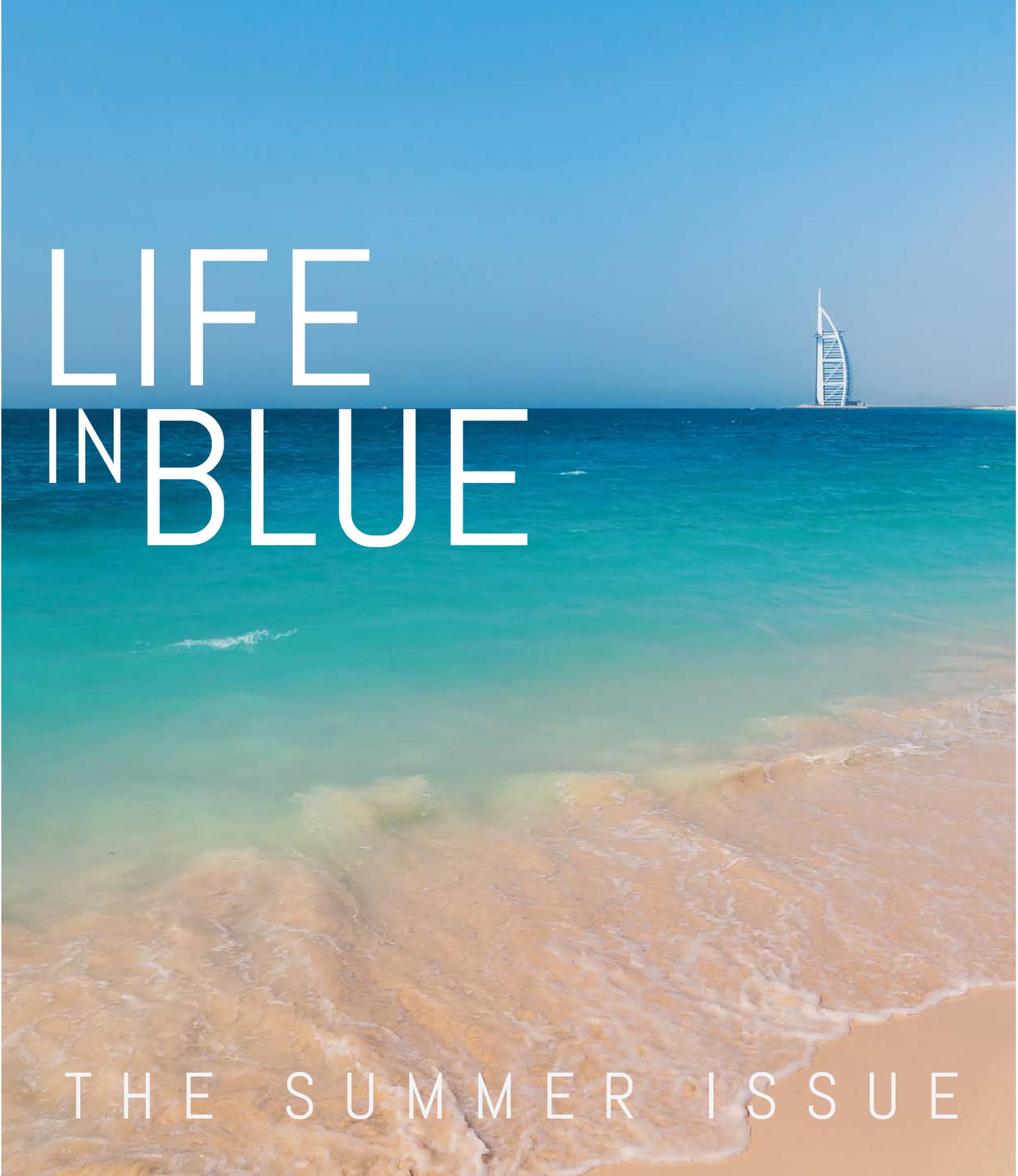


P R O P E R T Y F I N D E R

PRESTIGE

PREMIER PROPERTIES • LUXURIOUS LIVING



LIFE
IN BLUE

THE SUMMER ISSUE



Property
Finder

COMMUNITY
GUIDES

EXPLORE THE UAE LIKE NEVER BEFORE

WITH PROPERTY FINDER COMMUNITY GUIDES

The Community Guides is your go-to directory for all information on the UAE's most popular neighbourhoods. Think updated property prices and rents, customised videos on long-term residents, map charting out amenities, behind-the-scenes photos, and much more.

propertyfinder.ae/en/community-guides



HEAT WAVE

Dear Readers,

Yes, summer is officially here!

In this issue of *Prestige*, we look at all that is synonymous with the season in this part of the world – breathtaking beachfront lifestyles, exclusive private islands, and fine dining hot spots where you can enjoy stunning views of the Arabian Gulf.

Dubai has always offered residents and investors alike the finest in luxury seafront living, and recent new developments have elevated this offering further. We take a closer look at the chic communities capturing international buyer attention and taking centre stage in the real estate sector.

Lynnette Abad, Director of Research & Data at Property Finder, also takes a look at how our seafront offerings compare to those internationally.

We also shine a spotlight on the ultra-luxe private island havens on offer in the UAE capital, Abu Dhabi – art lover's paradise Saadiyat island with its gorgeous beach villas, and Zaya Nurai, our very own slice of the Maldives.

Meanwhile, with temperatures surpassing 48 degrees and humidity levels reaching 90 percent, we also curate the most luxurious seafront dining experiences in Dubai where you can observe the summer sun from an insulated cocoon, coupled with divine cuisine.

If you are looking to escape the heat altogether, we have also rounded up four amazing getaways that offer cool breezes and sublime sights to get your fix of fresher weather. And, they may not be locations that immediately spring to mind for a summer break – have a look.

We also feature guest columns from Husni Al Bayari, CEO at D&B Properties, Simon Kennedy, Managing Director at Edwards & Towers, Andrew Covill, Director at Henry Wiltshire, and Wendy Stapleton, Managing Director at Hunt&Harris. Our columnists provide their expertise and insight on the seafront communities currently creating a stir.

Enjoy summer, and stay cool...

Michael Lahyani
CEO & FOUNDER

“WE TAKE A CLOSER LOOK AT THE CHIC COMMUNITIES CAPTURING INTERNATIONAL BUYER ATTENTION AND TAKING CENTRE STAGE IN THE REAL ESTATE SECTOR”

PRESTIGE



ISSUE 41
JULY / AUGUST 2019

LCM Publishing LLC
Al Hudaiba Awards Building
2nd December Street
PO Box 50954, Dubai, UAE

EDITORIAL DIRECTOR
Chanelle Kowalski

CONSULTING EDITOR
Emma Procter

DESIGN TEAM
Ehab Al Afifi
Christian Meonada

COVER PHOTO
Shutterstock

ADVERTISING
Property Listings
sales@propertyfinder.ae

CONTENT COORDINATOR
Meghan Quigley

PRINTED BY
Printwell Printing Press LLC

While the publishers have made every effort to ensure the accuracy of information in this magazine, they will not be held responsible for any errors therein.

PUBLISHED BY
LCM Publishing LLC, a publication of
propertyfinder.ae

Ensure you receive your copy of Prestige. To subscribe, please visit propertyfinder.ae



MUST VISIT

a bucket-list experience

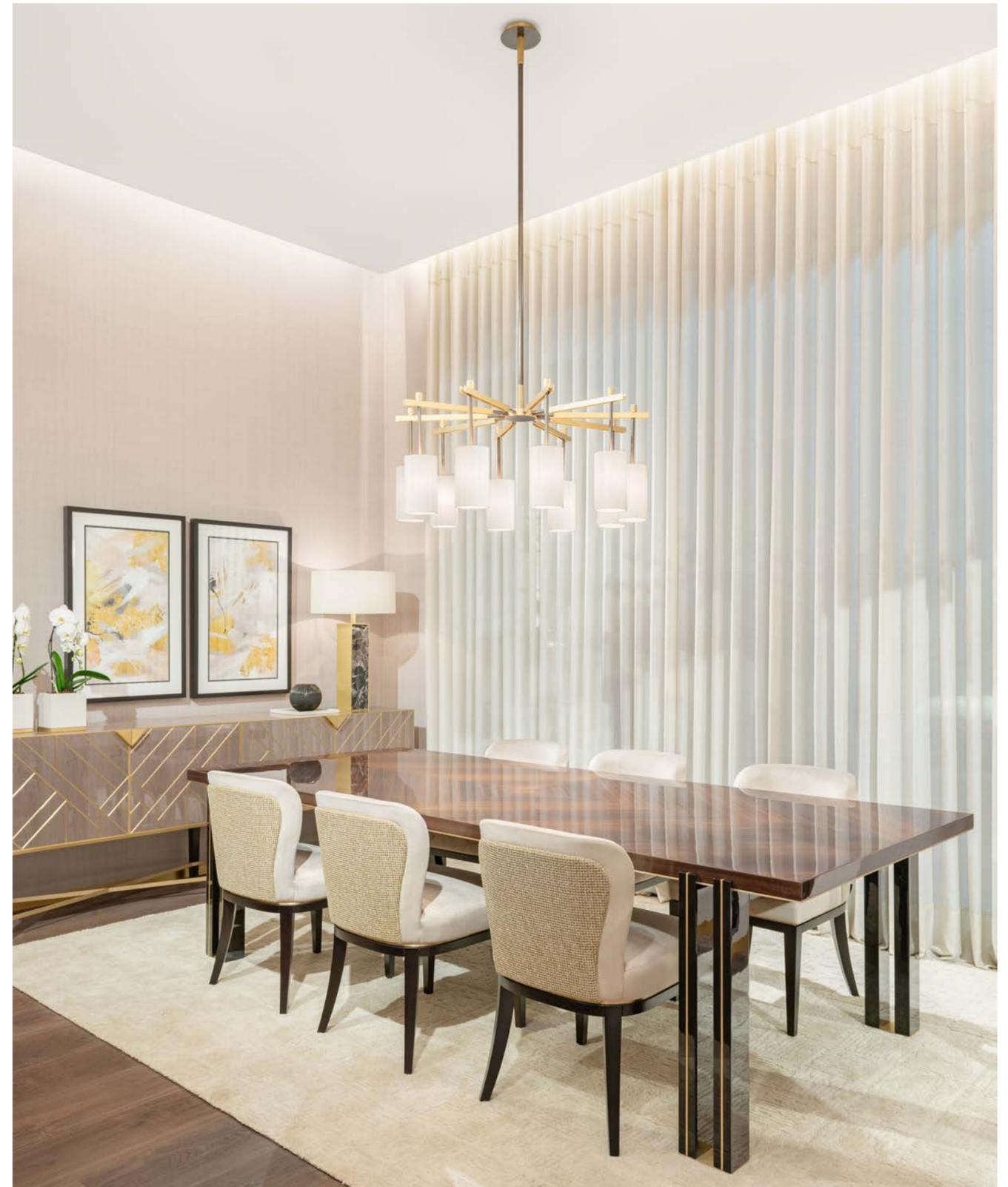
Pierchic

Al Qasr, Madinat Jumeirah
800-666-353
jrgreservations@jumeirah.com
www.pierchic.com
@PierchicDubai

PRESTIGE IN THIS ISSUE JULY / AUGUST



- 8 **IN THE NEWS**
- 12 **MARKET INSIGHT**
How does Dubai's luxury waterfront property compete internationally?
- 14 **GUEST COLUMNS**
UAE real estate experts offer their insight on the waterfront communities creating a buzz
- 18 **PREMIUM PROPERTY LISTINGS**
- 36 **COVER STORY**
The exclusive addresses offering unparalleled seaside lifestyle in Dubai
- 44 **COMMUNITY FOCUS**
Prestige shines a spotlight on the ultra-luxe island life in Abu Dhabi



INTERIORS THAT REFLECT YOU



WWW.FRATO.COM

58 DÉCOR

Laskas: the Portuguese interior design house specializing in bespoke pieces

62 HOTSPOTS

The top 5 most luxurious restaurants for picturesque views in air-conditioned bliss

68 COUNTRY FOCUS

Prestige curates 4 summer escapes that may not be on your radar

74 INTERNATIONAL PROPERTY LISTINGS

84 VELOCITY

Ducati Panigale V4 R: style, sophistication, elegance

88 LUXURY CAR LISTINGS



DESIGN PORTRAIT.



B&B Atoll, seat system designed by Antonio Citterio. www.bebitalia.com
B&B Italia Store Dubai
Um Al Sheif Road, Umm Suqueim-1, Jumeirah 3, beside Dubai Offshore Sailing Club
Dubai, U.A.E. - T. 00971.43466932 - baituti@baituti.com - www.baituti.com



RECORD BREAKER: DH73 MILLION PENTHOUSE BECOMES DUBAI'S SECOND MOST EXPENSIVE

Image: Supplied

Developer Omniyat says Palm Jumeirah unit's sale sets the tone for One Palm's third penthouse to be sold at a record price

Omniyat has marked another milestone with the sale of its second penthouse unit in One Palm, setting the record once again and making it the second-most expensive penthouse sold in the history of UAE real estate.

Omniyat beat their own record back in 2017 by selling the most expensive penthouse in Dubai for Dh102 million. Details of the buyer who has scooped up the second-most expensive penthouse in Dubai for Dh73 million remain private.

With the successful sale of the second penthouse, enquiries for the third penthouse are already in the pipeline. Omniyat said it is confident that the sale of the third penthouse will beat the record again with a price

estimated between the first and second penthouse.

Located on the Palm Jumeirah, the penthouse owner will enjoy over 20,000 square feet of luxury with stunning views and an immaculate landscaped rooftop terrace with pool designed by world renowned landscape designer Vladimir Djurovic, bringing to life the vision of One Palm as the pinnacle of affluence in the ultimate address.

Mahdi Amjad, Omniyat Executive Chairman and CEO said: "The space is truly incomparable, it is the epitome of luxury perfectly balanced with modern elegance complementing the surroundings of One Palm. As curators of bespoke projects, we pay incredible attention to detail and source only the finest materials that attract the most discerning clients to the region."

He added: "Considering the mod-

ern lifestyle and high standards of living that the emirate offers, Dubai continues to cement itself as the most sought-after residential location of choice, with multi-millionaires shifting their home base to the country. Dubai has always set the benchmark with its excellent living conditions and infrastructure, and at Omniyat, we aim to continue contributing to that vision."

Situated in a prime plot of the iconic Palm Jumeirah entrance, One Palm offers views of Dubai Marina's skyline and the Arabian Gulf. The building's architecture, which includes double and triple height spaces, provides unique indoor and outdoor living spaces and beautiful landscape sanctuaries with utmost privacy in mind.

DUBAI DEVELOPERS PUT THE BRAKES ON OFF-PLAN LAUNCHES

Developers in Dubai are taking every precaution not to flood the market with too many launches or ready homes. The latest numbers prove this is so. In the first five months, there were just over 3,200 new off-plan units released against 13,684 units for the same period last year.

When it comes to completed units and handovers, the slowdown from last year is just as stark — 7,000 homes so far this year against 8,942 units last, according to the latest Reidin-GCP data.

Even if the pace of handovers picks up significantly in the next seven months, they are unlikely to reach anywhere near the 50,000 units and over that some were predicting at the start of this year. And there were real fears about an excess of supply accelerating the decline in property values, and at a time when the market can least afford it.

So, what could be the final handover tally for this year? Consensus is building around the 30,000-35,000 units, though there are some who believe even that is too optimistic a projection. But what is clear is that an oversupply crisis is not going to happen ... yet.

"The pattern of actualisation rates being substantially lower than expected handovers has been a recurrent theme in the market since 2014," said Sameer Lakhani, Managing Director at Global Capital Partners, the consultancy. "This year is likely to be no different."

"Launched units this year have seen a marked slowdown with 11 projects totalling 3,218 units in the first five months, a 76 percent drop from last year where we saw 46 projects with 13,684 units. We expect the number of units launched to increase, but there is a clear emphasis now on deliveries rather than launches, and we expect the final tally to be lower than that in 2018."

Among the developers who did step out with new releases this year, there are the big names — Emaar, Meraas, wasl Properties, and Dubai Holding. Private players too have tested the waters, such as Sobha Realty with a twin-tower launch, and Nshama which continues to release new units at its Town Square community.

This is where Dubai developers are doing better than in 2018. Both



Interior of a 3D Printed house | Image: Shutterstock

off-plan and ready property sales have maintained a brisk pace, with developers such as wasl Properties reporting the entry of more first-time buyers for their recent releases at Jebel Ali and at Zabeel.

Not that the more established parts are falling behind in attracting buyer attention. "The off-plan space has shown the greatest increase in areas like Downtown Dubai, Dubai Hills, and Dubai South, all being Emaar projects and amply reflected in Emaar's first-quarter results," said Lakhani. "In the ready space, the areas where there has been a spike in Palm Jumeirah and Akoya (the project from Damac)."

"The transactional activity for the first five months shows a steady run rate in the ready as well as off-plan space. In terms of value, the ready space has registered an increase of 12 percent, whereas off-plan increased 18 percent."

Clearly, developers are intent on playing the waiting game for demand to catch up with supply before they push through with more off-plan launches. The most keenly awaited launches or updates would be anything earmarked for the Mina Rashid development and those at Burj Jumeira enclave, which will have a 550-metre skyscraper as its centrepiece.

From Gulf News

Construction, a Dutch organisation, has been selected as the technology provider to build the 3D house in SRTI Park. The American University of Sharjah (AUS) will support in research and talent.

The university is working on the development of this technology and training students through conducting applied scientific research by students, faculty members and a number of researchers from specialised companies, including Meet, which focuses on the construction of 3D Printed structures. A group of students from the Faculty of Engineering at AUS will get hands-on training on this technique.

By introducing 3D Printing, SRTI Park is creating a proactive and supportive environment for experiments and research in the field of future building technologies and fourth generation technologies. The technology is considered to be one of the most innovative and reliable ways to build an integrated residential unit through the use of digital machineries. In addition, the technology is expected to reduce the costs of collection, transport and construction.

FIRST 3D PRINTED HOUSE TO BE READY IN SHARJAH THIS YEAR

Sharjah's first 3D printed house could be ready by the third quarter of this year at the Sharjah Research, Technology and Innovation Park (SRTI Park).

The entire house will be printed with state-of-the-art technology and the design will stay true to its UAE-roots. The move aims to establish Sharjah as the preferred destination for future architecture as the construction sector is gradually changing globally.

SRTI Park has announced that it has attracted the attention of several international companies that specialise in the construction of buildings with 3D Printing techniques. The project is a result of triple helix collaboration of government, private, and academia, where CyBe

Hussain Al Mahmoudi, CEO of SRTI Park, said: "We are delighted to launch this ambitious project, which translates the vision of the park and its ambitious strategy to introduce all kinds of reliable future technologies to serve and facilitate people. In order to become a regional development center for 3D printing construction, we aim to create a suitable research and development environment for the private, academic and public sector to benefit."

He added that this project comes at a time when the cost of traditional construction is increasing. This type of construction has many advantages such as easy access to complex designs and simple modification with access to parts of different sizes, which results in shorter duration of implementation and cost.

From Khaleej Times

EMAAR BREAKS GROUND ON ARABIAN RANCHES III

Emaar Development recently marked the ground-breaking ceremony on Arabian Ranches III – the newest phase of the premium gated villa community, which recorded a sell-out response from investors and homebuyers with its first two neighbourhoods Sun and Joy.

Arabian Ranches III is an extension of Dubai's well-established Arabian Ranches destination and is set to increase the well-being of its residents with a lazy river, sports courts, kids splash pads, a clubhouse, a central park and a retail area, among numerous other family-friendly amenities.

A key feature is the central park designed to stretch across 30,000 square metres, with a central plaza, lawns, adventure zones, a parkour course, a skate park, barbecue areas, a gymnasium, jogging tracks and a cricket pitch. Residents will also have a choice of smaller parks with children's playgrounds, and a 4km long boulevard. A mosque, reputed schools, and healthcare facilities are also nearby.

Once complete, Arabian Ranches III will also offer a direct connection to the 86-kilometre long Al Qudra Cycling Track, while the 42-metre-wide boulevard loop in the heart of the community will promote a healthy, pedestrian-friendly lifestyle.

Ahmad Al Matrooshi, managing director of Emaar Properties, said: "We are thrilled to commence construction on this remarkable new extension of our highly successful Arabian Ranches. How great is to have a large central park, private gardens, top-of-the-line amenities and sports for everyone – all in one place? We are particularly proud of the fact that Arabian Ranches III will be a haven for families and children, with man-made rivers, hammock areas, outdoor pools and a cinema, playgrounds, a tree house, and much more. We will soon be announcing a new opportunity for investors in what we believe will be Dubai's definitive family community."

Arabian Ranches III is well positioned between Emirates Road and Sheikh Zayed Bin Hamdan Al Nahyan Street. It is within half an hour of Downtown Dubai, Dubai International Airport, Al Maktoum International Airport and the Expo 2020 Dubai site. As per RTA's Metro Line masterplan for Dubai, the Global Village Metro Station will be located across the road from Arabian Ranches III with a pedestrian link for direct community access.

From Khaleej Times



Image: Shutterstock

HSBC: GLOBAL HOUSE PRICES COOLED IN 2018

Global house prices have cooled over the past 18 months, with no indication of an alarming 'bubble', according to HSBC.

"For now, global housing markets do not appear to pose any immediate threat to household consumption," the bank said. "Tight labour markets, positive real wage growth and low interest rates should keep house price growth steady in most countries."

However, if unemployment rates rise as the global economic outlook sours further, or conversely central banks start tightening more, "housing markets may start to come under more pressure", it added.

Nominal house prices across the world grew by 4-5 percent year-on-year on average in the fourth quarter of 2018, following five consecutive years of average price growth, according to the research.

Two countries have seen a sharp correction in house prices in the period. One is Sweden, whose house prices fell by 10 percent in early 2018. Although Swedish housing prices stabilised by the spring, they have yet to recover with a 2 percent decline registered in the fourth quarter. "Aside from a collapse in construction, we have not seen the weakness spread to the rest of the economy," HSBC said.

The second country is Australia, which recorded a 7 percent decline

in house prices in the fourth quarter of last year. "The correction has – at least so far – been orderly, with the low level of unemployment meaning there are few signs of distressed sales, and loan arrears have remained low."

Turkey is also seeing house prices fall, with a circa 14 percent year-on-year drop in the last three months of 2018.

US housing data shows valuations remain high, but prices have not bubbled up, and the drop in mortgage rates should provide a cushion, the report added.

Meanwhile, in China, house prices are down in the largest cities, while smaller cities are seeing steadier growth. Housing construction has picked up, which could weigh on prices going forward, HSBC added. However, local governments have scaled back policy tightening seen in 2018, and this could reduce the pace of any slowdown.

House price growth is typically used to gauge the health of an economy, HSBC noted.

"If an economy has a healthy labour market – where unemployment rates are low (and not rising), real wage growth is positive, debt levels are low, interest rates are expected to stay low and house price growth is not too strong, then it is hard to be too concerned about the housing market outlook," it said. Both Australia and Sweden have such underlying fundamentals, it added.

However, if house prices rise without these fundamentals in place, the trend may be less sustainable. Equally, if house prices start to fall, it will be crucial to monitor the extent of any impact on the broader economy.

From The National

RISING GLOBAL INVESTOR INTEREST SEEN IN UAE'S INDUSTRIAL SPACE

The UAE's industrial and logistics space is increasingly attracting global investor interest, according to global real estate advisor JLL.

JLL said the recent sale-and-leaseback of Transworld Group's logistics facility in Jebel Ali Free Zone, Dubai showcases positive investor sentiment and signals future growth in the sector.

The rise in e-commerce and subsequent digitisation of the supply chain industry are major factors fuelling growth and investor interest for high quality assets in the industrial logistics space, it added in a new report.

Abdul Kader Monla, director, Capital Markets in MENA, JLL, said: "In the long run increased capital investments of this scale will drive future development of quality space, fulfilling demand for warehouse facilities across the UAE."

"The logistics sector is attracting significant interest from institutional investors, asset managers, REITs and private family offices seeking long-term returns that are backed by quality tenants while retaining little or no management responsibility for the real estate."

JLL said it is currently advising a number of firms considering asset light strategies, allowing greater returns through reinvesting the sale proceeds into their core business.

When compared to traditional debt, alternative funding structures can allow for higher capital release while minimising cash outflow.

"We expect to see an increasing number of future trades given the unique value proposition and attractive attributes of the sector, particularly in today's tight market conditions," added Monla.

From Arabian Business



Indulge in a modern Japanese menu created by Michelin-star Chef Akira Back

BOOK NOW
04 556 6466 | dine@caesarsdubai.ae

Caesars Resort Bluewaters Dubai
#ParuDubai @ParuDubai


**CAESARS
RESORT**
BLUEWATERS DUBAI

PARU
MODERN JAPANESE



Image: Palm Jumeirah - Shutterstock

DUBAI'S WATERFRONT PROPERTY OFFERING: HOW DOES IT COMPETE INTERNATIONALLY?

CO-WRITTEN BY CARLA MARIA ISSA

"AMONGST THE MOST EXPENSIVE SINGLE-FAMILY WATERFRONT PROPERTIES IN THE US, THE MEDIAN PRICE IS \$4,161,500, WHICH COSTS 38 PERCENT MORE THAN MONACO, 20 PERCENT MORE THAN THE PALM JUMEIRAH, 57 PERCENT MORE THAN THE DUBAI MARINA AND 24 PERCENT LESS THAN THE SAME TYPE OF PROPERTY IN THE WORLD ISLANDS"

waterfront property, is valued at \$370,900 (AED 1,361,203). Consequently, the trend for waterfront properties in the US have always been about 50 percent more than non-waterfront properties even when overall housing values have dipped. Of the top 10 most expensive cities for waterfront properties in the US, three cities are in California, one in New York, two in Hawaii, two in Connecticut up north and one in Florida. The median price for one of these properties on the list according to 2014 prices is \$4,161,500 (AED 15,272,705).

apartment is AED 1,119,000 (\$304,905) and AED 3,500,000 (\$953,679) for a secondary villa. While some waterfront properties are considered within this analysis, these figures represent overall transactions during this time period.

Specific to waterfront property in Dubai, according to Property Finder Data & Research, the average asking price in the past three months for a single-family home on the Palm Jumeirah is AED 12,200,000 (\$3,324,251). In the Dubai Marina, another favorite amongst investors and residents alike the average asking price in the last three months for a single-family home is AED 6,550,000 (\$1,784,741). Within the World Islands project, a unique collection of properties on individual islands in the Persian Gulf, the average asking price for single-family homes in the past three months is AED 15,650,000 (\$4,264,305).

When comparing to another country that is popular for waterfront property, Monaco is one of the most sought after, and also the most expensive. With less than four kilometers of natural coastline, nearly all of the properties in Monaco are considered to be waterfront, and due to the high demand for property along the French Riviera, and with so little space, and only 6 percent of homes in 2016 being new construction, the average resale price for property here is as much as \$45,360 (AED 166,471) per square meter, or \$6.7 million (AED 24,589,000) for the average home in Fontvieille, according to Savills. Property in Monaco has appreciated 180 percent in the last decade, and is famous for having low taxes, with no capital gains, property or income taxes at all, with the only drawback being about 20 percent value-added tax.

No two cities are alike, and when one purchases somewhere popular in Europe it typically is for a higher price per square foot than somewhere like Dubai. While investors in Dubai also enjoy tax free real estate, fees and realtor's commission typically come in at about 6 to 7 percent depending on whether a property is partially financed. According to an analysis done by Property Finder Research & Data of transactions done in the first half of 2019, the average overall sale price for an off-plan property is AED 1,476,109 (\$402,210). For an off-plan apartment, the price is slightly lower at AED 1,426,150 (\$388,597) and for an off-plan villa, or single-family home, the price is AED 2,002,990 (\$545,774). The price for secondary, or already completed

For comparison purposes, amongst the most expensive single-family waterfront properties in the US, the median price is \$4,161,500, which costs 38 percent more than Monaco, 20 percent more than the Palm Jumeirah, 57 percent more than the Dubai Marina and 24 percent less than the same type of property in the World Islands.

Amongst the least expensive single-family waterfront property in the US, the median price is \$117,200, which is 98 percent less expensive than the same type of property in Monaco, 96 percent less expensive than the Palm Jumeirah, 93 percent less than Dubai Marina and 97 percent more expensive than the World Islands. Here is where rental yields come in, and the average rental yield for a property in Malibu, California is nearly 8 percent according to statistics from Trulia for 2019. The average rental yield for a single-family property in Monaco is between 2.5 percent to 3.5 percent. Finally the average rental yields according to Property Finder Data & Research for the Palm Jumeirah is 3.3 percent for data accumulated in the last three months and 3.5 percent for Dubai Marina. Yields have not yet been calculated for the World Islands.

Depending upon one's budget, intended use of the property, and also what other requirements they may be looking for, waterfront property in Dubai is priced competitively, typically with more square footage than properties in other global cities. ↻

Image: San Diego, California - Shutterstock

Image: Monaco, France - Shutterstock



Undoubtedly, waterfront real estate commands a premium globally - but just how much? Lynnette Abad, Director of Research & Data at Property Finder, compares the Emirate's offering to that of the US and Monaco

Waterfront properties around the world are considered to be some of the most coveted real estate. When it comes to property in Dubai, once ambitious projects such as the Palm Jumeirah and Dubai Marina came to fruition and consistently rank as the most sought after for both renters and buyers. Similar projects like the World Islands and the Deira Islands are well underway and are expected to become just as popular as the projects that preceded them.

Globally, countries like the US typically see waterfront properties being valued at more than double the amount of a

similar property that is not situated near a body of water. In 2014, property portal giant Zillow commissioned a study of the value of waterfront property in various cities across the US and found that the most expensive waterfront properties are found in California, Hawaii and along the Long Coast Sound. They considered cities that had a minimum of 100 waterfront properties to extract data from, and the body of water had to be at least 10 square kilometers in size. The most affordable waterfront properties are found in Florida and along the Great Lakes in the upper Midwest. Overall, these homes are worth double in value than other properties.

With data available from 1997 to 2014, the average single-family home is valued at \$171,600 (AED 629,772) and the average single-family home that is a

THE PALM JUMEIRAH: THE ORIGINAL LUXURY WATERFRONT LIFESTYLE IN DUBAI



Simon Kennedy, Managing Director of Edwards & Towers, salutes a Dubai development that has been capturing the imagination of the world since 2002

The views expressed in this article are those of the author and do not necessarily reflect those of the publisher nor of the Property Finder Group.

With celebrities and footballers among the first investors, the early phase of the Palm Jumeirah's marketing campaign created

the necessary hype to entice the rest of the public to want to be part of it. With limited supply, the prices increased rapidly between 2003 and 2007, with many properties changing hands several times over, even before handover.

In the aftermath of the 2008 financial crisis, there was a global correction in property prices, and consequently, Dubai experienced a drop of 50-60 percent in residential values. However, on the back of the 2011 regional unrest, the market then witnessed a recovery which was first observed in the Palm Jumeirah villas, with prices returning to 2008 levels and beyond.

Since the summer of 2014 to date, the property market has experienced a second correction, with prices for both sales and rentals softening by up to 30 percent for numerous reasons – including oversupply concerns, a strong US dollar and a low oil price.

With the upcoming Expo 2020, there has always been anticipation the event will create some positive stimulus to the economy and there are many market commentators who feel that property prices will once again rise. We have seen that the Palm specifically has already benefitted from Expo with Nakheel Mall and The Pointe being completed in time for the start of the event.

Nakheel has made a concerted effort over the past five years to increase the speed of development on the Palm to ensure it is fully developed ahead of the Expo. The Pointe has recently opened, and sub-developers have been encouraged to complete their private projects. The result? Very little undeveloped land now remains on the Palm.

We anticipate that once the development has absorbed this inventory, the demand-supply equation will equalise, and prices will steadily begin to rise. The

community has always operated as a standalone market with its own dynamic due to its uniqueness and attractiveness to lifestyle buyers and investors alike. It is important to remember that the Palm is one of the few freehold developments offering direct beach access from properties, and scarcity usually incites price increases.

Currently, it is a buyers' market though; we are witnessing apartments and villas being sold at levels that are defying typical market conditions. The profile of buyer has changed drastically over the past couple of years with the majority of apartment buyers now coming from

“IT IS IMPORTANT TO REMEMBER THAT THE PALM IS ONE OF THE FEW FREEHOLD DEVELOPMENTS OFFERING DIRECT BEACH ACCESS FROM PROPERTIES, AND SCARCITY USUALLY INCITES PRICE INCREASES”

the local tenant pool. Our data shows that over half of our apartment buyers in Q1 2019 were existing tenants renting in similar properties who have switched to purchasing. Prior to 2014, the majority of buyers were investors. This is a clear sign that the market is maturing.

Even with high-end villa sales, we are seeing a notable proportion of buyers coming from the existing tenant pool. However, villa sales are a different proposition to apartments altogether with prices starting at around Dh7 million and increasing up to Dh60 million. Buyers for this ultra-luxury category often originate

from overseas, and Dubai continues to attract this wealthy demographic seeking premium property in premium locations.

In reality, there is a very limited supply of villas in excess of Dh40 million which provides context to why some of the villas that have sold this year that fall within this bracket have not actually fallen in price.

At this price point, buyers have only a handful of options to view, with most of the options located on The Palm or in Emirates Hills. Modern, newly built or fully-upgraded villas are rare and highly sought-after, and the discerning buyer will still pay a premium for this.

In recent weeks, there have been two villas sold in the region in excess of Dh50 million, which were valued at the same price over two years ago. This is a good example of the forces of supply and demand in the high-end bracket where supply is limited.

The Palm has matured over recent years, and now boasts more than simply a sea view and beach front lifestyle. Recent additions to the retail and leisure landscape make the community more attractive to daily foot traffic who can now enjoy several non-hotel outlets at the Golden Mile and The Pointe. Once the new mall opens, the Palm will also have a world-class retail offering to complete the development as a full standalone destination.

On the hospitality side, the Palm is home to some of Dubai's most luxurious hotels including The Atlantis, the recently opened W Hotel, The One & Only, and the popular Five Palm. Our partner company Kennedy Towers is also witnessing a strong demand in the sharing economy, where residential villas with private beaches are providing a great travel experience through short-term rentals under the exceptional guidance of DTCM (Department of Tourism and Commerce Marketing).

It has taken over 15 years to develop, but Dubai can be proud of the Palm Jumeirah's positioning as a world-class development offering both visitors and residents luxurious living and an exceptional retail and leisure experience. 🏖️

PORT DE LA MER MAKING A SPLASH WITH BUYERS

Husni Al Bayari, CEO of D&B Properties, puts the spotlight on a stunning new beachfront development that is riding a wave of strong interest from international investors



The views expressed in this article are those of the author and do not necessarily reflect those of the publisher nor of the Property Finder Group.

Port de la Mer is a new waterfront project by master developer Mer-aas in the much-coveted Jumeirah district of Dubai, so it is perhaps not surprising that investor interest in off-plan properties within the development is strong.

There are several reasons we can unpack to explain investor confidence in this high-end project. Firstly, Port de la Mer is tailored to offer families waterfront living with five-star amenities and services. The island retreat in the heart of the city offers residents private beach access, a yacht club, and a 190-berth marina, to name a few of its stellar hospitality options.

Secondly, Port de la Mer is the first freehold opportunity for non-UAE nationals and overseas investors in the prestigious Jumeirah 1 locale. Coupled with the fact that waterfront and beachside properties on an island destination hold considerably higher value than inland options, the project is an obvious attraction for buyers.

Investors and serious homebuyers seek security and stability and Dubai is a regional leader in both factors. As the emirate's property market continues to mature, off-plan buying offers great value and Port de la Mer is the perfect blend of desirability and affordability.

Comprising two residential complexes, La Cote and La Rive, across nine buildings, the development ticks so many boxes for all levels of investor. La Cote comprises five low-rise buildings made up of high-end apartments in 1, 2, 3 and 4-bedroom options and a duplex penthouse; while La Rive covers the full range of investment options with 250 apartments in a selection of 1, 2, 3, 4 and 5-bedroom units across four low-rise buildings.

Such is the level of investor confidence in this new development that all units in La Rive building four, starting at AED1.3 million, sold out within 24 hours of the sales launch in March of this year; a clear sign that while the emirate's property market may have softened somewhat in recent years, investor interest in Dubai remains strong and Port de la Mer offers significant opportunities.

With the current market showing competitive pricing for premium property, investors are attracted by the potential of rental yields and long-term returns. Current statistics show that the UAE still

“...WATERFRONT AND BEACHSIDE PROPERTIES ON AN ISLAND DESTINATION HOLD CONSIDERABLY HIGHER VALUE THAN IN-LAND OPTIONS”

offers a significant rental yield of approximately 6 percent – more than double the benchmark of established global real estate markets such as New York, London and Paris.

So, who is on the lookout for property in the UAE and Port de la Mer? Dubai Land Department (DLD) 2018 data highlighted the influx of some AED37 billion in property sales during the first half of that year. Emirati investors topped the list with 2,986 real estate transactions worth AED6.8 billion.

Indian nationals topped the list of foreign investors, pumping in a total

of AED5.9 billion in 3,218 transactions, followed by Saudi nationals who invested AED3.7 billion in Dubai real estate. A wealth of investors from the UK, Pakistan, China, Egypt, Jordan and France highlights the global appeal of the market.

We have also seen entry of big international institutional investors into the market, with Warren Buffet's Berkshire Hathaway a prime example. Berkshire Hathaway recently expanded its brokerage operations and entered the UAE market earlier this year. Such bullish outlook from all corners of the globe can only be a positive for developments such as Port de la Mer, and the Dubai market in general.

Dubai is primed to host the World Expo 2020 next year and this will provide further positive impact on the property sector, while several government initiatives are likely to boost investor interest in real estate.

Recent regulatory and status changes – such as the 10-year residency visa and five-year retirement visa – are likely to entice further investment, while smart initiatives like the new Real Estate Self-Transaction (REST) platform, and Taqyimee, a real estate valuation service app, are designed to increase transparency and improve real estate services in line with the government's mission to make Dubai more investor friendly.

These trends indicate an uptick in confidence as we move forward. For a project such as Port de la Mer, there's a much simpler reason for the groundswell of interest. Who wouldn't want to own property, to live in or to let, in a prime waterfront location in the heart of the city, with direct access to dining, retail, entertainment and lifestyle options?

Port de la Mer is the latest development that shows just how much Dubai has to offer investors and residents who want to own their own home. 🏡



PRIVATE
BEACHFRONT
LIFESTYLE

FronD A, Garden Homes,
Palm Jumeirah, Dubai

Engel & Völkers proudly offer this extraordinary, fully upgraded 4-bedroom Garden Homes villa located on FronD A of the Palm Jumeirah. This home is a unique blend of luxury contemporary living with private beachfront lifestyle, boasting stunning views of the sea and Dubai skyline. Exquisite interiors, high-quality finishes and a private garden complete with swimming pool make this villa the perfect home.



4 bedrooms • 5 bathrooms • maids room • high number extended plot • fully upgraded • atrium entry • private landscaped garden • private infinity pool • BBQ area • views of the sea and Dubai skyline • 4 parking spaces • vacant on transfer • built-up area: 7,793 sq. ft.

Asking Price: AED 15,900,000

Contact: Madina Daudova
(ORN: 16081, BRN: 40885, RERA: 1578393808)
T: +971 55 186 6895
E: madina.daudova@engelvoelkers.com



ENGEL & VÖLKERS



PANORAMIC DOWNTOWN VIEWS

118 Downtown, Mohammed Bin Rashid Boulevard, Downtown Dubai

This stunning 4-bedroom penthouse is located in the prestigious 118 development in Downtown Dubai. Home to an exclusive collection of 28 luxury residences, 118 redefines extravagance with a unique offering of full-floor residences. Floor-to-ceiling windows throughout provide exceptional views and bathe the interiors in an abundance of natural light. Residents also enjoy access to a fitness center boasting premium facilities as well as an infinity swimming pool and spa.

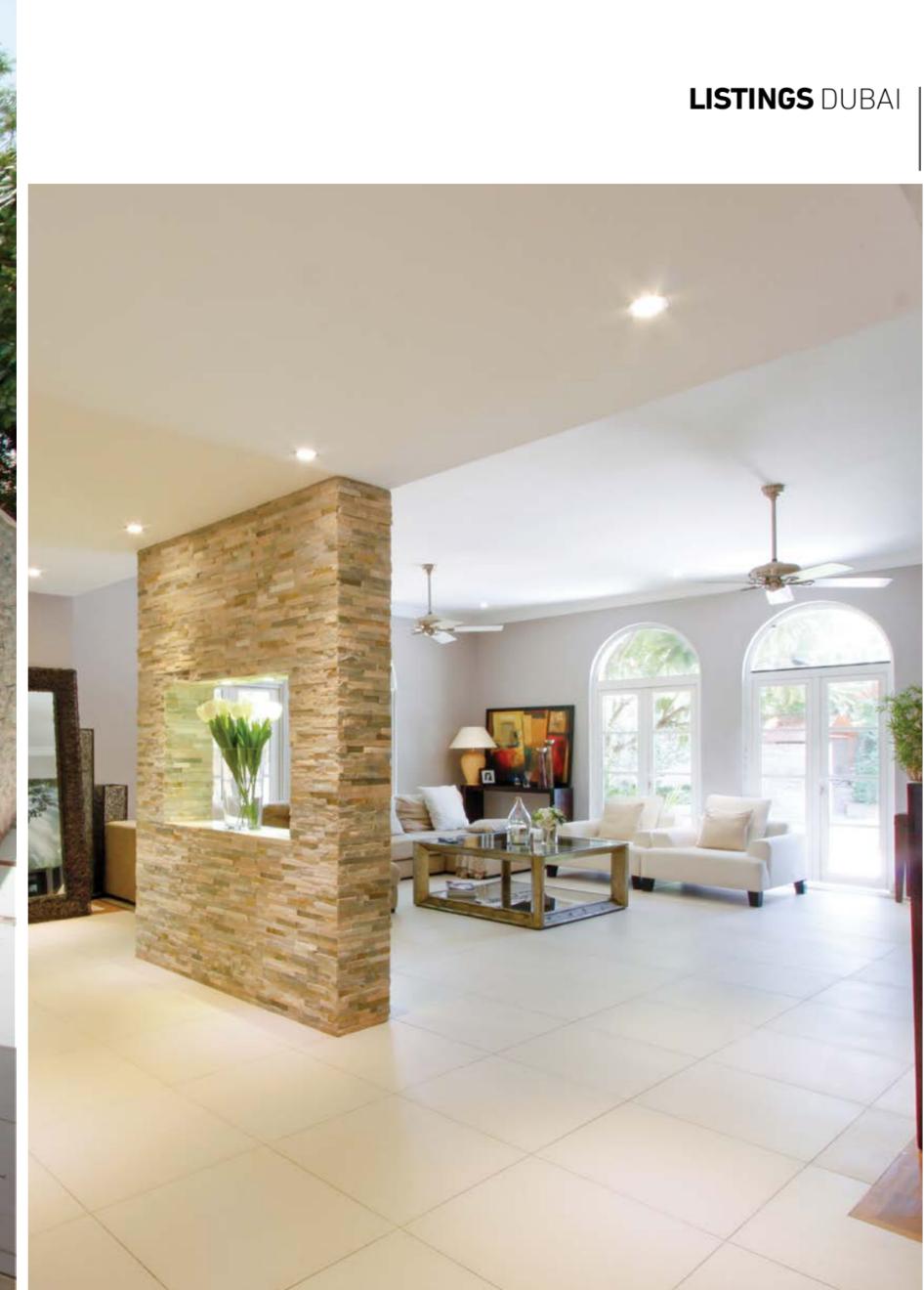


4 bedrooms • 4.5 bathrooms • separate maid's entrance • full floor residence • balcony • infinity swimming pool • access to gym facilities • views of Downtown Dubai • covered parking • vacant on transfer • built-up area: 6,650 sq. ft

Asking price: Available upon request

Edward Walsh (ORN: 193, BRN: 28724,
RERA: 0786183717)
T: +971 56 219 5566
E: edward@edwardsandtowers.com

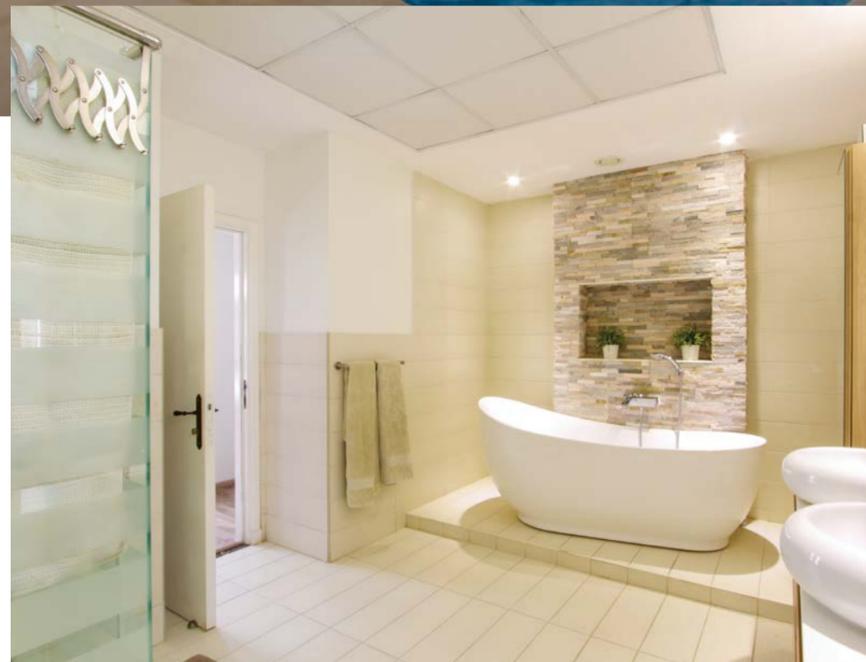




LIGHT, AIRY & EARTHY

Ponderosa, The Villa, Dubai

This stunning, upgraded villa sits on a large plot offering spacious living, perfect for families. Light and earthy interiors create a sense of airy and tranquil living. The property features 6 bedrooms, 5 of which are complete with ensuite bathrooms and built-in wardrobes. All bathrooms have recently been upgraded and luxuriously finished, as with the kitchen. The true standout of this property is undoubtedly the outdoor area which offers a 12x6m private swimming pool, jacuzzi, rain shower and BBQ pit.

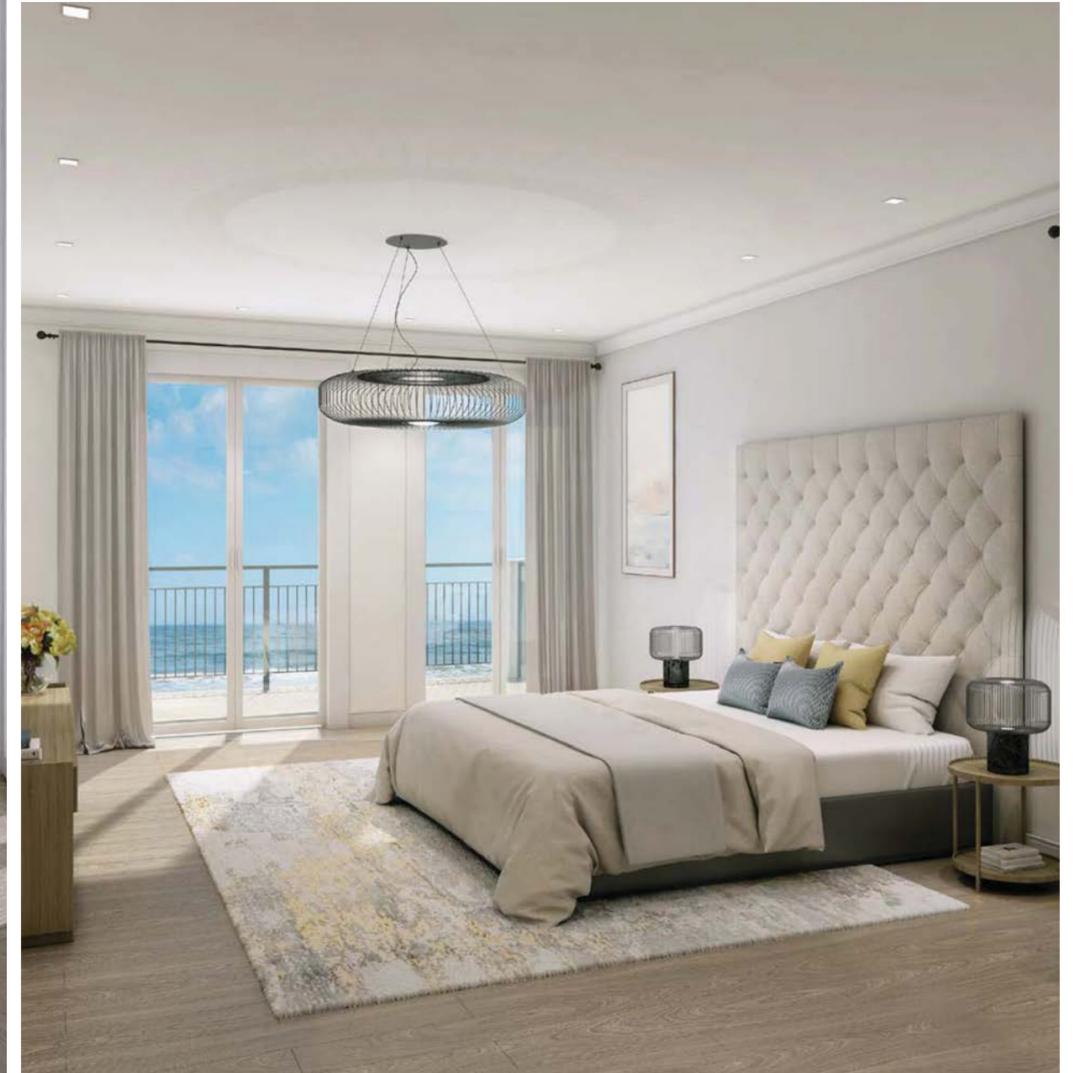


6 bedrooms • 6 bathrooms • maids room
 drivers room • fully-fitted kitchen • private 12x6m
 swimming pool • private jacuzzi • outdoor
 rain shower • BBQ area • direct access to 3km
 community garden • built-up area: 8,400 sq. ft.

Asking Price: AED 6,500,000

Contact: Sobey George
 (ORN: 12726, BRN: 31111, RERA: 0908130808)
 T: +971 58 259 0808
 E: sobey@theurbannest.ae





WATERFRONT LIFESTYLE



Sur La Mer, La Mer, Dubai

Nestled between the La Mer beachfront, the Mediterranean inspired Sur La Mer offers alluring views of the sea and skyline. The charm of contemporary classic Italian architecture shines through this townhouse community while the vibrant material and colour palettes emphasise luxury, distinguishing each villa's individuality. This exclusive address offers 3, 4 and 5-bedroom townhouses, with rich facades and meticulously planned details, that will appeal to your finer tastes. This is where serenity and class meet the cosmopolitan lifestyle.



3 to 5-bedroom options available • various layouts available • spacious living • fully-fitted kitchens • modern bathrooms • views of the sea and Dubai skyline • direct beach access • built-up area: from 3,744 sq. ft.

Asking Price: Starting from AED 4,500,000

Contact: Cheryl Anne-Smallbones
 (ORN: 18320, BRN: 38729, RERA: 21876)
 T: +971 50 355 2574
 E: marketing@shadesproperties.ae





SWEEPING
GOLF COURSE VIEWS



Carmen Village, Victory Heights, Dubai

Exclusive to Savills, this Type B, 5-bedroom villa is located in the highly sought-after Carmen Village in Victory Heights overlooking the Ernie Els golf course. The ground floor of this property features two spacious living areas and a fully-fitted kitchen. All bedrooms are located on the first floor and are complete with ensuite bathrooms and built-in wardrobes. Located to the rear of the property is a landscaped private garden, swimming pool and shaded seating area, perfect for entertaining.

5 bedrooms • 6 bathrooms • maids room • 2 living areas
balcony • private garden • private swimming pool • views of the Ernie Els golf course • 2 parking spaces • plot size: 8,800 sq. ft. built-up area: 5,300 sq. ft.

Asking Price: AED 5,800,000

Contact: Rachel Davis
(ORN: 422, BRN: 38451,
RERA: 0061239543)
T: +971 4 365 7772
E: rachel.davis@savills.me





LIVE THE ISLAND LIFE

Hidd Al Saadiyat, Saadiyat Island, Abu Dhabi

Live the island life in one of Abu Dhabi's most prestigious communities. Highly customized and luxurious, this 5-bedroom villa is situated in a prime central position within this exclusive estate. Floor-to-ceiling windows throughout create an abundance of natural light. Three spacious living areas make for roomy family living. With its remarkable landscapes and direct access to Saadiyat Beach, Hidd Al Saadiyat is a highly coveted and stylish address inspiring a beachfront lifestyle.



5 bedrooms • 7 bathrooms • customized master bedroom suite • external maids quarters • external drivers room • elevator • private garden • private swimming pool • corner plot • ocean, mangrove and garden views • built-up area: 7,800 sq. ft.

Asking Price: AED 11,199,000

Contact: Richard Ridsdale
T: +971 56 739 9800
E: r.ridsdale@provis.ae

بروفيس
PROVIS



A HIGHLY EXCLUSIVE ADDRESS



Five Palm, Palm Jumeirah, Dubai

This exclusive private villa is located in the prestigious Five Palm Jumeirah. Part of a collection of only six villas of its kind, this highly sought-after property is the ultimate in 5-star, beachfront lifestyle. Offering breathtaking views of the Gulf and Dubai Marina skyline, this home features a spacious layout with large open plan living and high quality finishes. Four large bedrooms featuring floor-to-ceiling windows allow abundant sunlight to brighten the entire property.

4 bedrooms • 5 bathrooms • maids room • fully furnished sea views • access to 5-star hotel amenities • private swimming pool • direct beach access • vacant on transfer built-up area: 12,324 sq. ft.

Asking Price: Available on request

Contact: Ayhan Murat (ORN: 2169, BRN: 27308, RERA: 0513924435)
T: +971 56 343 0697
E: ayhan@astonpearlre.com



PERFECT FOR ENTERTAINING

Ponderosa, The Villa, Dubai

This luxurious mansion boasts an expansive outdoor gazebo area complete with private swimming pool perfect for entertaining. Featuring 5 bedrooms complete with ensuite bathrooms, this property has been fully upgraded to the highest specifications with each room showcasing premium finishings. Situated in The Villa, an enchanting residential retreat for families seeking to live in a peaceful, serene gated community within the heart of the city.

5 bedrooms • 7 bathrooms • maids room • fully-upgraded • outdoor gazebo • private swimming pool total plot size: 13,200 sq. ft. • built-up area: 8,700 sq. ft.

Asking Price: AED 5,600,000

Contact: Irina Zakharova (ORN: 2169, BRN: 37728, RERA: 0654579388)
T: +971 50 3475656
E: irina.z@astonpearlre.com



UNPARRALED AIN VIEWS

Rimal, Jumeirah Beach Residence, Dubai

This duplex penthouse offers spectacular full sea views in JBR's most premium residential tower, Rimal. Unparalleled views of Ain Dubai are visible from the property's huge private terrace. Four spacious bedrooms, huge living areas and a private swimming pool are some of the many highlights on offer. Rimal boasts a brand new fully-equipped gym, swimming pool and direct access to the beach and The Walk.

4 bedrooms • 6 bathrooms • maids room • full sea views • private swimming pool • terrace • beach access 2 parking spaces • built-up area: 5,904 sq. ft.

Asking Price: Available on request

Contact: Alina Potseluyeva (ORN: 2169, BRN: 22561, RERA: 1988001169)
T: + 971 50 103 0885
E: alina@astonpearlre.com





LEAFY EMIRATES HILLS



Sector H, Emirates Hills, Dubai

Situated in the first street of leafy Emirates Hills, this family mansion has an impressive front entrance, plenty of space to entertain yet maintains a 'family feel'. The villa has been completely upgraded from front to back including huge double sized windows, a designer kitchen, and bright living areas. Presently this villa offers 5 bedrooms complete with ensuite bathrooms and rain showers, although space for 6 exists. To the rear of the property is a perfectly manicured garden, space for more than 6 cars and ample space for maids and driver's accommodation. This one of a kind villa needs to be viewed to be fully appreciated.

6 bedrooms • 9 bathrooms • fully upgraded • maids room
drivers room • private swimming pool • golf course views
6 parking spaces • total plot size: 16,000 sq. ft.

Asking Price: AED 25,000,000

Contact: Myles Bush
(ORN: 15997, BRN: 35348,
RERA: 18236)
M: +971 50 9501 897
E: mb@phrealstate.ae



PRIME LAKE VIEWS

Sector E, Emirates Hills, Dubai

Boasting a huge 19,000 sq. ft. plot with prime lake views, this 5-bedroom villa offers large living rooms, staff accommodation and plenty of space to entertain. Double height ceilings and open plan floor plans create a sense of spaciousness throughout. Outside the villa, in the centre of manicured gardens is a newly installed temperate controlled swimming pool with separate jacuzzi. The perimeter of the property is surrounded by mature fruit trees providing shade and complete privacy. Priced below land cost, this property represents great value!

5 bedrooms • 7 bathrooms • spacious living areas • staff accommodation • landscaped gardens • private swimming pool jacuzzi • lake views • total plot size: 19,000 sq. ft.

Asking Price: AED 16,000,000

Contact: Myles Bush
(ORN: 15997, BRN: 35348,
RERA: 18236)
M: +971 50 9501 897
E: mb@phrealstate.ae



HIGH QUALITY CUSTOM BUILD

Sector E, Emirates Hills, Dubai

Located in the E sector of Emirates Hills, this villa has been maintained with the highest attention to prestigious detail. Custom built with extremely high quality, this 6-bedroom home features luxurious marble flooring throughout and grand living areas. Complete with staff accommodation and a private swimming pool, this home must be viewed to be truly understood.

6 bedrooms • 7 bathrooms • grand living areas • marble flooring • staff accommodation • home office • private swimming pool • total plot size: 14,000 sq. ft.

Asking Price: AED 17,900,000

Contact: Myles Bush
(ORN: 15997, BRN: 35348,
RERA: 18236)
M: 050 9501897
E: mb@phrealstate.ae



FULLY UPGRADED MASTERPIECE

Fronde B, Garden Homes, Palm Jumeirah, Dubai

This contemporary villa is located on a spacious 7,800 sq. ft. plot of land. Meticulously upgraded, this home has been recently remodelled with new mechanical plumbing and electrical works and boasts a brand new kitchen, bathrooms and flooring. Ideally positioned to benefit from the morning and afternoon sunlight, the villa features a large family room on the ground floor complete with high-ceilings, leading to an open plan kitchen. All bedrooms are located on the first floor.

4 bedrooms • 5 bathrooms • maids room • fully-fitted kitchen with Miele appliances • Italian marble flooring fully-upgraded bathrooms • state of the art home automation • total plot size: 7,800 sq. ft. • built-up area: 5,000 sq. ft.

Asking Price: Available on request

Contact: Yasin Valimulla
(ORN: 15607, BRN: 33628,
RERA: 1249928016)
T: +971 50 505 4135
E: yasin.valimulla@kwdubai.com



PANORAMIC GULF VIEWS

Grandeur Residences, Palm Jumeirah, Dubai

Grandeur Residences establish a new level of quality in residential living. This stunning 4-bedroom duplex penthouse boasts stunning 360-degree views of Dubai Marina and the Arabian Gulf from its large terrace. Fully-furnished with high quality finishes throughout, this home provides spacious living areas. Residents can enjoy full access to 5-star amenities such as a fitness center, swimming pool, room service and cleaning services.

4 bedrooms • 5 bathrooms • fully furnished • spacious living areas • access to pool and gym facilities • private beach access • terrace • covered parking • built-up area: 10,368 sq. ft.

Asking Price: Available upon request

Contact: Yasin Valimulla
(ORN: 15607, BRN: 33628,
RERA: 0901455550)
T: +971 50 505 4135
E: yasin.valimulla@kwdubai.com



EMIRATES GOLF COURSE VIEWS

The Views, The Greens, Dubai

This fully-upgraded townhouse is located in Golf Towers within the Golf Villas. These homes rarely come to market, and are truly a unique purchasing opportunity. Recent renovations include a Hacker kitchen complete with Miele appliances, brand new bathrooms, tile flooring and expanded living areas to take full advantage of Emirates Golf Course views. This 4-bedroom home offers spectacular views from all angles from three balconies and a terrace facing Dubai Marina.

4 bedrooms • 5 bathrooms • maids room • open plan living and dining area • marble staircase • fully-fitted kitchen with Miele appliances • fully-upgraded bathrooms • views of Emirates Golf Course • private garden • 2 covered parking spaces • built-up area: 3,255 sq. ft.

Asking Price: AED 5,500,000

Contact: Customer Care
(ORN: 15607, BRN: 39340,
RERA: 1864711003)
T: +971 58 561 9560
E: jannie.biddulph@kwdubai.com

kw
KELLERWILLIAMS.
REAL ESTATE كيروليامز للعقارات



SPACIOUS DUPLEX

District 9, Jumeirah Village Triangle, Dubai

This spacious 2-bedroom duplex sits on a generous plot allowing for ample space for family living and entertaining, and the opportunity for the addition of a swimming pool. The ground floor presents an open plan living and dining area with sliding doors that open to a perfectly landscaped garden. The feeling of space continues upstairs where both bedrooms feature large windows welcoming plenty of natural light.

2 bedrooms • ensuite bathrooms • maids room • private landscaped garden • balcony • 2 parking spaces • total plot size: 6,700 sq. ft. • built-up area: 2,890 sq. ft.

Asking Price: AED 2,325,000

Contact: Rodica Coliban
(ORN: 15607, BRN: 35937,
RERA: 1840070218)
T: +971 55 442 8006
E: rodica.coliban@kwdubai.com

kw
KELLERWILLIAMS.
REAL ESTATE كيروليامز للعقارات

SAND, SEA AND SERENITY

TEXT: EMMA PROCTER
IMAGES: MERAAS

If you dream of waking up each day to the sight of the glittering Arabian Gulf, Dubai now has an exclusive range of beachfront communities that pair luxury with a sense of wellbeing

The sound of waves breaking on the shore, early morning strolls along the sand, views of the ocean as far as the eye can see – yes, it's easy to understand why for many people beachside living is the ultimate aspiration.

Dubai has always offered plenty of opportunities to live near the sea of course, but a raft of exciting projects has recently come to fruition that takes the concept to a whole new level. One developer in particular – Meraas – is striving to be at the forefront of the beachfront property revolution.

Prestige takes a closer look at three new spectacular water-ringed Dubai communities that are making global investors sit up and take notice.



“LUCKY RESIDENTS AT LA CÔTE WILL HAVE ACCESS TO A PLETHORA OF TOP-NOTCH AMENITIES, SUCH AS LARGE SWIMMING POOLS, A DEDICATED GYM, AND MARINA ACCESS”

PORT DE LA MER, JUMEIRAH

LOCATION

Port de La Mer is located at the tip of the North Peninsula at Dubai's La Mer – a mix of shopping, dining, leisure, entertainment, hospitality and residential options. It is about ten minutes from City Walk.

DESCRIPTION

An exclusive new freehold neighbourhood with a distinctly Mediterranean flair, Port de La Mer (by Meraas) is designed to offer a waterfront lifestyle that will appeal to families from around the world. Comprising a collection of one- to four-bedroom apartments, the community also features a 192-berth superyacht marina. With terracotta rooflines and whitewashed stonework, the tranquil waterfront will feature a range of fashionable boutiques and restaurants set in bustling piazzas. It will also include a selection of four and five-star hotels and a private beach.

THE PROPERTIES

Set for completion in 2020, the stylish La Côte beach residences is the first freehold master community of Port De La Mer and offers 1, 2, 3 and 4-bedroom apartments, boasting panoramic views

of the ocean and Dubai skyline.

There are approximately 400 apartments and a two-storey penthouse up for grabs in a collection of five low-rise buildings. All the apartments have their own separate out-looking balconies providing beautiful views of Port De La Mer and its surroundings.

Lucky residents at La Côte will have access to a plethora of top-notch amenities, such as large swimming pools, a dedicated gym, and marina access. Meanwhile, there are conveniently located bridges to help locals travel easily within the community.

Commenting on the community, Abdulla Al Habbai, group chairman of Meraas, said: "With the Mediterranean being synonymous with both health and well-being, Port de La Mer is envisioned as a place where families can enjoy these influences through their interactions with the natural and built environment. The presence of a superyacht marina will add a touch of class and ensure Port de La Mer is a worthy addition to our expanding real estate portfolio."

PRICE RANGE

La Côte apartments start from Dh1.2 million.

"ONE OF THE MOST GLAMOROUS ASPECTS OF THIS LOCATION IS THAT AS WELL AS HAVING A BULGARI HOTEL, THERE IS ALSO A 50-BERTH BULGARI MARINA AND YACHT CLUB"



JUMEIRAH BAY ISLAND

LOCATION

Jumeirah Bay Island is situated about 500 metres off the coast of Jumeirah and is connected to the mainland by a 300-metre road bridge built for residents and visitors.

DESCRIPTION

Jumeirah Bay Island (sometimes referred to as Jumana Island) is a six million square foot man-made isle constructed in the shape of a giant sea-horse. The community offers a range of accommodation, including low-rise

apartments and Mediterranean style villas. Also developed by Meraas, the island boasts amazing views of Dubai's famous skyline, while having quick access to the heart of the city.

THE PROPERTIES

For those who want splendid isolation as well as a relaxing beachfront lifestyle, Jumeirah Bay Island is ideal. And at the heart of the development is something truly special – the gorgeous Bulgari Resort & Residences, designed by renowned Italian architects Citterio – Viel.



The complex is made up of 101 rooms and suites, along with 20 villas with garden and sea views.

The hotel itself has three restaurants, including the chic Italian eatery Il Ristorante – Niko Romito, with its authentic flavours of Europe. There is also a sophisticated bar and a cafe with a pretty terrace overlooking the water. Additional perks include a private beach and a rejuvenating spa with an indoor pool.

When it comes to properties to invest in, there is a gorgeous set of residences featuring 174 apartments and 15 private mansions offering magnificent views. While the apartments range from one to three bedrooms and four-bedroom penthouses, the mansions offer a variation of three to six bedrooms.

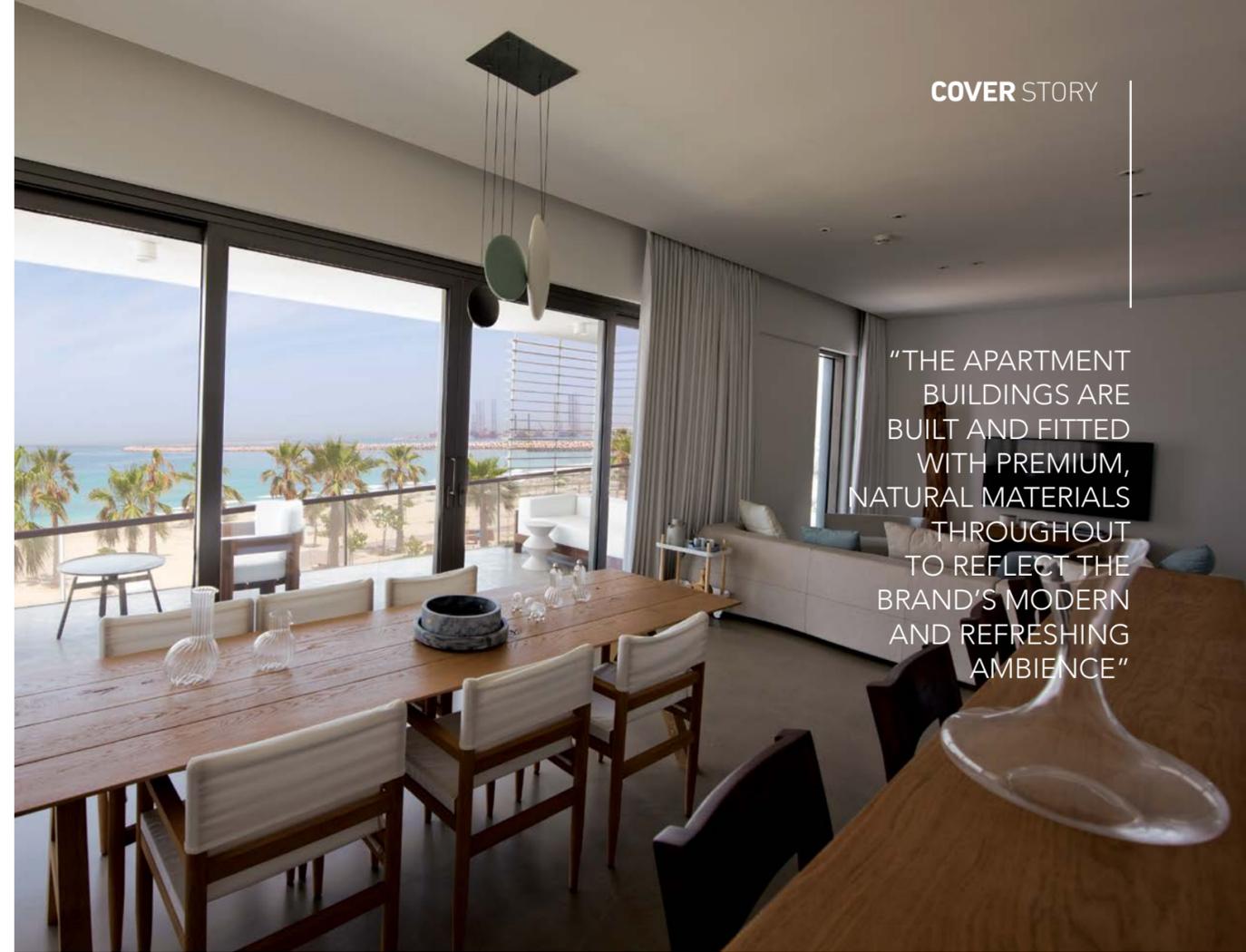
One of the most glamorous aspects of this location is that as well as having a Bulgari Hotel, there is also a 50 berth Bulgari marina and yacht club. The marine complex covers an area of 1.7 million square feet and is a wonderful location for boating enthusiasts who want to make the most of the azure waters of the Arabian Sea.

This is a truly a destination in its own right; the Bulgari Resort and Residences alone is mammoth – stretching across 157,935 square metres and covering a quarter of the entire island.

Pep Lozano, General Manager of Bulgari Resort & Residences, said: "We are thrilled to welcome our first residents, who will be living in the Bulgari residential community on the island. Everything is set for their arrival and the Bulgari Resort Dubai is ready to create for them a remarkable experience defined by comfort and convenience and to ensure that their every need will be catered to."

PRICE RANGE

Apartments in the Jumeirah Bay Island Bulgari Residences vary according to size and type but start at around Dh4.5 million.



“THE APARTMENT BUILDINGS ARE BUILT AND FITTED WITH PREMIUM, NATURAL MATERIALS THROUGHOUT TO REFLECT THE BRAND’S MODERN AND REFRESHING AMBIENCE”

PEARL JUMEIRA

LOCATION

One of the newest neighbourhoods in the prestigious Jumeira 1 district, Pearl Jumeira is an island destination created by Meraas and is situated close to the Jumeirah shoreline.

DESCRIPTION

Extending across 8.3 million square feet of land, Pearl Jumeira is divided into seven residential areas. When complete, it will feature an exclusive collection of more than 300 villas in varying architectural styles and sizes. The luxury properties are being built in prime land plots and will be fully serviced with world-class amenities. Enjoying a central location, the area boasts picturesque vistas of the Arabian Gulf and Dubai’s iconic skyline. With direct access to Jumeirah Beach Road, it is also just a short drive from the city’s key business districts.

THE PROPERTIES

For a more permanent taste of this branded living, the Nikki Beach Resi-

dences is an upscale community of 63 apartments, designed in collaboration with Meraas. Homes here have been designed with contemporary interiors, signature all white decor, natural materials and a fresh ambience.

The community has a limited collection of 1, 2 and 3-bedroom apartments, six townhouses, and a 4-bedroom penthouse, each with its own allocated parking space. The residential units are equipped with every comfort imaginable, including cutting-edge household amenities.

Homeowners will also have access to a 450-metre private beach and a range of amenities that reflect the energy of the neighbouring Nikki Beach Resort & Spa.

With a private pool, gym, and concierge service, residents will also be a short walk from the Nikki Spa by ESPA, state-of-the-art Tone Gym, Cafe Nikki and Nikki Beach Restaurant. The Nikki Beach Club is a huge draw too with its luxe white sunbeds, faded wood accents and tribal decorations all coming togeth-

er to make an exclusive adults only chill-out area.

Rashid Al Sharif, Chief Sales Officer at Meraas, said: “Nikki Beach Residences is one of the most exclusive neighbourhoods in Dubai, and is home to the very first freehold beachfront properties in the city’s prestigious Jumeira 1 district. With beautifully designed homes and an exceptional range of world-class facilities, the community will offer homeowners a modern and sophisticated place to live that is synonymous with the Nikki Beach lifestyle.”

“As we begin the process of handing owners the keys to their new homes, our relationship with Nikki Beach also reflects a commitment to working with international brands to create unique living spaces where residents can tap into the charm of living on the Arabian Gulf.”

PRICE RANGE

Nikki Beach Residences start from around Dh3 million. ➤

HEAVENLY HIDEAWAYS IN ABU DHABI

TEXT: EMMA PROCTER

The UAE capital is well known for its soaring towers and sprawling villas, but a new breed of resident is opting to enjoy life out at sea – in peaceful, yet ultra-luxurious island communities

Abu Dhabi has an identity all its own. Calmer, more traditional (with a small t) and perhaps a little more grown up than its rambunctious relation Dubai – the emirate is a financial powerhouse, as well as a spectacular tourist destination.

Life in Abu Dhabi offers a taste of the old and the new; strolling down palm-tree-lined pavements along the Corniche, wearing your best Gucci shades, towards the iconic Emirates Palace – blink and you could almost be in Miami. Yet walk a few streets away from the water's edge, deeper into the city, and the sights and scents – oud and exotic spices wafting out of stores – puts you firmly back in the Middle East.

The emirate has attracted hundreds of thousands of property investors and home buyers in recent years thanks to its family-friendly vibe. Not just that, but because the city has upped its game on the attractions front too, notably on the international arts stage. In 2017, it opened the spectacular Louvre Museum, an outpost of the Paris-based Louvre and a tribute to human history as seen through art. It includes important works by the likes of Magritte and Giacometti.

The Louvre is part of the Saadiyat Island development, and it's interesting to note how Abu Dhabi's island projects have soared in popularity. Whatever the right notes to hit for global investors currently are, the capital's islands seem to have hit an uncanny number of them.



Image: Zaya Nurai Island, Water Villa

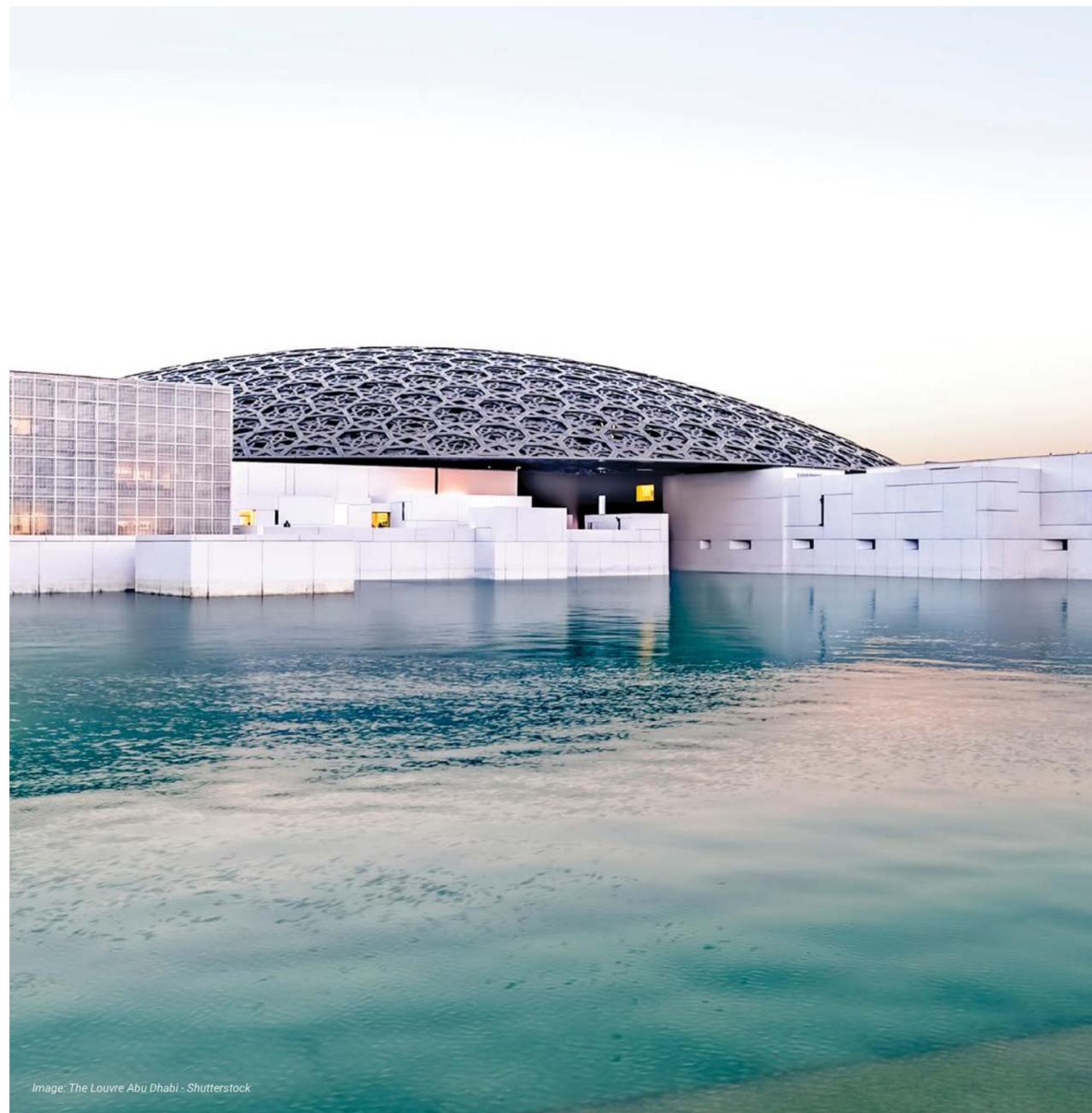


Image: The Louvre Abu Dhabi - Shutterstock

LIVING THE GOOD LIFE ON SAADIYAT ISLAND

Saadiyat Island – meaning 'Island of Happiness' in Arabic – has come a long way since construction began in earnest back in 2008. It would have been hard to imagine then that this patch of largely uninhabited land stretching into the sea – yet still close to Abu Dhabi's downtown area – would blossom into a globally famous hub for luxury living, tourism, and culture.

And yet, besides the high-profile openings and five-star pedigree, Saadiyat has retained its serenity and sense of space; meaning investors and home buyers can't get enough.

Apart from housing the famous Louvre Abu Dhabi, Saadiyat Island offers a wealth of other cultural experiences through art fairs, exhibitions, and work-

shops. Visitors also soon find the island has a mix of townhouses, villas and apartment communities with gorgeous waterfront views. At the same time, current residents adore the address for its nursery, school and the famed New York University campus right on its doorstep.

There are some gorgeous waterfront properties to buy on Saadiyat for those who want to own a slice of the Robinson Crusoe experience (albeit with a lot more amenities).

Widely regarded as one of Abu Dhabi's premier addresses, the Saadiyat Beach Villas are an exclusive collection of villas and townhouses. Constructed in a choice of Arabian, Contemporary and Mediterranean styles, they come in a range of sizes – from three to six bed-



Image: Saadiyat Island



Image: Park Hyatt Abu Dhabi



Image: Saadiyat Golf Club

“WIDELY REGARDED AS ONE OF ABU DHABI’S PREMIER ADDRESSES, THE SAADIYAT BEACH VILLAS ARE AN EXCLUSIVE COLLECTION OF VILLAS AND TOWN HOUSES”



Image: Buddha Bar Beach



Image: St Regis Saadiyat Island Resort - Shutterstock

rooms – all with spacious rooms, premium finishes and fittings, plus fantastic outdoor areas.

While the perception is sometimes that the island is a villa community, there are also several low-rise apartment buildings that are ultra-chic but more suited to couples and young families. The Saadiyat Beach apartments is a good example of this.

For a residence somewhere a little busier, right across from the renowned New York University Abu Dhabi, the Park View apartment complex offers comfort and style with properties ranging from studios to 3-bedroom apartments, with amenities and facilities for easy living. Featuring quality finishing, these 207 residential units and 217 hotel apartments are elegantly designed inside and out, offering a great investment opportunity.

If the UAE does one thing spectacularly well, it's hotels. And on Saadiyat there is arguably one of its best – the glorious St Regis Saadiyat island resort. Overlooking a pristine beach, the Arabian Gulf and the celebrated Saadiyat Beach Golf Club, the 376-room resort provides a serene escape and captivating wildlife (Arabian oryx and gazelles, as well as giraffes and ostriches) just minutes from downtown Abu Dhabi.

This is a 'getaway' that really understands the word. Stressed out guests flock here to rejuvenate at Iridium Spa, or energise in the indoor lap pool and three outdoor pools. It's a dining hot spot too. If

you like a good steak, 55&5th is the place to go and it's got an impressive wine cellar to boot, while Sontaya (Thai) is nestled amid a series of interconnected pools, making for a lovely dinner setting.

Another major draw for visitors to St Regis must be the Buddha-Bar Beach. The colourful interior harks to the likes of Ibiza, Goa and Bali – with Bohemian touches in the decor and atmosphere. Enjoy a cocktail, dine on the beach terrace or in the fab indoor bar, and watch life pass by.

Another Saadiyat hotel gem is the stylish Park Hyatt Abu Dhabi, with its ultra-fresh colour scheme of whites, creams and brown tones, providing a nice coastal feel. The Atarmia Spa here is fabulous and has nine treatment rooms, separate spa areas for men and women, and an outdoor 25-metre lap pool.

Meanwhile, golf lovers will be blown away by the nearby Saadiyat Beach Golf Club – the region's first ocean course. The Gary Player-designed masterpiece respectfully harnesses the natural beauty of the white sand beaches for a truly unique playing experience.

Finally, the island's purpose-built visitor centre – Manarat Al Saadiyat (which translates from Arabic as 'a place of enlightenment') – brings Saadiyat's vision to life. It features a permanently open exhibition: 'The Saadiyat Story', which offers an interactive narrative on the history and cultural concept behind the island.



Image from: Zaya Nurai Island, Water Villa



Image from: Hooked Restaurant, Zaya Nurai Island

A SLICE OF PARADISE ON ZAYA NURAI ISLAND

And now for something completely different... Just ten minutes by boat from Saadiyat Island is Zaya Nurai private island. If you've ever been to the Maldives, then you will have a sense of déjà vu as you land by water at this resort destination – it's something about the look and feel of the place.

Stemming from the Arabic word 'Nur' meaning light, Nurai is a place of real beauty with turquoise sea and white sands. It's a space of natural harmony that will appeal to all five senses.

Nurai is a small natural island (you can walk around the whole thing in under an hour) that has been enlarged and turned into a high-end residential and hotel development. Most of the large villas, some of which can accommodate twelve

people, are for sale (prices start at Dh25 million). There are no cars, but there is a helipad and guests can arrive with their own boats by prior arrangement.

Interestingly, the resort and brand Zaya were created and developed by Nadia Zaal, who was also behind the luxurious Al Barari development in Dubai.

The island has gained ardent fans over the past three years, becoming an antidote to noisy city life with its endless traffic. It's an Instagrammer's dream as well with a rustic, sandy landscape and modern inclusions like open-air library the 'Book Cellar,' and teepee style beach tents. High ceilings, sharp lines, and a natural design aesthetic throughout make for a sophisticated yet relaxed ambience.

“IF YOU’VE EVER BEEN TO THE MALDIVES, THEN YOU MAY HAVE A SENSE OF DÉJÀ VU AS YOU LAND BY WATER AT THIS RESORT DESTINATION”

Guests are a mixture of Emiratis and expats on short breaks, and European and Asian guests on longer stays. The terrace, which blends two restaurants and faces the sea, is the main hive of activity. Olive, the resort's fine-dining Mediterranean restaurant serves up exceptional dishes like crab soup, scallop salad, and seafood stew.

Accommodation options include the bijou one-bedroom Beach Villas, which have been designed to blend into the landscape, reflecting the surrounding beauty of the natural environment.

Next, the Water Villas are a treat; imagine a space that seems to levitate over water. Each four-bedroom villa provides a generous 10,000 sq ft of light-filled

living space. The turquoise ocean being your private backyard.

The Beach Houses were made with young families and couples in mind. A private pool surrounded by decking and palm trees is perfect for quality time or watching the sunset over the ocean.

Also great for families are the Sea View Houses. With two bedrooms and a living room, these chic villas have large 18 sq m pools and great views of the ocean.

Finally, for that extra wow factor, the Beach Estates are tucked 75 sq m under sweeping grass canopies dotted around the perimeter of the island, each with its own private beach and undisturbed ocean views. ♡

BUYERS FIGHT FOR A SLICE OF SAADIYAT ISLAND



Commonly referred to as The Hamptons of Abu Dhabi, Saadiyat is in such high demand, it's bucking general market trends. Andrew Covill, Director at Henry Wiltshire International, explains the allure

The views expressed in this article are those of the author and do not necessarily reflect those of the publisher nor of the Property Finder Group.

Saadiyat Island means 'Island of Happiness' in Arabic, and we have certainly made people happy by leasing or selling them homes there. Featuring luxury properties, a championship golf course, the pristine white sand Saadiyat Beach, five-star hotels, the highly reputed Cranleigh School, New York University (NYU), and the first Louvre museum outside Paris – the list continues.

Indeed, it is often referred to as The Hamptons of Abu Dhabi due to its up-market beachside living within easy access of the city.

Saadiyat Beach Villas was the only true luxury villa community in Abu Dhabi when completed, with a range of three to eight-bedroom homes in a traditional Mediterranean style and generously sized plots, some fronting the golf course. Interiors were designed with no expense spared, boasting finishes of marble, granite and mosaic. The community also included exceptional facilities such as pools, a gym, tennis courts, impeccably landscaped gardens and a boutique retail centre.

These villas are particularly popular with high-level executives working in downtown Abu Dhabi and a number of VIP UAE Nationals, given the privacy and security offered and fifteen-minute drive to the Abu Dhabi Corniche – as well as easy access to the airport and Dubai.

Whilst the general sales market has been depressed for the last few years, this community has always been in demand. For leasing, recently there have been times when certain villa styles are booked out and we hold waiting lists – a situation not often seen in the current market.

Saadiyat Beach Residences is a complex of six low-rise apartment buildings set within landscaped gardens with enviable leisure facilities. Mainly for lease, these properties have seen rents drop along with the general market, but the best priced are now renting more swiftly as currently the most affordable entry into Saadiyat life. With a limited number of resales, we are seeing the best properties at the best prices now selling.

As exclusive agents for The Residence at St Regis Resort, we are leasing these luxury properties with the benefit of a private section of beach, a dedicated concierge, superb leisure facilities, and the luxurious St Regis Hotel and a number of restaurants. A very small selection

of these apartments and golf course villas were ever sold to private owners and we are seeing a few resales to discerning buyers wanting to own a piece of this sought-after development.

Hidd Al Saadiyat is the newest villa development with a range of 4 to 7-bedroom contemporary properties. The most defining feature is its beachside location, set on a narrow peninsula with a lagoon beach on one side and the exquisite Saadiyat Beach on the other – with no villa more than 300 metres from the water.

The most exclusive properties are 'absolute beachfront' which is a very rare commodity anywhere in the world and

“...RECENTLY THERE HAVE BEEN TIMES WHEN CERTAIN VILLA STYLES ARE BOOKED OUT AND WE HOLD WAITING LISTS – A SITUATION NOT OFTEN SEEN IN THE CURRENT MARKET”

a benefit ensuring resale demand. The availability of these is dwindling fast as the development matures and the beaches are opened, and we expect them to be extremely hard to acquire in the future.

Jawaher is a development of just 77 high specification, luxury contemporary villas, adjacent to the St Regis development with a dedicated leisure and retail centre. Mainly sold off-plan, only a few remain for sale with completion expected over the next few months.

Mamsha is due for completion later this year and is a unique development of apartments with amazing vistas over the turquoise sea and expansive sands of the beach. Generously sized with terraces, pools and landscaped podiums, it will feature a beachside arcade of restaurants, cafés and retail. Now close to completion, sales are picking up and the selection of prime beachfront apartments

dwindling fast.

While most of Saadiyat is prime real estate, two new developments will be delivered later this year, Park View and Soho Square. They are within close proximity to the NYU campus and are more affordable, yet still high-quality apartments, comprising studio to three-bedroom accommodation. Sales are increasing as completion approaches and these developments are an attractive option. We expect to see higher rental yields here than the larger apartment and villa developments elsewhere in Saadiyat.

So, despite talk of oversupply and low demand in many corners, Saadiyat is bucking the trend. Given the fact that there is a limited number of villa developments in Abu Dhabi, we are seeing strong demand for villas for rent, despite the higher price tags of the island.

For buyers, many have been waiting on the sidelines for the last few years but are now moving on well-priced, well-positioned and often unique properties, especially golf course or beachfront villas on which we have had an outstanding start to the year, securing sales on a number of villas at levels of up to Dh25 million.

Demand for apartments is a little lower given the widespread choice and availability but the offerings of Saadiyat are ensuring regular take up.

The buyers that are snapping up these properties are predominately owner-occupiers looking for a home to buy, whether an apartment or beachfront villa. Interestingly, some of these buyers are 'first time buyers' - and also successful businesspeople that have rented for 30 or 40 years with previously little or no choice of suitable options to buy their own home.

Investors are re-emerging, but of course trying to drive a hard bargain. Traditionally, many investors focused purely on yield and are now coming to us for the new apartments in Park View and Soho Square – yield with a good story and capital appreciation attached.

The longer-term investor interested in capital growth with a fair rental yield attached is now picking off trophy properties such as the golf course or beachfront villas that will become more and more sought after as the supply becomes scarcer.

So, in 2019 sales started very strongly in Saadiyat and we do see this continuing over the rest of the year and beyond as sentiment improves, employment hiring resumes, government initiatives and visa issuance kick-in. Plus, the comfort factor is there for people to invest for the mid to long term. ☺

RAS AL KHAIMAH IN FOCUS

Blessed with an abundance of natural beauty yet close to the heart of the action, RAK has loads to offer real estate investors, says Wendy Stapleton, Managing Director at Hunt & Harris



The views expressed in this article are those of the author and do not necessarily reflect those of the publisher nor of the Property Finder Group.

Just short of one hour north of Dubai, with straight access via Sheikh Mohamed Bin Zayed road, Ras Al Khaimah (RAK) feels like stepping into a whole other country. The Arabic name Ras Al Khaimah in fact means

'top of the tent', referring to its location in the northern most part of the UAE.

Surrounded by the imposing Hajar Mountains, RAK is a magnet for beach lovers and outdoor enthusiasts thanks to its sandy shores, sprawling oases and welcoming resorts. It is blessed with 62km of white sandy beaches with clear blue water and stunning marine life. Ride a banana boat, go body boarding, or even master the arts of wakeboarding and windsurfing. It's all on offer here.

The emirate has a raft of gorgeous residential developments too, attracting buyers from all over the world: Syria, Pakistan, Russia, Brazil, Slovenia, and Jordan – to name just a few that have purchased from us in the last few months. These RAK buyers are an eclectic mix of investors, end users and people who simply dream of having a secluded retreat to retire in.

RAK is low key and very relaxed; it doesn't have the hustle and bustle of the bigger cities, making it a welcome escape – whilst not losing the fact that it's only a fifty-minute drive to Dubai if you wish to go back and enjoy the 'other side of life', so to speak.

Hotels and beaches are spread out along the coast with little in between – apart from the occasional factory – and the tallest skyscraper is a residential building with just 43 floors.

If you're looking for a more laidback approach to life, including relaxed alcohol laws and free parking everywhere, then this is the place to go. One of the greatest pleasures in Ras Al Khaimah is heading down to a public beach to watch the sunset.

There is, of course, also a luxurious side: swish hotels, spas, a couple of malls, and pristine golf courses. Be-

yond the fantastic coastline – where the beaches are a mix of hot sand and broken shells, but the water is pleasantly tepid – attractions in Ras Al Khaimah aren't exactly obvious.

But Ras Al Khaimah's shining attraction is Jebel Jais, now accompanied by the longest zipline in the world in the country's highest mountain. The viewpoint – just short of the 1,900m peak – allows you to enjoy spectacular vistas through the valley and out to the ocean, providing there's no haze.

There is all manner of hikes through the mountain range, from multi-day treks

facing for those who fancy a game or twenty. These start from Dh210,000.

The market trend for these properties and projects for the end of 2019 seems set to increase in value, based on the potential spotlight and growth pattern on Al Marjan Island.

Our projection is that we should have a positive uplift towards the end of 2019, at least by 5 to 10 percent on sale prices. Whilst that doesn't seem much, it has a fantastic potential to increase on the equity alone – along with a current yield of 7 to 8 percent. If also considering the holiday home route, then a much more attractive rate of return is on offer for owners.

Currently, the RAK real estate market is buoyant and offers very attractive prices to all types of users. Here are some examples of what's on offer.

A studio at Royal Breeze (Al Hamra Village) – 445 sq ft is selling at Dh200,000 – Dh449 per sq ft. A one bedroom at Lagoon Buildings (Mina Al Arab) – 601 sq ft is selling at 300,000 – Dh499 per sq ft. A two-bedroom at Marina (Al Hamra Village) – 950 sq ft is selling at 500,000 – Dh526 per sq ft. A three-bedroom townhouse (Al Hamra Village) – 2,173 sq ft is selling at Dh875,000 – Dh402 per sq ft. Finally, a four-bedroom townhouse (Al Hamra Village) – 2,743 sq ft is selling at Dh1.1 million – Dh401 per sq ft.

To emphasise the value in RAK, here's a quick comparison.

A studio at Seven Residences (Palm Jumeirah) – 314 sq ft is selling at Dh671,000 – 2,136 per sq ft. A one-bedroom at Marina Diamond 2 (Dubai Marina) – 589 sq ft is selling at Dh550,000 – Dh933 per sq ft. While a two-bedroom at Marina Park (Dubai Marina) – 1,275 sq ft is selling at Dh800,000 – Dh625 per sq ft.

Prices for the year to date have been declining, however, hopefully by year end we should see a positive uplift in prices overall as Ras Al Khaimah is evolving. Its profile is raising globally, as well as the local market is taking a keen interest in its new and future developments.

If you wish to purchase in the emirate, now is the time to make the move. ▶

“RAK BUYERS ARE AN ECLECTIC MIX OF INVESTORS, END USERS AND PEOPLE WHO SIMPLY DREAM OF HAVING A SECLUDED RETREAT TO RETIRE IN”

to just a few hours climbing, and a new via ferrata that scales a sheer cliff face above the road.

Ras Al Khaimah is also home to a few interesting archaeological sites. There's the Jazirat Al Hamra ghost town – an eerie, crumbling mess of old houses built from coral that was abandoned in the 1960s, and Dhayah Fort. Climb the winding staircase up to the fort for brilliant views over a lush date palm plantation and out towards the city.

Meanwhile, if you're a buyer seeking a luxury community offering seafront living, Pacific – Al Marjan Island has lovely beachfront apartments starting from Dh200,000. Then there is Royal Breeze – Al Hamra Village, which boasts beachfront apartments that are golf course

THE TRANSFORMATION OF THE PROPERTY MANAGEMENT INDUSTRY

Rising demand for managed or serviced properties is giving the sector a serious boost, says Alex Nicholas, CEO & Co-founder of PropSpace – with new technology changing the game



The views expressed in this article are those of the author and do not necessarily reflect those of the publisher nor of the Property Finder Group.

We are witnessing an increasing demand from both landlords and tenants for managed or serviced properties; property owners seek the convenience of a hands-off tenancy, while tenants value being able to contact an always available management firm to deal with issues such as maintenance.

Property investors, individuals, and institutions increasingly hold many properties as part of their investment portfolios. They are constantly looking for ways to maximise their returns whilst at the same time look after their investments, without needing to deal with the day-to-day headaches of managing a property. As such, more and more multi-property landlords are now handing over their keys to specialist property management firms.

Consequently, the property management industry has grown significantly and continues to grow in this region. Technology is going to play a big part in helping property management businesses to scale and keep customer satisfaction high.

Property managers are responsible for a vast array of activities in order to keep property owners and tenants happy. These include arranging maintenance, purchase of supplies, preparation of financial accounts, timely rent payment collection, rental contracts and vendor management, to name just a few.

There is little room for error, and much can go wrong in a demanding climate. Not responding to a tenant maintenance request on time will almost certainly yield an irate phone call. Being

late in sending an account statement to a property owner may cause them to lose trust and take their business elsewhere. Missing a vendor invoice payment may result in the provider suspending their service at a critical moment.

For property managers, keeping on top of all these activities presents a huge challenge, particularly when seeking to grow and scale their business by adding additional properties to their portfolio.

“TECHNOLOGY IS GOING TO PLAY A BIG PART IN HELPING PROPERTY MANAGEMENT BUSINESSES TO SCALE AND KEEP CUSTOMER SATISFACTION HIGH”

Prior to easy-to-use, cost effective cloud-based software, property management services were either reserved for just the largest of companies or required significant investment. Today, however, technology has helped many real estate companies provide efficient, real-time and valuable property management services to their clients, which has in turn, revolutionised the industry.

An integrated modern technology solution is fundamental to a property

management business' success whilst actively growing their property portfolio – here's why:

Features like owner portals and tenant portals serve to facilitate better communication between Property Managers and their clients. Owners and tenants no longer have to call up to find out when the next inspection is, or when rent is due. They can simply log in to see a real-time view of their property and financial information on demand.

Automated invoices, reminders, viewings, checklists, move-in and move-out inspections and much more means that Property Managers can provide a much better and efficient service to their clients as technology provides the ability to provide such services at scale. In short, meaning a small number of employees can effectively manage very large portfolios.

Setup and ongoing support are fundamental in any technical solution. At PropSpace, a multi-lingual support team is available based out of our Dubai office. Training and consultancy services are also available to help share industry best practices, set up complex workflows on the platform and find solutions to meet even the most exacting of needs.

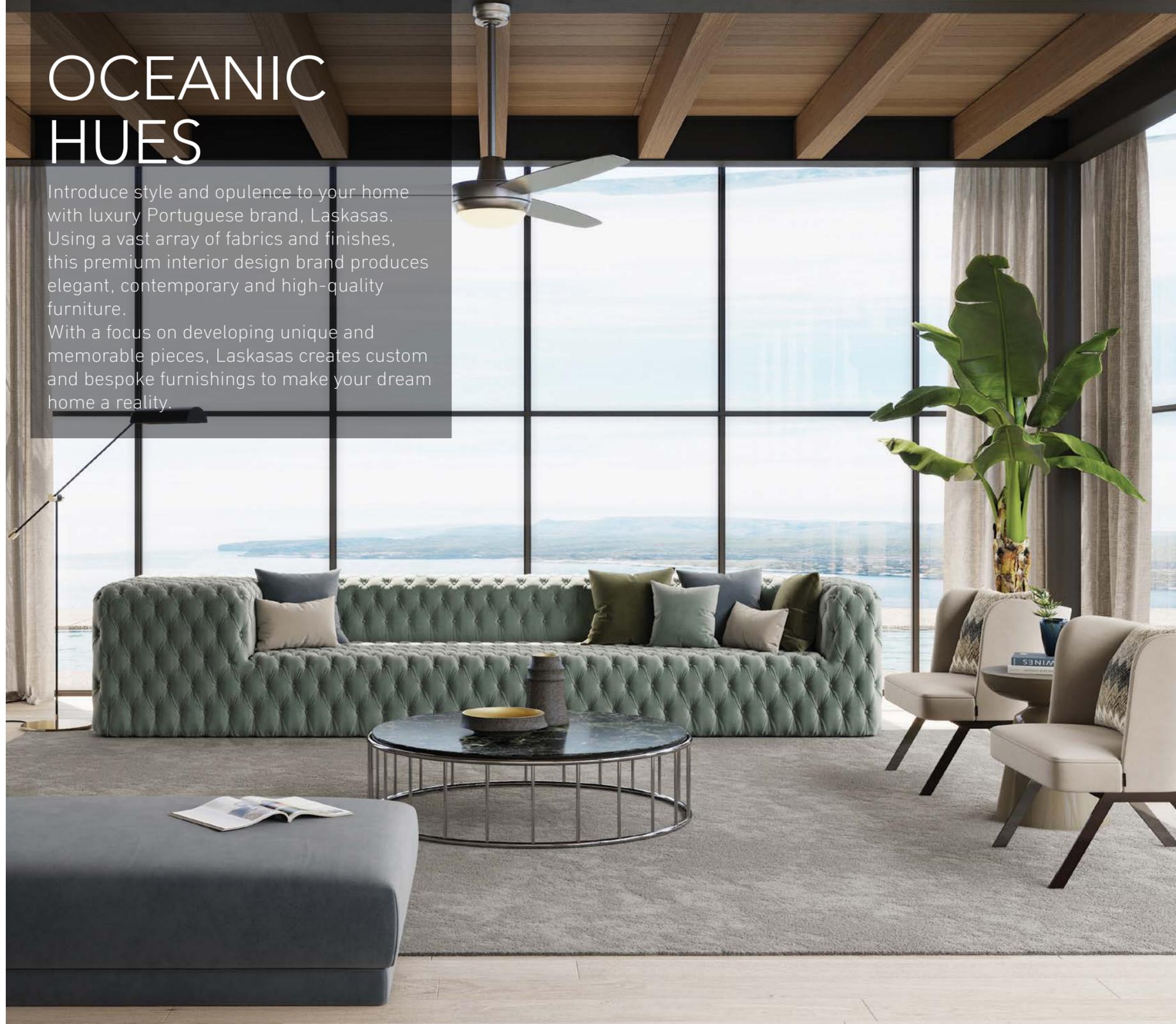
Reducing empty periods across portfolios and maximising rents is essential. New technologies such as PropSpace Manager now enable businesses to connect to multiple landlords simultaneously to assist them in leasing out their properties quicker, and for the highest price.

With automation on upcoming vacant properties, properties can be advertised before they become vacant and can be filled with minimal vacancy periods. Furthermore, a full lead management system helps with finding, screening and finalising a tenancy. ☛

OCEANIC HUES

Introduce style and opulence to your home with luxury Portuguese brand, Laskasas. Using a vast array of fabrics and finishes, this premium interior design brand produces elegant, contemporary and high-quality furniture.

With a focus on developing unique and memorable pieces, Laskasas creates custom and bespoke furnishings to make your dream home a reality.



"A modern living room centered around a striking soft aqua blue toned sofa..."

DECOR



HAVAY SOFA

Asymmetrically designed and completely padded with buttons, this lively, colorful and eye-catching piece will be the focal point of any room.

Price: Available on request



STILL COFFEE TABLE

A marble top contrasts beautifully with the silver stainless steel base.

Price: Available on request



GORDON ARMCHAIR

An upholstered armchair with iron legs, a deep convex back, high cushion, and no armrests. A vintage design that fits all styles of decor.

Price: Available on request



"Often neglected, the hallway holds significant importance in the home. It's the first impression for our guests and sets the tone for what is to come"



ROSANE MIRROR
Circular wall mirror subdivided asymmetrically between mirror and marble.

Price: Available on request



PEARL CONSOLE
Made with koto wood and marble top and structure, this captivating console is a statement of sophistication and luxury.

Price: Available on request



RENE POUF
This stunning upholstered pouf with stainless steel footer displays a wonderful contrast of materials.

Price: Available on request

TOP 5 MOST LUXURIOUS SEAFRONT DINING EXPERIENCES IN DUBAI



For picturesque views in air-conditioned bliss...

TEXT: CHANELLE KOWALSKI

Nothing elevates a dining experience quite like a stunning view, and one thing's for certain - Dubai has no shortage of breathtaking seascapes. The only thing better than great food paired with a glass of wine, is when both are complemented by the turquoise waters of the Arabian Gulf.

While soaring temperatures may mean it's time to bid adieu to al fresco dining, it certainly does not mean farewell to dinner with a view.

Prestige curates the top five most indulgent seafront restaurants offering exceptional cuisine and unobstructed views through floor-to-ceiling glass windows, while in the comfort of air-con.

Images: Pierchic



PIERCHIC JUMEIRAH AL QASR, MADINAT JUMEIRAH

Multi-award winning Pierchic offers the ultimate in over-the-water dining, floating directly above the waters of the Arabian Gulf located at the luxury beachfront resort, Jumeirah Al Qasr.

Instantly recognisable by its fairytale-esque appearance, the rustic wooden venue is situated at the end of a private pier with floor-to-ceiling panes of glass for walls, revealing unobstructed and 360-degree views out to the Gulf, Dubai coastline and the iconic Burj Al Arab.

A truly unique setting, and undoubtedly one of the most romantic dining experiences in Dubai, the Mediterranean seafood menu is equally enchanting. The sophisticated menu features only the finest seafood with fresh catch and sustainably sourced produce delivered to the restaurant daily. Long valued delicacies of the sea, oysters and caviar are

on offer, including the renowned Caspian Royal Beluga.

To get to the heart of Pierchic's cuisine, begin with the Mediterranean Fisherman Soup or the Canadian Lobster Ceviche to truly experience how the restaurant experiments with flavour. The signature Chilean Seabass is a must-try for main course, or for those seeking tender beef, the 250 Day Australian Beef Tenderloin served with seared foie gras is outstanding. Should you find yourself lost in the options, a five-course tasting menu is available for the full signature flavour experience.

Open for lunch and dinner Sunday through Thursday, at Pierchic everything sparkles: from the Gulf waters to the meticulously presented food to the champagne. And, if timed correctly, an unmatched, magical sunset awaits you.



Images: Akira Back



AKIRA BACK W DUBAI, THE PALM JUMEIRAH

Michelin-starred chef Akira Back boasts an impressive portfolio of 11 restaurants in 10 cities across the globe and recently opened the doors to his highly anticipated first Middle Eastern venture. Sitting atop W Dubai, located on the Palm Jumeirah, culinary genius chef Akira Back brings his signature Japanese cuisine with a Korean twist in what can only be described as a complete adventure for the soul.

Famed for his sense of creativity, Akira Back offers a perfect orchestra of ambience, exemplary service and an experimental menu. They say first impressions last, and the entrance to this restaurant is no exception with a vortex-shaped entry, abstract design throughout and sweeping views of the Gulf and Dubai skyline. A table set against the large glass windows will see

you soak in what seems like a never-ending view of the Arabian waters.

Dishes are designed to share to truly savour the eclectic combination of ingredients and unexpected flavours behind each plate. The Tuna Pizza is a signature, and perhaps a perfect representation of the playfulness and originality behind the dishes on offer. Other standouts include the Toro Tartare characterised by its immaculate deconstructed presentation set in ice on a wooden tray, the Miso Black Cod, and the Wagyu Don.

The restaurant is open for dinner daily and has recently launched a Friday brunch which showcases a perfectly curated menu of signature favourites.

If you are seeking a progressive Japanese fusion menu of inventive dishes aimed to share, set against the backdrop of majestic blue waters, Akira Back is one to try!

HOTSPOTS



Images: Fish Beach Taverna

FISH BEACH TAVERNA LE MERIDIEN MINA SEYAH BEACH RESORT, DUBAI MARINA

With an ambience reminiscent of a restaurant in Santorini, Fish Beach Taverna has equally earned itself a reputation as one of the most Instagrammable venues in Dubai. Cobblestoned pathways, whitewashed wooden furniture offset by turquoise cushions, teepees and fairy lights – this seafront destination is absolutely dreamy with no filter necessary.

This open-air restaurant, set predominantly outside for alfresco dining on the sand under the twinkling Arabian night sky, traditionally closes its doors for the summer months. A recent refurbishment and installation of a glass cover will see the restaurant remain open over the summer months for the first time ever. Heavenly news for diners, who can continue to relish in the idyllic beachside setting, Greek island vibes and romantic

sunset cocktails irrespective of the temperature.

Fish Beach Taverna serves up an authentic Aegean menu of Turkish and Greek cuisine with, as the name suggests, fish at the heart and soul. Only the freshest, wildest, cold-water fish straight from the Aegean Sea graces the plates at this venue, with all seafood imported from local fishermen in Turkey. This not only ensures an authentic experience, but also guarantees high quality and consistency, and supports sustainability and small fishermen in the Aegean.

The menu, with all dishes intended for sharing, is divided into cold plates, hot plates, grilled seasonal fresh catch of the day, casseroles and salads. Spoilt for choice with Mediterranean flavours, there is something to appeal to every palate. However, it would be sinful to pass on the day's catch, fresh from the fire.





Image: Alici

ALICI THE WHARF, BLUEWATERS ISLAND

A new entrant to the Dubai restaurant scene from the powerhouse behind multi-award winning Il Borro Tuscan Bistro, Alici is set across two floors at The Wharf, Bluewaters Island, with uninterrupted sea views.

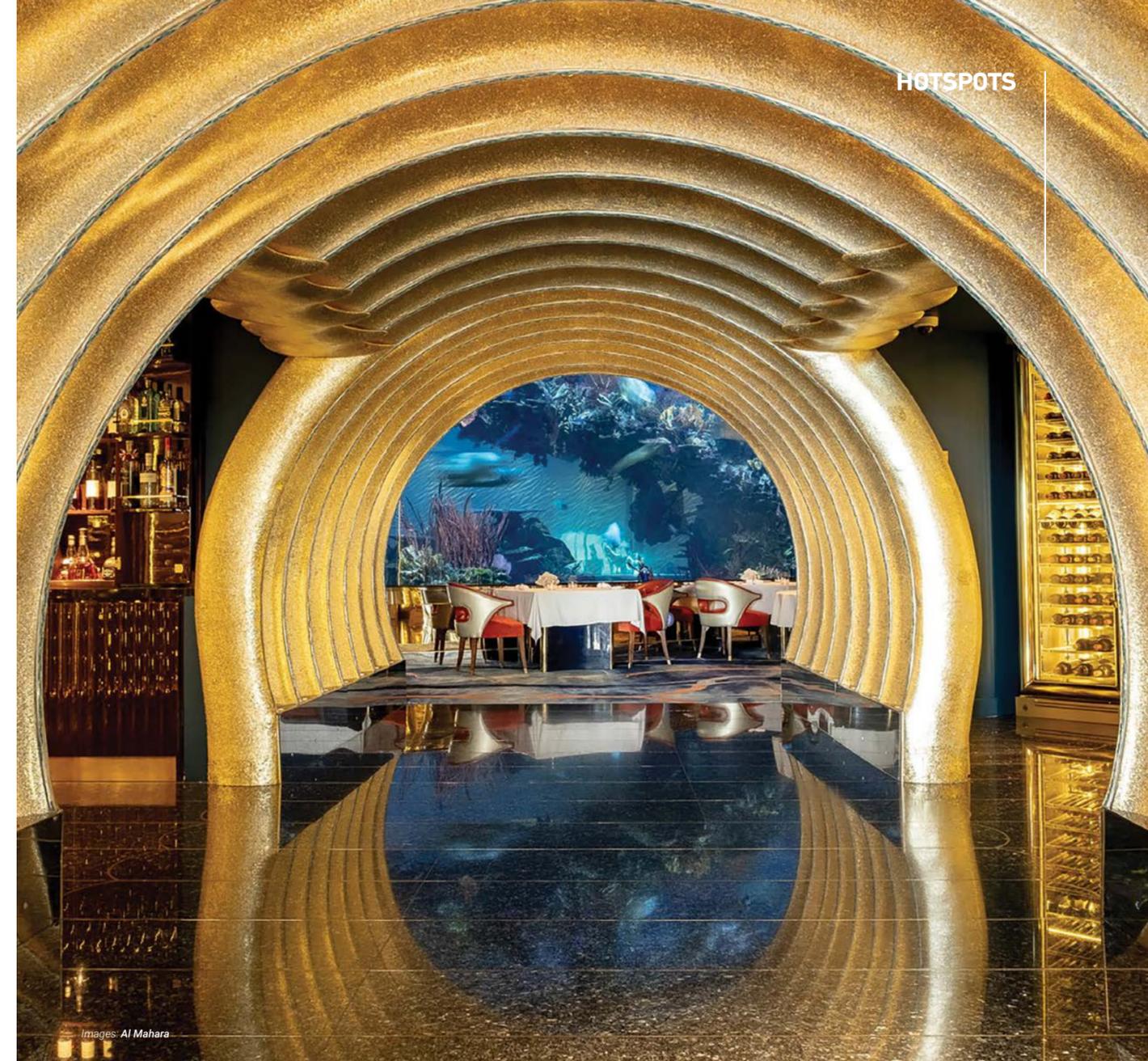
When the 'Best Italian Restaurant in Dubai' - two years running as awarded by *Time Out* - with a reputation for excellence in food and service, opens a subsequent venue, expectations are sure to be high. Bringing the Mediterranean flavours of the Amalfi Coast to Dubai, Alici, Italian for 'anchovies', certainly does not fail to deliver.

The Southern Italian eatery is self-professed 'devoted to celebrating the fruits of the sea', serving only the finest seafood on offer, with sustainability heavily ingrained in their philosophy. The menu showcases seasonal produce and fresh catches both from Italy and locally

sourced, with seafood shipped directly from Italy to Dubai daily. Vegetables and the extra virgin olive oil featured in each dish is also sourced from the best organic farms located in the South of Italy.

A diverse menu featuring a premium oyster selection, crudo bar, antipasti, pizza, pasta and risotto leaves something to be desired for even the most discerning palate. Complement your meal with the restaurant's exclusive and impressive wine list which exceeds 250 labels from across the world's major wine regions.

Chic and refined, the interior design is authentically Italian with neutral and whitewashed shades throughout. Dining rooms are endowed with ample natural light and spectacular views of the Arabian Gulf, cruising yachts and the Dubai skyline. One thing is for sure, Alici is well placed to replicate the enormous success of its sister restaurant!



Images: Al Mahara

AL MAHARA BURJ AL ARAB, JUMEIRAH

In the essence of full transparency, this may not be an actual sea but this sumptuous dining experience located in the prestigious Burj Al Arab deserves special mention.

Al Mahara, meaning 'The Oyster Shell' in Arabic, is a culinary journey destined to stimulate all your senses. The luxury begins from the moment you step foot into the elevator to enter the restaurant. Reminiscent of an enamelled bangle, the gold and turquoise elevator transports you to the host stand shaped like a giant seashell, also in glistening gold. The opulence doesn't stop there. In fact, it has only just begun as you make your way through the golden seashell-shaped hallway to the main dining room where you are enthralled by the stunning floor-to-ceiling aquarium.

Mesmerising is the only word to describe this underwater fine dining experience with prime views of a full tank of

exotic sea life and colorful corals. The menu can also be summarised in one word - decadent. Two Michelin-starred chef, Nathan Outlaw is at the helm of the seafood restaurant. He brings his signature culinary style of simplicity but with complex flavour combinations using local, seasonal and responsibly sourced ingredients.

Begin your meal with the finest selection of caviar and oysters, progressing to starters which reflect Outlaw's uncomplicated cooking style and underlying principle of allowing the seafood to shine. When it comes to the main course, the Sea Bass Royale with Caviar Oscietre and a Champagne Beurre Blanc is truly extraordinary. Or, if in the mood to splurge, the Salt-baked Whole Line Caught Sea Bass, intended to be shared, is a theatrical experience for the memory bank.

A truly remarkable setting with service that cannot be faulted. ➤

BEAT THE HEAT

TEXT: EMMA PROCTER

Stop fighting over the air-conditioning unit and book a trip to cooler climes instead. *Prestige* looks at four bright and breezy summer escapes you may not have considered

As the UAE temperature gauges head towards 'ouch' you're not alone if you've started browsing online for a summer getaway. Even if it's only a temporary reprieve from the scorching desert sun and draining humidity, some fresh air surrounded by beautiful nature can be a welcome tonic. But before you opt for the obvious destinations to chase those fresher breezes – Switzerland, Austria and the like – why not expand your travel horizons with one of these unique, but still spectacular, summer destinations that industry experts say are having a moment.

THE AZORES, PORTUGAL

The Hawaii of the mid-Atlantic

TEMPERATURE IN JULY/AUGUST:
AROUND 24 °C

GOOD FOR:
WHALE WATCHING,
TREKKING, PARAGLIDING

THE APPEAL: The nine islands of the Azores sit in the middle of the Atlantic Ocean and are part of Portugal. The area's stable, subtropical climate makes them an ideal place to go during the Middle East's scorching summer season – or indeed any time at all.

Dubbed 'the Hawaii of the mid-Atlantic', this remote archipelago is great for adventurous souls. It has world-class whale watching, sailing, diving, hiking and canyoning, and excellent surfing. It is also a wonderful place for horseback riding, biking, and – if you're not afraid of a serious adrenaline rush – paragliding.

The landscape is probably the biggest appeal of the Azores; it's a photographer's paradise. A wonderland of bubbling mud pots, fantastical caverns and vivid crater lakes are all testimony to its volcanic origins.

While the temperatures are very pleasant, you may still be surprised by the tropical conditions you encounter on the Azores. Small and intensely flavourful pineapples grow here, as well as there being thriving tea plantations on the island of San Miguel. Flowers are everywhere, especially in early summer.

The islands' volcanic nature has even influenced the local cuisine. Steaming hot pools are everywhere, and so the iconic dish of the Azores – a stew called Cozida – is cooked by placing the pot in a hole in the ground near the famous caldeiras of Furnas, a town between Villa Franca and Nordeste on the map.

Major cities like Ponta Delgada, where you are likely to arrive in the Azores, have a variety of hotels, but getting out in the rural spaces is the best way to feel the blissful ambience of the place.

While the resort hotels of the Azores offer good value for money compared to other European destinations, many rural accommodations – restored farmhouses and manor houses – will probably be your first choice for lodging. Most offer an authentic taste of the genteel island life and serve wonderful, healthy Portuguese food. For couples, renting an isolated cabin with a view of the sea is the most romantic way to go.

However, if you can't bear to relinquish the luxuries of home, try out the outstanding five-star Azor hotel located in Ponta Delgada on Sao Miguel Island. With stunning views across the sea, it's a vibrant and cosmopolitan resort that includes an outdoor swimming pool, spa and wellness facilities.

Image: Sunset light, Sao Miguel Island, Azores, Portugal - Shutterstock



Image: Pozo da Alagoinha in Azores, Portugal - Shutterstock

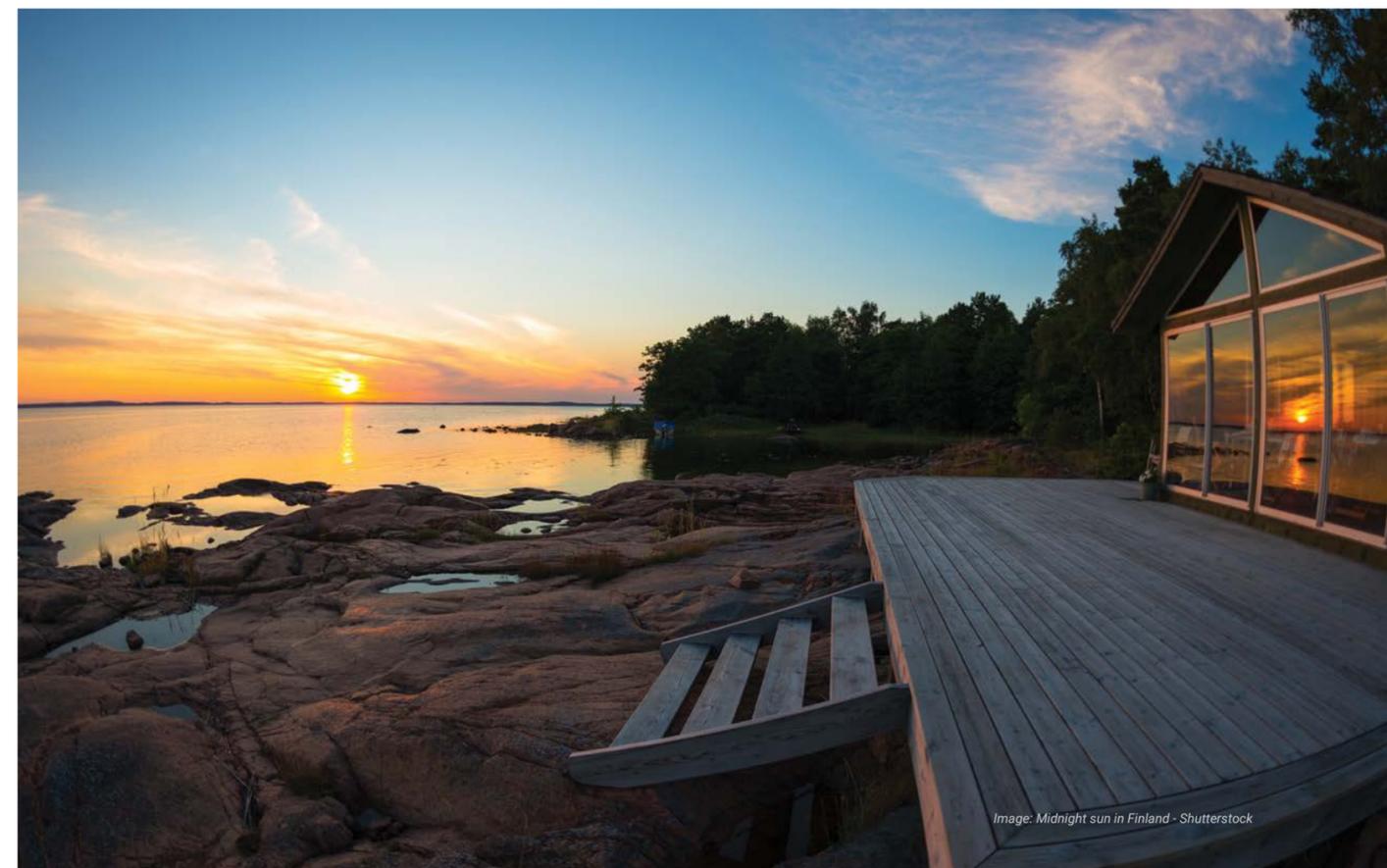


Image: Midnight sun in Finland - Shutterstock

FINLAND

The land of the Midnight Sun

TEMPERATURE IN JULY/AUGUST:
AROUND 23 °C

GOOD FOR:
SAUNAS AND SPAS, LAKE KAYAKING, FOREST WALKING

THE APPEAL: After a freezing winter, the people of Finland really celebrate summertime – and so will you if you visit. Expect the mercury to hover in the low to mid 20s, with 25 degrees Celsius officially considered the marker of ‘hot’ weather.

Finland is in northern Europe and is bordered by the Baltic Sea, the Gulf of Finland and Gulf of Bothnia with Sweden to the west and Russia to the east. You will need to choose where to go as Finland is a large country – make the most of it by visiting one or two of the four main regions: the Helsinki area, Lakeland, Archipelago and Lapland. Unless, of

course, you have weeks to explore. The country has stark differences between the seasons – dark Arctic winters have their counterpart in one of the most iconic of Finnish natural phenomena, the Midnight Sun, which takes place in summer. For those who venture north of the Arctic Circle, the sun does not set at all from May to August, while further south the sun can be visible for nearly around the clock during June and July. Finnish public spaces come to life in the summer; it is a time spent outside, and as a visitor you are sure to be pulled into the locals’ love of the great outdoors. A nocturnal swim and sauna are a definite must under the Midnight Sun, with lakes and sea waters warming up from June onwards. In fact, there is a saying that there is a sauna for every member of the population in Finland – it’s a complete obsession that you must try for yourself. Those dreaming of summertime walks in nature won’t be disappointed either. Around 70 percent of Finland is covered by forests; when landing at Helsinki-Vantaa airport the only things you will see are Helsinki city and trees for miles and miles. The landscape is quite flat, and a 20 or 30 metres difference in

height looks and feels like a mountain. The Helsinki area has about 1 million people, but other cities fall behind significantly in population. And there are no skyscrapers – which will probably be a welcome contrast for GCC holidaymakers. Food in Finland is simple, rustic but tasty. Fish and meat (including reindeer) play a prominent role in some parts of the country, while elsewhere dishes traditionally include various vegetables and mushrooms. The capital Helsinki boasts some outstanding fine food outlets though – notably Finlandia Caviar near the Market Square and the Old Market Hall. Their extensive caviar range includes, Malossol Siberian, White Shampoo, and Beluga. And then there is the Thursday menu tradition in Finland – yes, the whole country has the same menu every Thursday. The main dishes that are served are pea soup and pancakes. Hernekeitto, the local name for pea soup, has been a very common dish since the Middle Ages and is popular during large gatherings. As a rule, the pea soup is followed by thick oven-baked pancakes with jam. Trying it on Thursday isn’t a must of course, but when in Finland...



Image: Peggy's Cove Lighthouse sunset - Shutterstock

NOVA SCOTIA, CANADA

Never-ending Atlantic coastlines

TEMPERATURE IN JULY/AUGUST:
AROUND 18 °C

GOOD FOR:
SAILING, ROAD TRIPS,
SEAFOOD

THE APPEAL: Small in terms of land area, Nova Scotia nevertheless encompasses nearly 3,800 islands floating in the Atlantic just off Canada's mainland.

Connected to the rest of Canada by the Isthmus of Chignecto, Nova Scotia juts into the North Atlantic like an upside-down anvil. Its weathered coastline is a whopping 7,500km long and littered with photogenic villages, beaches, rocky inlets and windblown headlands. Ideal for those daydreaming of a breezy road trip.

Visits to Nova Scotia usually begin at the lively capital Halifax, which sits beside an impressive harbour on the

south coast. From here, the most beguiling parts include the South Shore, with Lunenburg the most alluring target; and the Annapolis Valley, stretching 110km northeast from Annapolis Royal to Wolfville, noted for whale watching, fruit growing, and winemaking.

Summers here are a sheer delight as the locals emerge from the cold to celebrate life and enjoy the reborn scenery and lovely mild climate. A vacation in Nova Scotia is generally an ocean-based experience – you will be within 60km of the water no matter where you choose to base your stay. You will also be never very far from mind-blowing lobster for lunch – Nova Scotia exports its amazing crustaceans all over the world.

And if you love adventures by the water, you're in for another treat on Cape Breton Island, home to the famous Cabot Trail – easily the island's most famous attraction. This 185-mile road completes a loop of the northern tip of the island and is famous worldwide for its beauty, making it one of the most admired driving routes on the planet. The road links seaside communities together and provides stunning coastal views around every corner. It's a great way to sample the fresh seafood on offer in each town

you stop at.

Bras d'Or Lake is Cape Breton Island's magical inland sea, which can contain islands within a sea within an island in the sea! The lake is lush with forested islands and surrounded by woody hills. A brilliant way to see the gorgeous scenery is by boat and there are lots of charters to take you out for a peaceful day's sailing.

Meanwhile, Cape Breton Highlands National Park has 26 hiking trails for you to explore, covering everything from gentle strolls to strenuous climbs. The area isn't a National Park for nothing – it's blessed with views of canyons and coastlines. One of the best-loved hikes is the Skyline Sunset Hike which takes you out to a headland overlooking the Cabot Trail. The sunset views from the top are out of this world.

If your mouth is watering at the idea of all the fresh seafood that Nova Scotia surely offers, then you should plan a trip to Northumberland Shore – a great place to tuck into delicious local catch. There's a good selection of restaurants in this region which focus on using fresh, local ingredients. Notably, the Hillcrest View Inn in Pugwash with its famous lobster roll, and the Pictou Lodge Resort for award-winning seafood chowder.



COUNTRY FOCUS

Image: Santiago, Chile - Shutterstock



Image: Traditional Chilean drink made from cooked husked wheat and dried peach - Shutterstock



Image: Traditional Chilean soup with grilled meat, onion and potato - Shutterstock

SANTIAGO, CHILE

The world's 'Next Great Food City'

TEMPERATURE IN JULY/AUGUST:
AROUND 17 °C

GOOD FOR:
THE ARTS, ARCHITECTURE,
AMAZING CUISINE

THE APPEAL: If you are thinking about a totally different kind of break this summer, then surprising, cosmopolitan, energetic, sophisticated and worldly Santiago might be the place for you.

Also known as Santiago de Chile, it's the capital and largest city of Chile and is in the country's central valley, most of it sitting between 500m and 650m above sea level. With a growing economy, renovated arts scene and plenty of eccentricity to enjoy, Santiago is an old guard type of place that has had a remarkable renaissance in the last ten years.

So, why is Santiago worth the long plane trip from the Middle East? Well, aside from the extremely pleasant temperatures in summer, this is a place that is great for lifting your spirits. It doesn't have the beaches of Rio or the fading opulence of Buenos Aires, but this modern

city of seven million people on the edge of the Andes mountains is winning over global travellers for its fun and uniqueness.

For a start, the city's dramatic setting between the rolling coastal range and the Andes is astounding. To best appreciate it, head to the funicular station at the end of Pio Nono street in the bohemian Bellavista neighbourhood, ride the rickety railway to the top of Cerro San Cristóbal, sit in the shadow of the Virgin Mary statue, and look across the metropolis. There you can sip on a refreshing mote con huesillo, a drink of husked wheat and peach juice sold from carts throughout the hilltop park.

After that, José Victorino Lastarria street (named after a 19th-century writer, diplomat and politician) is just four blocks away. This trendy and densely packed corridor is overflowing with shops, restaurants, museums and cultural centres. Start at the Gabriela Mistral Centre and check out the cool art galleries on the basement level.

Or, you can stroll past the restaurant filled Paseo Barrio Lastarria and historic Parroquia de la Vera Cruz church towards the StreetSide craft vendors near the intersection with Merced. Catch an indie film at Cine Arte El Biógrafo or see the latest exhibitions at the Museum of

Visual Arts.

Chilean cuisine may not be on your radar, but the food scene is exploding in Santiago. Not too long ago, influential US magazine *Saveur* named it the world's 'Next Great Food City', and chefs have been experimenting with indigenous cooking methods and produce found between Patagonia, the Atacama Desert, and the sea to redefine the nation's cuisine. At the street level, you won't be able to escape stalls selling empanadas – baked pies with a range of fillings, the most traditional being 'pino', a mixture of minced meat, onions, raisins, black olives and hard-boiled eggs.

Santiago is a wonderful place for strolling, and each neighbourhood has its own unique vibe. Head out for the day to take in the museums, grand architecture and pedestrian malls of the Centro, before an afternoon picnic in one of the gorgeous hillside parks that punctuate the city's landscape.

Nightlife really gets going in the sidewalk eateries, cafes and beer halls of Barrios Brasil, Lastarria and Bellavista. For a more refined evening experience, head east to well-heeled neighbourhoods such as Providencia and Las Condes, where you will find high-end restaurants and world class hotels. 🍷

ELEGANT,
DISTINCTIVE DESIGN



Bahrain Bay, Manama,
Kingdom of Bahrain

Welcome to One Bahrain Bay, a compelling combination of unmatched luxury, distinctive design and lifestyle features. Situated at the entrance to Bahrain Bay, on the edge of the Bahrain Financial District, this development has earned itself the position as Bahrain's most coveted address. 1-3 bedroom apartments and penthouses are available, elegantly crafted to offer a lifestyle of comfort. Stylish living areas are designed to provide the perfect space to relax and unwind, with large windows to maximize natural light.

1 to 3-bedroom apartments and penthouses available • various floor-plans available • fully-fitted kitchens • sea and city views available • indoor and outdoor swimming pool • access to gym, sauna and spa facilities • built-up area: starting from: 560 sq. ft.

Asking Price: BHD 58,000

Contact: Royal Ambassador
T: +973 1 600 0061
E: inquiry@rabahrain.com



COUTURE LIVING



Seef Avenue, Seef District,
Kingdom of Bahrain

Seef Avenue is the epitome of modern living. Relish in a life of luxury in the heart of Bahrain's business district, Seef Area, whilst overlooking a panoramic view of the city's skyline. This development has been expertly designed to provide its residents a holistic urban retreat. It is an idyllic space to relax and unwind as well as entertain guests in comfort. Interiors of marble, hardwood and crystal create an elegant and contemporary style.

studio to 2-bedroom options available • various layouts and floor plans available • fully-fitted kitchen • spacious living and dining areas • access to gym, pool and spa facilities • BBQ area • cinema • terrace • built-up area: from 985 sq. ft.

Asking Price: BHD 78,700

Contact: Bader Nass
T: +973 3 999 91 59
E: info@real.estate.bh@gmail.com





REDEFINING LUXURY



Stella Park, North Coast, Egypt

This 3-bedroom townhouse is located in a stunning beachside resort in the North Coast of Egypt which sits on three manmade terraces overlooking the Mediterranean Sea. Ultra-modern in design, this architecturally stunning home is complete with private swimming pool and perfectly landscaped garden. A true summer vacation home.

3 bedrooms • 2 bathrooms • landscaped garden terrace • private swimming pool • access to gym facilities • covered parking • built-up area: 2,583 sq. ft.

Asking Price: EGP 4,000,000

Contact: Wessam Abou Nour
T: +20 100 455 0444
E: wessam.abdelfattah@era-nawaa.com



VIEWS OF THE GIZA PYRAMIDS

Giza, Cairo, Egypt

Imagine a place where the Pyramids are your backyard, where the Egyptian museum, the Fairmont and Intercontinental residences are your next door neighbours, where a sense of wellbeing is all around you. Some call it a natural paradise, some call it an elegant resort, and some are fortunate enough to call it home. Stretched over 557 acres in full view of the Giza Pyramids, Sun Capital is the destination where opulent lifestyle, business, and entertainment options combine.

3 bedrooms • 3 bathrooms • views of the Giza pyramids central location • built-up area: 2,152 sq. ft.

Asking Price: EGP 2,600,000

Contact: Mohamed Tharwat
T: +20 012 259 49331
E: m.tharwat@akan-egypt.com





FULLY FURNISHED GOLF COURSE VILLA



Ouarzazate Road, Marrakech, Morocco

This modern and refined 5-bedroom villa located in Marrakech boasts prime golf course views. With luscious green surroundings visible from all angles, this home is truly magnificent. Fully furnished with high quality and contemporary pieces, this home has been designed for luxurious living with comfort in mind. A private swimming pool and spacious outdoor terrace area adds to the luxury.

5 bedrooms • 5 bathrooms • fully-fitted kitchen • fully furnished • spacious living areas • fireplace • private swimming pool • pool house • terrace • golf course views • built-up area: 7,535 sq. ft.

Asking Price: MAD 29,000,000

Contact: Sury Immobilier
T: +212 07 71 10 71 71
E: contact@sury-immobilier.com



LUXURY & TRANQUILITY

Agadir Road, Essaouira, Morocco

This beautiful villa nestled amongst lush leafy surroundings defines tranquility and serenity. Featuring 4 bedrooms and a triple living area, this spacious and airy home is perfect for family living. A rooftop terrace offering panoramic sea views is a highlight of this property.

4 bedrooms • 4 bathrooms • triple living room fully-fitted kitchen • fully furnished • private 12m swimming pool • rooftop terrace • sea views built-up area: 4,198 sq. ft.

Asking Price: MAD 10,260,000

Contact: Kawtar Immobilier
Essaouira Marrakech
T: +212 06 61 97 69 06
E: contact@kawtarimmobilier.com





STYLISH VILLA



Al Yasmin, Riyadh, Saudi Arabia

The Amjal Jasmine Villas are more than just a place to live, they are an oasis of tranquility and comfort. The villas offer spacious living areas, a contemporary fully-fitted kitchen and modern bathrooms. A private garden provides all the space needed to completely unwind.

4 bedrooms • 7 bathrooms • 3 large living rooms
maids room • balcony • private garden • covered parking
swimming pool • built-up area: 3,875 sq. ft.

Asking Price: SAR 1,464,375

Contact: Sultan AlRaie
T: +966 53 910 0607
E: sultan@amjal.com

أمجال للتطوير العقاري
Amjal Property Development



LUXURIOUS URBAN LIVING

Ash Sharafiyah, Jeddah, Saudi Arabia

Bayat Plaza are two iconic residential towers in the heart of the business district set to become a dazzling landmark in the center of Jeddah. The exterior of the buildings is architecturally stunning, with the interior design equally as impressive. Stylish and modern 2 to 4-bedroom apartments are available as well as 5-bedroom penthouses. In addition to luxury apartments, the twin towers will feature retail outlets including cafes, restaurants and designer boutiques. An integrated approach offering upscale living.

2 to 4-bedroom apartments available • 5-bedroom penthouses available • neutral and contemporary finishings
fully-fitted kitchen • city skyline views • covered parking
gym • built-up area: starting from 1,238 sq. ft.

Asking Price: SAR 1,154,000

Contact: Sloanes Real Estate Brokers
T: +966 56 337 3377
E: info@bayatplaza.com



BAYAT PLAZA
— بيات بلازا جدة —





CALM & SERENE SURROUNDINGS



Monsef, Jbeil, Mount Lebanon

Monsif 1053 is a luxury residential gated community situated in calm and serene surroundings offering unobstructed valley, sea and mountain views. To take full advantage of the stunning vistas this property offers, floor-to-ceiling glass windows and facades feature prominently throughout as well as a spacious balcony. This 3-bedroom duplex also features high-quality internal finishes of Italian ceramic tiling in the entrance, living and dining area and bathrooms.

3 bedrooms • 3 bathrooms • fully-fitted kitchen balcony • sea and mountain views • covered parking built-up area: 1,722 sq. ft.

Asking Price: USD 184,000

Contact: Eid Rockville
T: +961 3 070 039
E: john.eid@live.com



STUNNING SEA VIEWS

Dbayeh, El Metn, Mount Lebanon

DeeRock is strategically located close enough to the city for centrality, whilst still benefitting from being far enough away to experience true serenity. This development features the latest in environmentally friendly living, incorporating sustainability, efficiency and eco-friendliness in to its construction. Various layouts and floor plans are available for these 2-bedroom apartments to appeal to all tastes. Stunning sea views are a highlight of these apartments!

2 bedrooms • 2 bathrooms • spacious living and dining areas • fully-fitted kitchen • balcony • sea views
2 covered parking spaces • built-up area: 969 sq. ft.

Asking Price: USD 162,000

Contact: Lead Properties
T: +961 7 021 2107
E: info@leadproperties.com



LA PASSIONE DI DUCATI

TEXT: KEVIN HACKETT / IMAGES: DUCATI

No other motorcycle manufacturer can match Ducati for visceral excitement. And its new Panigale V4 R is the most powerful model yet

“W in on Sunday, sell on Monday.” It’s a well-worn saying in the motoring world, highlighting the importance of racing when it comes to sales of new vehicles. Over the past few decades, car and motorcycle-makers have done big business in the showrooms following significant wins on track, the bragging rights secured by having the road-legal version of a world champion machine becoming a major draw for show-offs and genuine enthusiasts alike.





"MAKE NO MISTAKE, THIS IS AN EXTREME MACHINE DESIGNED AND BUILT TO WIN. ONLY THE MOST EXPERIENCED RIDERS WILL BE ABLE TO DIP INTO ITS RESERVES, TO EXPERIENCE ITS LIMITS"

And so it has been for Ducati. For even the most ardent haters of two-wheeled transport would have to admit that, when it comes to brand equity, few companies come close to matching the Italian concern's cachet. It's right up there with Ferrari – an observation not lost on that carmaker's rival, Lamborghini, who bought Ducati seven years ago for more than Dh3 billion.

It can be no coincidence that Ferrari, Lamborghini, Maserati, Ducati and Paganini all hail from the same region of Italy. Going fast around a track has been an Italian obsession since the days of the Caesars and the Emilia-Romagna industrial heartland was perhaps an obvious home for motorsport once horsepower could be provided by petrol engines.

Ducati was founded in 1926 but didn't produce its first motorcycle until 1950. A year later, it went racing and hasn't stopped since, reportedly spending a

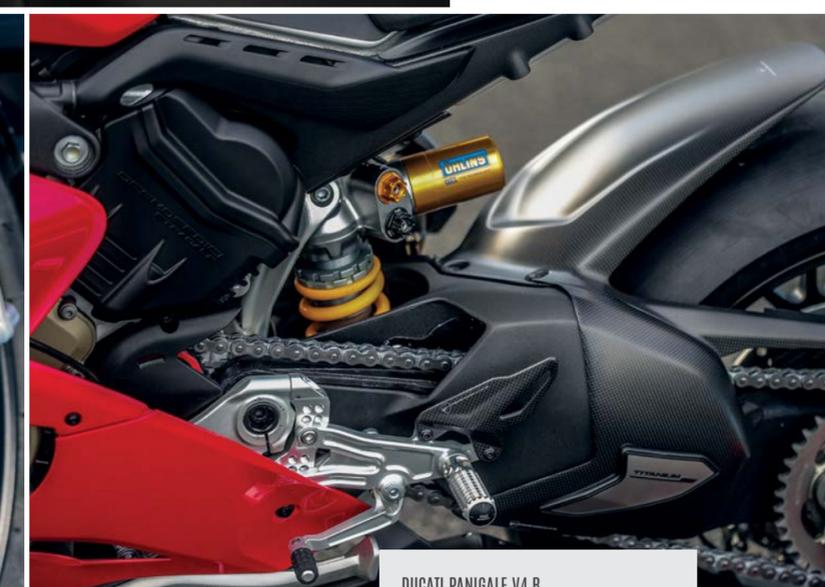
tenth of its significant revenues annually on the sport. For many Ducatisti, as the company's fanatical worldwide fan-base is colloquially known, the closer a road bike resembles one of its formidable racers the better, so the new Panigale V4 R will be raising some serious pulses right now.

Its maker states that "the new Panigale V4 R embodies the maximum expression of Ducati's racing DNA" and it's widely known that the real reason for its existence is so that the company can win the next World Superbike championship, after it failed to do so with the previous 'V-Twin'. With the sport's governing body's rules now more closely tied to showroom models, the new V4 R's brief was simple: make the road bike as competition-ready as possible, then there's hardly anything left to do when you enter it as a racer.

It seems like mission accomplished,

too. The Panigale (named after the Bolognese town Ducati is headquartered in) V4 R is the company's most powerful production motorcycle ever. Its engine is downsized slightly from the already stunning V4 S, displacing 998cc to meet the homologation rules, but it develops an incredible 221hp while being lighter in the frame. It revs faster than the S, too, redlining at a frankly stratospheric 16,500rpm. When you consider that the entire bike (minus rider) weighs just 172kg, it's easy to become intimidated, but Ducati insists it has built into the new model plenty of features that make it easy to control.

Its physical form certainly does nothing to calm the nerves. It's menacing and razor sharp, dripping with delicious design details that explain why some enthusiasts are happy to keep Ducatis in their offices as display ornaments. It comes with a newly developed windscreen that's been placed higher than before, better



channelling the airflow over its rider at high speed, protecting them from a battering by the elements while increasing stability and reducing the likelihood of unintentional wheelies while powering out of a corner. This, in turn, gives the rider a more visceral experience as fewer electronic controls are called for to keep the bike from stepping out of line.

A new fairing design, as well as the fitment of aerodynamic 'winglets', increases the vertical load on the wheels to improve stability during braking and fast cornering. And if you needed any further visual clues as to its raison d'être, just cast an eye over those fat Pirelli tyres, which are basically slicks with a few grooves sparingly moulded into them. A bike for dry use only, then...

The privileged few that have had the chance to experience the V4 R have raved about its performance, which is hardly surprising. What was unexpected,

however, was the general observation that, at speeds more associated with road riding, it's an extremely easy bike to pilot. The flip side of that, however, is that on track its Jekyll and Hyde extremes of character become immediately obvious, *Motorcycle News* stating: "The Panigale V4 R feels nothing like a road bike when you take it on track. It accelerates so brutally, turns so fast and pummels your body with so much force it makes the 1103cc Panigale V4 S feel like a soft, fluffy touring bike."

Make no mistake, this is an extreme machine designed and built to win. Only the bravest, most experienced riders will be able to properly dip into its reserves, to experience its limits, and even then only on the world's finest tracks. Ducati isn't messing about – it's pushing the envelope with what's possible for a road legal motorcycle and the Panigale V4 R is already a legend. 🏍️

DUCATI PANIGALE V4 R SPECIFICATION

PRICE	from Dh147,000 (special order)
ENGINE	998cc, naturally aspirated V4
GEARBOX	6-speed manual
POWER	221hp @ 15,250rpm
TORQUE	112Nm @ 11,500rpm
RIVALS	Kawasaki ZX-10RR, BMW S1000RR



DRESDEN USED CARS

Mercedes-Benz G 63 AMG V8 Biturbo

YEAR 2019 KM 0 AED 850,000 CONTACT +971 55 550 1982

LEVANT AUTO TRADING



BMW i8 E Drive

YEAR 2015 KM 8700 AED 280,000 CONTACT +971 56 39 234 81

111 USED CARS



Mercedes-Benz SLR McLaren

YEAR 2005 KM 42,000 AED 700,000 CONTACT +971 50 761 4111

SAAD IDAN MOTORS



Porsche Macan Turbo

YEAR 2016 KM 59,000 AED 165,000 CONTACT +971 54 440 4658

ROYAL MOTORS



Porsche 911 GT3 RS

YEAR 2016 KM 0 AED 640,000 CONTACT +971 52 934 0555

ROYAL MOTORS



Rolls-Royce Wraith

YEAR 2016 KM 41,000 AED 760,000 CONTACT +971 52 934 0555

DRESDEN USED CARS



Land Rover Range Rover Supercharged

YEAR 2019 KM 0 AED 500,000 CONTACT +971 55 550 1982



111 USED CARS

Lamborghini Aventador SV LP 750-4

YEAR 2017 KM 13,000 AED 1,350,000 CONTACT +971 50 761 4111

ROYAL MOTORS



Mercedes-Benz G 500 4X4²

YEAR 2019 KM 0 AED 860,000 CONTACT +971 52 934 0555

DRESDEN USED CARS



Land Rover Range Rover Sport Autobiography

YEAR 2019 KM 0 AED 430,000 CONTACT +971 55 550 1982

111 USED CARS



Ford Mustang GT 5.0 - V8

YEAR 2018 KM 11,000 AED 145,000 CONTACT +971 50 761 4111

111 USED CARS



Mercedes-Benz SLS AMG HAMANN

YEAR 2011 KM 3300 AED 720,000 CONTACT +971 50 761 4111

DRESDEN USED CARS



Mercedes-Benz G 63 AMG

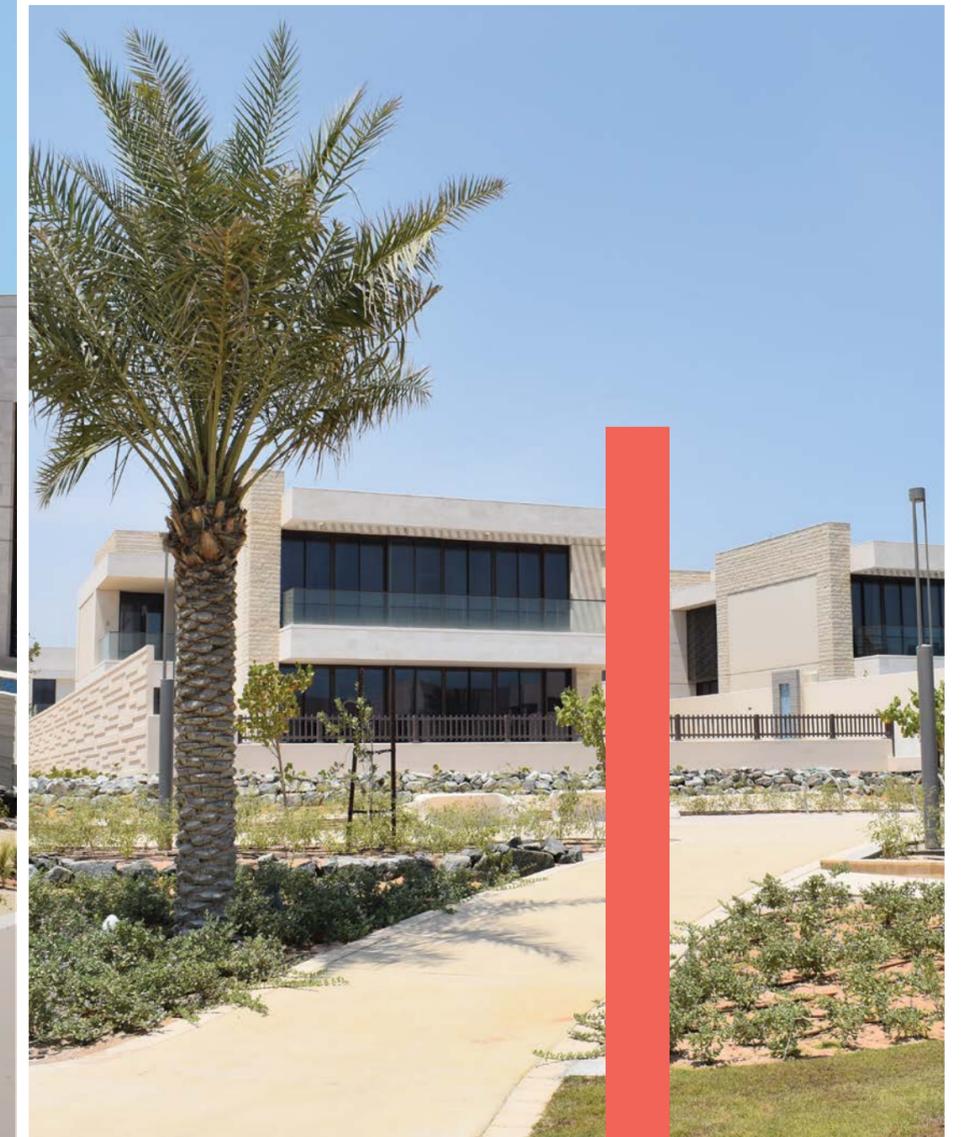
YEAR 2019 KM 0 AED 900,000 CONTACT +971 55 550 1982

AL SUMOOD USED CARS TRADING LLC



Toyota Camry XLE

YEAR 2019 KM 0 AED Ask for price CONTACT +971 56 612 4545



LIVE THE ISLAND LIFE

Hidd Al Saadiyat, Saadiyat Island, Abu Dhabi

Live the island life in one of Abu Dhabi's most prestigious communities. Highly customized and luxurious, this 5-bedroom villa is situated in a prime central position within this exclusive estate. Floor-to-ceiling windows throughout create an abundance of natural light. Three spacious living areas makes for roomy family living. With its remarkable landscapes and direct access to Saadiyat Beach, Hidd al Saadiyat is a highly coveted and stylish address inspiring a beachfront lifestyle.



5 bedrooms • 7 bathrooms • customized master bedroom suite • external maids quarters • external drivers room • external private garden • private swimming pool • ocean, mangrove and garden views • plot area: 7,800 sq. ft.

Asking Price: AED 9,990,000

CONTACT US

LOGO

WONDERING WHETHER YOU CAN GET A MORTGAGE?

Speak to an expert who can help
finance your property purchase

Get in touch today

CALL US ON
+971 4 248 2 333

Our customers say
Excellent



★REVIEWS.io



mortgagefinder.ae

