



**METROPOLITAN**  
PREMIUM PROPERTIES

# Same Sunbed. More Returns.

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Turn your island escape into smart  
ownership - in Dubai



# Make Your Dream Your Reality

Love the Seychelles? 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?**

Seychelles 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

Seychelles 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 Seychelles vs Global Alternatives

## Dubai

Ownership	✔ 100% Freehold
Rental Tax	✗ None
ROI (Rental)	✔ 6–8%
Avg. Villa Price	\$1.8M–\$3.5M
Key Barrier	Simple, tax-free, full control

## Abu Dhabi

Ownership	✔ Freehold/Leasehold
Rental Tax	✗ None
ROI (Rental)	✔ 5–7%
Avg. Villa Price	\$1.5M–\$3M
Key Barrier	Government-backed security

## New York

Ownership	✔ Yes
Rental Tax	✔ ~30%
ROI (Rental)	✗ 2–3%
Avg. Villa Price	\$4M–\$10M+
Key Barrier	High taxes & maintenance

## Seychelles

Ownership	✗ Limited
Rental Tax	✔ ~15%
ROI (Rental)	✗ 2–3%
Avg. Villa Price	\$1.5M–\$3M
Key Barrier	Ownership restrictions

## London

Ownership	✔ Yes
Rental Tax	✔ ~20–45%
ROI (Rental)	✗ ~3%
Avg. Villa Price	\$3M–\$8M
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.

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### Property appreciation

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

### Expected ROI

Averages 8%+





# Featured Projects

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## Amali Island by Amali Properties | DAMAC Group

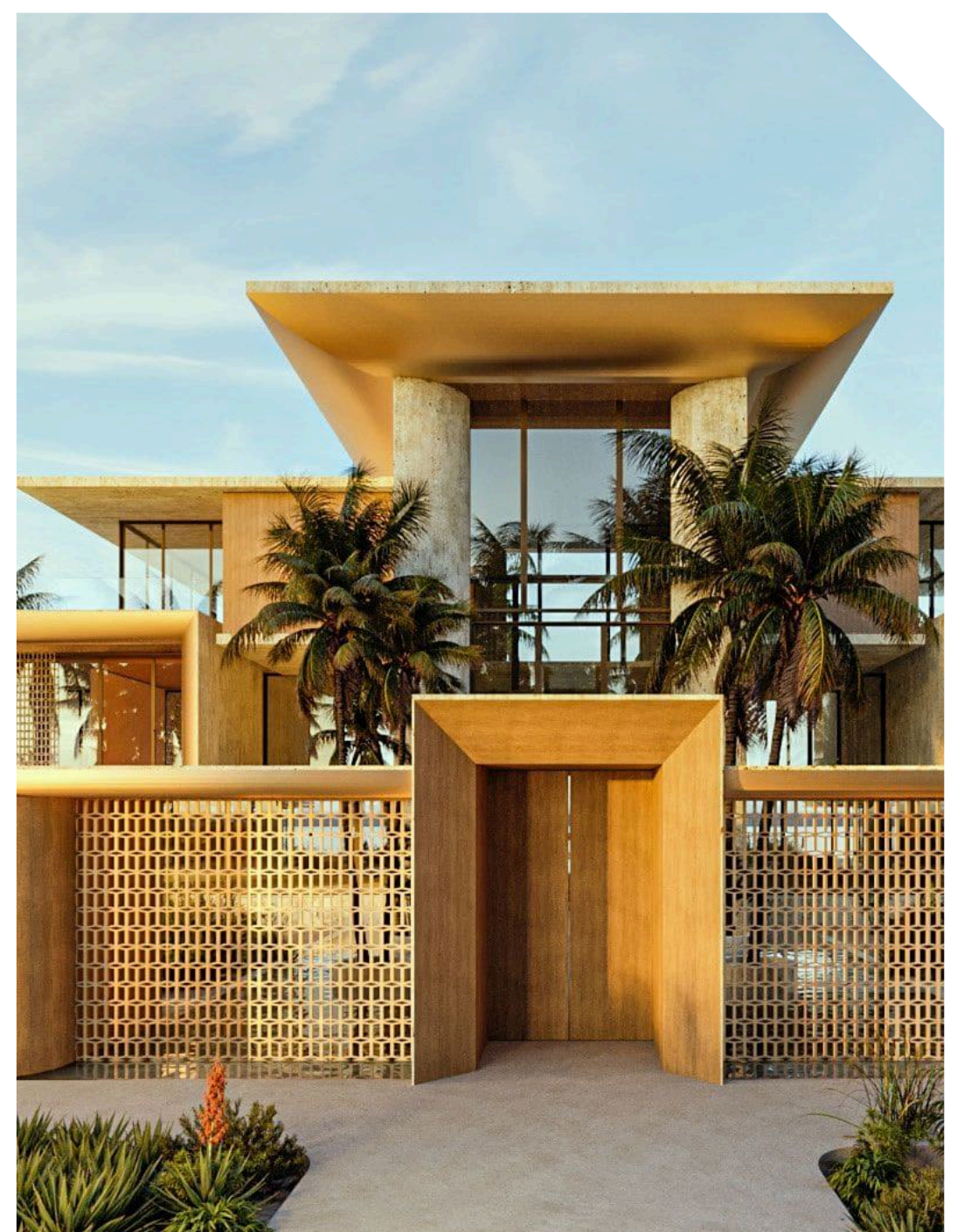
An exclusive private island with just 24 ultra-luxury villas, each with private beach, jetty, clubhouse access, and panoramic views.

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

**Payment Plan:** 60/40

**Completion:** Q1 2027

**Layouts:** 5–7BR signature beachfront villas



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## Zuha Island Villas by Zaya & FIVE Holdings

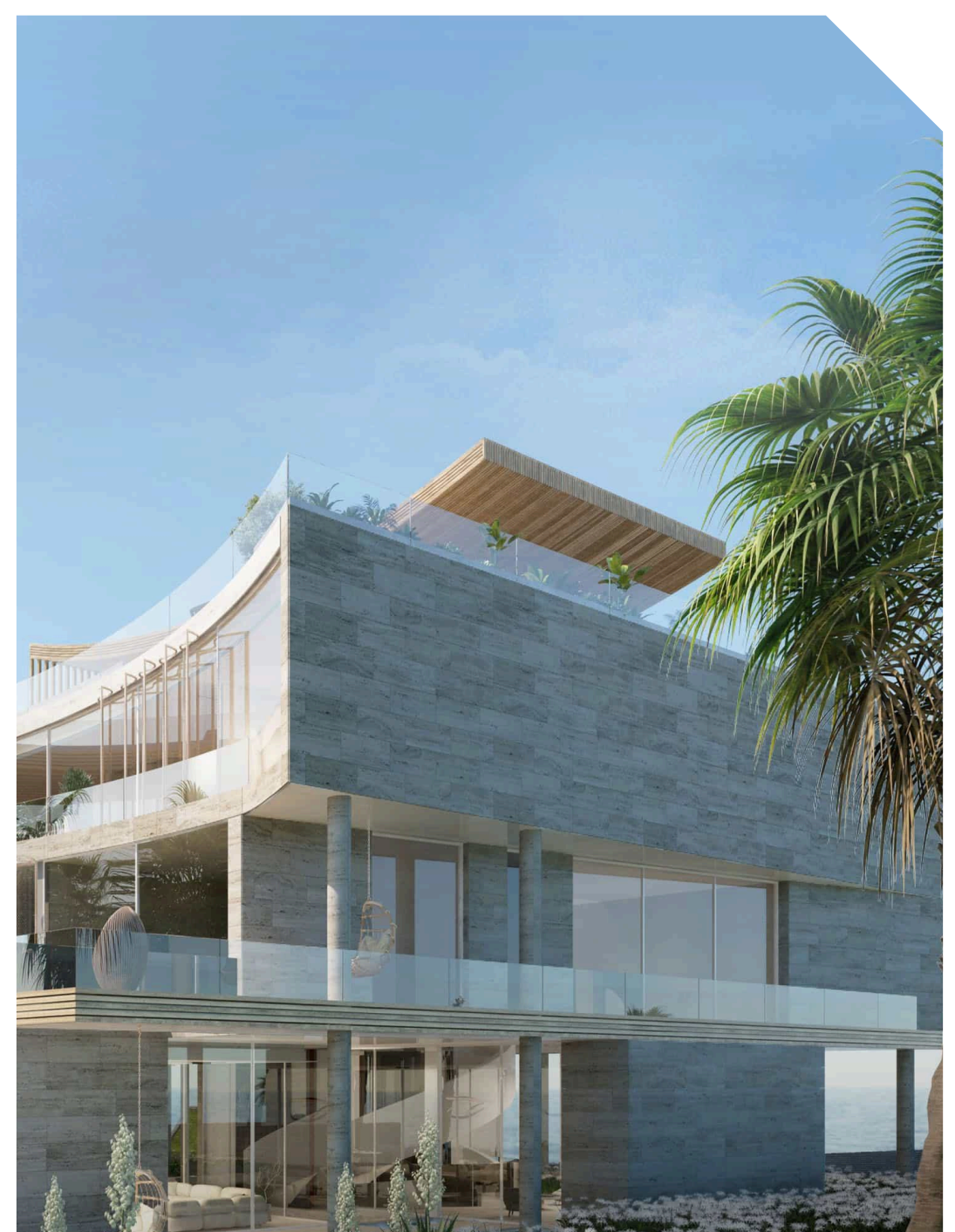
30 palatial 6-bedroom villas with ocean views, infinity pools, wellness features, and eco-conscious design. A hyper-private retreat just 15 minutes by boat from Dubai.

**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.

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## 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

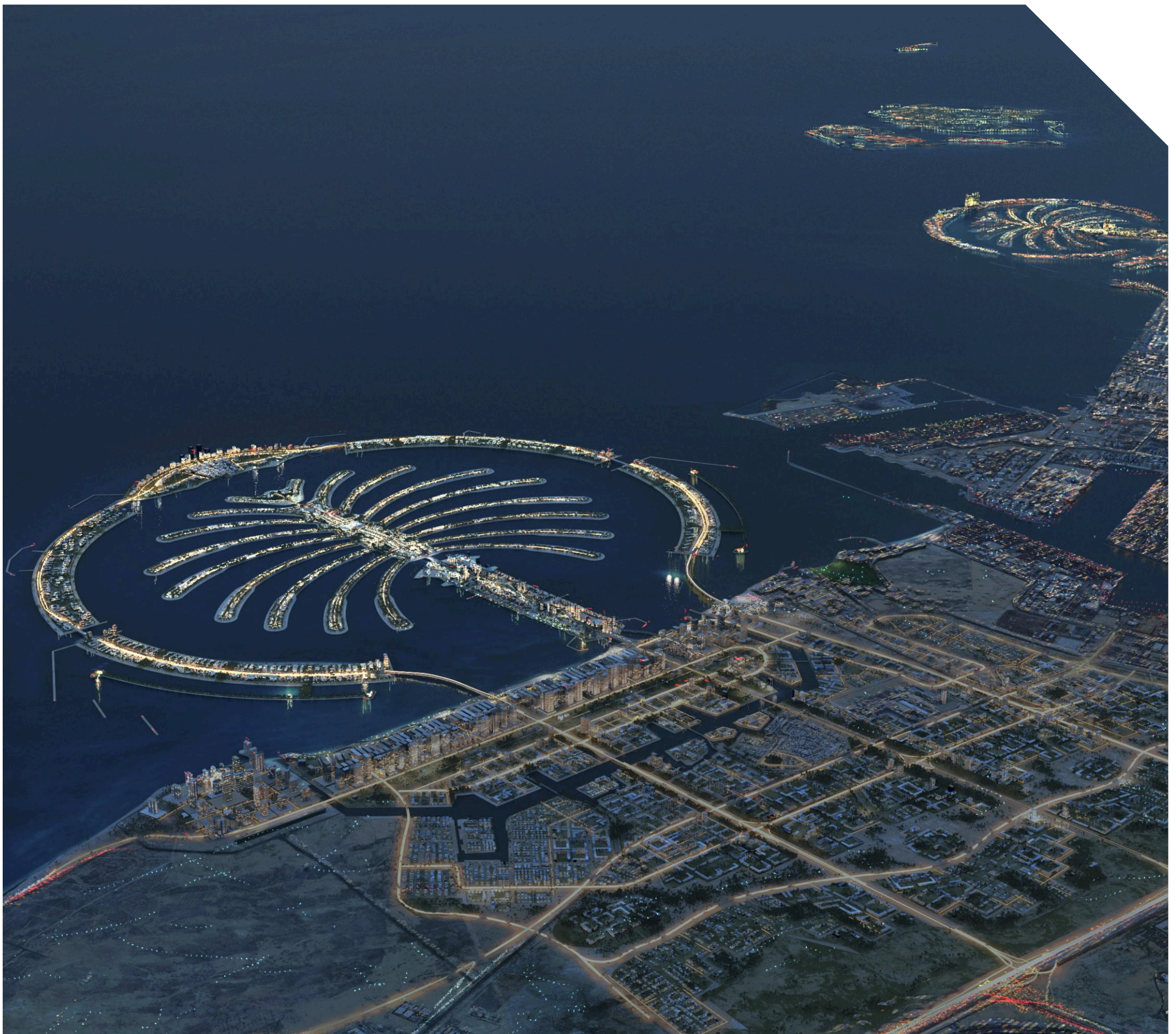
**Payment Plan:** 80/20

**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.

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## 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

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## 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.

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### 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.

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## 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

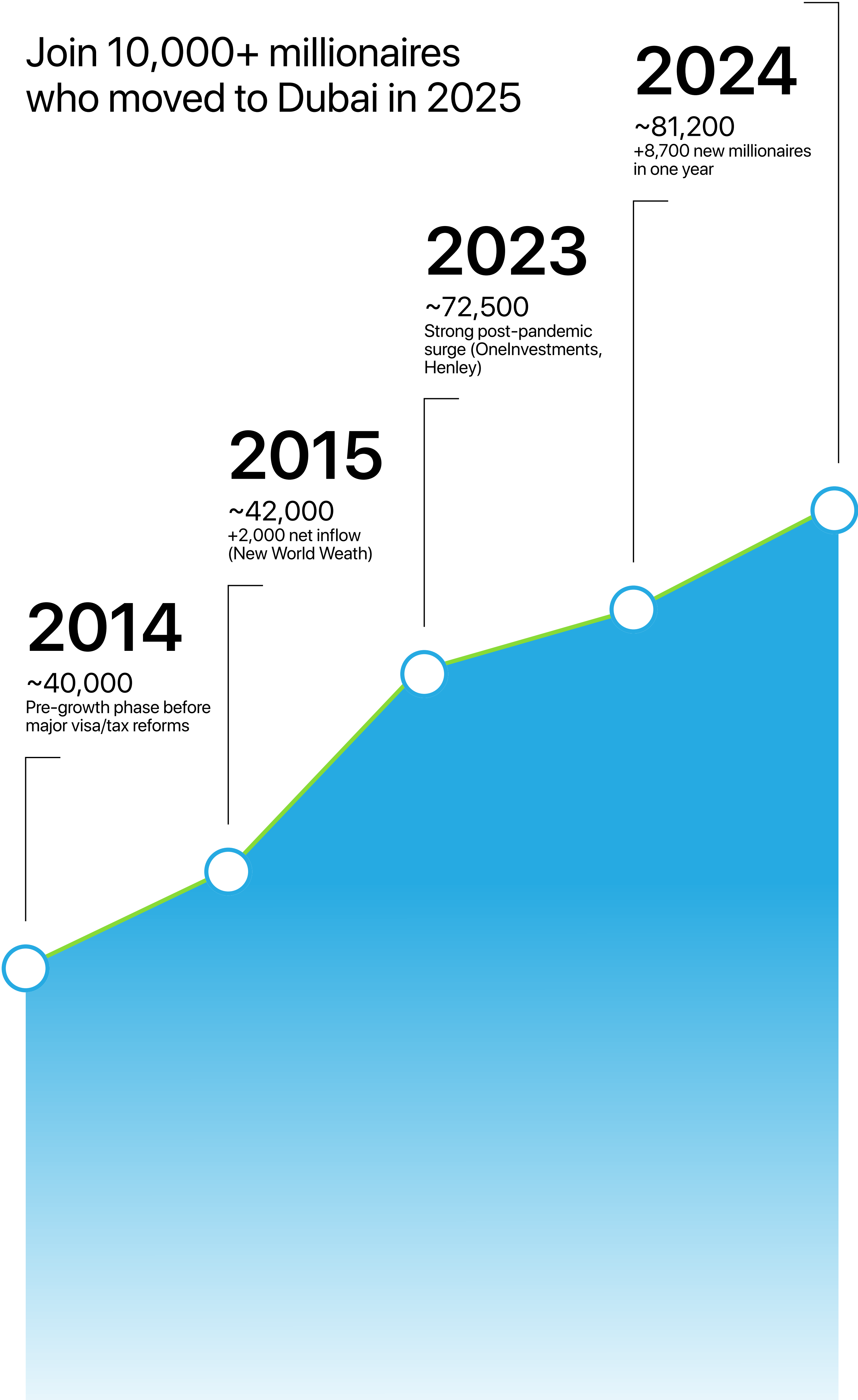
Strong post-pandemic  
surge (OneInvestments,  
Henley)

**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

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Don't just dream it. Own it.