A STAR
REAL ESTATE DUBAI



UAE PROPERTY / A PERSONAL INTERNATIONAL JOURNEY

AI architectural concept. Not a property listing.

# Your next chapter. Thoughtfully chosen.

A home, a second residence or an investment.
Begin with what matters to you.

BULGARIA / UNITED KINGDOM / INDIA / TURKEY

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A LETTER FROM A STAR REAL ESTATE DUBAI

# A new address begins with a personal conversation.

Dear future homeowner or investor,

Buying property overseas is a significant decision. Before you choose a building or a view, you deserve to understand how the property fits your life, your budget and your plans.

At A Star Real Estate Dubai, our focus is connecting buyers in Bulgaria, the United Kingdom, India and Turkey with property opportunities in the UAE. Whether you are considering a home, a second residence or an investment, we begin by listening.

Our approach brings together a considered shortlist, clear questions for the developer and personal coordination from the first conversation to a viewing and an agreed next step. We encourage you to check the details, understand the full cost and take the time you need.

When you are ready to purchase, eligible clients can also enjoy a one-night hotel stay on us and a private airport-to-hotel chauffeur transfer for a Dubai viewing visit, confirmed in writing before travel.

Tell us what you want your next chapter to look like. We would be pleased to help you explore it.

Warm regards,

The A Star Real Estate Dubai Team

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A PERSONAL APPROACH

# Your plans come first.

A Star Real Estate Dubai connects buyers in Bulgaria, the United Kingdom, India and Turkey with UAE property opportunities, with a particular focus on Dubai. We start with your priorities, then build a considered shortlist and a clear next step.



Architectural concept imagery

## Find your fit

From studios and apartments to larger homes: start with your lifestyle, space, location and budget.

## Understand the choice

Compare ready homes and off-plan opportunities by your needs, timing, payment commitments and available information.

Our role and the parties involved in a specific transaction will be explained before you proceed. Property availability and any developer relationship are confirmed case by case.

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AN INTERNATIONAL PERSPECTIVE

# Buying from abroad. A clearer way forward.

Different starting points. The same personal attention. Our client focus spans four markets, with property opportunities in the UAE.

BULGARIA | UNITED KINGDOM | INDIA | TURKEY

BEFORE YOU TRAVEL

## Make the shortlist count.

Begin with a remote conversation about purpose, budget and timing. Ask for current project details, floor plans and a written cost outline before deciding which properties deserve a visit.

DURING YOUR VISIT

## See more than the show home.

Use your visit to explore the area, assess layouts and amenities, and put your questions to the relevant sales team. An agreed itinerary helps make the time worthwhile.

BEFORE YOU COMMIT

## Bring the full picture together.

Review payment dates, ongoing charges and the parties involved. Discuss currency transfers, funding and home-country obligations with appropriate independent professionals.

YOUR STARTING BRIEF

Country of residence / Purpose of purchase / Budget / Funding approach
Preferred area and property type / Purchase timing / Planned travel dates

# More than a property.
# A broader set of possibilities.

A UAE property can bring together a place to use, an income opportunity and a long-term base. Here is what the main advantages could mean for you.

01 OWNERSHIP

## An asset in your name.

Foreign buyers can own property in Dubai’s designated freehold areas. Confirm the exact unit’s title and ownership eligibility; rules differ across the UAE. [1]

02 TAX TREATMENT

## Keep the tax picture clear.

Qualifying real estate investment income earned by an individual is outside UAE Corporate Tax. This is not a blanket exemption for companies or licensed business activities. Home-country tax may still apply. [2]

03 RESIDENCY POTENTIAL

## A longer-term UAE base.

Qualifying property investment of AED 2 million or more can support an application for a renewable 10-year Golden Visa, with family sponsorship options. Approval, mortgage conditions, documents and fees apply. Ownership alone does not grant residency. [3]

04 CURRENCY & DIVERSIFICATION

## A different market in your portfolio.

The dirham is pegged to the US dollar. Owning a UAE asset can diversify your geographic exposure, but returns in pounds, euros, rupees or lira still move with exchange rates. Property concentration and currency risks remain. [4]

1 Dubai Land Department | Ownership FAQs
2 Federal Tax Authority | Taxation of natural persons
3 Dubai Land Department | Golden Visa investor requirements
4 Central Bank of the UAE | Exchange-rate policy

# What could your property earn?

Reported average gross rental yields in Dubai, August 2026. These are third-party market indicators, not A Star forecasts or returns available on every property. [5]

| 6.7% | 5.1% | 4.5% |
|---|---|---|
| APARTMENTS | TOWNHOUSES | VILLAS |

Source: Engel & Völkers, Dubai Housing Market 2026. Reported residential average: 6.3%. Gross yield is annual rent divided by purchase price, before costs; it is not total investment return.

## From headline yield to money retained.

Illustration only: AED 1,500,000 purchase price, AED 90,000 assumed buying costs, AED 100,500 full-year rent (6.7% gross), 95% occupancy and AED 20,000 annual operating costs.

| | |
|---|---|
| Rent after 5% vacancy | AED 95,475 |
| Less annual operating costs | AED 20,000 |
| Net operating income | AED 75,475 |
| Total purchase outlay | AED 1,590,000 |
| Illustrative net operating yield | 4.75% |

Allow for service charges, maintenance, management, insurance and vacancies. Buying costs must be quoted for the specific deal. This example excludes financing, tax, resale costs and capital gains or losses. A 5% price fall on this example is AED 75,000, almost one year’s illustrated net operating income.

5 Engel & Völkers | Dubai housing market, August 2026 data | Checked 21 Sep 2026

THE LONG VIEW / A CITY WITH A DEVELOPMENT AGENDA

# Dubai is planning beyond the skyline.

The investment story includes the places people work, travel and live. Published city plans give buyers a direction to research, rather than a promise of price growth.

D33: ECONOMIC AMBITION

## An expanding business agenda.

Dubai’s D33 agenda aims to double the size of its economy by 2033, with projects focused on innovation, infrastructure and sustainable growth. Buyer relevance: follow where real employment and business activity develop. [6]

DUBAI 2040: URBAN PLANNING

## A focus on how people live.

The 2040 Urban Master Plan guides long-term urban development and quality of life. Buyer relevance: assess a community’s actual transport access, everyday services and delivered public spaces, alongside future plans. [7]

LIFESTYLE & FLEXIBILITY

## A home with more than one purpose.

A property may serve as your home, a second residence or a rental investment. Match its location, layout and running costs to that purpose. Personal stays reduce rentable days; short-term letting requires the appropriate permissions.

CAPITAL GROWTH POTENTIAL

## Value can grow with a place.

Improved accessibility, amenities and tenant demand may support a property’s appeal. This is a potential mechanism, not a forecast: new supply, delays and market cycles can also reduce rents, resale demand and values.

6 Invest in Dubai | Dubai Economic Agenda D33

7 Dubai Municipality | Dubai 2040 Urban Master Plan

SAFETY, REGULATION AND A MORE INFORMED PURCHASE

# Confidence backed by practical checks.

Everyday safety and investment protection are different questions. Look at both: the environment you will live in and the safeguards around the property you buy.

EVERYDAY SAFETY

## Know the support around you.

The UAE provides police, ambulance and civil-defence emergency services. Review building security, access control and fire-safety arrangements during your visit. Check current official travel advice and local laws before travel; no destination is risk-free. [8, 9]

REGISTERED OWNERSHIP

## A formal record of your rights.

Dubai Land Department registers property transactions. Verify the title or off-plan registration, seller authority, licensed broker and project status through official channels. These checks help you establish what you are actually buying. [1]

OFF-PLAN SAFEGUARDS

## Project accounts and traceable payments.

Dubai requires project escrow accounts for developers receiving off-plan buyer payments. Independently verify the project and correct beneficiary before transferring funds. Escrow is a safeguard, not a guarantee of completion, refund or profit. [1]

CONTRACTS & ONGOING RULES

## Clarity beyond the reservation.

Review handover and cancellation terms, defects, service charges, rental permissions and resale conditions. Keep signed agreements and receipts. Ask an independent UAE-qualified adviser about your rights and the dispute route that applies.

8 UAE Government | Emergency services and contact numbers

9 UK Government | UAE safety, security and local laws (check before travel)

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CONFIDENCE THROUGH CLARITY

# Trust begins with answers you can check.

Our approach is to make the next step understandable, with room to ask questions and review the details before making a commitment.

## 01 Know who you are dealing with

Ask for the contracting company and authorised broker details. Dubai Land Department provides a searchable licensed broker directory. [1]

## 02 Understand the property

Review the unit, location, layout and confirmed specification. For an off-plan project, use DLD’s project-status enquiry alongside the developer’s information. [2]

## 03 See the full cost

Request a written breakdown of the price, applicable fees, payment schedule and expected ongoing charges. Discuss who receives any agency fee.

## 04 Keep the terms in writing

Read reservation, cancellation and purchase terms before paying. Independently confirm the authorised payment beneficiary and keep your receipts.

1 Dubai Land Department: licensed broker directory

2 Dubai Land Department: project-status enquiry

CHOOSE WITH PERSPECTIVE

# A good fit is more than an attractive view.

The right property should suit how you intend to use it, what you can comfortably commit and how long you expect to own it.

## A place to live

Think about room sizes, your commute, access to everyday services, community facilities and the feel of the neighbourhood.

## A property to hold

Consider demand, ongoing costs, possible vacancy, future supply, management needs and how easily you may be able to resell.

## Ready property

Consider the condition, title and occupancy position, recurring charges and how the transfer timetable fits your plans.

## Off-plan property

Review project status, contractual specifications, payment milestones and the implications of delays, changes or resale restrictions.

NUMBERS WITH CONTEXT

Any rental illustration is an assumption, not a promised return. Allow for costs and vacancy. Property values and income can fall, and resale can take time. Seek independent legal, tax and financial advice for your circumstances.



Architectural concept imagery

# Arrive as our guest.
# Explore your next home.

When you are ready to purchase, make your Dubai viewing visit a personal experience. Eligible clients enjoy a one-night hotel stay on us and a private airport chauffeur transfer.

## One night, on us.

A Star covers your agreed one-night hotel stay, giving you time to settle in before exploring your property shortlist.

## Your private chauffeur.

A private chauffeur transfer from the airport to your hotel, with viewing appointments coordinated around your visit.

Available to eligible clients ready to purchase, by prior written confirmation. We confirm the hotel, one-night stay, dates and airport-to-hotel transfer before you travel. Subject to availability. Additional nights, flights and other services are included only if expressly agreed.

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BEGIN WITH A CONVERSATION

# Tell us what your next chapter looks like.

Start with your budget, preferred location, intended use and timing. We will discuss your priorities and the next steps for a relevant property search.

01 **A conversation**

Share your plans and the questions you want answered.

02 **A considered shortlist**

Explore suitable options and request current project information.

03 **A clear next step**

Arrange a briefing or viewing when you are ready.

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A Star Real Estate Dubai / UAE property, international perspective

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