



METROPOLITAN
PREMIUM PROPERTIES

Same Sunbed. More Returns.

Turn your island escape into smart
ownership – in Dubai

Make Your Dream Your Reality

Love the Maldives? Own the Lifestyle - with Full Control and 0% Taxes

Turning Holiday Vibes into Ownership in Dubai

You came for paradise. But what if you could own it - not just rent it for a week?

Maldives offers an escape.

Dubai offers escape + stable income.



- ✧ Year-round sunshine & Blue Flag beaches
- ✧ Waterfront luxury homes with world-class infrastructure
- ✧ High ROI, 0% tax, full ownership
- ✧ Online paperwork & remote property management
- ✧ 10-year Golden Visa for you, your family, and personnel



We combined 15+ years of real estate experience into one PDF



Top Properties

Homes that match the island vibe you love



Smart Comparison

Maldives Vs. Dubai: ROI, costs, flexibility



Clear Advantages

Zero taxes, full ownership, Golden Visa explained



Actionable Insights

Market trends, price growth, and financial analysis

Why Dubai?

The smart choice for those who live in vacation mode

Political & economic stability

0% income, property, and capital gains tax

100% freehold ownership for foreigners

All paperwork handled remotely

Consistent post-2020 price growth

Golden Visa for you and your family

Global lifestyle: Michelin restaurants, yacht clubs, top schools

Iconic beachfront addresses and vibrant expat communities



Dubai vs Maldives vs Global Alternatives

Dubai

Ownership	✔ 100% Freehold
Tax on Rental Income	0%
Capital Gains Tax	0%
Annual Property Tax	0%
Avg. Rental ROI (Residences)	6-8%
Avg. Villa Price	\$1.8M–\$3.5M
Avg. Apartment Price	\$400K–\$800K
Key Barrier	Impressive returns with zero taxes

Abu Dhabi

Ownership	✔ Freehold in specific zones
Tax on Rental Income	0%
Capital Gains Tax	0%
Annual Property Tax	0%
Avg. Rental ROI (Residences)	5-7%
Avg. Villa Price	\$1.5M–\$3M
Avg. Apartment Price	\$350K–\$700K
Key Barrier	More family-focused, slightly lower ROI

Maldives

Ownership	✗ Not available for foreigners
Tax on Rental Income	~15%
Capital Gains Tax	~10%
Annual Property Tax	Resort taxes
Avg. Rental ROI (Residences)	N/A
Avg. Villa Price	N/A
Avg. Apartment Price	N/A
Key Barrier	Ownership restrictions; lease-only model

New York

Ownership	✔ Yes
Tax on Rental Income	~30% (federal & state)
Capital Gains Tax	~20%
Annual Property Tax	~1.7% (property tax)
Avg. Rental ROI (Residences)	~2–3%
Avg. Villa Price	\$4M–\$10M+
Avg. Apartment Price	\$1M–\$2.5M
Key Barrier	High taxes and upkeep costs

London

Ownership	✔ Yes
Tax on Rental Income	~20–45%
Capital Gains Tax	~28%
Annual Property Tax	~1.2% (property tax)
Avg. Rental ROI (Residences)	~3%
Avg. Villa Price	\$3M–\$8M+
Avg. Apartment Price	\$900K–\$2M
Key Barrier	Complex legal process





Where Island Lifestyle Meets the City

The World Islands — Exclusive Seafront Privacy

Accessible only by sea or air, The World Islands offer the most secluded and prestigious lifestyle in the UAE. Designed as a private archipelago, the islands are home to ultra-luxury beachfront resorts and branded residences – ideal for high-net-worth individuals seeking panoramic Gulf views and total privacy.

Property appreciation

Villa prices have risen by over 25% in the last 18 months

Expected ROI

Averages 8%+



Featured Projects

Amali Island by Amali Properties | DAMAC Group

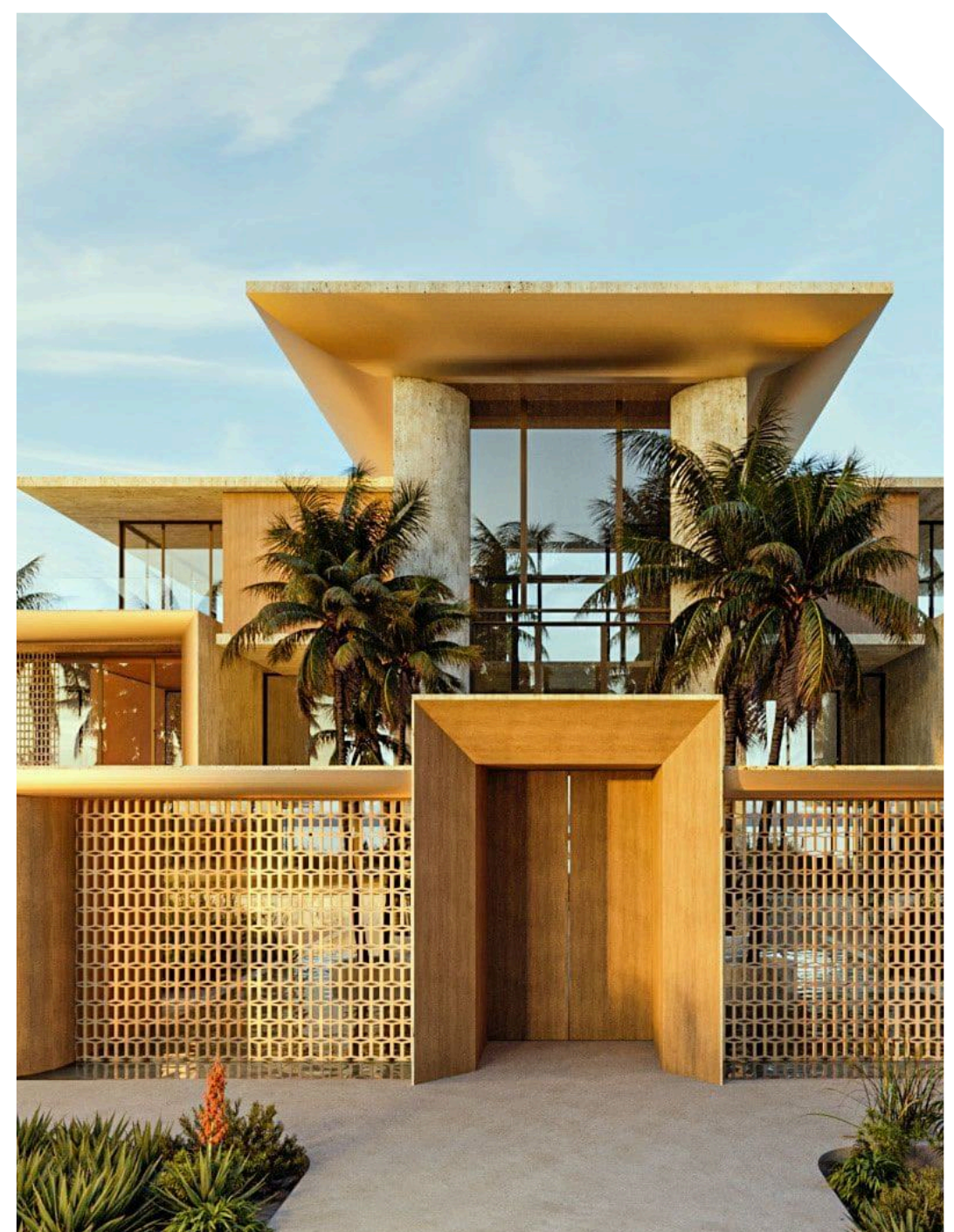
An exclusive private island with just 24 ultra-luxury villas, each with private beach, jetty, clubhouse access, and panoramic views.

Starting Price: AED 44,7M | USD 12M

Payment Plan: 60/40

Completion: Q1 2027

Layouts: 5–7BR signature beachfront villas



Zuha Island Villas by Zaya & FIVE Holdings

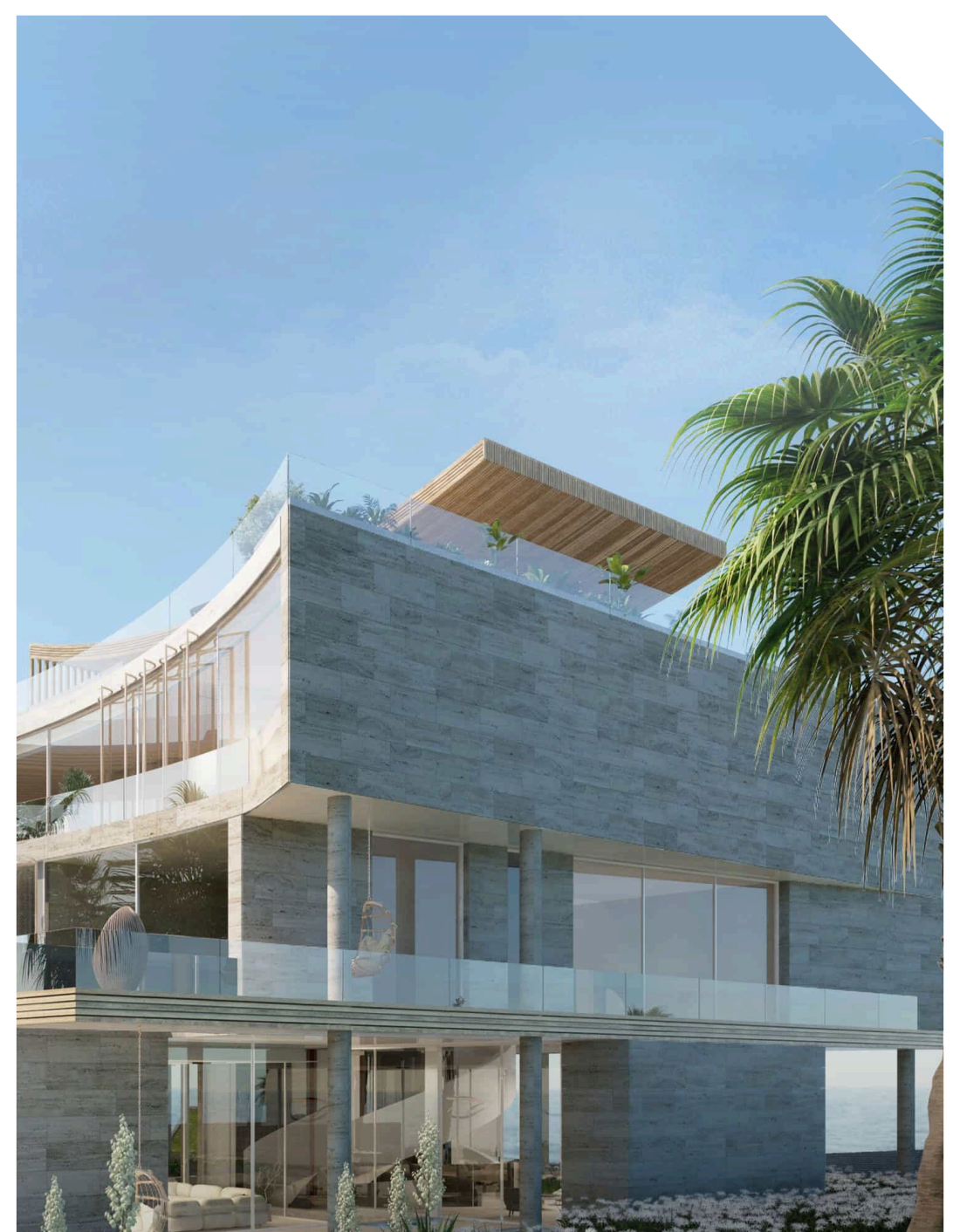
30 palatial 6-bedroom villas with ocean views, infinity pools, wellness features, and eco-conscious design. A hyper-private retreat just 15 minutes by boat from Dubai.

Starting Price: AED 60M | USD 16M

Payment Plan: 50/50

Completion: Q2 2025

Layouts: 6BR villas, each ~20,000+ sq.ft built-up on private plots





Dubai Islands — Tranquil Beachfront Living with Urban Proximity

Just minutes from Downtown Dubai, the Dubai Islands offer a rare mix of beachfront serenity and full city access. The master plan features five interconnected islands with white-sand beaches, lush promenades, wellness resorts, and branded residences.

Property appreciation

Dubai Islands have seen 15–20% price growth in prime beachfront launches since 2023

Expected ROI

~6–7% for branded waterfront apartments



Featured Projects

Bay Villas | Nakheel

Choose from 3–5 BR townhouses and villas (waterfront, garden, semi-detached) in a serene, gated island enclave featuring high-end finishes and lush landscaped settings.

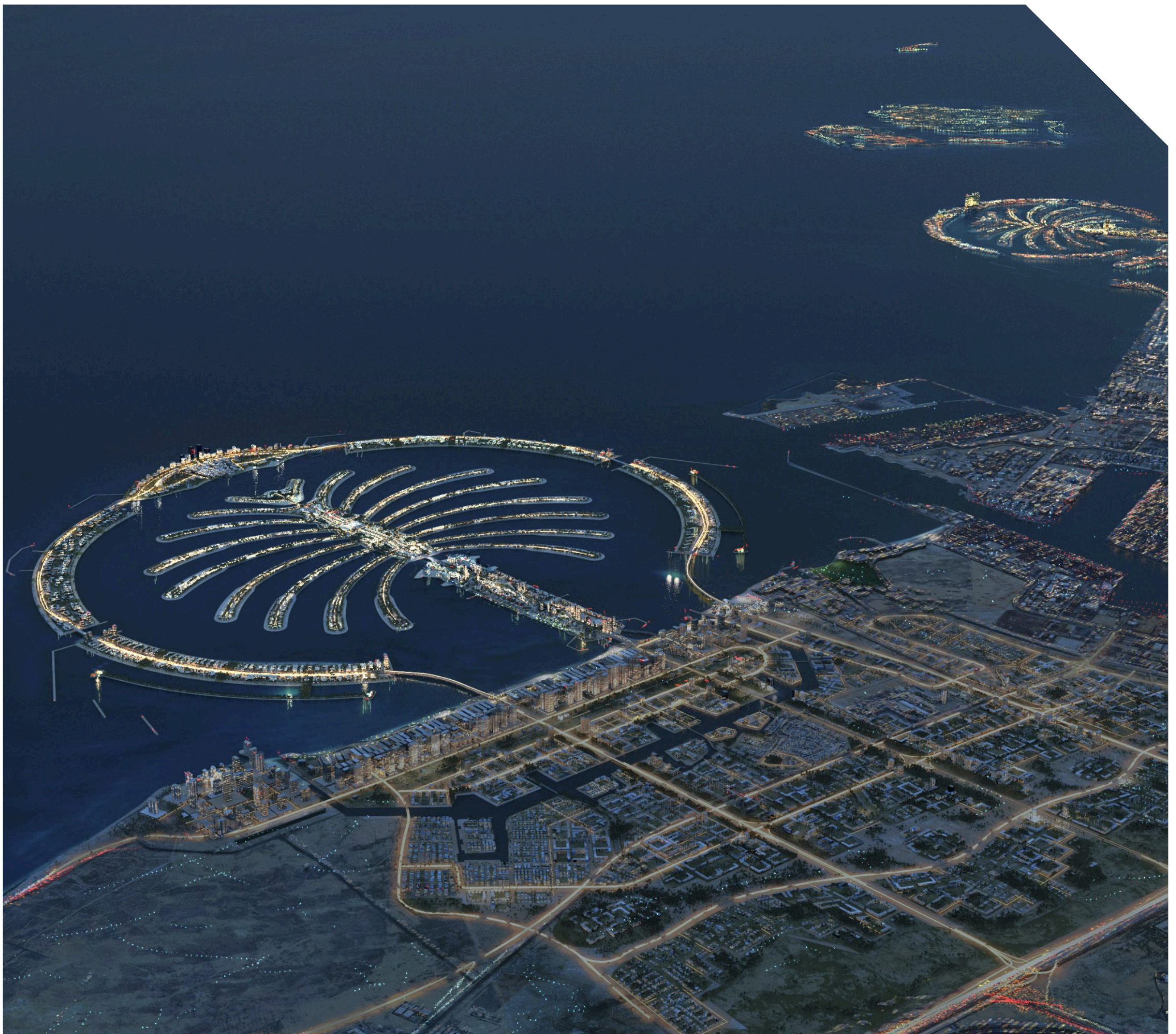
Starting Price: AED 5,1M | USD 1,4M

Payment Plan: 80/20

Completion: Q1 2027

Layouts: 3–4 BR townhouses, 3–4 BR semi-detached villas, 4–5 BR garden villas, and exclusive waterfront villas with premium features





Palm Jebel Ali — Dubai's New Coastal Vision

Nakheel's megaproject is twice the size of Palm Jumeirah. Expect futuristic layouts, private beachfront plots, branded villas, and a self-sustained ecosystem of nature, leisure, and luxury.

Capital appreciation potential

High, with early investors expected to benefit from long-term infrastructure growth and limited future supply

Expected ROI

~7–8% for beachfront properties



Featured Projects

Beachfront Land | Nakheel

Palm Jebel Ali Villa Plots by Nakheel offer an ultra-exclusive opportunity to own freehold beachfront land in one of Dubai's most ambitious and luxurious megaprojects.

Starting Price: AED 38M | USD 10,3M

Completion: In progress





Ramhan Island | Abu Dhabi

Authentic Island Living

Developed by Eagle Hills, Ramhan Island offers natural island living just off the Abu Dhabi coast. The project integrates sea-view villas, luxury marina berths, wellness hotels, floating restaurants, and protected mangroves.

Key Drivers

Strong investor interest due to limited natural islands and high-end lifestyle positioning

Expected ROI

~6–7% for waterfront villas



Featured Projects

Luxury 3-7 bedroom villas ranging in size from 3,563 sq. ft to 8,514 sq. ft are divided up into two communities, Zen and Flow, which were designed in six different styles: Sky, Bliss, Grace, Charm, Vintage and Spark.

Starting Price: AED 11,3M | USD 3M

Payment Plan: 50/50

Completion: Q2 2027

Layouts: 3-7BR Villas





Hudayriyat Island — Coastal Lifestyle with City Convenience

Just 20 minutes from Downtown Abu Dhabi, Hudayriyat Island is becoming a premier waterfront destination, combining beaches, marinas, parks, sports hubs, and cultural venues. With its focus on wellness, recreation, and community living, it's set to be one of the capital's most sought-after residential areas.

Property appreciation

Prices on Hudayriyat Island have risen 10-15% since mid-2024 and are projected to grow a further 20-25% by 2028 as the area's master plan is completed

Expected ROI

~6-7% for premium waterfront apartments



Featured Projects

Nawayef Park Views | Modon Properties

Elegant 1–4BR apartments in a Mediterranean-inspired, low-rise community between two Nawayef hills, featuring open layouts, balconies/terraces, and ample natural light.

Starting Price: AED 6,2M | USD 1,7M

Payment Plan: 60/40

Completion: Q1 2028

Layouts: 1–4 BR apartments with balconies or terraces, select units with staff quarters, home offices, and expansive outdoor spaces



Why Now?

2025
~88,300

+7,100 new millionaires
expected in Dubai (from
9,800 in the UAE)

Join 10,000+ millionaires
who moved to Dubai in 2025

2024
~81,200

+8,700 new millionaires
in one year

2023
~72,500

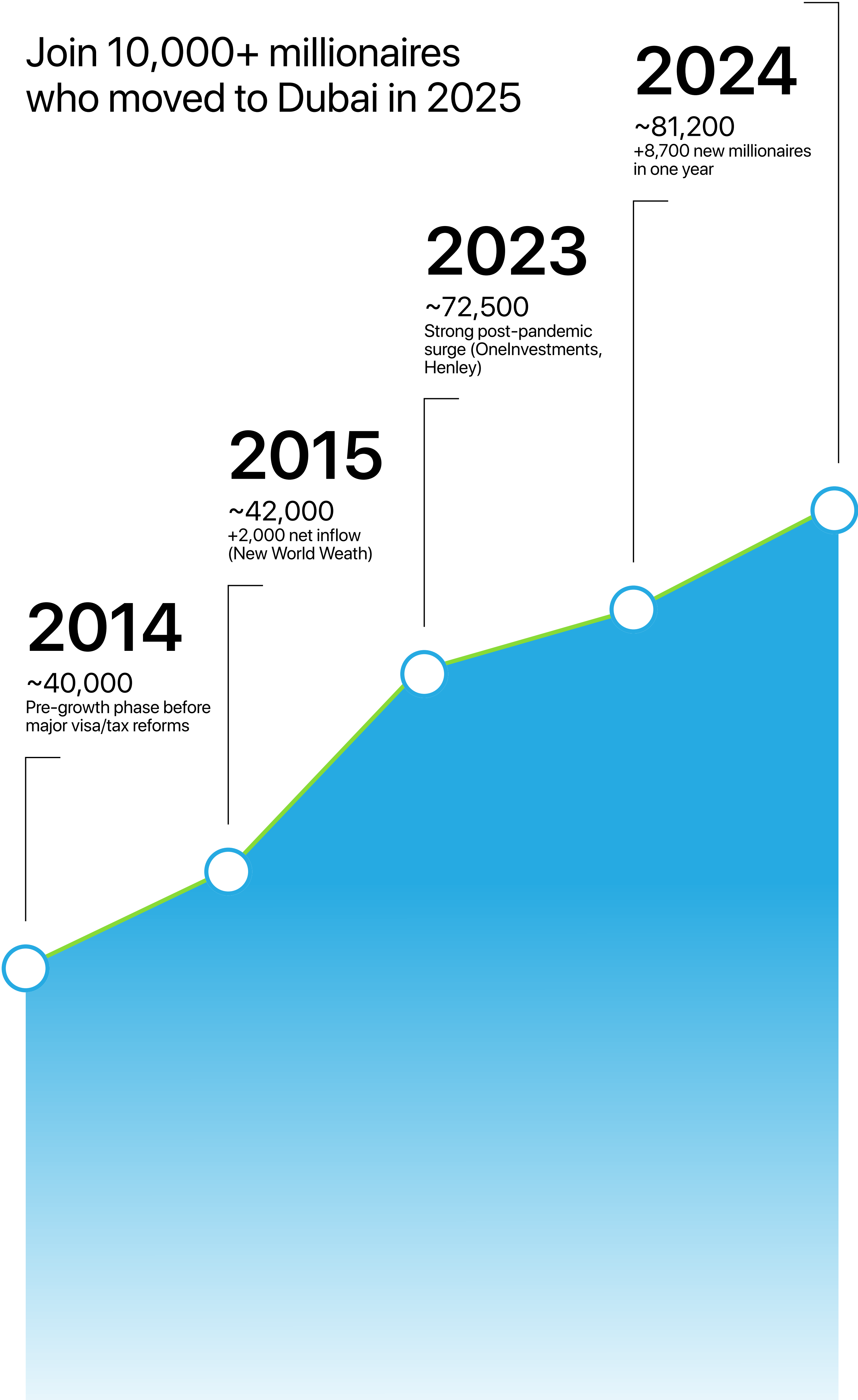
Strong post-pandemic
surge (OneInvestments,
Henley)

2015
~42,000

+2,000 net inflow
(New World Weath)

2014
~40,000

Pre-growth phase before
major visa/tax reforms



Why Work with Metropolitan Group?

15+ years of real estate experience



Exclusive access to island projects (Amali, Zuha, etc.)



Full market support buying, management, golden visa



Tailored investment plans no commission for (from) buyers



Trusted by over 10,000 international investors





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Take the First Step Toward Owning the Island Lifestyle - in Dubai

Don't just dream it. Own it.