



GULF HOUSE  
REAL ESTATE  
DEVELOPMENT

A DATA-DRIVEN  
INVESTMENT  
OPPORTUNITY

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IN PALM JUMEIRAH

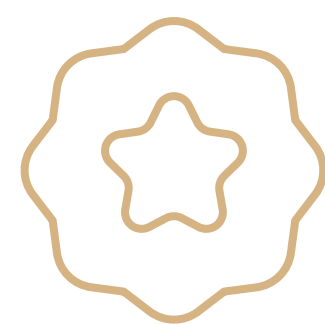
**OLAIA**

PALM JUMEIRAH RESIDENCES





# PROJECT OVERVIEW



**Location:** Palm Jumeirah, Dubai

**Developer:** Gulf House Real Estate

**Units:** 1–3 BR Apartments, 3–5 BR Duplexes

**Handover:** Q4 2027

**Ceilings:** 3.6m standard, up to 4.7m on select floors

**Service Charge:** AED 23/sq.ft.

**Golden Visa:** 10-year eligibility with family sponsorship



# MARKET INSIGHTS

**Median Price:** AED 3,110/sq.ft. | 2025

**Annual Growth:** +13.4% in 2024

**Rental Yield:** 4.87% (Q2 2025)

**Capital Gains:** +67% over 4 years (Palm Jumeirah)

**Transaction Volume:** AED 2.45B | Q2 2024

**Tourism:** 1.94M overnight visitors in Jan 2025 | +9% YoY,  
5.31M in Q1 2025 | +3% YoY



*Sources: DXB Interact, LuxuryProperty.com, Global Property Guide, The National, Dubai Economy & Tourism*



# PROJECTED ROI

## SHORT-TERM

## RENTALS

Unit Type	Net Yield %	Daily Rate	Occupancy %	Net Revenue
1 BR Apt	8.87%	1,200 AED	80%	283,787 AED
2 BR Apt	7.01%	1,800 AED	75%	392,641 AED
3 BR Apt	6.34%	2,500 AED	70%	507,126 AED
3 BR Duplex	5.17%	3,000 AED	65%	568,595 AED
4 BR Duplex	4.60%	3,800 AED	60%	657,463 AED
5 BR Duplex	3.14%	4,500 AED	55%	634,838 AED

**Expenses include:** service charges (AED 23/sq.ft), 10% management fees, utilities, and amortized furnishing.





# CAPITAL APPRECIATION FORECAST 5 – YEAR

+50% projected growth across all units (≈10% annually)

Unit Type	Est. Profit	Purchase → Selling Price
1 BR Apt	1.6M AED	3.2M → 4.8M AED
2 BR Apt	2.8M AED	5.6M → 8.4M AED
3 BR Apt	4.0M AED	8.0M → 12.0M AED
3 BR Duplex	5.5M AED	11.0M → 16.5M AED
4 BR Duplex	7.15M AED	14.3M → 21.45M AED
5 BR Duplex	10.1M AED	20.2M → 30.3M AED

***Palm Jumeirah** has shown 67% growth over 4 years, underlining its investment appeal.*



# STRATEGIC LOCATION HIGHLIGHTS

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- 2 min walk to the beach
- Near Nakheel Mall & community parks
- 10 min to Sheikh Zayed Road
- 25 min to Dubai Intl. Airport

## **Surroundings:**

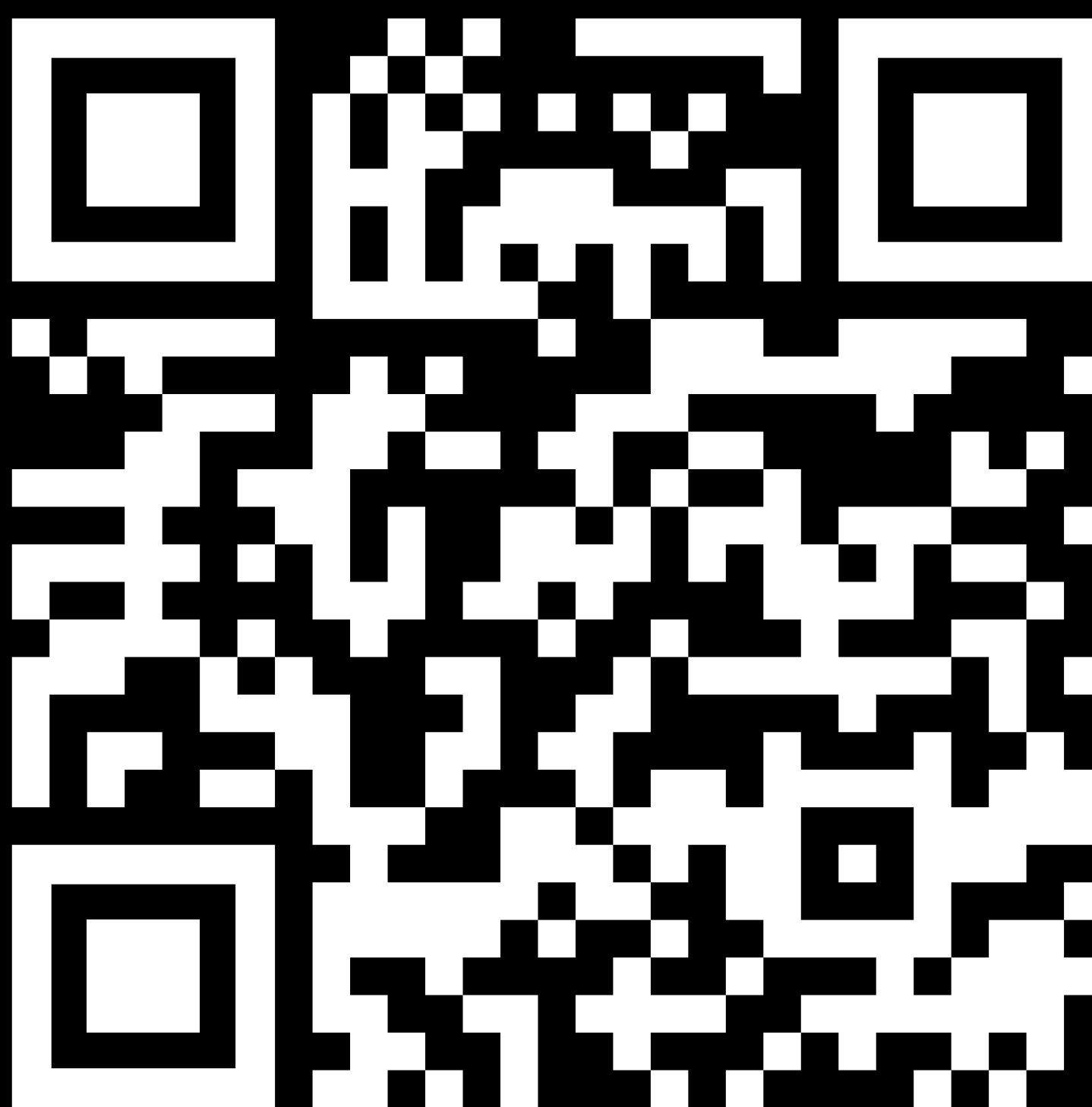
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