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BACK TO SCHOOL

Dear Readers,

While Dubai may have a reputation as a playground for the wealthy, the city is also known for its family-friendly lifestyle built on the allure of bespoke education, healthcare, safety and high quality of life, to name a few.

With summer nearing an end and school starting again in September, this issue of *Prestige* looks at the lifestyle on offer for families in this glamorous city.

We highlight the top communities which pair luxury living with dynamic family lifestyle. Read ahead to see our top picks and what makes each neighborhood truly unique. We also shine a spotlight on the secluded paradise of space and tranquility that is Al Barari – an eco-friendly and sustainable community that doesn't compromise on opulence!

For many, proximity to bespoke education dictates where they decide to live. It can also be said that schooling is the second largest expense for families after housing. Lynnette Abad, Director of Research & Data at Property Finder in collaboration with the Education Intelligence Group (EIG) looks at the connection between housing prices and school fees.

With education a running theme this issue, we also suggest four international travel destinations rich with history and culture. Expand your mind with our top picks!

We also feature guest columns from industry experts, Amine Housni, Co-founder & Head of UAE at Blueground, Andrew Cummings, Managing Director at Luxury Property LLC and Dounia Fadi, COO of Berkshire Hathaway HomeServices.

Enjoy!

Michael Lahyani
CEO & FOUNDER

PRESTIGE



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DUBAI LAND DEPARTMENT AND PROPERTY FINDER LAUNCH SALES AND RENTAL PRICE INDEX

To be officially launched in September, Mo'asher is the first of its kind and will provide consumers with updated real estate market insights

The Dubai Land Department (DLD) and Property Finder have signed a memorandum of understanding (MoU) for the launch of Dubai's first official sales and rental price index.

The collaboration will create an index called 'Mo'asher', which translates to index in Arabic. The first edition of the index will be unveiled during the third week of September and will be available on DLD's and Property Finder's websites. The MoU was signed by Sultan Butti bin Mejren, Director General of DLD, and Michael Lahyani, Founder and Chief Executive Officer of Property Finder.

"Signing a partnership with Property Finder aligns us with an entity that enjoys an established reputation for leading people to property, especially as we are collectively aiming to enhance and increase real estate investment in Dubai. Mo'asher is the official real estate index for Dubai that provides consumers with better insights to help them when

taking property-buying and -renting decisions," said Bin Mejren.

DLD will provide data for Mo'asher on a monthly basis. This will then be coupled with Property Finder's proprietary asking-price data and expert analysis from the team at Data Finder, a real estate insight and data platform under the Property Finder Group.

Lahyani said: "Considering how the rest of the region looks to Dubai for inspiration, our upcoming goals with this partnership will be to use Mo'asher as a model for how other countries under the Property Finder Group may convey important statistics on their property market to the public. Dubai Government's willingness to partner with the private sector to create the Mo'asher initiative is an important first step in showcasing to the world the level of transparency that should be a standard across the region.

"Launching Mo'asher with DLD was our priority following the creation of Data Finder to deliver en-

hanced data transparency to the market. With its successful launch, we look forward to working with other government entities in the UAE to replicate and tailor an Emirates-wide house-price index to further enhance our goal of informing and educating our consumers."

Majida Ali Rashid, CEO of the Real Estate Promotion and Investment Management Sector at DLD, said: "With the monthly publication of Mo'asher, the market will be able to witness how data can enhance openness within the real estate sector. We are keen to sign agreements with esteemed partners like Property Finder who have the expertise to reach an increased level of transparency, allowing us to attract further confidence from local, regional, and global investors into our market; thus supporting the vision of our wise leadership to make Dubai the smartest and happiest city in the world."

NEW ICONIC SKYSCRAPERS TO ADD MORE GLAMOUR TO UAE SKYLINE

Known for its skyscrapers, the UAE is working on a number of new landmarks and skyscrapers set to open in couple of years, which will improve the country's profile and also attract more visitors to the country.

BNC Network, which tracks thousands of construction works worth trillions of dollars in the region, has estimated that \$18.85 billion (Dh69 billion) of landmark projects are currently underway across the UAE, with Dubai taking the lion's share. Of that figure, \$15.62 billion (Dh57.33 billion) projects are being executed in the region's commercial capital alone.

Most of these projects - from hospitality, retail and entertainment - are either in the construction or tender phase, which will come up between March 2020 to December 2022.

These include Dubai Exhibition City (Expo Village), Meydan One Mall, (Royal Atlantis Resort and Residence), Reem Mall (Uptown Tower), Maryah Plaza, ICD Brookfield Place, Dubai Creek Tower, Guggenheim Abu Dhabi, Dubai Eye, Museum of the Future, and Al Qana.

"Dubai has some of the most iconic landmarks in the world. There are very few cities, if any, that can boast of the number of modern-day globally-recognised landmarks as Dubai," Avin Gidwani, CEO of BNC Network, told Khaleej Times.

The UAE is already home to world-famous landmarks such as the Sheikh Zayed Mosque, Burj Al Arab, Burj Khalifa, Palm Atlantis, Louvre Abu Dhabi, The Dubai Mall, Cayan Tower and Dubai Frame, among countless others. An iconic tower designed by architecture firm James Law Cybertecture and similar to the Apple iPod's design has also come up in Dubai.

Some of the other landmark designs that have been listed on the James Law website for the UAE include the 500,000 sq. ft. Du headquarters in Abu Dhabi, Skygardens Abu Dhabi, Palm Jumeirah Edges, the Du Telecommunication Tower designed in a shape of foldable smartphone and Shuffle Tower. Moreover, the world's tallest hotel, Gevora, is located in Dubai; prior to

Gevora, the JW Marriott Marquis was named the tallest hotel.

The Skyscraper Center's latest data showed that the UAE houses 621 buildings with a height of 150 metres and above, ranked fourth after China, the US and Japan. Similarly, Dubai is also ranked fourth - after Hong Kong, New York City and Shenzhen - with 190 buildings. Building data research firm Emporis disclosed that Dubai has around 50 skyscrapers under construction, with Creek Tower being the tallest tower under construction in the world.

However, Dubai tops globally when it comes to skyscrapers that are 300 metres or more in height with 22 of them.

Currently, there are 400 urban construction projects valued at more than \$100 million each in tender or under construction stage across the UAE with a total value of over \$107 billion (Dh392.7 billion), BNC Network said.

Samir Hamadeh, general manager of Alpha Destination Management, says Dubai is among the world's most-visited cities and boasts the most iconic landmarks. "From the world's tallest building to the world's largest shopping mall by total area, Dubai has to its credit more than 200 Guinness World Records," Hamadeh added.

Saleh Abdullah Lootah, CEO of Lootah Real Estate Development, believes that the UAE has bolstered its tourism through marvelous landmarks especially in Dubai.

"The emirate has achieved great progress in terms of the number of travellers visiting its famous landmarks. In fact, it is still on track to attract 20 million more visitors by 2020. Moreover, government sectors are also working hard together to reinforce this goal, beginning with making UAE one of the safest countries in the world - which contributes further to our dominance in the tourism industry," Lootah said.

- From Khaleej Times



The chic and sophisticated Pad, tilted at a 6.5° angle | image from omniyat.com

FIRST QUARTER SEES HIGH VALUE PROPERTY DEALS IN DUBAI

The first four months of 2019 have seen a spate of high-value commercial real estate transactions in Dubai, according to the Research and Data team at Property Finder, the MENA region's leading property portal.

There were 37 commercial real estate transactions priced above Dh50 million in Q1 2019, of which 13 property deals were valued over Dh100 million. These mostly involved schools, hospitals and land plots acquired by master developers.

There have also been five hotel transactions involving Emaar worth Dh1.757 billion in April 2019. Emaar Hospitality Group sold the Address Dubai Mall, Address Boulevard, Address Dubai Marina, Vida Downtown and Manzil Downtown to Abu Dhabi National Hotels in this transaction.

The first quarter continued to see a balance between off-plan and secondary market transactions in Dubai. A total of 9,317 transactions worth Dh21.16 billion were registered in Dubai between January to March 2019.

This balance denotes the market stabilising and is a sign of a mature real estate market, dominated by both investors and end-users.

"Market activity is not slowing down and we have seen many signs of maturity over the last year. Construction is in full swing across many projects, new areas are coming to fruition and units are being completed. We are also seeing a healthy number of transactions in both off-plan and secondary markets," said Lynette Abad, Director of Research and Data, Property Finder.

The emirate witnessed a marginal 0.65% annual increase in the volume of transactions in Q1 2019 whereas the overall value of deals clinched in the same period rose by 7.9% compared to Q1 2018.

In terms of volume, both off-plan (4,967) and secondary market (4,350) deals had an almost equal split. In value terms, secondary market deals accounted for Dh13.31 billion whereas off-plan transactions netted Dh7.85 billion.

Communities like Dubai Hills Estate, Downtown and Business Bay witnessed the top off-plan transactions in Q1 2019.

Business Bay, International City, Dubai Marina and Palm Jumeirah accounted for the top secondary transactions in Dubai in the same timeframe.

In the off-plan market, the top sold villa/townhouse communities were Emaar South in Dubai South, Arabian Ranches 2 and Dubai Hills Estate. The top sold off-plan villa/townhouse projects were the Expo Golf Villas in Dubai South and Camelia and Reem sub-communities in Arabian Ranches 2.

In the secondary market, end-users purchased most villas/townhouses in communities such as Emirates Living (Springs, Lakes and Meadows), Arabian Ranches and Al Furjan, according to Property Finder data.

In the off-plan market, the top sold apartment communities were Dubai Hills Estate, Downtown and Business Bay while the top sold apartment projects were Emaar Beachfront, Seven City - JVT and Socio at Dubai Hills Estate.

In the secondary market, end-users purchased most apartments in established communities such as Dubai Marina, Palm Jumeirah and International City. In terms of specific projects, most apartments were sold in International City clusters and Royal Amwaj (Anantara) Residences Palm.

- From Arabian Business

NSHAMA HIRES FIRM TO BUILD DUBAI CO-WORKING, CO-LIVING CONCEPT

Engineering Contracting Company (ECC) has been appointed to lead on the Dh310 million contract for the design and construction of a co-living and co-working concept in Town Square Dubai by Nshama.

Spanning over 90,000 sq. m, UNA apartments is a residential community that will feature numerous retail areas, 192 studios, and 764 one-bedroom apartments.

UNA features a digitised all-purpose lobby lounge where residents can indulge in a wide range of creative, recreational and collaborative pursuits.

At around 2,000 sq. m, the lobby lounge is envisaged to be the social hub featuring workstations, a music room, games corner, communal smart TV, reading space and creative zones.

UNA also serves as a licenced co-working space, meeting the aspirations of today's generation, according to Nshama.

ECC said in a statement that it will work on the project for 25 months and will lead its design and construction.

Fred Durie, CEO, Nshama, said: "Town Square Dubai sets the benchmark for future developments in Dubai and the region to appeal to the 'new' generation... ECC has a strong track-record in project development and we will draw on their strengths for UNA, the path-breaking co-living community that assures a 'live life at your price' value proposition."

Kareem Farah, CEO, ECC, added: "We are ready and excited for this project and look forward to continuing our relationship with Nshama Properties on upcoming developments."

He said that according to a recent report from the Dubai Land Department, there is a clear shift in the market with developers focusing on new opportunities and finding niches in the market – such as co-working and co-living spaces.

Town Square is anchored by a central square that is the size of 16 football fields. A number of lifestyle choices await residents and visitors such as Vida Town Square Dubai hotel and a Reel Cinemas cineplex and open-air cinema.

Residents are also in easy access of a 2.5 million sq. ft. retail

precinct featuring more than 600 stores and F&B outlets, green trails, outdoors sports courts and cycling tracks, among other amenities.

Town Square also offers day-care facilities, playgrounds, play zones for all ages, swimming pools, fitness centre, athletic spa, interactive water features, skate parks, playgrounds, adventure zones, medical facilities and splash parks.

— From Arabian Business

EMAAR ANNOUNCES DH40.5 BILLION JOINT PROJECT IN BEIJING

Emaar Properties said it will jointly implement with Beijing Daxing International Airport a Dh40.5 billion (\$11 billion) project including the five square kilometre land area of the 50 sq. km airport.

The move is in line with the visit of His Highness Sheikh Mohammed bin Zayed Al Nahyan, Crown Prince of Abu Dhabi and Deputy Supreme Commander of the UAE Armed Forces, to China.

In a statement to the Emirates News Agency, WAM, Mohamed Alabbar, Chairman of Emaar Properties, said that the project, which includes residential and leisure facilities, will be completed in ten years. He noted that the implementation of an Emirati project in China demonstrates the confidence that the company enjoys at the international level.

Alabbar added that Emaar's success in implementing the project is also a clear sign of the distinguished relations between the UAE and China. "This agreement is the beginning of opening new opportunities in the Chinese market, which is the largest in the world," he said.

He also announced that Emaar will open an office in Beijing under the patronage of Sultan bin Saeed Al Mansouri, Minister of Economy, with the aim of enhancing the company's business activities in China.

The project is part of a Memorandum of Understanding, MoU, signed between Emaar and Beijing Daxing International Airport.

— From Gulf News



Image from Shutterstock

ALDAR PROPERTIES Q2 PROFIT UP 7%, SAYS ABU DHABI SENTIMENT UP

Aldar Properties has just announced its latest half-year results for 2019 with revenue increasing by 15 percent to Dh3.42 billion driven by the group's strong sales in Abu Dhabi's real estate market.

For the second quarter, net profits increased by 7 percent to Dh476 million compared to the same period last year, while revenues rose by 10 per cent Dh1.66 billion. Aldar's off-plan development sales were also up 129 per cent in the second quarter to Dh853 million with its launch of Lea Yas Island and Alreeman II.

"There is an upswing in sentiment towards Abu Dhabi's real estate market with the recent announcement of our Dh9 billion worth of development projects since the start of 2019," said Talal Al Dhiyebi, chief executive officer of Aldar Properties.

The government's policies on new residency visas as well as giving foreigners freehold property titles were behind the strong financial results.

"Those, coupled with government initiatives to spur economic growth, are having a positive multiplier effect on the wider Abu Dhabi economy and stirring confidence. This is reflected in our strong performance for the period, underpinned by near Dh2 billion in off plan sales," he added.

The group's half-year off-plan development sales totalled Dh1.9 bil-

lion, up 78 percent compared to the same time last year, with 80 percent of its development units sold.

Speaking to the media after the announced results, Greg Fewer, Chief Financial Officer at Aldar Properties, said: "One of the main reasons that we actually established and increased our sales guidance at the beginning of the year [was] both because of freehold titles [and] because of the relaxation of residency [visas] within the UAE."

"We recognised this opportunity and this sentiment shift that would come on the back of these positive measures and so that sentiment shift and expectation was behind our increase in sales guidance to Dh 4 billion for the year. The fact we're absolutely on track to hit that sales guidance at the half year – as we're at Dh1.9 billion now – is a direct reflection and benefit of these positive measures the government has taken," he added.

Fewer also spoke on Abu Dhabi's overall real estate market calling the supply situation balanced, with several opportunities for even more growth.

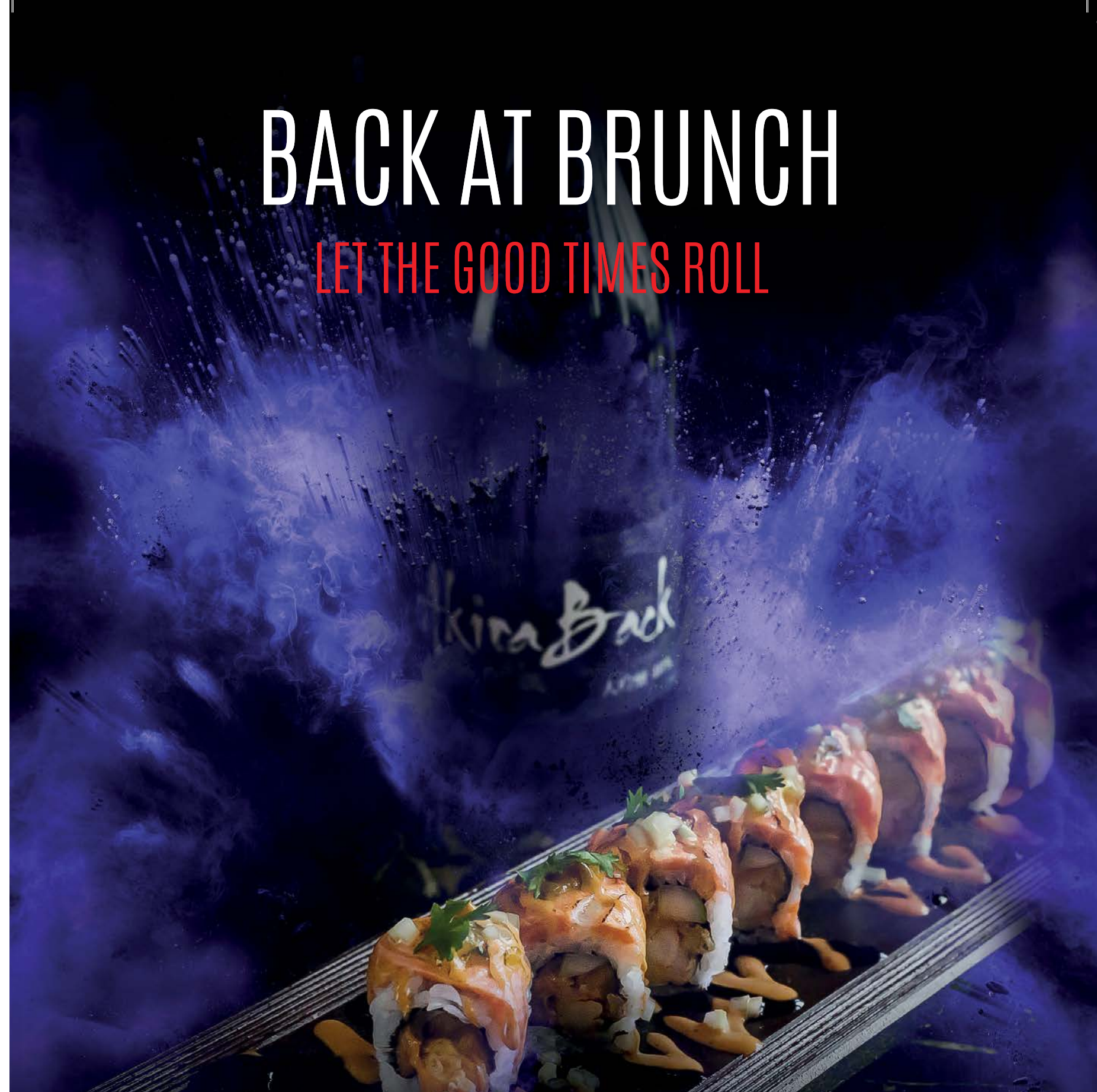
"The overall supply situation of real estate in Abu Dhabi we view as balanced and because of that we see opportunities throughout the real estate spectrum – in particular in the affordable space where we continue to see opportunities to introduce new products into rental investors."

"We also see opportunities in the luxury and upper mid space in real estate, in particular on Saadiyat Island which is a very important new destination that we brought into our portfolio in 2018," he added.

— From Gulf News

BACK AT BRUNCH

LET THE GOOD TIMES ROLL



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Akira Back



FROM THE GROUND UP

THE KNOWLEDGE ECONOMY REPORT 2019

CO-WRITTEN BY CARLA MARLA ISSA



AS OF 2018, DUBAI RESIDENTS ARE SPENDING UP TO 55% OF THEIR COMBINED INCOME ON HOUSING AND EDUCATION EXPENSES. PLAGUED BY WEAKENING OIL PRICES AND DIMINISHED DEMAND, THE PROPERTY SECTOR HAS WITNESSED A 30% DECREASE IN ASKING PRICES FOR PROPERTIES FOR BOTH RENT AND SALE. LYNNETTE ABAD, DIRECTOR OF RESEARCH & DATA AT PROPERTY FINDER, IN COLLABORATION WITH THE EDUCATION INTELLIGENCE GROUP (EIG) LOOKS AT THE CONJUNCTION BETWEEN HOUSING PRICES AND SCHOOLING PRICES.

As the years have passed, Dubai and to some extent, Abu Dhabi, have diversified their economies away from being dominated by oil revenues and with that the number of expatriates in the country has only increased. Per a 2018 United Nations study on global happiness, the UAE is cited as the country with the highest expatriate population in the world at 87 percent (Helliwell, John F., Richard Layard and Jeffrey D. Sachs, 2018)¹. Given that the majority of non-nationals are not able to enroll in the public education system, there is a wide breadth of private institutions catering to the school-age population. Equally important as schooling to a family's nucleus, is housing. Irrespective of place, two of the largest expenses families have to budget for are housing and schooling. Despite the popularity of Dubai's real estate as an asset class for investors, the decline of property prices since 2016 has brought some realities to the forefront. Although property prices have declined for a number of macroeconomic reasons such as a strong US Dollar as well as a decline in both the price of oil and the demand for it, the contraction in the market has not been exclusive to residential property. In recent years, a number of schools in Dubai have been faced with an increased number of empty seats. An increase in new school supply coupled with a

higher number of families relocating back home or moving their children to more affordable schools has contributed to the problem. Despite the market contracting, new residential property supply hit a peak in 2018 with 30,767 units completed, according to Data Finder, a real estate insights and data platform under the Property Finder Group. From 2019, and the years leading up through to 2023 we are expecting at least another 212,821 residential units; an average of 53,205 units per year. According to Data Finder, this count is based on developments that have been announced and are currently under construction with an expected completion date through 2023. While long-standing communities such as Downtown Dubai and Business Bay will see the addition of new supply, but the majority of new supply is concentrated in the southeast and southwest communities in Dubai such as Mohammed Bin Rashid City, Jumeirah Village Circle, Dubai Land and Dubai South. Expanding school supply parallels that of the residential sector. Despite more schooling seats coming up in already existing schools, 16 new schools opened in 2018 adding an additional 25,000 more seats. As existing schools struggle to fill seats, one wonders how new schools are competing. Considering the potential oversupply in both sectors, it is important to map how school supply matches, or mismatches, the supply of residential

property. Price point is also another factor as there is a limited appetite for parents to travel as far as getting their children to school or sending them on lengthy bus rides. Our hypothesis is that based on the average asking prices for sales and average annual rental prices for all property types across the Emirate of Dubai, most current and incoming school supply is not priced in accordance with the income and affordability levels of the residents within the immediate and surrounding communities. This hypothesis is colored by the following facts and statements: Emirates NBD's Purchasing Managers Index (PMI) for the UAE reported a rating of 59.4 for May 2019, compared to 57.6 for April. The last three months have shown improved growth in the overall reading as March's PMI rating stood at 55.7, preceded by 53.4 in February and 56.3 in January. February's dip was a result of firms halting hiring and even laying off a part of their workforce (Emirates NBD, 2019)². While output and purchasing is strengthening, job creation, hiring and wages are still stagnant. The education sector has seen significant growth in new school supply ultimately creating a surplus of seats and thus creating a culture of discounts and incentives in order to fill

them. New schools entering the market need to heed the mistakes made by previous operators and align their financial goals accordingly. Opportunities for investors and recommendations are provided in the conclusion of this report. The average annual asking price of new schools entering the market in 2018 was AED 55,509, a AED 14,695 increase from 2017. Taking 2019 sales figures into account, the average price of an off-plan apartment is AED 1.55 million³ compared to AED 1.78 million⁴ for an off-plan villa/townhouse. The average price of a secondary apartment is AED 1.19 million⁵ compared to AED 3.5 million for a secondary villa/townhouse (Data Finder, 2019)⁶.

HOUSING AND SCHOOL FEES – WHAT IS THE CONNECTION?

As tuition fees have been frozen, new schools entering the market have raised the overall average school fees. Despite this, rent in many residential areas is decreasing. The direction of school fees can partly be attributed to the new entrants to the market who are looking to circumvent regulations that control fee increases, by coming in at a premium level. Rental costs of both apartments and villas are declining at a rate between 2.5 and 6 percent per annum and this trend is expected to continue. However, where we see a disconnection is between the rate at which school operators are providing discounts and incentives and the slower pace for the same in the housing sector. With prices for apartments and villas for both sales and rentals declining for almost all areas since 2016, it was not until the last 12 months that we can say we saw some landlords and owners adjusting the pricing for their property. Some of the communities that have seen larger declines, such as Damac Hills, will show adjusted prices and some incentives, albeit not enough to really boost transactions enough. Property is still largely inflated, by about 15-20% and we will continue to see trends decline through 2019

and 2020. Ultimately, it is up to landlords and owners to price their property accordingly or risk sitting on something for too long. The trouble in the education sector with inflated tuition fees, an oversupply of schools with too few pupils to fill all of them, and the trends that are playing out as a result of the constricted economic situation runs parallel to that of the housing sector and this is largely due to a lack of demand, which is attributed to the economic situation. As Emirates NBD, and other reputable outlets, have reported, hiring is not taking place for most firms and wage growth is stagnant, and even falling. Therefore, the largely exorbitant fees paid for children's tuition as well as housing have had to reduce. With that being said, there is still a great deal of input from the government in order to not only generate demand, but to ensure that neither sector falters immeasurably.

OPPORTUNITY THROUGH A WIDER SENSE OF COMMUNITY

The unprecedented supply of housing and schooling options for Dubai residents that has been most prominent in 2018 has created an environment for these two sectors that is driven by buyer's choice and competition. This new norm has created opportunities for investors to define what it means to be a resident of Dubai, and what it really means to be part of a larger community. Property Finder and the Education Intelligence Group have explored the themes of choice, competition, opportunity, and residents' perceptions of 'community' to explore the new opportunities that exist within the residential and educational landscape of Dubai. In 2018, 30,767 residential units were supplied to the market according to Data Finder. Inevitably, this has placed additional pressure on already declining prices. The upswing is lower rental prices have led some apartment-dwellers to move to villas, and others who have been long-time renters, are now deciding to purchase. I predict the latter trend to increase in the coming years as lower rental prices cause many to save more money to put toward the down payment. Overall, declining rental prices have caused a shift in the market not only

economically, but also theoretically in the sense that there has been a power shift from landlords to tenants. Additionally, in 2018, 16 new schools opened in Dubai with over 25,000 more school places supplied to the market. Parents have both the choice of curricular and price point in virtually every community of Dubai, and incentives are available across Dubai. New operators entering the market have learnt that competitiveness and longevity are the drivers for success, unlike years past, when demand outstripped supply. The UAE continues to move forward with its plans to expand economically and socially and several initiatives have been announced to increase confidence in the UAE as a country to reside in and remain for the long-term future. As this new future is defined by the regulators, residents need to align their expectations about what it means to be a resident as well as a member of the community in Dubai. The unprecedented supply of housing and schooling options for Dubai residents that has been most prominent in 2018 has created an environment for these two sectors that is driven by buyer's choice and competition. In 2018, choice was the word that every parent in Dubai was able to exercise when it came to schooling. Parents had choice across curricular, price point and location. Most new schools are nowhere near capacity. In fact, many existing schools now have space because of the increased choice of schools in the market. We define a mature education market as one that is driven by parental choice. When parents have more choice and supply outweighs demand, schools have a responsibility to deliver quality. Before 2014, supply had outstripped demand in Dubai, thus quality and choice have not been factored in to the equation of deciding where one's child will go to school because the choice was dependent on availability and not quality. In recent years, the media, the government and regulatory authorities, and global audit firms define supply and demand as the paramount drivers of the Dubai education landscape. This may have been true in the past, but the signs

now point towards a very different landscape. Parents are in the driving seat and their position of power means that they can shop around to find the best deal. Schools have attempted to incentivize parents with free uniforms and extracurricular activities included in the school fees. Incidental discounts are increasingly frequent and parents are exercising their bargaining power with school admissions offices. As the sector continues to mature, geography will be one of the biggest driving factors for parents in their decision making when it comes to education. Parents no longer have to travel across the city to find the school they are looking for. Virtually every community, and sub-community of Dubai now has more than one high quality school close by and a choice of curriculum and price point. New operators entering the market have learnt that competitiveness and longevity are the drivers for success, unlike years past, when demand outstripped supply. In September 2018, 16 new schools opened in Dubai with over 25,000 new school seats supplied to the market. Only two of these schools were defined as 'affordable' with the remaining schools offering fees within the premium or mid-market segment. This new norm has created opportunities for investors to define what it means to be a resident of Dubai, and what it really means to be part of a larger community. Property Finder and the Education Intelligence Group have explored the themes of choice, competition, opportunity, and residents' perceptions of 'community' to explore the new opportunities that exist within the residential and educational landscape of Dubai. As this new future is defined by the regulators, residents need to align their expectations about what it means to be a resident, a parent, as well as a member of the community in Dubai. ➤

WHERE CAN I FIND THE FULL REPORT?

<https://educationintelligencegroup.com/shop/the-knowledge-economy-report-from-the-ground-up/>

(1) World Happiness Report 2018. Helliwell, John F., Richard Layard and JEFFREY D. Sachs. United Nations. 2018. <http://worldhappiness.report/ed/2018> (2) Emirates NBD. "UAE PMI at a 16-month high in April", Dubai, United Arab Emirates. Emirates National Bank of Dubai (ENBD). 5 May 2019. <http://www.emiratesnbdresearch.com/research/article/?a=uae-pmi-at-16month-high-in-april-1367>

(3) Figures for off-plan apartment pricing based on 2,353 recorded transactions. (4) Figures for off-plan villa/townhouse based on 446 recorded transactions. (5) Figures for secondary apartment based on 1,522 recorded transactions. (6) Figures for secondary villa/townhouse based on 408 recorded transactions.

PREMIUM FURNISHED APARTMENTS: REDEFINING LIVING IN DUBAI



Finding a home can be tough, even before the decorating and utilities grind begins. That's why residents are loving the renting furnished option, says Amine Housni, Co-Founder & Head of Middle East at Blueground



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.

You're paging through a magazine, not unlike this one, and find yourself daydreaming of stepping into the two-page spread of an eye-catching living room. Before you unfolds a mid-century modern statement armchair, a 50-inch HDTV and, of course, an unobstructed view of the Burj Khalifa.

Many of us don't have a designer's eye. Moreover, it can be hard to know where to start when it comes to putting together more than just a house, but a home. A home which we're proud to return to and into which we're happy to settle. Newcomers often ask questions like: "where do I find lightbulbs near me?" And, "where does one buy blackout curtains in Dubai?" These questions get further compounded by the fact that many of us arrived here, doe-eyed without knowing our DEWA from our Du.

Finding a home can be tough, and once you're over that hurdle, decorating and arranging utilities can last weeks. Renting furnished resonates with a large portion of new and lifelong Dubai residents. The numbers speak to this demand with Dubai in the top position for serviced apartments among GCC cities – according to the Global Serviced Apartments Industry Report 2018/19 – with occupancy levels above 80 percent in 2016. Over 23 percent of Dubai listings on Property Finder at the time of writing were for fully furnished units.

Today's Dubai renter is looking for a furnished property with more than just the basics. Prospective tenants have the pick of the lot with a surplus of options on the market, leading property owners and housing providers to sweeten the deal. High-end amenities from poolside cabanas to state-of-the-art fitness centres are just the beginning. Inside the units, modern design touches, contemporary furniture and the latest electronics – including a wireless speaker and streaming-enabled TV – are becoming the new norms.

Take the example of Canadian lawyer Sam Soni, who found himself renting a furnished apartment from Blueground after considering the plethora of options from home sharing rentals to unfur-

nished apartments. Like many relocated expats, Soni's original search criteria centred on proximity to the office and a flexible lease that wouldn't hold him down for more than a year.

What won him over was how extremely convenient it was to not have to arrange for electricity, water or Internet in the first hours in his new home. "Blueground really takes the additional work out of the equation," noted the current

High-end furnished apartment providers lease out homes both in areas that are currently popular and where they predict new demand may arise. The arrival of Expo 2020 and its new metro line have brought two areas of focus. Blueground proposes over 450 thoughtfully equipped apartments across Dubai in sought-after towers such as the Cayan Tower and the Index Tower and continues to expand into other new buildings. For moving across areas of the same city, the choice is yours and the barriers for moving have never been lower.

Whereas year-long leases and upfront payments were the modus operandi in past years, some conventional landlords and furnished apartment providers are listening to renters who prefer the flexibility of month-to-month leasing. For personal and professional circumstances that require renters to leave Dubai for part of the year, it's ideal. Or perhaps they are simply looking to escape the summer heat. There is certainly an appeal to signing for shorter periods of time.

A tech-positive mindset is also permeating through Dubai real estate providers, which has led to app integration. From asking for extra towels, to requesting an air-conditioner cleaning, tenants of a premium serviced apartment can do it all right from their mobile devices.

Apps aren't just for signed tenants. In the spirit of immediacy in this age of instant technology, apartments can be toured online, and leases signed without traveling to meet in person. In the past, tenants used to take four to six weeks to find an apartment, liaise with brokers, sign papers and furnish. Now, new furnished apartment providers are shortening that process to only a matter of days.

For the Dubai tenant living abroad, or property investors turned landlords based in another city, it's a necessary evolution of the apartment renting process. The ability to transact in real-time, regardless of location, is a hallmark of our time.

The next time an apartment hunter comes across a beautifully furnished Dubai apartment in their luxury real estate magazine of choice, their desires won't be left as daydreams. It'll only take a few clicks to reserve the ideal move-in ready home and be settled soon after. ☛

"THE NUMBERS SPEAK TO THIS DEMAND WITH DUBAI IN THE TOP POSITION FOR SERVICED APARTMENTS AMONG GCC CITIES – ACCORDING TO THE GLOBAL SERVICED APARTMENTS INDUSTRY REPORT 2018/19"

Dubai resident. For Soni, the little touches made a difference. We've been repeatedly recognised for supplying more than just the bare bones, like softer lighting and books.

The desire for convenience also includes the flexibility to move out or in on a whim. Renting furnished means being able to move with just a suitcase. When a partner comes to join you in Dubai, when you change offices, or if you simply get bored of your old area and want to experience life in another part of Dubai, you can!

THE A-LISTERS' CHOICE



The Beverly Hills of Dubai is proving demand for mature luxury communities remains strong says Andrew Cummings, Managing Director at LuxuryProperty.com



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With new communities springing up across Dubai on a regular basis, buyers have never had such a wide selection of options when looking for a new home.

But how has the city's expansion impacted the area that has long been known as the most desirable for the uber wealthy – Emirates Hills? The answer to this reveals a lot about the supply and demand matrix in Dubai and the changing tastes of buyers as we reach the end of this decade.

Since it was established as one of the first freehold areas in the city in 2003, Emirates Hills has been the undisputed home to the city's elite. The community is, of course, named after Beverly Hills and famously touts itself as Dubai's take on the Californian city, particularly due to its long list of illustrious residents.

While that may seem a bit kitschy at first, you'll really start to believe the 'Beverly Hills of Dubai' tagline when you drive around the winding green pathways of the neighbourhood and glimpse the imposing custom-built mansions that dot the landscape.

As with the broader city, sales prices in Emirates Hills have softened significantly since hitting their peak in July 2014, and over the past twelve months alone we have seen a decline of close to 15 percent in price per square foot. When you dig deeper into the figures, though, they reveal something quite interesting – the emergence of a two-tier market in Emirates Hills.

At the lower end of Emirates Hills, the typical home is somewhere between 8,000 to 12,000 square foot. In previous times, these homes could command prices of well over Dh20 million, and at their peak even over Dh30 million. However, these homes, which are on average over a decade old, now face stiff competition from some of Dubai's newer communities.

In 2019, if you are looking for a property of this size you have a wealth of options that include Contemporary, Mediterranean or Modern Arabic villas in District One, beautiful contemporary Nest villas in the lush greenery of Al Barari, well-designed homes with high-quality finishes at Sobha Hartland and of course, the close-to-handover golf course villas of Parkways and Fairways Vistas in Dubai Hills Estate. All of these areas meet the current demand – that of turnkey contemporary homes – the very homes that are the key to what I call Dubai 2.0.

For the buyer, these properties range between just Dh10 million to Dh15 mil-

lion, which suddenly makes the prices at Emirates Hills look eye-watering. And, this has hit the lower end of the Emirates Hills market particularly hard, with some record low prices being set this year. Many villas are now selling for land price as buyers refuse to pay such a premium for "location".

"AS THE ONLY REAL MANSION COMMUNITY IN DUBAI, THE WEALTHIEST BUYERS STILL LOOK TO EMIRATES HILLS AS THEIR PRIMARY DESTINATION"

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Even at the top end of the market this trend continues, with older properties stagnating for months or even years as buyers refuse to pay premiums asked for by sellers. However, something else is happening – and this is where the split

in the market becomes really evident. As the only real mansion community in Dubai, the wealthiest buyers still look to Emirates Hills as their primary destination.

This year I was fortunate to sell a 36,000 square foot mansion in Emirates Hills for Dh69 million, making it the most expensive villa sale of the year to date. But even this lagged behind the Dh90 million E Sector villa that sold in Autumn 2019 – showing that demand at the high end remains. That said, it is notable that both of these villas were brand new, high quality and with world-class finishes, where the buyers could walk straight in with their luggage in tow. In my view, this shows the demand for brand new contemporary villas doesn't stop at the low end, it continues across all price points.

So, what does this mean for Emirates Hills moving forward? Well, it should be said that demand for the area remains strong, with some prospective buyers insisting that it is Emirates Hills or nothing when it comes to finding a new home. The community has the distinct advantage of being the only "mature" high-end community in Dubai and however nice areas like Dubai Hills Estate may be, they will still take several years to really mature.

As such, the market offers real opportunity. For buyers, it is a great chance to get into Emirates Hills at record low prices. For developers and investors, there is ample evidence that if you buy at the right price, do the right upgrades (or even rebuild) there is demand for contemporary turnkey properties and people will pay a premium for it.

However, for sellers, now is the time to get real – if your property is older, less contemporary in design and in need of significant work, you are best placed refurbishing the property before putting it on the market. Or, I advise selling quickly before the bottom end of the market declines even further in the face of increasingly tough competition from contemporary turnkey homes. ☛



DAZZLING
WATERFRONT LIFESTYLE



Bayshore, Creek Beach, Dubai Creek Harbour, Dubai

Bayshore is collection of elegant 1 to 3-bedroom apartments offering breathtaking views of the Dubai Creek Tower. This new development is an integral part of the master community, Dubai Creek Harbour where an extraordinary waterfront lifestyle is on offer. The building's exterior design aesthetic pays homage to traditional Arabian architecture, while interiors feature flowing open plan layouts, high-end finishes, and clean muted colors, offering a sophisticated modern look. Floor-to-ceiling glass frames each apartment, offering stunning views from all directions.

1 to 3-bedroom apartments available • various layouts available
fully-fitted kitchens • infinity pool • access to gym facilities
BBQ area • private courtyard • direct beach access • views of
Dubai Creek Tower • flexible payment plans available, 5% down
payment, pay over 5 years • up to 8% net ROI • built-up area:
starting from 598 sq. ft.

Asking Price: Starting From AED 899,888

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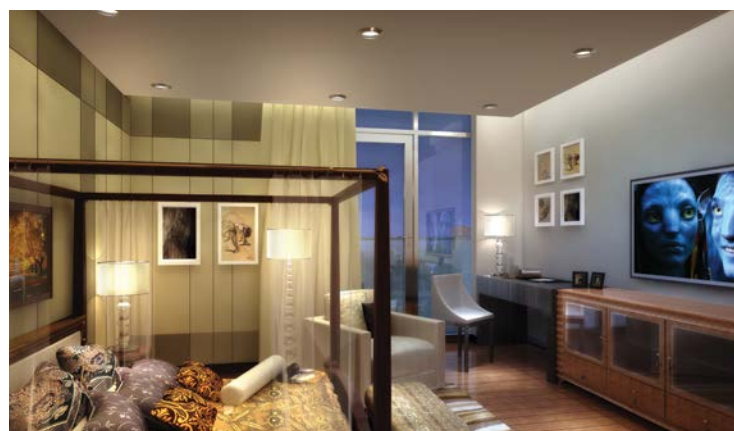
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EXUDING
ELEGANCE

Burj Pacific, Downtown Dubai, Dubai

Experience an unrivalled lifestyle at Burj Pacific, one of Dubai's most prestigious addresses. Providing an exceptionally high standard of living surrounded by one of the world's fastest growing financial districts, residential towers of this quality are seldom found. Offering a choice of 1-3 bedroom apartments, bespoke duplexes and unique townhouses complete with rooftop terraces, residents can enjoy scenic views of the Burj Khalifa and the Dubai Water Canal. Each residence features elegantly designed interiors, spacious floor plans and essential amenities.



1-3 bedroom apartments, duplexes, townhouses and villas available • fully-fitted kitchens • balconies panoramic views of the Burj Khalifa and Dubai Water Canal • access to gym, pool and spa facilities • covered parking • built-up area: starting from 839 sq. ft.

Asking Price: Starting From AED 965,540

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LUXURIOUS VILLA



The Nest, Al Barari, Dubai

Located in the tranquil Al Barari, The Nest offers the ultimate privacy. This beautiful home boasts expansive views of Al Barari's signature landscaped gardens and the adjacent nature reserve, proving that luxury and nature can co-exist. This 4-bedroom home features contemporary architecture and a neutral colour palette of cream, grey and white throughout.

4 bedrooms • 5 bathrooms • maids room • drivers room • fully-fitted kitchen • balcony • private swimming pool • landscaped garden • BBQ area • outdoor shower • 3 parking spaces • built-up area: 7,400 sq. ft.

Asking Price: Available upon request

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BOTANIC SURROUNDINGS

The Residences, Al Barari, Dubai

Truly the green heart of Dubai, this exclusive community is famous for its lush botanical gardens. This 6-bedroom villa features light-filled living areas and superb design details creating a feeling of spaciousness without losing its comfort or charm. The expertly landscaped gardens and plunge pools make this ideal home for those looking to be close to nature within the buzzing urban landscape.

6 bedrooms • 7 bathrooms • maids room • drivers room • fully-fitted kitchen • balcony • private garden • BBQ area • private swimming pool • 3 parking spaces • built-up area: 12,700 sq. ft.

Asking Price: Available upon request

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A SERENE SETTING



Savannah, Arabian Ranches, Dubai

Enjoy complete serenity in this luxurious villa located in the tranquil community of Savannah in the exclusive, Arabian Ranches. This 3-bedroom home has been exceptionally designed with modern and contemporary finishes including ceramic tiles throughout. A brand new kitchen with elegant cabinetry and granite countertops is a highlight. The rear of the villa presents the perfect place to relax and unwind, featuring a comfortable living area looking out to a private pool surrounded by lush greenery.

3 bedrooms • 3 bathrooms • maids room • brand new fully-fitted kitchen • open-plan living and dining area fully-upgraded and extended • private garden • private swimming pool • water feature • covered parking • built-up area: 3,216 sq. ft

Asking Price: AED 3,299,999

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ELEGANT OASIS

Saheel, Arabian Ranches, Dubai

Celebrate the outdoor lifestyle in an elegant setting with this stunning, fully upgraded villa. Situated in Saheel, a contemporary oasis framed against the desert themed golf course of Arabian Ranches. This 3-bedroom home boasts a landscaped private garden complete with private swimming pool and outdoor cooking station, perfect for al fresco entertaining. Modern interiors are featured throughout, including a recently remodeled and extended kitchen.

3 bedrooms • 2 bathrooms • maids room • fully upgraded and fully-equipped kitchen • balcony landscaped private garden • private swimming pool BBQ area • outdoor kitchen • built-up area: 3,216 sq. ft.

Asking Price: Available on request

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ECO-FRIENDLY LIVING

The Sustainable City, Dubai

This 4-bedroom garden villa is situated in The Sustainable City, the first operational net zero energy city in Dubai where residents can enjoy an eco-friendly lifestyle. This spacious and open-plan property basks in natural sunlight, featuring floor-to-ceiling windows throughout. A standout of this property is a large outdoor living area and terrace surrounded by lush greenery which makes for an ideal oasis to relax and unwind. Other community amenities and facilities include an equestrian center, international school and access to a variety of sporting infrastructure. This is the ideal residence for those who wish to live a clean yet high quality life.

4 bedrooms • 4 bathrooms • maids room • fully-equipped kitchen • energy-efficient kitchen appliances • spacious private garden • roof-top terrace • covered parking built-up area: 3,836 sq. ft.

Asking Price: AED 4,400,000

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SHEER OPULENCE



Al Murjan Tower, Dubai Marina

This one of kind, fully renovated and fully furnished 3-bedroom villa is located in the heart of the iconic Dubai Marina. The 4-storey home offers sheer opulence with a private roof terrace and private garden complete with swimming pool and water feature. A spacious living and dining area opens directly out to the unique outdoor area, perfect for entertaining. With its modern furnishings and contemporary design style throughout, this property is sure to impress.

3 bedrooms • 4 bathrooms • maids room • fully-fitted Italian kitchen • fully renovated • fully furnished private rooftop terrace • private swimming pool landscaped garden • BBQ area • gas fireplace • built-up area: 5,705 sq. ft.

Asking Price: AED 5,999,999

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CONTEMPORARY OASIS

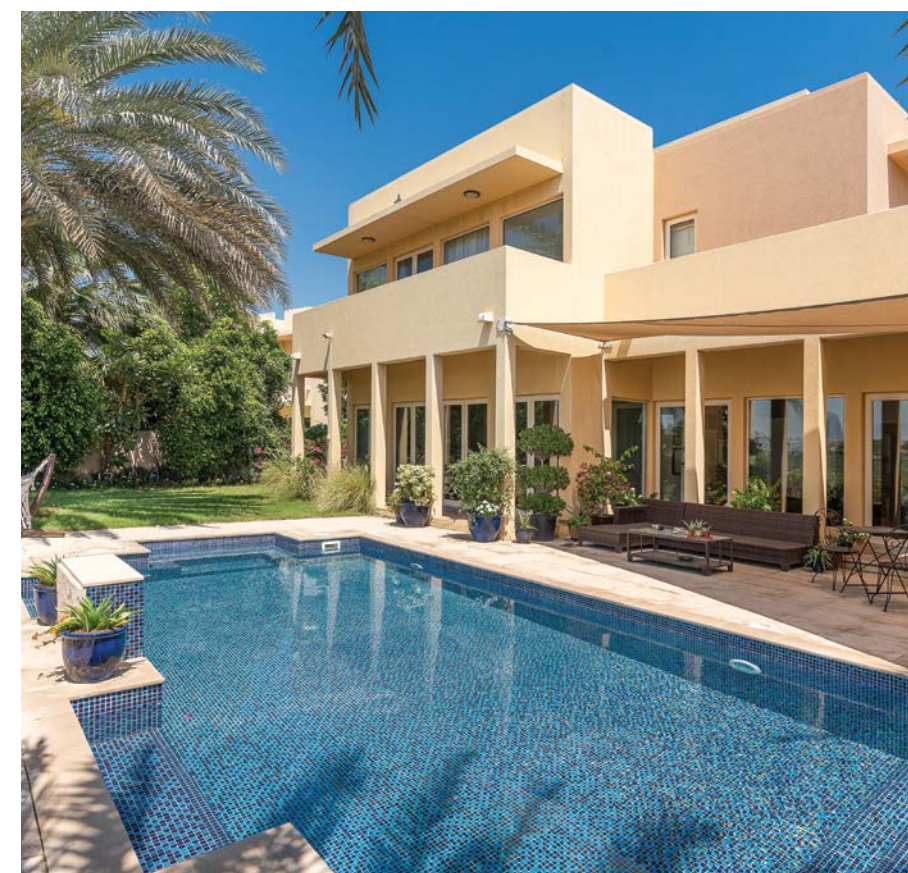
Saheel, Arabian Ranches, Dubai

This immaculate villa is located in the prestigious Saheel community, a contemporary oasis set in a rugged desert, the perfect antidote to city living. This 5-bedroom property displays modern designs throughout including marble finishes and a monochrome colour palette. Floor-to-ceiling windows illuminate the vast living space, exuding an aura of natural bliss that pervades the outdoors and permeates the indoors.

5 bedrooms • 4 bathrooms • maids room • fully-fitted kitchen • landscaped private garden • private swimming • pool • golf course view • 2 parking spaces
built-up area: 4,850 sq. ft.

Asking Price: AED 5,199,999

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CUL-DE-SAC VILLA

Meadows 5, Meadows, Dubai

This exquisite villa is located in the fully established residential community, The Meadows, set in a verdant green landscape with tree-lined streets. This 5-bedroom home basks in natural sunlight illuminated by floor-to-ceiling windows and triple height ceilings in the entrance foyer. Elegant finishes with ceramic tiles and marble stairs are featured throughout as well as spectacular views of the lake and skyline.

5 bedrooms • 5 bathrooms • maids room • fully-fitted kitchen • fully upgraded • balcony • full lake view • covered parking • private swimming pool • private garden • total plot size: 13,000 sq. ft. • built-up area: 6,300 sq. ft.

Asking Price: AED 10,499,950

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PENTHOUSE WITH
PANORAMIC PALM
VIEWS



The 8, The Palm Jumeirah, Dubai

Inspired by chic Miami style living with a contemporary finish, The 8 is touted as more art gallery than apartment. Lightweight architecture and spaciousness are carried throughout this project from the exterior focus on wide open balconies to airy and sleek interiors adorned with modern finishes. Featuring high quality European finishes from natural stone floorings to perfect wall finishes, this exclusive development brings a perfect blend of symmetry and sophistication.

3 bedrooms • 4 bathrooms • maids room • fully-fitted kitchen • panoramic balconies • views of The Palm access to five star hotel amenities • 5 years of service fee waiver and post completion plans available • built-up area: 4,154 sq. ft.

Asking Price: AED 11,500,000

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GOLF COURSE VILLA

Redwood Avenue, Jumeirah Golf Estates, Dubai
Located in Jumeirah Golf Estates, one of the most sought-after luxury villa developments, this 5-bedroom home has been immaculately finished. Featuring Italian kitchens, polished marble staircases and natural granite flooring throughout, this villa is truly luxurious. Situated amongst beautiful landscaped surroundings on a world renown golf course, this is a nature lovers paradise. A large private garden complete with private swimming pool to the rear of the villa is perfect for entertaining.

5 bedrooms • 6 bathrooms • maids room • fully-fitted kitchen • 2 double garages • large basement ideal for a cellar • views of the golf course • private swimming pool • private landscaped garden • total plot size: 14,262 sq. ft. built-up area: 8,079 sq. ft.

Asking Price: AED 10,560,000

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VIEWS OF
THE ARABIAN GULF

Balqis Residences, The Palm Jumeirah, Dubai
Located in the Kingdom of Sherba on the crescent of The Palm, adjacent to The Atlantis, this development is inspired by the values and symmetry of traditional Arabic architecture, blending perfectly with the Arabian Gulf. This 3-bedroom apartment offers spacious living and dining areas, and is contemporarily designed using soft and neutral tones with high quality finishes of marble and granite.

3 bedrooms • 5 bathrooms • maids room • fully-fitted kitchen • balcony • views of the Arabian Gulf • direct beach access • access to gym facilities • infinity swimming pool • built-up area: 2,450 sq. ft.

Asking Price: AED 3,150,000

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REFINED
BEACHFRONT LIVING

Beach Vista, Emaar Beachfront, Dubai Harbour, Dubai
This stunning 2-bedroom apartment embodies refined, understated luxury. Located in the heart of Emaar Beachfront, residents can enjoy unparalleled views of the crystal blue waters of the Arabian Gulf. Floor-to-ceiling windows illuminate the neutral colour scheme creating a bright and open space. This unique seaside residence combines urban and island concepts creating the perfect lifestyle balance.

2 bedrooms • 2 bathrooms • fully-fitted kitchen • balcony views of the Arabian Gulf • swimming pool • access to gym facilities • covered parking • built-up area: 1,187 sq. ft.

Asking Price: AED 1,968,888

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A SEAFRONT DREAM

Marina Vista, Emaar Beachfront, Dubai Harbour, Dubai
Every detail of this stunning apartment embodies easygoing elegance, perfectly complementing its beachfront setting. Marina Vista occupies the most prestigious location as one of the first residences situated at the entry point to the island and nearest to Dubai Marina. Clean lines and expansive glass panels earn these residences their reputation as the most contemporary of the collection. Rooms basking in sunlight, soft textures and a shore-inspired palette of white, beige and blues contributes to its 'endless summer' vibe.

1 bedroom • 1 bathroom • fully-fitted kitchen • balcony views of Dubai Marina and the Arabian Gulf • swimming pool • access to gym facilities • covered parking • built-up area: 746 sq. ft.

Asking Price: AED 1,328,888

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PANORAMIC PALM VIEWS

Grand Bleu Tower, Emaar Beachfront, Dubai Harbour, Dubai
This tower is the first Elie Saab designer building in the world. Located in the exquisite Emaar Beachfront and imbued with Elie Saab innate elegance. With its sweeping views of the Palm, sea and sky punctuated only by glimpses of the promenade and nearby parks, the tower is the pinnacle of modern luxury. Every element, from the building's architecture to lobby design, delivers a heightened residential experience. This beautiful collection of residences are designed to the highest specifications. Breathtaking views and flawlessly crafted designs combine to create a luxurious oasis.

1 bedroom • 1 bathroom • fully-fitted kitchen • spacious living and dining areas • interiors designed by Elie Saab • balcony panoramic views of the Dubai skyline and sea • swimming pool • private beach access • built-up area: 789 sq. ft.

Asking Price: AED 1,674,888

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LAVISH SHORELINE ABODE

Sunrise Bay, Emaar Beachfront, Dubai Harbour, Dubai
Inspired by modern yachting culture and loft style living, these lavish shoreline abodes are truly refined. This 2-bedroom apartment is designed for homeowners with a distinguished, modern taste displaying an understated yet elegant form. Easy-going textures and a refreshing palette of creams, greys and white are at the heart of the sophisticated design. Breathtaking views of Dubai Marina, the Palm Jumeirah and the iconic city skyline can be enjoyed from the comfort of your own private balcony.

2 bedrooms • 2 bathrooms • fully-fitted kitchen balcony • infinity swimming pool • covered parking access to gym facilities • beach access • built-up area: 1,139 sq. ft.

Asking Price: AED 1,903,888

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FULL MARINA VIEW

Al Mass Tower, Dubai Marina, Dubai
Located in the original Six Emaar Towers in the Dubai Marina that form part of the iconic Dubai Marina skyline. Offering a prestigious lifestyle experience by the waterfront, this 3-bedroom apartment boasts full Marina views from the living room, bedrooms and balcony. Benefitting from prime layout, this home offers two spacious living areas complete with fully-fitted, open-plan kitchen.

3 bedrooms • 4 bathrooms • maids room • fully-fitted kitchen • balconies • views of Dubai Marina • access to pool, gym and sauna • 2 parking spaces • built-up area: 2,497 sq. ft.

Asking Price: AED 3,990,000

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FULLY RENOVATED PENTHOUSE

Shoreline Apartments, The Palm Jumeirah, Dubai
Shoreline Apartments enjoy pristine location on The Trunk of The Palm allowing residents easy access to nearby areas. This 5-bedroom penthouse has recently been fully renovated and showcases modern and contemporary interiors. Split over two levels, this home provides for bright and spacious living. A fully fitted, open plan designer kitchen is a standout feature of this home and is perfect for entertaining.

5 bedrooms • 5 bathrooms • maids room • fully-fitted kitchen • fully renovated • dual level penthouse • balcony beach access • access to pool and gym facilities
3 parking spaces • built-up area: 6,000 sq. ft.

Asking Price: AED 8,000,000

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DEEPLY CALMING LIFESTYLE

Shoreline Apartments, The Palm Jumeirah, Dubai
Mesmerizing views of the turquoise waters of the Arabian Gulf provide a deeply calming lifestyle located directly on the beach. Prime vistas of The Palm and Dubai Marina are on offer from this 3-bedroom apartment which features spacious living areas abundant with natural light. Residents of Shoreline Apartments can also enjoy access to state-of-the-art leisure facilities.

3 bedrooms • 3.5 bathrooms • maids room • fully-fitted kitchen balcony • views of The Palm and Dubai Marina • direct beach access • access to pool and gym facilities • built-up area: 2,156 sq. ft.

Asking Price: AED 2,490,000

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PERSONAL & EXCLUSIVE
PRESTIGE
REAL ESTATE



ULTRA LUXURY APARTMENT

Le Reve, Dubai Marina, Dubai
French for 'The Dream', Le Reve is a recognizable luxury address in Dubai Marina and a recipient of several international awards for design. This 4-bedroom apartment boasts breathtaking sea views and an expansive private terrace. With only two apartments per floor, this home offers the ultimate privacy.

4 bedrooms • 5 bathrooms • maids room • fully-fitted designer kitchen • private terrace • sea views • access to gym, spa and sauna facilities • covered parking • built-up area: 6,100 sq. ft.

Asking Price: AED 24,000,000

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PERSONAL & EXCLUSIVE
PRESTIGE
REAL ESTATE

RESORT STYLE LIVING

Hattan 2, The Lakes, Dubai
This stunning home is situated in The Lakes, an upscale community offering tranquility and privacy. This 7-bedroom villa offers resort-style living with its luxurious features. Spacious interiors feature high quality furnishings with wood flooring throughout, as well as a home theatre and roof-top terrace with bar and jacuzzi. To the rear of the villa is a private garden with BBQ area, private swimming pool with swim-up bar, gazebo and outdoor lounge area complete with an audio and visual system, all of which make this property ideal for entertaining. Majestic golf course and skyline views are a highlight of this property.

7 bedrooms • 9 bathrooms • maids room • fully-fitted kitchen • drivers room • private garden • private swimming pool • jacuzzi • rooftop terrace • BBQ area home theatre golf course views • total plot size: 16,000 sq. ft. • built-up area: 8,000 sq. ft.

Asking Price: AED 17,999,000

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MEDITERRANEAN
STYLE VILLA

Orange Lake, Jumeirah Golf Estates, Dubai
Situated in Orange Lake, this beautiful stand-alone villa captures the essence of true Mediterranean style. The architectural design and elegant surroundings add a touch of finesse to the property and blend harmoniously with the tranquil atmosphere of the neighborhood. This 5-bedroom villa is complete with modern facilities and amenities including a fully-equipped Miele kitchen, smart home technology, home elevator, private swimming pool and landscaped garden. Large windows allow for full enjoyment of the stunning lake and golf course views available from this home.

5 bedrooms • 6 bathrooms • maids room • fully-fitted kitchen with Miele appliances • balcony • private swimming pool • private elevator • private garden covered parking • lake views • total plot size: 9,304 sq. ft. built-up area: 6,862 sq. ft

Asking Price: AED 6,000,000

Contact: Gilbert Mapanda (ORN: 19034, BRN: 38584, RERA: 1100371413)
T: +971 58 534 2747
E: gmapanda@john-taylor.com



STUNNING DUPLEX
PENTHOUSE

Marina Residence 3, Palm Jumeirah, Dubai
This stunning duplex penthouse is the epitome of opulence. It features a double height living area, spacious layout and high-end marble finishes throughout. Floor-to-ceiling glass windows allow for an abundance of natural light to fill the living area, creating a bright and airy feel. An extensive covered balcony boasts unparalleled views of The Palm and the Atlantis.

4 bedrooms • 5 bathrooms • maids room • fully-fitted kitchen balcony • views of the Palm and Atlantis • access to gym and pool facilities • covered parking • built up area: 6,800 sq. ft.

Asking Price: AED 9,000,000

Contact: Olga Basko (ORN: 19034, BRN: 39821, RERA: 0544412350)
M: +971 50 919 9631
E: obasko@john-taylor.com



J
JOHN TAYLOR
LUXURY REAL ESTATE SINCE 1864



ARCHITECTURAL DREAM
BY THE OCEAN

Pearl Jumeirah, Jumeirah, Dubai
This exceptionally designed villa is one of a kind with unparalleled finishes and luxurious design details. High ceilings and floor-to-ceiling windows invite an abundance of light in to this home and unveil stunning views of the Arabian Gulf. The villa is finished with Onyx tiles throughout. Every corner of this property has been stylishly designed, from the formal living room and dining room to the Boffi Kitchen. The formal kitchen is equipped with Miele appliances, two subzero fridge and 2 wine fridges, with the property also benefiting from a second kitchen. Located moments from Nikki Beach Resort, Meeras' La Mer and Mina Rashid Port restaurants and promenade.

4 bedrooms • 7 bathrooms • fully fitted Boffi kitchen with Miele appliances • Villeroy & Boch bathrooms • modern steel staircase • Phillips Home Automation • lift • private swimming pool • views of the Arabian Gulf • gated driveway built-up area: 11,500 sq. ft.

Asking Price: Available upon request

Contact: Khurram Ali (ORN: 19034, BRN: 43607, RERA: 1697210257)
M: +971 52 634 8952
E: kali@john-taylor.com

J
JOHN TAYLOR
LUXURY REAL ESTATE SINCE 1864

COMPLETE
TRANQUILITY

Jasmine Leaf 8, Al Barari, Dubai
This 7-bedroom property sits on a secluded plot of over 14,000 sq. ft. Embrace complete solitude in a community focused on sustainability and living harmoniously in nature. This botanic haven consists of landscaped green gardens with tranquil lakes and waterfalls. Upon entering the property you are welcomed by a sumptuous grand entrance and triple height ceilings. High-end designs and bright open spaces follow throughout providing the finest in luxury living.

7 bedrooms • 7 bathrooms • maids room • fully-upgraded kitchen with integrated appliances • private cinema • spacious terrace private garden • access to pool and gym facilities • built-up area: 12,000 sq. ft.

Asking Price: AED 8,999,999

Contact: Customer Care
(ORN: 359, BRN: 6230,
RERA: 2132551371)
T: +971 4 399 2447
E: info@bhhsqp.com



ANDALUSIAN
ARCHITECHTURE

Polo Homes, Arabian Ranches, Dubai
This immaculately presented and fully-upgraded villa located on the polo field is a rare and unique purchasing opportunity. Polo Homes is a premium community set in Arabian Ranches which celebrates the rich equestrian heritage of the Middle East. This 6-bedroom home redefines the notions of light and space with an open-plan layout, large living areas, wide corridors and tall windows. Inspired by Andalusian architecture, exceptional attention to detail has been poured in to this home.

6 bedrooms • 7 bathrooms • maids room • fully-fitted kitchen • upgraded interiors • balcony • private garden private pool • covered parking • built-up area: 10,227 sq. ft.

Asking Price: AED 20,000,000

Contact: Customer Care
(ORN: 359, BRN: 6230,
RERA: 0464995650)
T: +971 4 399 2447
E: info@bhhsqp.com



TRADITIONAL ELEGANCE

Regional, Jumeirah Park, Dubai
This fully-upgraded 3-bedroom villa sits on one of the largest plots of land in Jumeirah Park. Boasting a bright, open-plan layout and large private garden complete with covered patio area, this home is perfect for family living. This home is also situated in close proximity to community parks, Jumeirah Park Pavilion and Dubai British School.

3 bedrooms • 4 bathrooms • maids room • fully-equipped kitchen • fully-upgraded • private garden • covered parking built-up area: 3,063 sq. ft.

Asking Price: AED 2,999,000

Contact: Customer Care
(ORN: 359, BRN: 31922,
RERA: 0008626324)
T: +971 4 399 2447
E: info@bhhsqp.com

BH
HS

BERKSHIRE HATHAWAY
HomeServices
Gulf Properties



VIEWS OF
DOWNTOWN DUBAI

The Residences, Downtown Dubai, Dubai
The epitome of urban living in Downtown Dubai, surrounded by open water and calming greenery with the iconic Burj Khalifa in the skyline, this tower offers an exclusive retreat. Featuring spacious interiors, elegant finishes and freshness in design, this 3-bedroom apartment creates high-rise living at its most chic. A large balcony provides for shimmering lake views in the morning and prime vistas of the Dubai skyline coming alive with light in the evenings.

3 bedrooms • 4 bathrooms • maids room • fully-equipped kitchen • balcony • views of Downtown Dubai • access to gym and pool facilities • covered parking • built-up area: 2,379 sq. ft.

Asking Price: AED 3,850,000

Contact: Customer Care
(ORN: 359, BRN: 6230,
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DUBAI'S BEST FAMILY-FRIENDLY COMMUNITIES

TEXT: EMMA PROCTER

Photo credit: Emirates Hills | Luxury Property LLC

Although Dubai is an ultra-modern metropolis, it's also a great place to raise children. *Prestige* looks at the areas that couple luxury living with family lifestyle

There are a hundred different ways in which Dubai is a unique place to live. Full of contradictions, it manages to be at the cutting edge of construction and technology, while enthusiastically celebrating its traditional culture and history.

It's glamorous, it's unashamedly flashy, it pushes boundaries – and yet it has a pleasingly old-fashioned, stable side that allows multicultural communities to thrive in harmony.

Family values really matter in Dubai, and this has made project developers focus on creating neighbourhoods where kids can grow up safe and secure, yet with room to spread their wings – all while having access to prime education. For parents, the emirate has become a beacon for what's still possible in these chaotic, modern times.

So, when it comes to finding the ideal community there are plenty of great options to consider. However, there are some areas that have truly excelled, seeming to find the magic formula for luxury living combined with a vibrant, family-friendly lifestyle.

Here is *Prestige's* pick of the best.



EMIRATES LIVING OVERVIEW

Officially launched back in 2006, the concept behind the Emirates Living brand was to create an enviable group of communities where gorgeous villas, tree-lined streets and pathways, landscaped lakes, gardens and recreation areas all combined to offer a truly aspirational way of life.

Along with the beautifully maintained surroundings and amenities, the plan was to encourage a feeling of community and offer suburban tranquillity for those wanting a retreat from city life.

This ambitious vision succeeded, and today – even though tons of new luxurious projects have sprung up right across the emirate – owning a property in any Emirates Living community is viewed as highly desirable.

There is a range of communities that sit under the Emirates Living umbrella, but when it comes to raising a family four areas consistently see intense buyer and renter interest. The first is the world-famous address of Emirates Hills.

Photo credit: Emirates Hills | Luxury Property LLC

Photo credit: Luxury Property LLC

"EMIRATES HILLS IS AN ENCLAVE ADMIRER FOR ITS INDIVIDUALLY DESIGNED HOMES, ITS EXCLUSIVE VIBE, AND ITS ACCESS TO THE BEST FACILITIES"

Photo credit: PH Homes

EMIRATES HILLS

Often referred to as the Beverly Hills of Dubai, Emirates Hills is an enclave admired for its individually designed homes, its exclusive vibe, and its access to the best facilities – notably the spectacular 18-hole championship The Montgomerie Golf Club, which is as much a social club and dining spot as a sports venue.

Probably the most upscale neighbourhood in Dubai, this gated community isn't just a haven for wealthy CEO's and celebrities, it's also a great location for raising a large family. Not only do the houses look lavish, but they are huge too with property sizes starting from 12,000 square feet all the way to 80,000 square feet – meaning there's loads of space for youngsters to run free, as well as room for visiting extended family to stay over. Unsurprisingly, Emirates Hills is ultra-secure, with 24-hour onsite community security.

A definite plus for education focused parents is the community is also situated near the best schools, including the Dubai International Academy, a co-ed independent school for kindergarten

through to grade 13, Emirates International School, an independent school for children ages 3 to 18, and the respected Emirates Hills nursery which adjoins the neighbourhood.

Admittedly only for the wealthy, Emirates Hills is nonetheless a vibrant family-oriented space of parks and playgrounds, boasting a variety of resident-only facilities such as large swimming pools and picturesque barbecue areas.

The snapshot: An exclusive, private neighbourhood of sprawling properties that continues to be one of the most sought-after residential areas in Dubai.

Property price range: Varies widely. A five-bedroom luxury villa can be bought for around Dh16 million, however, some mansions go for Dh60 million upwards.

What's new?: Emirates Hills residents now have access to the nearby Dubai Hills Mall, a just launched family retail district with more than 750 outlets.

THE MEADOWS

Next on the Emirates Living hot list is The Meadows. An established, well maintained gated community of spacious villas not far from the heart of the city, this Emaar master-planned project has managed to hold onto its pedigree and appeal despite all the new contenders.

Home to around 1,800 properties in 20 different architectural styles, the area is divided into clusters of villas set in distinct precincts, each with a dedicated entry point.

For families it's ideal due to being traffic free, very secure and peaceful, while boasting parks and water features, swimming pools, children's play areas,

as well as the bustling Meadows Souk – a shopping complex with a Spinneys supermarket, Fitness First gym, salons and spas. Parents also benefit from two top schools located inside the community itself, namely Emirates International School – Meadows, and Dubai British School.

But it is arguably the friendly, welcoming atmosphere of The Meadows that is the biggest selling point; there are community events held for festive occasions such as Eid, Diwali and Halloween, along with regular movie nights where residents can mingle and have fun.

The snapshot: A prime residential area with abundant family amenities, spacious homes, and city connectivity for commuters.

Property price range: Dh3 million up to Dh8 million depending on size of villa, number of bedrooms.

What's new?: Renters dreaming of life in The Meadows can currently get a great deal as the area is seeing a temporary price decline.

"...IT IS ARGUABLY THE FRIENDLY, WELCOMING ATMOSPHERE OF THE MEADOWS THAT IS THE BIGGEST SELLING POINT; THERE ARE COMMUNITY EVENTS HELD FOR FESTIVE OCCASIONS SUCH AS EID..."

Image from Shutterstock

“A STROLL THROUGH THE AREA CAPTURES THE SPRINGS’ FAMILY APPEAL: PEOPLE OUT WALKING THEIR DOGS, MUMS AND DADS TAKING KIDS FOR A BIKE RIDE AROUND PRETTY PARKS”



Photo credit: Keller Williams

THE SPRINGS

Third on the Emirates Living list of family gems is The Springs, a gated area that has long been popular with those wanting to make the leap from apartment to house living. The area consists of more than 4,800 terraced townhouses, as well as stylish two, three and four-bedroom villas, and it's this range of home choice, as well as attractive pricing and onsite facilities, that continues to be a huge draw.

A stroll through the area captures 'The Springs' family appeal: people out walking their dogs, mums and dads taking kids for a bike ride around pretty parks. There are bustling cafes where neighbours wave to each other – the area certainly has that close-knit feeling that's hard to put a price on. The Springs also holds several community events during the year such as in Ramadan when there are month-long iftars at the local mosque.

Grocery shopping is easy thanks to a range of outlets at The Town Centre, including a large Spinneys and several speciality shops such as gourmet grocer Milk & Honey, nail bars, and a yoga stu-

dio. And while not technically a mall, The Springs Souk is almost as good; it houses many different outlets from a Carrefour supermarket to a Reel Cinemas and Dig It, an indoor play zone for children.

Education wise, there is the Raffles Nursery, while Dubai British School in the Springs 4 is a reputable option for older kids, offering the UK curriculum from pre-primary until Year 13. Other nearby options include the Emirates International School in The Meadows.

The snapshot: A happy-go-lucky community vibe in an area of attractive family homes, all with easy access to Sheikh Zayed Road and the busier city stretch.

Property price range: Depending on size, between Dh1.5 and Dh5 million.

What's new?: Similar to The Meadows, canny renters can currently grab a bargain in The Springs as prices continue to soften.

THE LAKES

Fourth in the Emirates Living stable is the tranquil and scenic The Lakes development with its gently flowing waterways, serene parks and landscaped greenery. This well-established gated community has weathered economic ups and downs, holding onto its reputation as a desirable haven for families.

Home to 600 villas in twelve types that range in size from 2,100 to 3,100 square feet, the community has six well planned out neighbourhoods. The heart of The Lakes is an amazing family focused facility – the sprawling Lakes Club, a community centre that includes a swimming pool, gymnasium, convenience store, restaurant facilities, aerobic studio, a day care centre, as well as basketball, volleyball, squash, and tennis courts.

The Lakes development has been purposefully designed for families to enjoy time together. Its luxurious, detached villas and townhouses sit tastefully in between landscaped common areas with ten play areas, eleven swimming pools,

pretty water features, and wide barbecue zones woven in-between.

Another highlight of the area is a neighbourly restaurant based on one of London's most popular eateries: Reform Social & Grill. Expect to see the place abuzz at the weekend as locals gather for top quality fare from breakfast right through to dinner – especially at the amazing Friday brunch.

The snapshot: A sophisticated, lush villa community that feels far from city life, and yet has lots of activities for residents to enjoy.

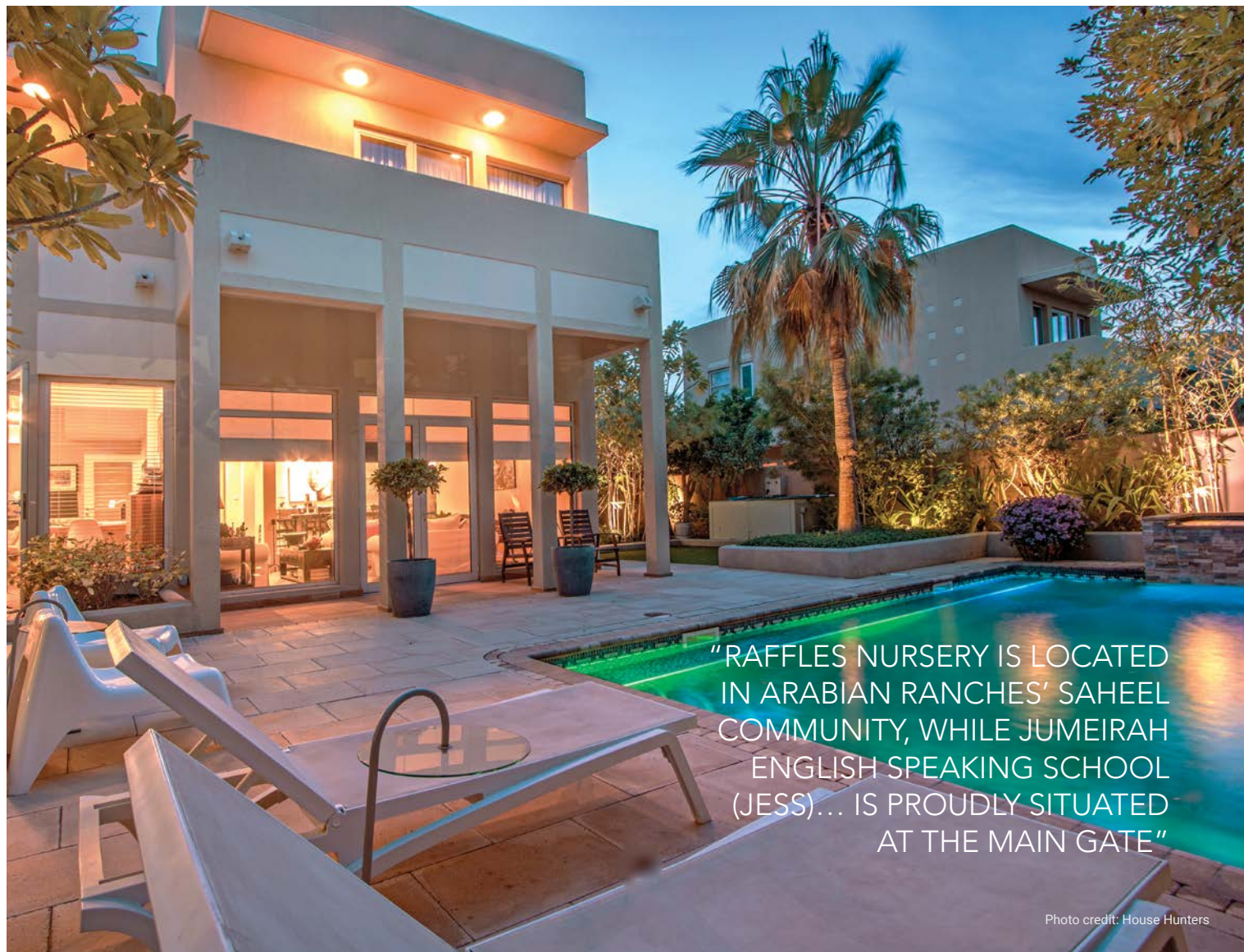
Property price range: Dh2.5 million right up to Dh8 million depending on size and type.

What's new?: One of Dubai's more pet friendly communities, The Lakes' popular Reform Social & Grill recently hosted its first dog adoption day to great success.



“THE HEART OF THE LAKES IS AN AMAZING FAMILY FOCUSED FACILITY – THE SPRAWLING LAKES CLUB, A HUGE COMMUNITY CENTRE”

Photo credit: Emaar.com



ARABIAN RANCHES

Master developed by Emaar Properties, Arabian Ranches was one of the first Dubai expat villa communities to do desert-themed luxury well. Spread across 6.67 million square metres, it is comprised of 24 residential neighbourhoods and includes Arabian Ranches II, an extension with seven other neighbourhoods.

Quiet, refined and secure, the long-established destination is perfect for families with children of all ages. Raffles Nursery is located in Arabian Ranches' Saheel community, while Jumeirah English Speaking School (JESS) – one of Dubai's most respected primary and secondary establishments – is proudly situated at the main gate.

Arabian Ranches is certainly on the higher end of the real estate spectrum and the properties themselves are large and high-walled, ideal for a troupe of youngsters. The natural and unspoiled setting offers homeowners privacy and seclusion, combined with exemplary services and sporting activities. Among these are swimming pools, parks and barbecue areas, basketball and tennis courts, lakes and walking trails. For younger residents, there are special children's swimming pools and numerous play areas.

A real bonus is the nearby Dubai Polo

& Equestrian Club, an upscale social hub extending over 250,000 square metres of desert landscape. It features two international-sized polo fields, a practice field, paddocks and two riding and show jumping arenas. The club also boasts a riding academy that offers horse riding excursions for young enthusiasts. The club encompasses The Ranches Souk which houses over 35 leading brands ranging from fashion outlets, amusement centres and service stores to cafes, restaurants and a supermarket. There is also The Leisure Centre, featuring a swimming pool, a gym and tennis courts, along with restaurants and a nursery.

The snapshot: A uniquely scenic setting for sprawling villas on the higher end of the luxury scale, with top notch family amenities and activities at hand.

Property price range: Varies greatly, from Dh2.5 million all the way up to Dh10 million depending on property size and features.

What's new?: As Arabian Ranches III gets underway, Emaar Properties plans to build its first 3D printed home at the project. It will serve as a reference point for investors to understand the concept.



JUMEIRAH

'Families who play together, stay together' as the saying goes, and it's hard to think of an area in Dubai with more things to do than Jumeirah. Kids can hop over to the Turtle Rehabilitation Lagoon based at the iconic Burj Al Arab to feed and learn about the endangered species. Or the whole family can head to Jumeirah Al Qasr hotel and take an abra ride – there are stations dotted around the canals that criss-cross the whole complex.

A beautiful stretch of public beach, the fantastic Wild Wadi waterpark (one of the Middle East's largest), bustling cafes, pretty malls, and rows and rows of top medical centres and spas – Jumeirah has it all.

Divided into sub-communities of

Jumeirah 1, 2, 3, City Walk and the newish area of Jumeirah Bay Islands, this immensely popular neighbourhood of expats and locals has a vast array of villas. In terms of apartments, City Walk has the most options. This modern urban retail hub developed by Meraas has high-end residences ranging from one- to four-bedroom flats.

Jumeirah is certainly one of Dubai's preferred communities for families with school age children due to housing leading institutions such as Jumeirah English Speaking School (JESS), GEMS Wellington International, and King's School.

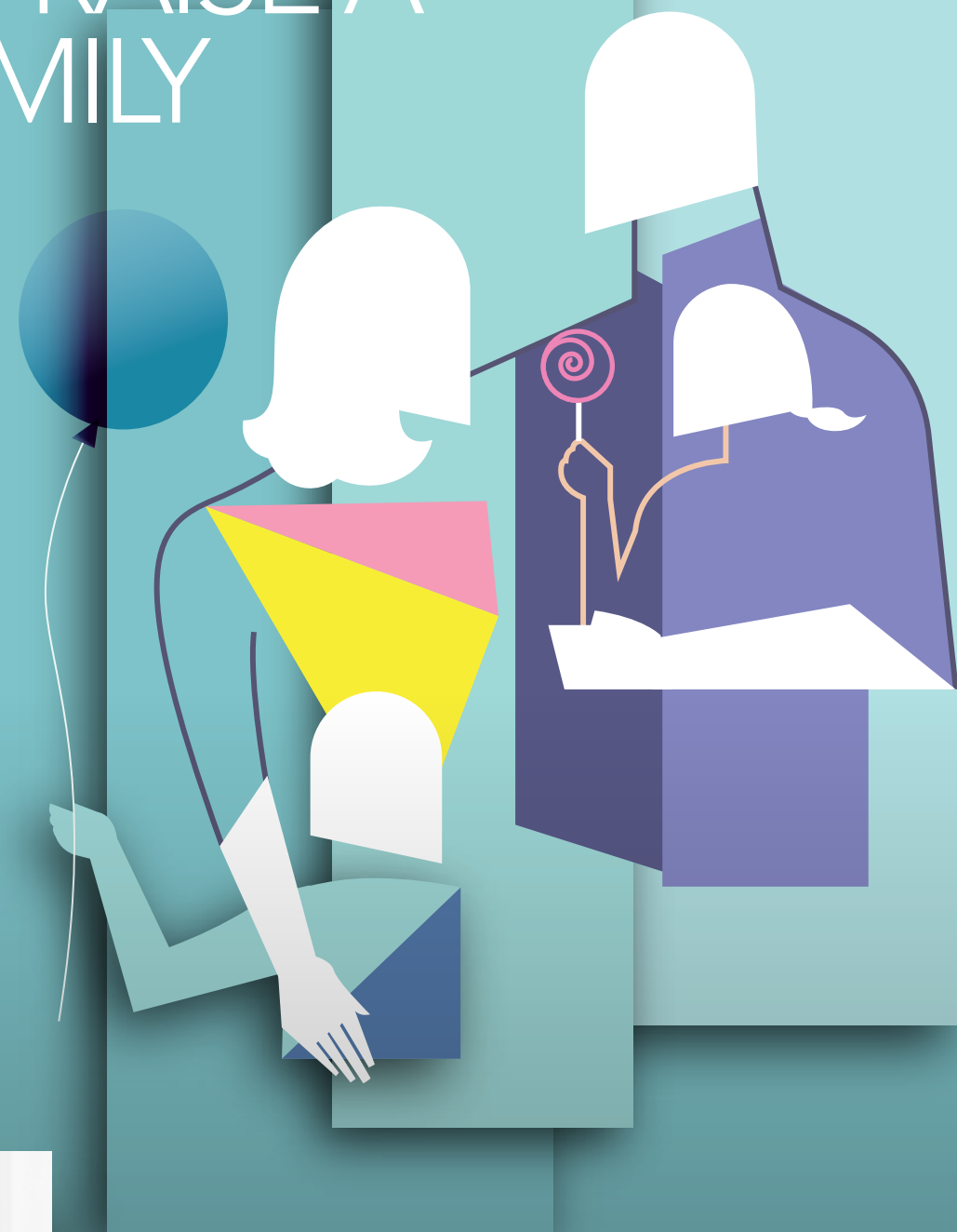
It also has reasonably close access to the Dubai metro line, with a station at Business Bay.

The snapshot: An idyllic lifestyle of sun, sand and sea for families of all sizes and interests – while having the essential amenities right on your doorstep.

Property price range: Villas in Jumeirah vary hugely in price, but as an example a Mediterranean style townhouse in Jumeirah 1 can be bought for around Dh5.9 million, while a one-bedroom City Walk apartment starts from Dh125,000 a year to rent or Dh1.7 million to buy.

What's new?: A large new villa-style garden centre and souk has opened next to Jumeirah's Mercato Mall. It offers regular workshops and DIY classes that welcome children. 🐾

WHY DUBAI IS A GREAT PLACE TO RAISE A FAMILY



From cutting-edge education and world class healthcare to a reputation as one of the safest cities in the world, Dubai offers children something extra – inspiration – says Dounia Fadi, COO at Berkshire Hathaway



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.

It can be said that life's greatest gift is family. Spending quality time with loved ones making memories is the greatest wealth one can possess.

Dubai is a city that has grown around a family-centric philosophy, building its structure on the idea of making life as close to perfect as possible for the average household. In fact, the UAE was recently ranked ninth on the list of the world's top 10 countries to live and work for expatriates, according to HSBC's Expat 2019 Global Report. Being a great place to raise children, financial security and career progression were cited as the biggest positives by expats residing in the region.

As a parent myself, I can attest that electing to raise your kids in Dubai is one of the most amazing decisions you can make. The vision of the emirate's leadership has created a place where your soul and mind are nurtured irrespective of your age, gender, ethnicity or faith. A city that offers harmony, a deep connection to one's community, and a healthy mix of cultures.

From the desert oasis to a world class city, Dubai's journey has been nothing less than fantastic.

It is also home to some of the finest education institutions with the best curriculums from across the globe; cutting edge schooling is available everywhere in Dubai. As an extension of this, prime extra-curricular activities and a range of sports are also available.

There is no better place for your kids to grow and become global citizens; they

will witness change all the time in the world around them as Dubai continues to develop at a rapid pace – a smart city coming to life. From environment friendly initiatives to clean green energy goals, this is where the future of smart cities is being scripted.

Children are introduced to robotics, coding and AI at schools and through

“THERE IS NO BETTER PLACE FOR YOUR KIDS TO GROW AND BECOME GLOBAL CITIZENS; THEY WILL SEE CHANGE ALL THE TIME IN THE WORLD AROUND THEM”

various clubs and out of school activities. They have access to the finest beaches, playgrounds, and sporting facilities – all this in what is unquestionably one of the safest cities on the planet.

But the story doesn't end with your children. It begins there and extends through the bloodline to elders. Dubai also offers some of the finest international healthcare facilities in the world, ensur-

ing that the health and wellbeing of your entire family unit is well taken care of.

World class hospitality is available without needing to travel anywhere, with the most exclusive and luxurious hotels and resorts. Culinary delicacies of the world can be experienced from the comfort of your dining room using the fastest growing online food delivery platforms of the region. From world class golf courses, to international horse racing, extreme sports to Olympic grade sports facilities – it's all here in Dubai.

Consistently ranked amongst the safest cities in the world, underpinned by vigilant law enforcement, policies and security initiatives, Dubai also has one of the world's lowest crime rates.

On top of this, it is a leading global business and connectivity hub, and ease of doing business is high. The recent acquisition of Careem by Uber and Souq.com by Amazon, both home-grown unicorns, shows the influence of startups in the region and the ability to garner the attention of global giants and compete on an international scale.

When buying a home or investing in Dubai, you are simultaneously investing into all the factors mentioned above. Your square footage is not limited to the walls of your property, it is infinite.

Dubai teaches you to dream beyond the ordinary, showing by example that they can be realised – from the Burj Khalifa to Emirates, one of the finest airlines of the world.

What better place to raise your children than Dubai, a home for the citizen of the world, and a home for the future. ➤

MAGICAL AL BARARI CAPTIVATES LUXURY BUYERS

TEXT: EMMA PROCTER

Green, serene, and just a little bit surreal, there is nowhere quite like this otherworldly neighbourhood near the old Emirates Road – and discerning investors can't get enough. *Prestige* wanders into a hidden gem

Stop. Listen. It's the sound of birds echoing through dense woods. Snowy plover, Asian pied starlings, or bulbuls perhaps? And behind those piercing calls, something calmer and more regulated – water babbling down long, winding brooks. Yes, you're still in Dubai. Welcome to Al Barari.

With a discreet yet prestigious position within the royal quarter of Nad Al Sheba, this master-designed community overlooks a protected wildlife reserve and a palace. The unique location provides a feeling of seclusion, and yet Sheikh Zayed Road, DIFC, and the airport are only minutes away.

The success of Al Barari took some people by surprise. A wooded, sustainable nature haven in the desert – who'd want that? A lot of people, actually.



It's true that this unique luxury neighbourhood defies almost all the stereotypes those on the outside have about buying property in Dubai. The original concept was rather bold, especially at a time of booming construction and an unquenchable thirst for bigger, better, taller.

Al Barari was the brainchild of founder and chairman Zaal Mohamed Zaal, who had a vision for an exceptional botanical haven, unrivalled in its ecological sensitivity – and yet with homes that raised the bar for opulence, space, and sheer desirability.

Sixty percent of the 18.42 million square foot development was to be made up of green space, beautiful themed gardens, naturally landscaped lakes and freshwater streams. In short,

it was to become Dubai's very own residential secret garden – and indeed, it came to pass.

As soon as you enter the lush, cooling surroundings of this exclusive gated community, you do seem to breathe a little slower. It feels a million miles from the hot air and dust of the nearby busy city streets.

At its heart, Al Barari is a secluded villa community offering a unique living experience with a blend of elegance and comfort that matches the standards of Emirates Hills, arguably Dubai's most exclusive community.

The 216 villas are named Bromelia, Acacia, and Dahlia, and buyers can choose between the original, floral-inspired palatial villas of The Residences,



“...AL BARARI INTEGRATES LED AND LOW WATTAGE LAMPS AND FEATURES MOTION SENSOR ACTIVATED LIGHTS WHICH REDUCE POWER WASTAGE”

"AT ITS HEART, AL BARARI IS A SECLUDED VILLA COMMUNITY OFFERING A UNIQUE LIVING EXPERIENCE WITH A BLEND OF ELEGANCE AND COMFORT THAT MATCHES THE STANDARDS OF EMIRATES HILLS, ARGUABLY DUBAI'S MOST EXCLUSIVE COMMUNITY"



the skyline views offered by the luxury apartments of Seventh Heaven, the low-density variety of Ashjar, the contemporary villas of The Nest, or the bespoke residences of The Reserve. These spectacular homes all boast state-of-the-art appliances, superior fittings and the most luxurious of finishes.

The price of villa depends on its number of bedrooms and coverage area. For example, buying a five-bedroom can cost between Dh3 million (USD 0.8 million) and Dh14 million (USD 3.8 million). On the extreme upper end, the sale price of a seven-bedroom unit can go up to a staggering Dh42 million (USD 11.4 million).

The properties are scattered across six landscaped gardens in different styles, including Renaissance, Balinese, Mediterranean, Woodland, Water and Contemporary. There is a large lake, as well as rivers, streams and waterfalls. Sitting alongside them are 500 types of plants from twenty countries on six continents, all of which are maintained in the development's privately-owned plant nursery, which is the region's largest.

This living waterway system and use of aquatic plants encourages the crea-

tion of its own ecology and a variety of naturally occurring habitats. Indeed, the nearly extinct Arabian Killifish are now thriving in Al Barari waters.

The area's green credentials can also be seen in the various systems put in place to ensure the environment is preserved. For example, Al Barari integrates LED and low wattage lamps and features motion sensor activated lights which reduce power wastage – plus, the electrical lighting load has been greatly reduced through architectural design that maximises natural light.

It's easy to see why this would be an idyllic place to live for families with children – especially those who like to play make believe. As Frances Hodgson Burnett wrote in her famous book: "...the secret garden bloomed and bloomed and every morning revealed new miracles."

Getting an education in Al Barari even has a special vibe thanks to the onsite Dunecrest American School. It's new and rather small but growing into its impressive space.

Dunecrest opened in 2018 with a stated mission is "to provide a holistic American education that inspires students to

"SIXTY PERCENT OF THE 18.42 MILLION SQUARE FOOT DEVELOPMENT WAS TO BE MADE UP OF GREEN SPACE, BEAUTIFUL THEMED GARDENS, NATURALLY LANDSCAPED LAKES AND FRESHWATER STREAMS"



discover their talents, pursue their passions, and make a positive impact on their communities and the world beyond." High ideals indeed.

However, the institution is winning plaudits. *WhichSchoolAdvisor.com* recently reviewed it, calling it a "real contender" – adding that "...it is clear that Dunecrest is rising to this challenge of meeting the high expectations of its very committed community."

At a short distance, there is also the Jebel Ali Village Nursery, GEMS United School, Nord Anglia International School and IIS. For parents, all this can only be an added incentive for finding a home in Al Barari.

There is more on offer in the community than idle daydreaming and bird watching of course. For foodies, there is

a hidden gem that Dubai at large knows and loves – The Farm. This leafy space has become a culinary, leisure and social hub thanks to its simple philosophy: to serve great quality, wholesome food the way nature intended, in a relaxed and tranquil setting. From the on-site bakery to the interactive menus and dishes to suit all dietary requirements, the place oozes wellbeing.

Speaking of wellbeing, Al Barari has a great community fitness club too – Body Language. With state-of-the-art everything, this deluxe gym is set within zen-like surroundings and feels more like a retreat than a place of exercise. Facilities include floodlit sunken amphitheatre tennis courts, and a stunning floor-to-ceiling glass yoga studio that's fully suspended in verdant nature.

For stressed-out commuter types there is a rejuvenating spa onsite called Heart and Soul, adjacent to The Farm restaurant. With separate levels for men and women, exclusive treatment rooms, private suites, designated nail and hair care sections, an infrared sauna, and a hammam and steam room, this place can hold its own against the emirate's best.

Yes, Al Barari may be something of a Dubai one-off for now, but that's fated to change believes the founder. "We at Al Barari never benchmark, we are the benchmark," Zaal Mohamed Zaal said in an interview a couple of years ago.

"We are not game players – we are game changers. We are certainly the future of developments to come."

ALFRESCO LIVING

As the cooler, autumn months are upon us it's time to take life outdoors again. Revive and enhance your outdoor living space with B&B Italia, a leading Italian design house internationally renowned for luxurious, modern yet timeless furniture. B&B Italia Outdoor offers a unique collection of innovative and contemporary pieces that will have you ready for open air entertaining



"Every outdoor piece of furniture tells a unique story of talent and innovation..."

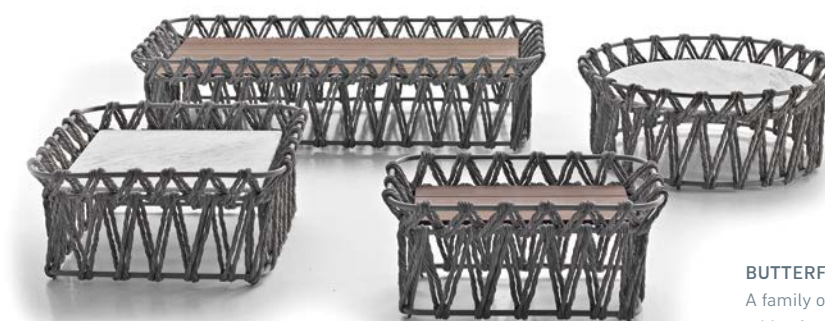
DECOR



BUTTERFLY SOFA

A modular seating system that gets its name from the angle where the armrest and backrest come together is shaped to mimic the symmetry of a butterfly's wings

Price: Available on request



BUTTERFLY TABLE

A family of round, square and rectangular low tables featuring a large weave pattern, made of tortora coloured twisted fibers that wrap around a grey aluminum frame

Price: Available on request



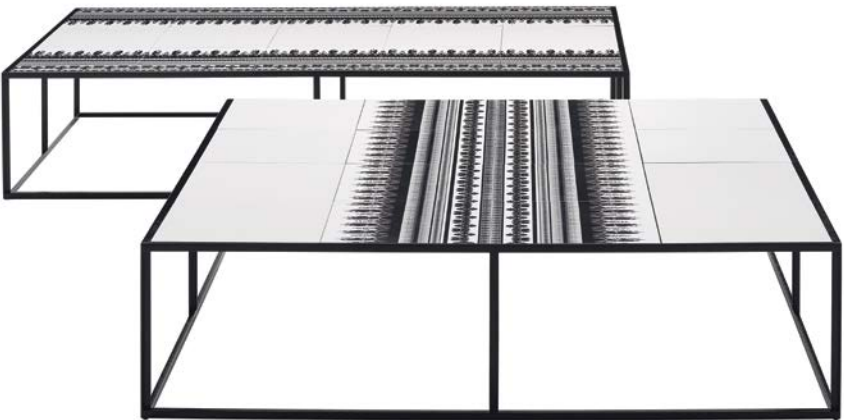
OVERSCALE CANDLE

Designed with a matte white metallic frame, these large oil candles perfectly complement any outdoor setting

Price: Available on request



“Created with exclusive materials and avant-garde technologies to characterize gardens and terraces...”



CANASTA TABLE
Inspired by a wicker basket from the Far East, this functional outdoor table is both classic and versatile in style

Price: Available on request



CRINOLINE CHAIR
Inspired by the bell-shaped dresses of the 1800's, this elegant armchair is designed to reflect femininity and romance. The wide curve of the base is repeated in the seat and curve of the backrest

Price: Available on request

EXPAND YOUR HORIZONS

TEXT: EMMA PROCTER

Want more from a getaway than packed beaches and noisy bars? Stretch your mind instead at one of these four spectacular, culture-rich destinations

As the peak holiday season ebbs away, it's possible you've had enough fun in the sun for one year and are now craving some culture, a little adventure and the taste of something new.

The world is a big place of course with endless exciting options, but some countries truly excel when it comes to history, art, nature, and culinary flair. Prestige looks at four beguiling destinations and how to experience them with a wide-open mind.

"FOR A MORE SURREAL EXPERIENCE, HEAD INLAND TO TURKEY'S UTTERLY UNIQUE CAPPADOCIA REGION – FAMED FOR ITS 'MOONSCAPES'..."

TURKEY

THE BIG DRAW: The question probably shouldn't be where to go in Turkey, but where *not* to go. The country is truly spoiled when it comes to cultural and historical hot spots and has played a key role in shaping dynasties and world events over millennia. However, one place you simply must visit is the evocative city Istanbul.

Here you can bask in the beauty of sites like the Hagia Sophia – often referred to as the 'Eighth Wonder of the World'. This sprawling museum has had various religious incarnations and one of the most turbulent histories of any site anywhere. You can easily lose a day exploring its complicated past and enjoying its vibrant, artistic present. Other cultural delights in Istanbul include the gorgeous Blue Mosque, the bustling Grand Bazaar, and the enchanting Topkapi Palace.

ON THE FLIPSIDE: For a more surreal experience, head inland to Turkey's utterly unique Cappadocia region – famed for its 'moonscapes' where erosion has formed caves, pinnacles, fairy chimneys, and strange folds in the soft volcanic rock.

Although the landscape might appear inhospitable, the mineral rich soil is excellent for growing vegetables and fruit, making Cappadocia a rich agricultural region. Perhaps unexpectedly, this is therefore a prime grape-growing area and boasts many productive vineyards. There are loads of great wine tasting tours available where you can hop from one magical location to another sampling the very best vino the country has to offer.

A TREAT FOR THE TASTE BUDS: Turkish fare is as varied as it is flavourful and right now the food tourism scene in the country is booming. But it's worth trying the less familiar locations if you're looking for a genuine gastronomic treat.

An enticing option is Gaziantep City in south-central Turkey, situated near the Sacirsuyu River. Gaziantep cuisine is so varied that it is said to contain 291 kinds of food, sweets, and beverages. Highlights include the Alinazik kebab (smoked and spiced eggplant, topped with cubes of sautéed lamb), İc Katması (a soft warm appetiser of bulgur and tomato), Suzek Yapması (peppery, coated meatballs), and the oh-so-succulent quince kebabs.

IF YOU WANT ADVENTURE: It might surprise you to discover that Turkey offers some fantastic white-water rafting options – notably in the beautiful Kopru Canyon National Park in Antalya. The canyon continues for 14km along the cold aquamarine waters of the Kopru River and there are plenty of companies offering adrenaline-filled adventures for beginners and aficionados alike, including all equipment and rafting guides. This is Turkey's most popular water-sports area and is also perfect for a day's hiking or exploring ancient ruins.

GO OFF THE BEATEN TRACK: Explored by only a select few and perched on a hill overlooking the Turkish Black Sea in the northeast, Trabzon is the very definition of a hidden gem. Once the capital of a thirteenth century empire, today its gilded roofs are long gone and have been replaced by a commercial and cultural hub.

However, Trabzon is still home to fabulous museums, monasteries, mosques, tombs, bathhouses, a covered bazaar, city walls – all with magnificent architecture. If you do go, take the time to visit the nearby Sumela Monastery in the Altındere National Park. Positioned right on a cliff face and sitting 270 metres above a deep gorge, when you look at it from the valley floor this incredible structure seems to float magically in the air.

“MEANDER ROUND THOUSAND-YEAR-OLD BYZANTINE CHURCHES, THE IMPRESSIVE HERODEION THEATRE, THE TEMPLE OF OLYMPIAN ZEUS, THE ROMA AGORA – THE LIST IS ENDLESS”



Acropolis in Athens, Greece, image from Shutterstock



The Amphitheater of Ancient Greek Theater Odeon of Herodes Atticus, image from Shutterstock

ATHENS, GREECE

THE BIG DRAW: The Greek capital of Athens has more ancient history in its little finger than most cities can dream of. When people contemplate a visit, there is usually one site they visualise themselves standing in – the imperious Acropolis. Visible from almost every part of Athens, this ancient temple city is the hub around which everything still revolves. If you love history and dream of wandering around stunning archaeological sites, this area is a treasure trove – indeed most of Athens is.

Meander round thousand-year-old Byzantine churches, the impressive Herodeion Theatre, the Temple of Olympian Zeus, the Roma Agora – the list is endless. And if you want to understand what you are seeing, there are many excellent guided walking tours so you can really submerge yourself in the past.

ON THE FLIPSIDE: Athens may be a historical and archaeological diamond, but it also has a buzzing contemporary side – most especially in its modern art scene. A perfect example is the revered Breeder Gallery, considered one of the most influential commercial galleries in Greece. Located in the trendy Metaxourgeio neighbourhood, the space exhibits local and international artists, working as a channel between the Greek art scene and the wider world. The contemporary programming here offers a wide range of media from video installations to sculpture, abstract painting and murals.

Another must-visit is The National Gallery of Contemporary Art. This large, open-plan space in Koukaki is as interesting architecturally as it is for the work exhibited inside due to its angular, industrial design. Here, Greek artists comment on



Dancers performing ancient Greek dances near the Acropolis of Athens, image from Shutterstock

social issues through a range of media, from photography to sculpture.

A TREAT FOR THE TASTE BUDS: While you may be conjuring images of rows of traditional tavernas, interestingly the street food scene in the capital has exploded in recent years. Events such as the massive Athens Street Food Festival (May) see pop-up taco restaurants, burger stands, and cool new dessert spots offer unexpected alternatives to the beloved souvlaki and klefiko.

But if you fancy a spot of fine dining, the two Michelin star Spondi is a hot favourite. The restaurant sits in the friendly neighbourhood of Pangrati in a pretty neoclassical building and has become famous for its sophisticated cuisine and welcoming vibe. Dishes include the famed Challans duck, milk fed lamb and venison.

IF YOU WANT ADVENTURE: If all the walking and sightseeing on land leaves your feet tired and your shoes dusty, the perfect antidote is a full day out on the

green blue Saronic Sea gently exploring islands such as Aegina, Agistri, Spetses, Hydra, Poros, Salamina and the peninsula of Methana.

Steeped in ancient mythology, these isles are small havens in close proximity to Athens and there are daily ferry connections from the port of Piraeus. You can hop on and off land when you feel like it to discover historical treasures, unique architecture, picturesque villages, as well as strolling the boulevards of the busier islands.

GO OFF THE BEATEN TRACK: For a different kind of experience, a trip to Vouliagmeni Lake is a lesser known but exhilarating option. Located 20km away from the centre of Athens, the lake enjoys a temperature of 24 degrees Celsius due to natural underground hot springs. Its water is full of minerals and salt and is believed to cure many ailments and skin issues. The area also hosts a series of events such as theatre performances and jazz concerts.



View through the keyhole. Aventine hill, image from Shutterstock

“DESPITE THE FADED MARBLE AND BRICK ON ALMOST EVERY CORNER, ROME IS AWASH WITH COLOUR THANKS TO AN AMAZING LOCAL STREET ART SCENE AND ALTERNATIVE COMMUNITY”

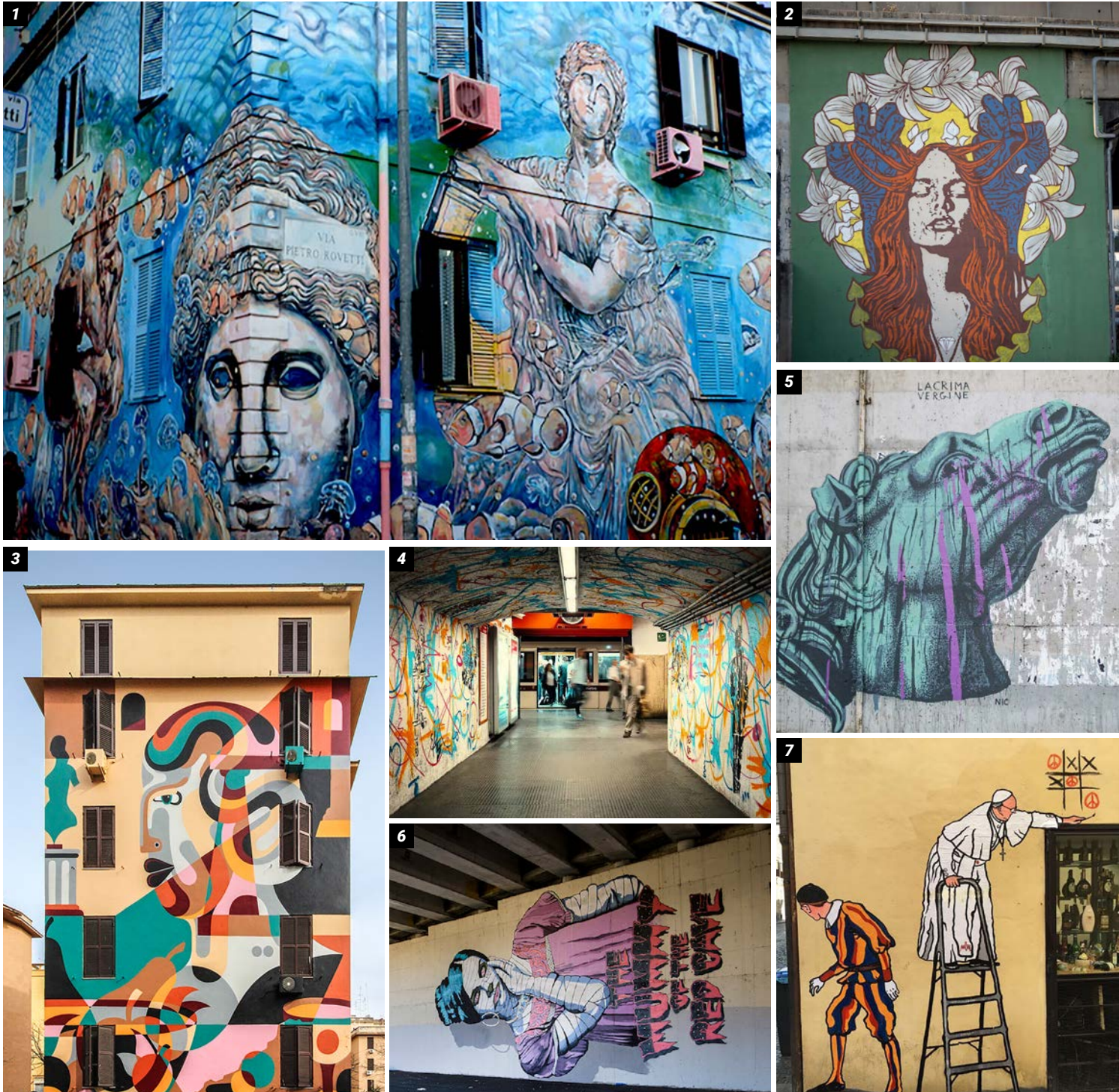
ROME, ITALY

THE BIG DRAW: Captivating and teeming with life, the layered cityscape of Rome is the result of 3,000 years of tumultuous history. At night, the Italian capital is an exhilarating sight – especially when viewing ancient icons such as the Colosseum, the Roman Forum and the Pantheon, which recall Rome’s golden age. It would take a lifetime to truly explore ‘The Eternal City’ as it is known; this is a place thronging with artists, fashionistas, intellectuals, and the glitterati – for people watching it is unsurpassed.

If you do visit, sling on your comfiest shoes and go for a wander to enjoy cascading ivy wrapped around ancient columns, ruins incorporated into modern structures, and noisy piazzas filled with remnants of ancient temples. Or, simply

sit with an espresso and watch the world go by – perhaps in the famous Caffè della Pace located in a small square just off Piazza Navona, known for its clientele of painters, writers and actors.

ON THE FLIPSIDE: Despite the faded marble and brick on almost every corner, Rome is awash with colour thanks to its booming local street art scene and alternative community. There are several districts in which you will find eye-catching street art pieces and unique murals, with Pigneto and Quadraro being two of the most interesting districts. Or, head to the mixed industrial and residential area around Via Ostiense to see a building covered from top to bottom by famed local artist BLU.



(1) blocal-travel.com | Urban Art in Rome: Tor Pignattara Street Art Guide, (2, 5, 6) graffitistreet.com | GRAArt Urban Street Art project on the Grande Raccordo Anulare, Rome 2019, (3) wantedinrome.com | Europe’s street art capital (4) on YouTube: Wanted in Rome | Street Art in Rome Map, (7) wantedinmilan.com | Graffiti on buildings older than my home country

A TREAT FOR THE TASTE BUDS: Italian cuisine is arguably the most loved in the world, but few people realise that each region of Italy has its own unique take on it. To taste Rome’s famous ‘cucina povera’ dishes (peasant style cooking that is now highly fashionable) you must eat in a traditional Roman trattoria.

Here you will sample the best pastas, including amatriciana, carbonara, gricia and cacio e pepe – as well as the ultra-thin pizzas, and pizza al taglio, or pizza-by-the-slice, a favourite street food. If you want to guarantee you hit the best spots hire a Rome street food guide and go on a journey of gastronomic discovery.

IF YOU WANT ADVENTURE: It’s hard to think of a more unusual but fun way to explore Rome than being chauffeured in a golf cart at night (yes, really). There are several official companies that do this and it’s a great social way to experience the magic of the evening lighting as you zip and zoom through the streets, drinks in hand.

These tours cover surprisingly large areas of the city, stopping to take in views from beautiful panoramic points, as well as hitting a few bars to sample delicious appetisers. On the way, your guide will teach you about the Pantheon, the Colosseum, the Mouth of Truth, the Trevi Fountain, and much more.

GO OFF THE BEATEN TRACK: Escape the bustling crowds of the city at the magical Aventine Hill, one of the seven hills Rome was built upon. This quiet, leafy residential neighbourhood is situated between the Testaccio neighbourhood and the Circus Maximus and has some appealing free attractions.

Here you will discover the Basilica di Santa Sabina (a historic church), the Giardino degli Aranci (Orange Garden), and a famed keyhole in the doors of Priorato dei Cavalieri di Malta (The Priory of the Knights of Malta) through which the copper green dome of Saint Peter’s Basilica can be viewed at the end of a garden framed in clipped cypresses.



View of Dubrovnik city wall, image from Shutterstock

CROATIA

THE BIG DRAW: Croatia is increasingly making its way on to the radar of global travellers because of its fascinating history, ancient picturesque towns, and extraordinary island-speckled coastline. But it is perhaps the city of Dubrovnik – rather than the capital Zagreb – that has seen its profile rise the most.

Dubrovnik is one of the world's most magnificent walled cities and overlooks the calm blue Adriatic Sea. A classy, upmarket destination, here you can explore the aristocratic palazzi and elegant Baroque churches contained within sturdy medieval fortifications. There is also a glorious rock and pebble coast with beaches, scuba diving and sea kayaking. While there, grab a taxi-boat from the old town harbour and visit the tiny Lokrum islet, with its lovely botanical garden.

ON THE FLIPSIDE: Just a one-hour drive from swanky Dubrovnik is Ston. The city was a major fort in the world. The city was a major fort in the Ragusan Republic and was very wealthy and important during that period thanks to its salt production.



Scenic beach in Komiza village waterfront, Island of Vis, image from Shutterstock

Ston boasts the longest city wall in Europe and second longest in the world, after the Great Wall of China. Go for a walk here to not only indulge in an unusual part of Croatia's history, but also some captivating scenery. And for a lunchtime bonus, Ston produces some of the best oysters in the world.

A TREAT FOR THE TASTE BUDS: With a larder full of fresh produce and a focus on traditional techniques and local sourcing, Balkan cuisine has loads to offer. In Croatia there are two products you simply cannot overlook. The first is cheese from the island of Pag, notably Paški sir, a hard sheep's cheese with the taste of fresh sage dusted with crystals of sea salt. It's as tangy as parmesan and as piquant as mature cheddar; its flavour being the result of the sheep's diet of wild herbs that carpet the island.

Foodies will also get excited about Croatia's other stand-out food product – truffles. The country is one of the world's best truffle hunting grounds with both black and white varieties found beneath the oak trees of the Motovun forest along the river Mirna.

IF YOU WANT ADVENTURE: Hop on a ferry from the city of Split to the Croatian island of Vis. Once there, travel by bus or

motorbike to the other side of the island to the tiny fishing town of Komiza. Next, hire a boat or tour to take you to the island of Bisevo, about an hour boat ride away.

Your final destination is well worth the trek – the magnificent Blue Cave (Modra špilja). The cave is at its most beautiful between 11am and 12pm on a sunny day when a bright blue glowing effect is created as the sun's rays enter through the water and reflect off the limestone floor of the cave. It is a truly unforgettable natural wonder.

GO OFF THE BEATEN TRACK: Located in Istria – a heart-shaped peninsula in northwest Croatia, just south of Slovenia – is Pula, a former Roman outpost. It may seem far-flung, but it's well worth a trip for the centrepiece of Pula, a remarkably well-preserved Roman amphitheatre. In fact, Istria as a whole is enchanting and often referred to as the 'Tuscany of Croatia'.

Rolling hills and fertile plains attract food and culture focused visitors to gorgeous hilltop villages, rural hotels and farmhouse restaurants. You can also explore the wild rocky coastline with its secluded coves and take a dip in the sparkling, crystal sea. Magical. ➡



Dubrovnik old city Croatia fortress, image from Shutterstock

"STON BOASTS THE LONGEST CITY WALL IN EUROPE AND SECOND LONGEST IN THE WORLD, AFTER THE GREAT WALL OF CHINA"

GOLF COURSE VILLA



Katameya Heights Golf & Tennis Resort, New Cairo, Egypt

Situated in New Cairo City, with the pioneering vision to turn the desert sand into lush green rolling hills, Katameya Heights Golf & Tennis Resort became the first commercial venture to combine golf and real estate in Egypt. With a beautifully designed golf course and luxurious villas; Katameya Heights has influenced the corporate landscape of Cairo. This 5-bedroom, villa features a private pool, spacious garden and outdoors area perfect for entertaining.

5 bedrooms • 6 bathrooms • maids room • 2 balconies
private swimming pool • private garden • covered
parking • access to all Katameya Heights Golf & Tennis
Resort facilities • built-up area: 16,157 sq. ft.

Asking Price: EGP 95,000,000

Contact: Alaa Ghonim
T: +201 11 333 1177
E: info@katameyarealestate.com



1 EGP = 0.060 USD

LISTINGS EGYPT

PANORAMIC NILE VIEWS

Zamalek, Cairo, Egypt

This stunning full floor apartment is designed for those seeking a retreat from the sprawling city. Located on the northern tip of Zamalek Island, the tower offers uninterrupted views of the Nile. High-quality finishes including marble and parquet floors throughout, make this luxury property the perfect abode for connoisseurs of first-class living.

3 bedrooms • 2 bathrooms • maids room • fully-fitted
kitchen • marble and parquet flooring • panoramic views
of the Nile • covered parking • built-up area: 5,543 sq. ft.

Asking Price: EGP 21,000,000

Contact: Muhammed Makhlof
T: +201 27 770 7400
E: info@onezamalek.com



PREMIUM WATERFRONT LIVING



Harbour Row, Manama, Kingdom of Bahrain

A waterfront dream like no other, situated in the heart of Bahrain which boasts over 500 meters of beautiful harbour side promenade. With a selection of studios, 1 to 3-bedroom apartments and exclusive penthouses with private swimming pools, this development caters to all tastes. The interior design exudes an international, modernist aesthetic, tinged with classical hues and finished in sumptuous fabrics, classic stones and warm natural woods.

studio to 3-bedroom apartments available
penthouses available • balcony • sea and city views
access to gym and swimming pool facilities • built-up area: starting from 538 sq. ft

Asking Price: Available on request

Contact: Bader Abdulrahim
T: +973 3688 8858
E: babbulrahim@gfhproperties.com



CALMING, EARTHY TONES



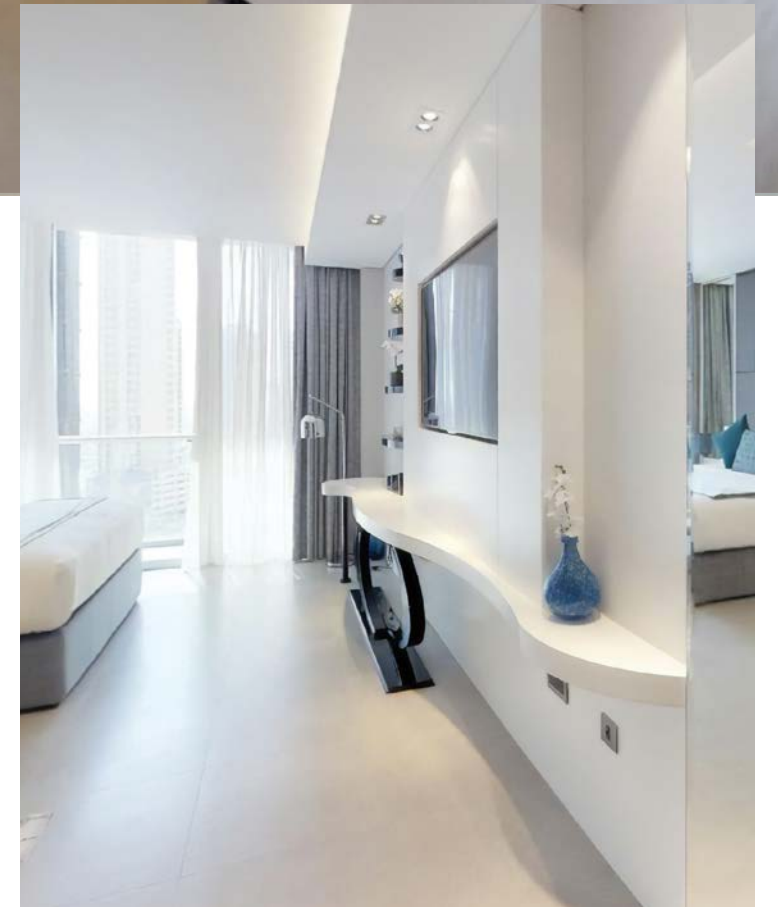
Seef, Capital Governorate, Kingdom of Bahrain

For a premium lifestyle that blends excitement, elegance and serenity with its unique and dynamic architecture, Catamaran Tower, inspired by the twin sails of a catamaran, is set to be the next iconic residential building in Bahrain. Designed for those who seek pristine quality, this studio apartment features clean and contemporary designs combined with earthy tones all which contribute to its calming aura.

studio • 1 bathroom • fully-fitted kitchen • spacious living and dining area • sea views • access to gym and spa facilities • parking space • built-up area: 581 sq. ft

Asking Price: BHD 62,000

Contact: Shatha Judeh
T: +973 3992 2445
E: info@affinitypropertybh.com





HOTEL STYLE LIVING



Hazmieh, New Martakla, Mount Lebanon

A new concept of fully-furnished serviced studio apartments situated in the luscious leafy area of Hazmieh. The development is distinguished by its attractive steel and stone façade with eternal green views from all angles. Experience the lifestyle and amenities of luxurious hotel style living whilst in the comfort of your own home.

studio apartments available • modern bathrooms
fully-fitted kitchens • fully-furnished • serviced • balcony
access to gym facilities • due for completion in 2022
landscaped outdoor areas • built-up area: starting from:
473 sq. ft.

Asking Price: Starting From USD 99,000

Contact: Platinum Invest Holding
T: +961 71 109 209
E: info@platinumhldg.com



CONTEMPORARY URBAN LIFESTYLE

Achrafieh, Beirut, Lebanon

iSuites Residence seamlessly merges quality with modern comfort and sustainability offering a distinctive contemporary urban lifestyle. The strikingly attractive building has various options on offer from studio to 2-bedroom apartments to duplexes, all with differing floor-plans to suit every preference.

studio to 2-bedroom apartments available • duplexes
available • fully-fitted kitchens • high-quality finishes
throughout • balcony • covered parking • due for
completion in 2022 • built-up area: from 700 sq. ft.

Asking Price: Starting From USD 208,000

Contact: Cityscape Development
T: +961 76 999 662
E: info@cityscapelb.com





AN ABUNDANCE OF SPACE



Californie, Casablanca, Morocco

Situated in the upscale neighbourhood of Californie, this extravagant villa has been recently renovated. Ultra-modern in design, the stunning property is distinguished by its spacious living area with full view of the private garden and pool area. A triple reception room opens out to a large outdoor terrace which makes for an ideal space for entertaining.

5 bedrooms • 5 bathrooms • fully-fitted kitchen
private swimming pool • large outdoor terrace • gym
sauna • 4 car garage • built-up area: 11,194 sq. ft.

Asking Price: MAD 16,950,000

Contact: Tarik Elmountassir
T: +212 06 60 96 69 88
E: t.elmountassir@yunique.ma



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.

5 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 9,000,000

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



STYLISH VILLA WITH SEA VIEW



Al Loaloo, Jeddah, Saudi Arabia

This modern and contemporary villa combines luxury living with comfort. Five bedrooms and three spacious living areas makes this home perfect for family living. A private pool offers the ultimate in relaxation and tranquility.

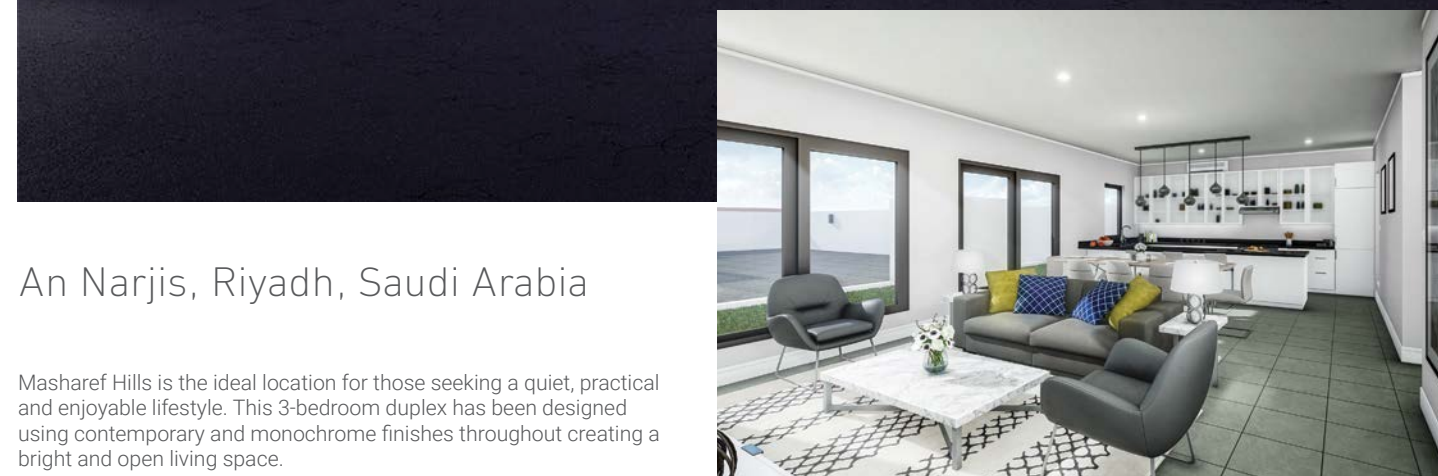
5 bedrooms • 6 bathrooms • 3 large living areas • maids room
private swimming pool • sea view • built-up area: 4,133 sq. ft.

Asking Price: SAR 2,150,000

Contact: Ibrahim Affash
T: + 966 50 445 8958
E: affash@alhammadholding.com



MODERN DUPLEX APARTMENT



An Narjis, Riyadh, Saudi Arabia

Masharef Hills is the ideal location for those seeking a quiet, practical and enjoyable lifestyle. This 3-bedroom duplex has been designed using contemporary and monochrome finishes throughout creating a bright and open living space.

3 bedrooms • 3 bathrooms • 2 spacious living areas
maids room • covered parking • built-up area: 1,701 sq. ft.

Asking Price: SAR 635,000

Contact: Sales Department
T: +966 92 000 2575
E: sales@kinan.com.sa



THE NEXT GENERATION: BEHOLD THE E-TRON

TEXT: KEVIN HACKETT / IMAGES: AUDI AG

As the all-electric car goes mainstream, Tesla's stranglehold on the market is rapidly vanishing. Has Audi introduced emissions-free motoring to world-class build quality and reliability?



To quote the English poet, Alexander Pope, “fools rush in where angels fear to tread” – a mantra that must have been on permanent loop in the boardrooms of the world’s established car companies when it became obvious that the internal combustion had been put on notice and the future of personal mobility wasn’t hybrid after all, but entirely electric. Which might go some way to explaining why luxury carmakers such as Jaguar, BMW, Mercedes-Benz and Audi have appeared to be dragging their heels while Tesla has stolen a march and enjoyed having this new marketplace to itself.

Surely the most accurate barometer of where the future of the automobile lies is to be found in the showrooms of European car brands, and the fact that Audi has introduced a new, standalone electric model in the form of its e-tron is the biggest signal yet that battery power is the way forward for the masses. The untold billions it takes for a major manufacturer to develop an entirely new vehicle have to be spent on products that are going to sell in huge numbers.



“THE FACT THAT AUDI HAS INTRODUCED A NEW, STANDALONE ELECTRIC MODEL IN THE FORM OF ITS E-TRON IS THE BIGGEST SIGNAL YET THAT BATTERY POWER IS THE WAY FORWARD”

It's perhaps understandable, then, that Audi has chosen to play it safe when it comes to design, with the e-tron looking just like a regular crossover model, at least at first glance. Familiarity does wonders for brand loyalty and, while the absence of an engine and gearbox actually frees designers from the traditional shackles of three-box shapes, there's a reluctance to push the boundaries for now while we all get used to range anxiety and eerily silent journeys.

Not that this Audi is entirely conventional, though. For anyone with a bent toward gadgetry, perhaps the optional door mirror delete would seal the deal? Because a wind-cheating, aerodynamically superior alternative is available in the lithesome form of cameras either side of the car, streaming live imagery to small display screens housed within the doors. Whether this is a pointless (and rather expensive) gimmick or genuinely useful tech, is for each owner to decide but it's at least an example of

where car design is slowly headed.

As for the rest of the e-tron, it's familiar territory for anyone who's previously experienced the brand's offerings. And that means class-leading cabin design, a genuine perception of superior build quality and sure-footed handling thanks to Audi's oft-imitated but never bettered 'quattro' four-wheel drive. What may come as a bit of a shock, though, is the way it moves – especially in a straight line.

While dyed-in-the-wool petrolheads lament the demise of engines, gearboxes and oily bits where metal meets metal in the name of forward momentum, fans of battery power quietly revel in the way electric cars deliver all their pent-up energy in one instantaneous hit. This Audi will never cause jaws to drop in a drag race, but it does still feel remarkably quick, especially in the mid-range when you need an immediate burst of power to overtake other vehicles. Its 2.5 tonne mass can't



VELOCITY



be disguised when cornering though, and this heft means outright performance isn't quite as ballistic as its more fleet-footed rivals. What it lacks in rapidity, however, it more than makes up for in usability and solidity, which is precisely where the Audi faithful will draw comfort.

The e-tron is as adaptable and adjustable as any contemporary Audi, with variable ride height and damping offered by its air suspension, so it can cope in the blink of an eye with all manner of surface conditions, from taut and fast cornering to feather soft and relaxed high speed cruising. Its power comes from two tiers of liquid cooled lithium batteries that are packed under the car's floor, with current sent to an electric motor on each axle. In normal scenarios, the motor supplying the front wheels is dormant with almost all the power turning the rears. In extremis, or when full-bore sprinting is called for, that power split can reach 50/50 and it's all divvied up by computers

that react far faster than any mechanical system could hope to manage.

In the names of efficiency and real-world usability, whenever the e-tron's driver lifts his or her foot from the accelerator pedal its energy recuperation system trickles charge back into the batteries, increasing the available range. It's even more effective when braking, basically turning the motors into generators and Audi claims it's the most effective system of its kind available, helping to give up to 400km of driving from a single charge.

It's the charging issue that remains the nemesis of the electric car, but this is being dealt with, even in the UAE, with fast charge stations popping up all over the place. It's evidence of the country's quite unexpected and friendly embrace of automobiles that emphatically do not rely on fossil fuels for energy, at least when the power of the sun is channelled through through solar panels. And there's no shortage of that here, is there? 🌞

AUDI E-TRON SPECIFICATION	
PRICE	from Dh350,000 (TBC)
ENGINE	Lithium-ion rechargeable batteries
GEARBOX	N/A
POWER	355-402hp
TORQUE	561-660Nm
RANGE	up to 400km per charge
RIVALS	Jaguar I-Pace, Tesla Model X



MOHAMMAD AL KARAK

Bentley Continental GT V8

YEAR 2013 KM 95,000 AED 214,000 CONTACT +971 52 833 9462

AL SUMOOD USED CARS TRADING L.L.C



Mercedes-Benz G 63 AMG

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

TESLA MOTORS L.L.C



Mercedes-Benz S 650 MAYBACH

YEAR 2018 KM 36,792 AED 599,000 CONTACT +971 58 961 3113

MOHAMMAD AL KARAK



Rolls-Royce Wraith

YEAR 2016 KM 60,000 AED 665,000 CONTACT +971 52 833 9462

DIAMOND CLASS MOTORS



BMW i8

YEAR 2015 KM 12,400 AED 269,000 CONTACT +971 50 477 3348

AL SUMOOD USED CARS TRADING L.L.C



Jeep Grand Cherokee Trail Hawk 4X4

YEAR 2019 KM 0 AED 180,000 CONTACT +971 56 612 4545

TESLA MOTORS L.L.C



Lincoln Navigator

YEAR 2018 KM 13,607 AED 278,000 CONTACT +971 58 961 3113

111 USED CARS



Lamborghini Aventador SV LP 750-4

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

DIAMOND CLASS MOTORS



Land Rover Discovery

YEAR 2019 KM 0 AED 169,000 CONTACT +971 50 477 3348

AL SHIBA MOTORS



Morgan Aero 8

YEAR 2015 KM 5,000 AED 375,000 CONTACT +971 54 443 4444

GTR MOTORS



Ford Mustang SHELBY SUPER SNAKE

YEAR 2018 KM 7,000 AED 320,000 CONTACT +971 50 117 7000

VEYRON USED CARS
TRADING L.L.C



Tesla Model S

YEAR 2019 KM 0 AED 330,000 CONTACT +971 56 321 9090

SIMURGH USED CARS TRADING



Land Rover Range Rover Vogue Autobiography

YEAR 2019 KM 0 AED 579,000 CONTACT +971 50 453 8575

AL MIRAGE MOTORS

Mercedes-Benz G 63 AMG

YEAR 2019 KM 3,000 AED 855,000 CONTACT +971 50 655 5011

WONDERING WHETHER YOU CAN GET A MORTGAGE?

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