



**METROPOLITAN**  
CAPITAL REAL ESTATE

# Just an Hour to Higher Returns

Dubai Villas  
with Global Appeal



World-class communities, worldwide prestige, and unmatched investment potential – discover why Abu Dhabi buyers are choosing villas in Dubai.





# Looking Beyond Abu Dhabi?

Dubai's villa market delivers what is still challenging for Abu Dhabi to match

- ✓ Global Brand Appeal
- ✓ Bigger Rental Yields
- ✓ Faster Capital Growth

**All just one hour away.**





**Full Freehold  
Ownership**  
For Locals & Expats



**More Flexible Property  
Investor Visa Terms**  
(2, 5 And 10-Year Options)



**Global Demand**  
From HNWIs &  
International Tenants



**Bigger, More Liquid Market**  
Wider Choice Of Prime Villas  
With Stronger Resale Demand



**6–8% Rental Yields**  
Vs. Lower Capital  
Averages In Abu Dhabi







# Dubai vs Abu Dhabi Villas

Why Dubai Leads for Lifestyle & Returns

Feature / Benefit	Dubai	Abu Dhabi
Global Prestige	Global luxury brand city, top 5 worldwide in millionaire migration	Less global brand recognition
HNWI Migration	+102% millionaire growth (2014–2024) / 7,000+ moving in 2025	Lower wealth migration rates
Ownership Rules	100% freehold for foreigners in many zones	Limited freehold zones
Liquidity	High resale demand, large active buyer pool	Slower resale cycle
Rental Yields	6–8% in prime villa zones	4–6%
Price Growth	15–20% in high-demand communities	5–7%
Choice & Supply	Dozens of villa communities, from beachfront to golf estates	Limited villa developments
Transaction Ease	Streamlined via DLD with escrow, RERA protections	Longer approval timelines
Connectivity	1 hr to Abu Dhabi, 2 airports, global flight hub	Less direct international routes and lower flight frequency



# Why Now?

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

## 2015

Dubai welcomed ~2,000 millionaires, marking early wealth migration growth.

## 2023–2024

Sharp rise of nearly 9,000 millionaires reflects Dubai's booming appeal to HNWIs.

## 2025

Dubai is set to attract over 7,000 of the 9,800 millionaires migrating to the UAE — more than any other city globally.

## 2014–2024 Growth

+102% millionaire population increase, placing Dubai among the top global wealth magnets (on par with Shenzhen & Hangzhou).







# Why Villas in Dubai

Space, Prestige, and Returns



## Global Prestige

Dubai villas are on the wish list of HNWIs from Europe, Asia, and the GCC, keeping demand consistently high.



## Bigger, Faster Market

More active transactions, faster sales cycles, and stronger resale liquidity than in Abu Dhabi's villa segment.



## Higher Income Potential

Rental yields of 6–8% fueled by international tenants, executive leases, and thriving short-stay demand.





## Unmatched Variety

From Palm beachfront estates to golf course retreats, Dubai offers villa styles and locations for every lifestyle.



## Investor-Friendly Process

Streamlined purchases, escrow protection, and foreign freehold rights backed by Dubai Land Department.

# Stay Based in the Capital Invest in Dubai

Just an hour away. Enjoy higher returns, global demand, and a wider choice of luxury villas without relocating.





## Featured Projects

# JGE Residences by Wasl

A new master community in Jumeirah Golf Estates spanning 4.68M sq. m with 6 distinct districts, world-class amenities, and direct access to metro and Etihad Rail.

**Starting Price:** AED 5.5M

**Payment Plan:** TBA

**Completion:** TBA

**Layouts:** 3–4BR estate townhouses, 4–6BR villas and mansions with golf course views

## Why Buy?

- Prime location within Jumeirah Golf Estates, directly connected to metro & Etihad Rail
- High investment potential in one of Dubai's most prestigious golf communities
- Access to resort-style facilities — tennis stadium, equestrian trails, central park, and luxury hotel







## Featured Projects

# Grand Polo Club and Resort

A 60M sq. ft. community in Dubai Investment Park 2, combining equestrian elegance with premium leisure and wellness facilities. Features lush polo fields, landscaped parks, luxury villas, clubhouse, spa, and high-end retail.

**Starting Price:** AED 5.2M

**Payment Plan:** TBA

**Completion:** TBA

**Layouts:** 4–6BR villas and estate homes with private gardens and premium finishes

## Why Buy?

- Prime location next to The Oasis with excellent connectivity to E611 and major Dubai districts
- Exclusive lifestyle with polo fields, wellness resort, and luxury hospitality services
- Strong capital growth potential in one of Dubai's most ambitious high-end villa communities







## Featured Projects

# Athlon Premium Villas by Aldar

Dubai's first movement-focused master community, featuring 83 ultra-premium villas on large plots in Dubailand. Designed around wellness, sustainability, and active living, the project blends privacy, luxury, and connectivity with world-class sports, leisure, and health amenities.

**Starting Price:** AED 10.5M

**Payment Plan:** 60/40

**Completion:** Q2 2028

**Layouts:** 4–5BR premium villas

## Why Buy?

- First active wellness community in Dubai with LEED Platinum & Fitwel certification
- High-end villas with sustainable tech and spacious layouts for long-term value
- Extensive sports and leisure network — fitness loops, courts, pools, and wellness hubs







## Featured Projects

# Palm Jebel Ali by Nakheel

An iconic, reimagined island twice the size of Palm Jumeirah, set to redefine waterfront living. Featuring ultraluxury beachfront villas spanning the fronds, seamless indoor–outdoor design, lush greenery, and an expansive array of resort amenities including beach clubs, yacht club, promenades, and wellness zones.

**Starting Price:** AED 18.1M

**Payment Plan:** TBA

**Completion:** Q1 2028

**Layouts:** 5–6BR Beach &

Coral Collection villas

## Why Buy?

- Unmatched scale & vision — Twice the size of Palm Jumeirah, setting a new benchmark for luxury island living.
- Prime waterfront access — Exclusive gated fronds with direct beach, marina, and promenade access.
- Strong investment potential — Early entry into a monumental project poised for premium capital growth.







## Featured Projects

# Damac Islands by DAMAC Properties

A 30 million sq. ft. master-planned community in Dubailand, inspired by the world's most iconic tropical island destinations. Lush landscapes, pristine lagoons, and resort-style amenities — from jungle rivers and hot spring spas to aqua domes and floating decks.

**Starting Price:** AED 2.25M

**Payment Plan:** TBA

**Completion:** TBA

**Layouts:** 4-5 BR townhouses

& 6-7 BR villas with maid's

room and/or gym

## Why Buy?

- Unique tropical-themed amenities including aqua domes, jungle rivers, and hot spring spas.
- From chic townhouses to ultra-luxury villas on expansive plots.
- Easy access to key Dubai destinations with high investment potential in a landmark master development.







## Featured Projects

# The Oasis by Emaar

A 100M sq. ft. master community in Dubailand featuring Palmiera, Mirage, Lavita, Address Villas Tierra, and The Palace Villas Ostra — exclusive waterfront and golf-view residences set among lagoons, private beaches, and lush green landscapes.

**Starting Price:** AED 13.2M

**Payment Plan:** 80/20

**Completion:** Q4 2027

**Layouts:** 4–7BR villas & mansions

## Why Buy?

- Waterfront & lagoon living with resort-style amenities
- Strong capital appreciation potential
- Prime Dubailand location with easy access to key districts





# High Returns Are Closer Than You Think!

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## **Dubai Villas with Global Appeal.**

From golf estates to private islands,  
choose a home that grows your wealth.