

INVESTMENT PROPOSAL



Luxury Studios - The Vogue by DAMAC

FINANCIAL FIGURES

TYPE	SIZE SQ FT	ORIGINAL PRICE	ASKING PRICE	SERVICE CHARGE	RENT	ROI
Studio	489	AED 894,040	AED 575,000	AED 12,842	AED 48,000 (Vacant)	6.1%
Studio	513	AED 962,500	AED 650,000	AED 13,850	AED 52,000 (Rented)	6%
		AED 1,856,540	AED 1,225,000			

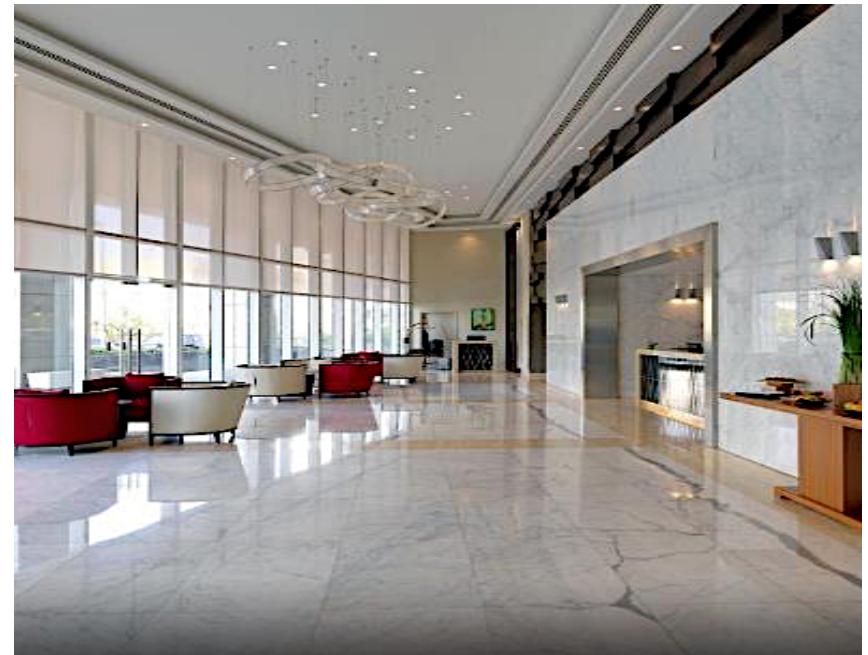
The Vogue by DAMAC is 5 years old luxury building in Business Bay, which is located right on the Dubai Water Canal. It was initially built and designed as a 4 star hotel and operated as such for the first 2 years after handover, with property owners sharing revenues with DAMAC hospitality.

In 2017 this arrangement fell apart and property owners are now enabled to rent out their apartments individually. This is a positive development as it enables property owners to receive higher revenues. In 2017, the average rent for a studio in The Vogue was AED 75,000 – 70,000, and the next year decreased to AED 65,000 – 60,000.

At present, property owners should expect between 6% and 8% stable return on investment.

BUILDING FEATURES

The Vogue is aesthetically designed and luxuriously furnished as per 4 star hotel standards. It has a large reception that resembles a hotel lobby and it is manned by a concierge. The Building has also a driveway and offers valet parking services to the multi story car park.



APARTMENTS FEATURES

All of the apartments in The Vogue by DAMAC are luxuriously furnished and equipped with electrical appliances. This includes large and small kitchen appliances such as: washing machine, refrigerator, stove, kettle, hairdryer, iron and TV.

The large pieces of furniture are modern and solid, and include king size bed, side tables with lamps, dressing table with mirror, TV stand, wardrobes, chairs and outdoor furniture.

Bed sheets and towels are also provided, along with cutlery, pottery and other small decorative items as tissue boxes and vases.



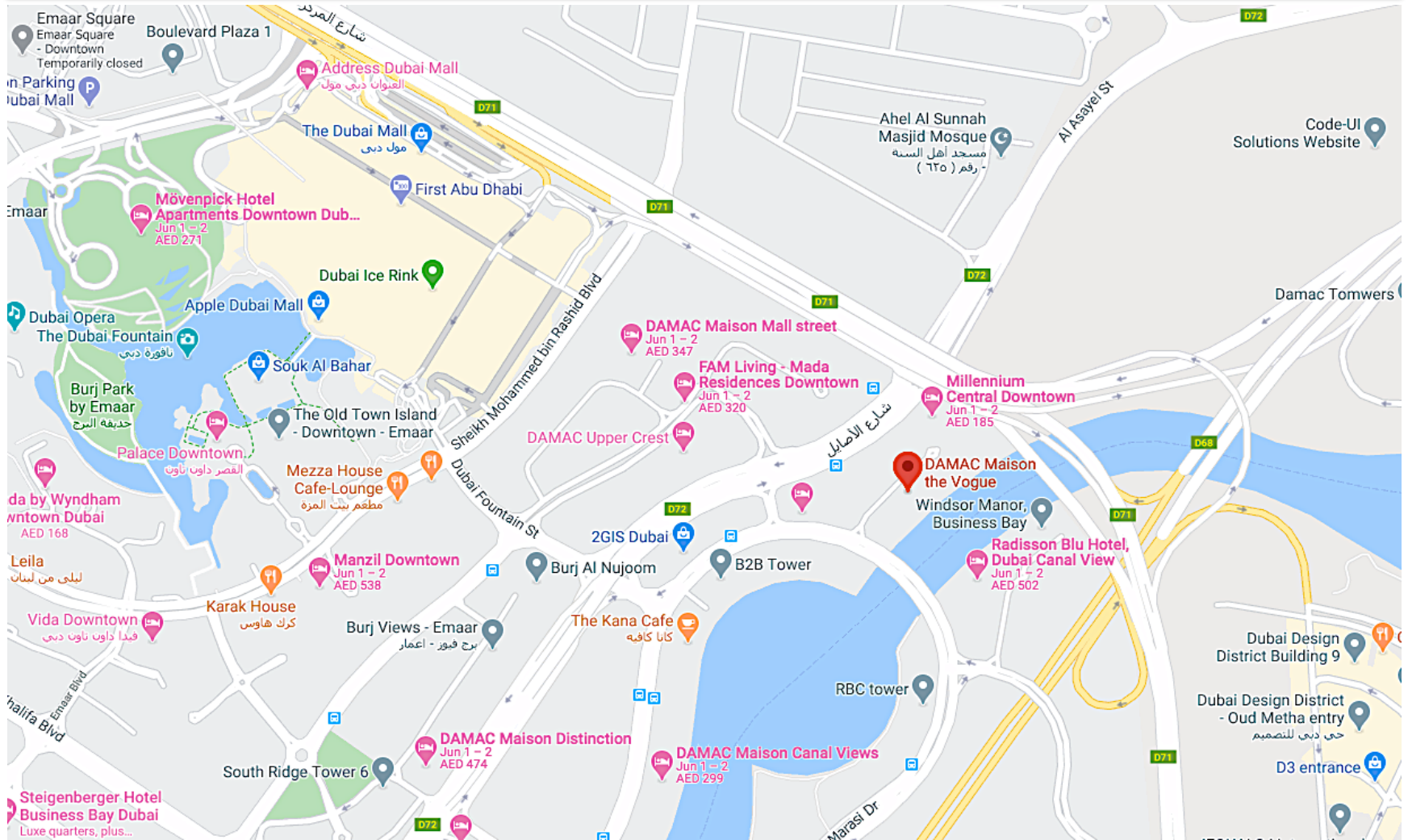
INTERIORS



LEISURE FACILITIES



CENTRAL LOCATION



WELCOMING OFFERS

The Vogue by DAMAC is a luxury project with outstanding leisure facilities, which is also impeccably managed by the owners association.

The building is located in the center of Dubai and easily accessible by vehicles. It is also located on a walking distance to The Dubai Mall. It's position right on Dubai Water Canal is another attractive feature in the long term.

The Vogue neighborhood is a home to a few established residential buildings and hotels. There are grocery stores, laundry and pharmacy stores near by.

The typical tenants are young, working professionals and as the rental values are not high, it doesn't take long time to rent out the apartments.

An investment in such ready luxurious apartments is a good opportunity to secure stable rental income of between 6% and 8% on annual basis.

Please contact Gergana Mineva at Engel & Volkers Real Estate Dubai if this opportunity might be of your interest.