi, Europe, and the US can't yet match.

Stronger Global Confidence

The UAE's removal from the **FATF grey list** boosts banking trust and makes Dubai a more secure investment hub.

Tight Supply, Rising Occupancy

DIFC prime offices are at **~92% occupancy (forecast above 94% by end-2025)**, ensuring rental growth and strong capital appreciation.





Featured Projects

Akala Hotels and Residences by Arada

A 52-storey branded tower in Za'abeel, at the heart of DIFC and minutes from Downtown Dubai. Combines luxury residences with hotel services and wellness-focused amenities.

Starting Price: AED 3.79M

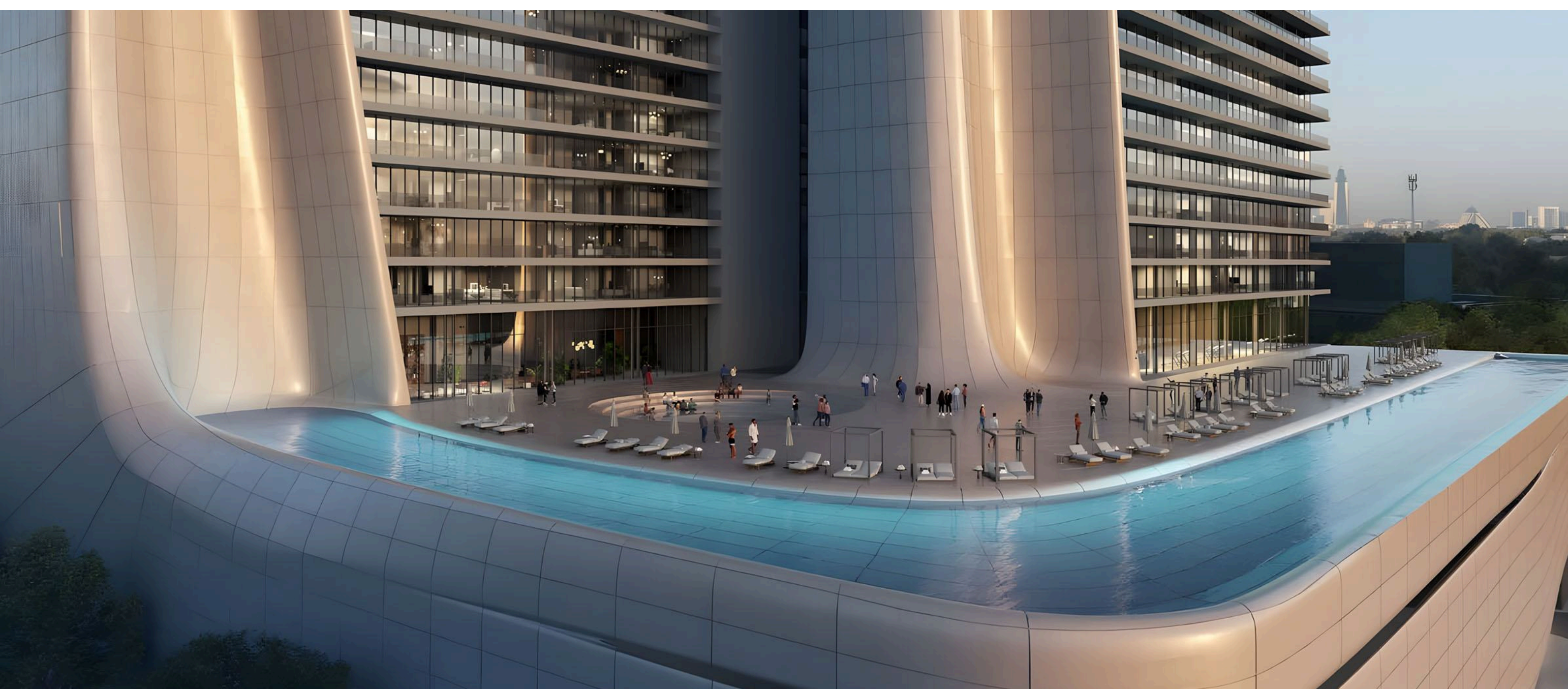
Payment Plan: 60/40

Completion: Q4 2029

Layouts: 1–5 BR apartments
& penthouses

Why Buy?

- First precision-wellness branded residences in Dubai with Burj Khalifa views
- Club-level amenities & 5-star hospitality services
- Extremely limited DIFC supply – first new launch in 1.5 years





Featured Projects

Eden House Zabeel by H&H Development

A boutique residential tower designed by DXB Lab. The project blends modern architecture and exclusive amenities with cascading greenery and Native Ghaf trees.

Starting Price: AED 4.9M

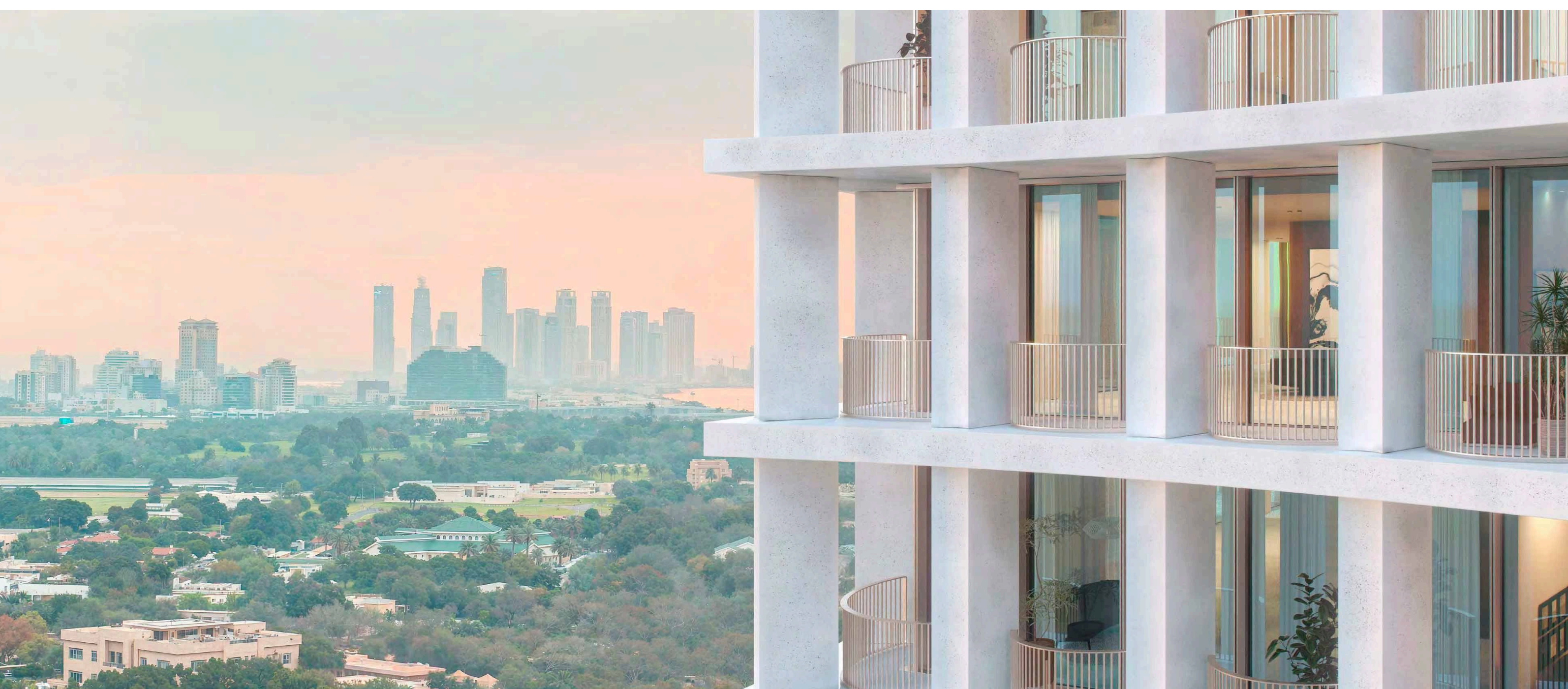
Payment Plan: 50/50

Completion: Q2 2028

Layouts: 1–3BR residences
and penthouses

Why Buy?

- Prime Za'abeel address beside DIFC & Downtown
- Signature interiors by Tristan Auer & curated landscaping by Vladimir Djurovic
- Boutique design with only 1–3 BR units & 2 exclusive penthouses





Featured Projects

DIFC Heights by DIFC Developments

A 47-storey residential tower in the heart of DIFC, offering streamlined luxury living with direct access to Downtown, Business Bay, and prime business districts.

Starting Price: AED 1.5M

Payment Plan: 70/30

Completion: Q4 2029

Layouts: 1–3 bedroom

apartments and 3–4 bedroom
duplexes

Why Buy?

- Address in the financial core of Dubai — prime DIFC location
- Lifestyle amenities — fitness centre, pools, co-working space, family lounge
- Flexible layouts: apartments and family duplexes with panoramic views





Featured Projects

Jumeirah Residences Emirates Towers by Meraas

Ultra-luxury branded residences with panoramic city and sea views located on Sheikh Zayed Road next to Museum of the Future.

Starting Price: AED 3.51M

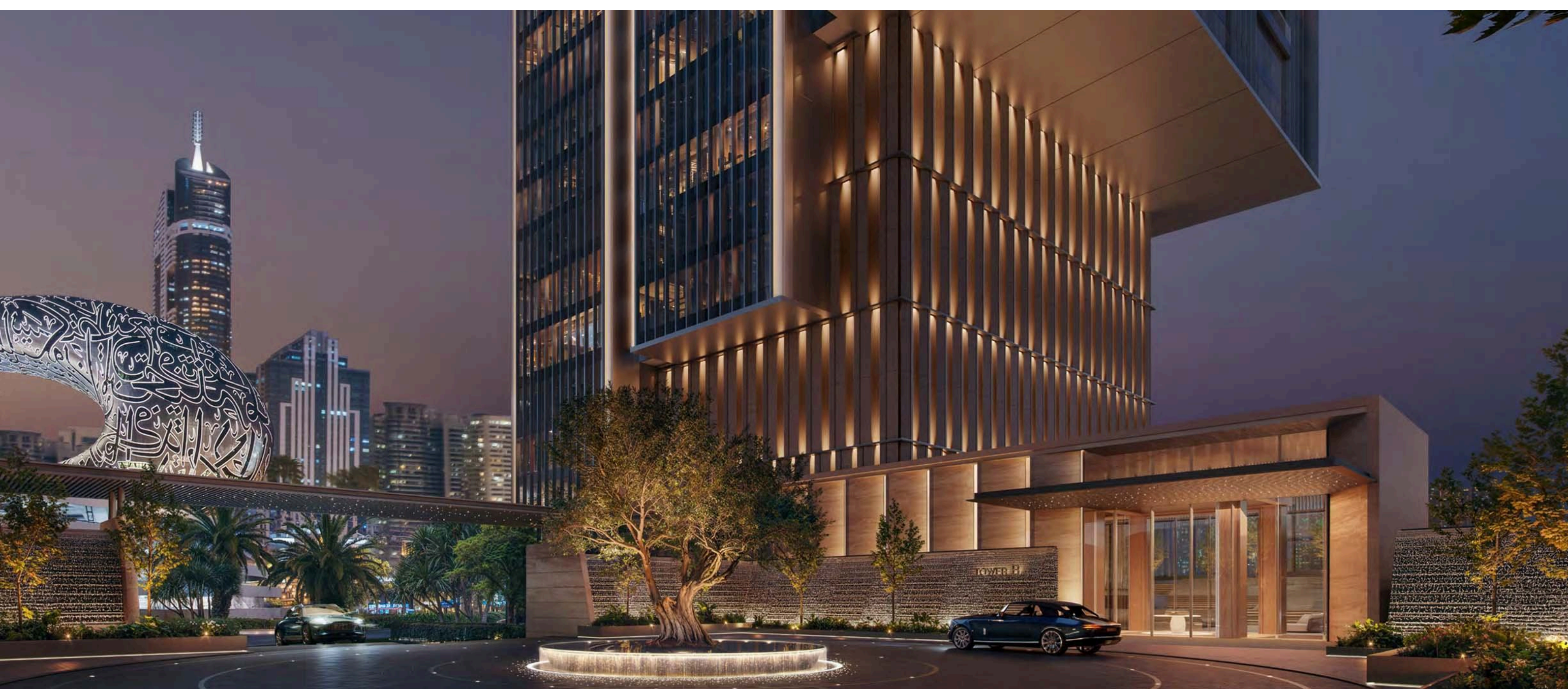
Payment Plan: 60/40

Completion: Q3 2030

Layouts: Fully-serviced 1-4
bedroom apartments

Why Buy?

- Prestigious location on Sheikh Zayed Road
- Branded Jumeirah signature services
- Infinity sky pool, wellness club & private cinema





Featured Projects

Trump International Hotel & Tower by Dar Global

Branded 80-storey tower along Sheikh Zayed Road with luxury residences combining Trump's global brand with DIFC's financial prestige.

Starting Price: AED 4M

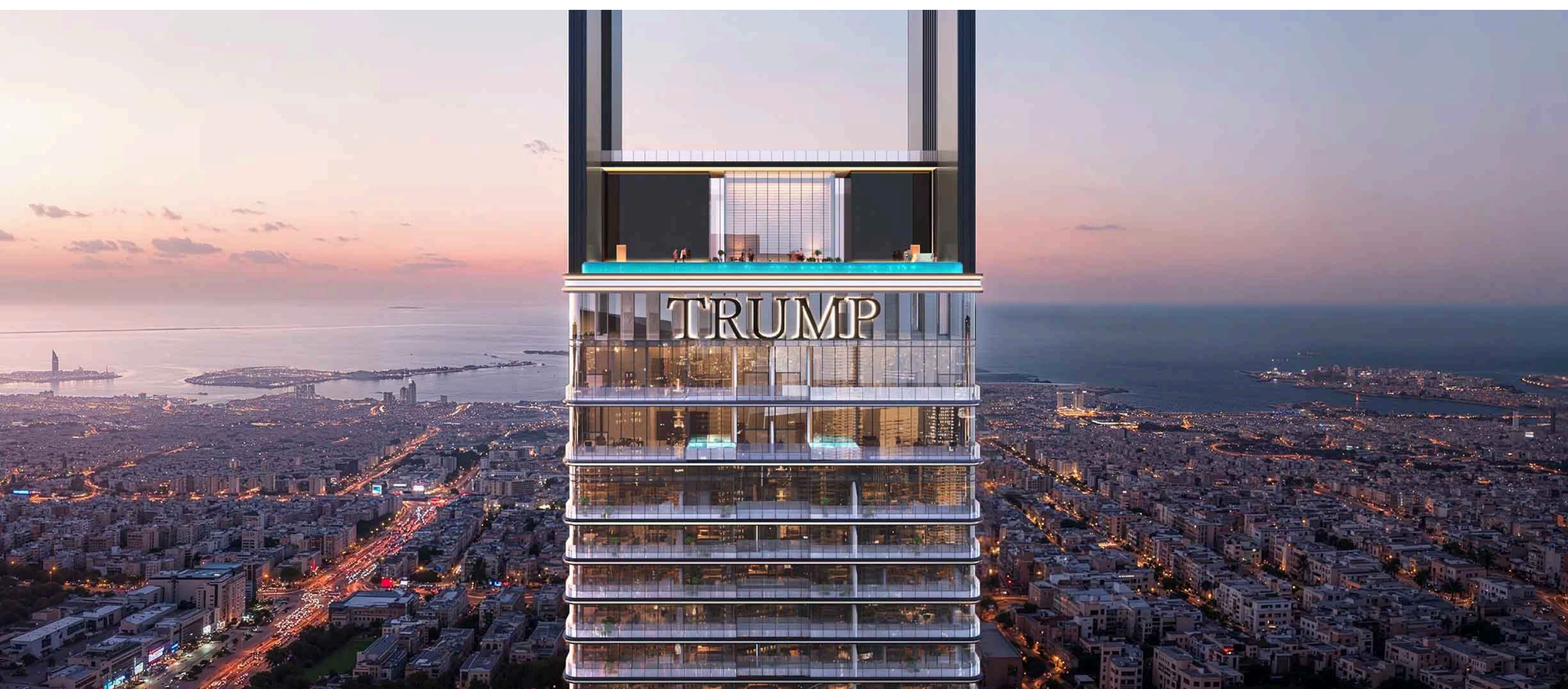
Payment Plan: 90/10

Completion: Q4 2031

Layouts: 2-3 bedroom
apartments & 4-bedroom
penthouses

Why Buy?

- Premium interiors with Burj Khalifa views
- Exclusive residents-only amenities including a rooftop infinity pool
- Luxury hospitality services & Trump membership-only club



High Returns Global Prestige. Timeless Address.

DIFC Residences

Where Capital Works, and
Lifestyle Rewards.