



# Investor Brochure Contents Overview

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1	<b>Strategic Introduction</b>	Welcome to Singh in the Sand — your UK-rooted partner for bold, data-driven investment in Dubai.
2	<b>Guide Price Matrix</b>	Price ranges by property type and bedroom count — from studios to ultra-luxury mansions. Includes price per sq. ft., ROI insights, and market clarity.
3	<b>Buying Formats Explained</b>	Freehold vs Leasehold, Off-Plan, Ready Homes, Bulk Buys, and Resale options with legal notes.
4	<b>Mortgage &amp; Finance Access</b>	Golden Visa eligibility, overseas buyer pathways, and flexible payment structures.
5	<b>Our Investment Offer</b>	Streamlined onboarding, personalised lead handling, and strategic support from enquiry to aftersales.
6	<b>Dubai Market Intelligence</b>	Taxation, growth corridors, developer profiles, and projected ROI zones — all backed by data.



# Singh in the Sand



## Dubai Real Estate Specialists

### Welcome to Singh in the Sand — Your Trusted Partner in Dubai Real Estate

We don't just sell property we shape possibilities. From beachfront escapes to skyline icons, our curated portfolios transform ambition into achievement.

- **Personalised Guidance**
- **Exclusive Access**
- **Strategic Clarity**

**Tailored. Trusted. Transformative.**

Your Dubai journey starts here.

### About Us

#### **30+ Years of Expertise. One Future-Focused Mission.**

Rooted in the UK market, we bring decades of strategic insight to Dubai's dynamic real estate scene. Whether you're making a major investment or purchasing your first home, we align your goals with global perspective and trusted experience.

**Built on experience. Powered by intelligence. Focused on your success.**

### Why Choose Us - Smart Strategy. Exclusive Access. Seamless Experience.

We deliver more than listings we bring insight, control, and confidence.

- **ROI-Ready Opportunities** Targeted zones with long-term potential
- **Off-Market Access** Properties you won't find on public sites
- **Effortless Transactions** Simple, transparent, professionally managed
- **Complete Support** From paperwork to handover, we cover it all

**This is strategy, not guesswork. Invest with intention. Move with Singh in the Sand.**

### From Potential to Prosperity

We turn smart ideas into thriving investments. With in-depth market knowledge and bold direction, we empower you to grow, secure, and succeed in Dubai's competitive real estate landscape.

- **Data-driven choices**
- **Focused returns**
- **Clear path to growth**

**Your legacy starts here. Powered by Singh in the Sand.**

# Guide Prices

## Dubai Real Estate Specialists

### Navigate Dubai's Top Property Markets with Precision

We offer more than price points we deliver context, clarity, and strategic insight. From luxury towers in Downtown Dubai to villas on Palm Jumeirah, our guide gives you a true feel for market value.

Explore Dubai's most coveted neighbourhoods with confidence. Real-time insights. Smarter decisions. Singh in the Sand by your side.

#### Apartments

Ideal for urban professionals, first-time investors, or short-let portfolios.

- Studio: AED 350k-800K
- 1 Bed: AED 500k-1.2M
- 2 Bed: AED 800k-1.5M
- 3 Bed: AED 1M-1.2M-2M

#### Townhouses

Family-friendly living with outdoor space and community charm.

- 2 Bed: AED 1.2M – 2M
- 3 Bed: AED 1.3M – 2.5M
- 4 Bed: AED 1.6M – 3M

#### Standalone Villas

For privacy, prestige, and spacious living in established communities.

- 3 Bed: AED 1M-4M
- 4 Bed: AED 1.4M-6M
- 5 Bed: From 2.5M-8M

#### Ultra-Luxury Mansions

Unparalleled design, location, and exclusivity.

- 4 Bed: AED 3.5M-15M
- 5 Bed: AED 4M-20M
- 6 Bed: AED 4.5M-25M

### Key Highlights

Where Strategy Meets Stability and Every Decision Feels Secure with Singh in the Sand by your side, you invest with purpose and precision.

- Price Per Sq. Ft. by Area Compare rates across elite districts Dubai Marina, Jumeirah Golf Estates, Business Bay and spot where value meets growth.
- Real-Time Market Trends Track emerging hotspots, price momentum, and future-facing opportunities with data-backed clarity.
- ROI & Investment Intelligence From rental returns to capital appreciation, we simplify the numbers into clear, strategic insight tailored to your goals.

### Invested for Life

From your first step to every milestone, Singh in the Sand is more than a guide we're your partner in progress. Not just present committed. Not just helping investing in your success.

Because lasting value begins with strategic vision and Singh in the Sand by your side.

# Buying Formats

## Dubai Real Estate Specialists

### Flexible Ownership. Tailored to You.

Dubai's market invites global investors and Singh in the Sand makes it easy to choose the right path. Whether you're UK-based, overseas, or investing for dual use, we help you structure smart, secure ownership.

**From freehold to off-plan, personal title to corporate acquisition every option. Every answer.**

### Who Can Buy

**No UAE residency?** No problem. Freehold zones welcome international buyers with full legal rights.

Whether you're in London or abroad, we streamline everything contracts, compliance, legal partners so location never limits opportunity.

### Your Options, Made Simple

- **Freehold vs. Leasehold Ownership** Know your rights, restrictions, and long-term value with clarity.
- **Off-Plan Opportunities** Access future icons early with risk-assessed guidance and secure escrow-backed progress.
- **Buying via Company or Trust** Optimise for privacy, succession, or tax efficiency through the right legal structure.

**Smart investing starts with clarity. Singh in the Sand delivers it wherever you are, whatever your goals.**

### Ownership Formats at a Glance

#### Four Ways to Own. One Partner to Guide You.

Dubai offers flexible property options for global investors and Singh in the Sand makes them simple

- **Freehold** Full ownership in designated zones for both UAE and international buyers
- **Leasehold** Long-term leases (10–99 years) in select areas, with lower entry costs
- **Off-Plan** Early-stage investment in new developments with flexible payment terms
- **Ready Homes** Immediate handover; perfect for rental returns or personal use

### Complete Legal Support

#### Precision You Can Rely On. Confidence You Can Feel.

Dubai's legal process can be complex but with Singh in the Sand, it's seamless. We remove delays, confusion, and stress, delivering smooth, strategic legal handling from start to finish.

- **Documentation Prepared & Submitted** Every form compiled, checked, and filed without hassle.
- **Title Deed Registration** Secured promptly, accurately, and fully compliant.
- **Developer Approvals** Negotiated in line with your schedule and project goals.
- **Structured Payment Plans** Aligned to support cash flow, flexibility, and long-term strategy.

**We handle the paperwork. You take the next step with confidence. At Singh in the Sand, we make buying property in Dubai simple, secure, and smart.**

# Mortgage & Finance

## Dubai Real Estate Specialists

**Buy Smart. Buy Secure. Buy with Singh in the Sand. Your trusted path to Dubai property clear, seamless, and built around you.**

Financing doesn't need to be complex. With Singh in the Sand, it's strategic. We connect you with top lenders, negotiate the best terms, and guide every step with confidence.

- **Tailored Lender Access** Banks matched to your profile, goals, and payment plan preferences.
- **Fast-Track Pre-Approvals** Paperwork handled swiftly, so you never lose momentum.
- **Non-Resident Mortgages** No UAE residency required we unlock options for UK and international buyers.
- **Smart Payment Structuring** Whether off-plan or ready-to-move, your financing adapts to you.

No stress. No confusion. Just smart, secure funding powered by Singh in the Sand.

### Finance Options Snapshot

**Smart Structures. Transparent Terms. Tailored to You.**

Dubai's financing landscape is full of choice and with Singh in the Sand, it's clear, strategic, and built around your needs.

- **Best-in-Class Mortgage Access** Exclusive lending solutions with competitive rates, fast approvals, and terms shaped around your goals.
- **Ethical & Islamic Financing** Sharia-compliant models like Ijara and Murabaha, offering peace of mind and long-term financial alignment.
- **Clear Eligibility Pathways** No jargon, no hidden hurdles just simple guidance on income, credit, and documentation for all buyer types.
- **Down Payments, Demystified** From equity requirements to fixed vs. variable rates we clarify every number, so you commit with confidence.

Finance your future the smart way. With Singh in the Sand, structure meets strategy and every move feels empowered.

### End-to-End Support & Smart Finance

**Own It Right. Finance It Smart.**

At Singh in the Sand, we go beyond advice delivering full-spectrum support that covers strategy, paperwork, and lender negotiation. No gaps. No guesswork. Just clear, confident progress every step of the way.

- Smart financing aligned to your goals
- Access to top lenders and tailored terms
- Fast approvals and complete documentation
- Powerful negotiation that protects your bottom line

From pre-approval to final signature, it's seamless, secure, and supercharged. Let's start your smart move today

# Our Offers

## Dubai Real Estate Specialists

### Exclusive Deals. Premium Properties. Unmatched Value.

At **Singh in the sand**, we are not just about buying and selling properties — we're about creating value for our clients by providing them with access to the best deals in Dubai's competitive real estate market.

For over **two years**, we have been actively negotiating with **major developers** across the UAE, building strong partnerships and gaining **exclusive access** to some of the most sought-after properties. This extensive collaboration has allowed us to secure **bulk buying options**, enabling us to offer our clients exceptional **discounts** that are typically unavailable to the public.

- **Limited-time pricing not available on public platforms**
- **Strategic picks for serious investors and smart buyers.**
- **Properties hand-selected for ROI and long-term growth**

**For the driven. For the discerning. For you.**

### What We Offer:

#### ● **Exclusive Discounts**

Get **25% to 50% off** on select properties through our partnerships with top developers.

#### ● **Bulk Buying Advantage**

By leveraging our position as a trusted partner for developers, we have secured **bulk buying opportunities** that give us the power to pass significant savings directly to you. Whether you're looking to invest in residential, commercial, or mixed-use developments, we have special offers waiting for you.

#### ● **Tailored Real Estate Solutions**

Every client is unique, which is why we take a personalized approach. Whether you are a first-time buyer, a seasoned investor, or looking for your dream home, we tailor our services to meet your specific needs and budget.

#### ● **Wide Selection of Properties**

From **luxury villas** and **modern apartments** to **commercial spaces** and **high-yield investments**, we offer a **diverse portfolio** that ensures you find the perfect property that aligns with your goals.

#### ● **Guidance at Every Step**

Our team of experts will guide you through every stage of the buying process, from initial consultation to finalizing the deal. We make the process **simple, transparent, and hassle-free**.

### Why Choose Us?

- **Proven Track Record:** With years of experience in the industry and successful negotiations with major developers, we've built a reputation for delivering unparalleled value to our clients.
- **Exclusive Access to Developer-Only Deals:** Our strong relationships with developers give us a unique advantage in securing discounted rates that aren't available to the general market.
- **Expert Negotiators:** We use our extensive market knowledge and negotiation skills to get the best possible prices, ensuring you receive the maximum benefit.
- **Commitment to Your Success:** We're dedicated to helping you make informed decisions, whether you're purchasing for investment purposes or looking for your next home.

**Smart buyers move fast and hesitation costs opportunity. These deals are refreshed regularly and available for a limited time. Start strong. Secure your best value in Dubai with Singh in the Sand.**

# Dubai Property Market Overview

## Dubai Real Estate Specialists

### More Than a Skyline. It's a Strategy.

From desert roots to global leadership, Dubai's property market redefines high-yield investment. With zero property taxes, world-class infrastructure, and booming demand, it's not just growing it's thriving

- **A proven hub for bold, international investment.**
- **Smart governance and visionary development.**
- **Long-term capital appreciation with global appeal**

**Whether it's your first purchase or part of a wider portfolio understanding Dubai's evolution puts you ahead of the curve. Lead with insight. Invest with Singh in the Sand.**

### Dubai Market Highlights

#### Where Growth Meets Global Opportunity

Dubai isn't standing still it's redefining the future of real estate. From iconic skylines to smart cities, this market rewards bold vision and informed moves.

- **From Sand to Skyline** Marina, Downtown, Dubai South each development proves growth is relentless.
- **Post-Expo Momentum** Expo 2020 sparked lasting infrastructure upgrades and global investor confidence.
- **Next-Gen Projects** Creek Harbour, The World Islands, Urban Tech District reshaping smart living and sustainability.
- **Investor-Friendly Regulations** 100% foreign ownership zones, simplified laws, and long-term residency options open the door to global buyers.

**This is more than a market it's your launchpad. Stay informed. Stay ahead. With Singh in the Sand, you move where the future is already happening.**



# SPARKLZ DANUBE









BINGHATTI  
AQUARISE

# ULTRA-LUXURY RESIDENCE IN DUBAI

WITH PRIVATE SKY POOLS













# GOLF GREENS





# Oceanz

DANUBE

INTERIOR & LUXURY FURNISHING BY



*Tonino Lamborghini*  
CASA

**A LUXURY APARTMENT DEVELOPMENT  
WITH A LAMBORGHINI TWIST**

# LE CIEL PORT DE LA MER





# DAMAC

Your dream home now comes with a

*Golden Key*  
to the UAE



UAE  
GOLDEN  
VISA

Buy a Townhouse in Violet 3  
and Unlock Your Free Golden Visa\*






A scenic view of a park area with lush greenery and a paved path. In the background, a tall skyscraper (Burj Khalifa) is visible against a hazy sky. The text 'CENTRAL PARK' is prominently displayed in large, white, serif font, with 'CITY WALK' in a smaller, white, sans-serif font below it.

# CENTRAL PARK

CITY WALK



A modern, multi-story residential building with a white and blue facade. The building features large glass windows and a covered parking area. Several cars are parked in the lot. The text 'CHERRYWOODS' is prominently displayed in large, white, serif font, with 'by MERAAS' in a smaller, white, sans-serif font below it.

# CHERRYWOODS

by MERAAS









# rivera

THE VALLEY

EMAAR