



LIVSTATE

PREMIUM BROKERAGE

— *Dubai* —



INVESTMENT GUIDEBOOK

INSIGHTS INTO DUBAI'S PROPERTY MARKET



INTRODUCTION

Dubai is one of the world's leading real estate investment destinations, offering tax-free income, strong rental yields, and long-term capital growth within a transparent regulatory framework.

This guidebook provides a clear overview of Dubai's property market for investors focused on informed decisions and sustainable returns.

At Livstate, we deliver an end-to-end investment experience - from acquisition to rental and resale - guided by clarity, precision, and results.

BUYING PROPERTY IN DUBAI

Dubai offers multiple investment pathways, each suited to different objectives. Understanding these options is the foundation of a successful investment strategy.



SECONDARY MARKET

Investing in completed properties offers immediate income and proven market performance.

Key Advantages

- Instant ownership and rental income
- Predictable, tax-free cash flow
- Prime locations with established appreciation
- Lower risk than off-plan investments

Livstate's Role

We handle acquisition, negotiation, legal coordination, furnishing, and rental setup - ensuring a smooth, confidence-led entry into the market.



OFF-PLAN PROJECTS

Off-plan properties suit investors seeking capital appreciation and long-term growth.

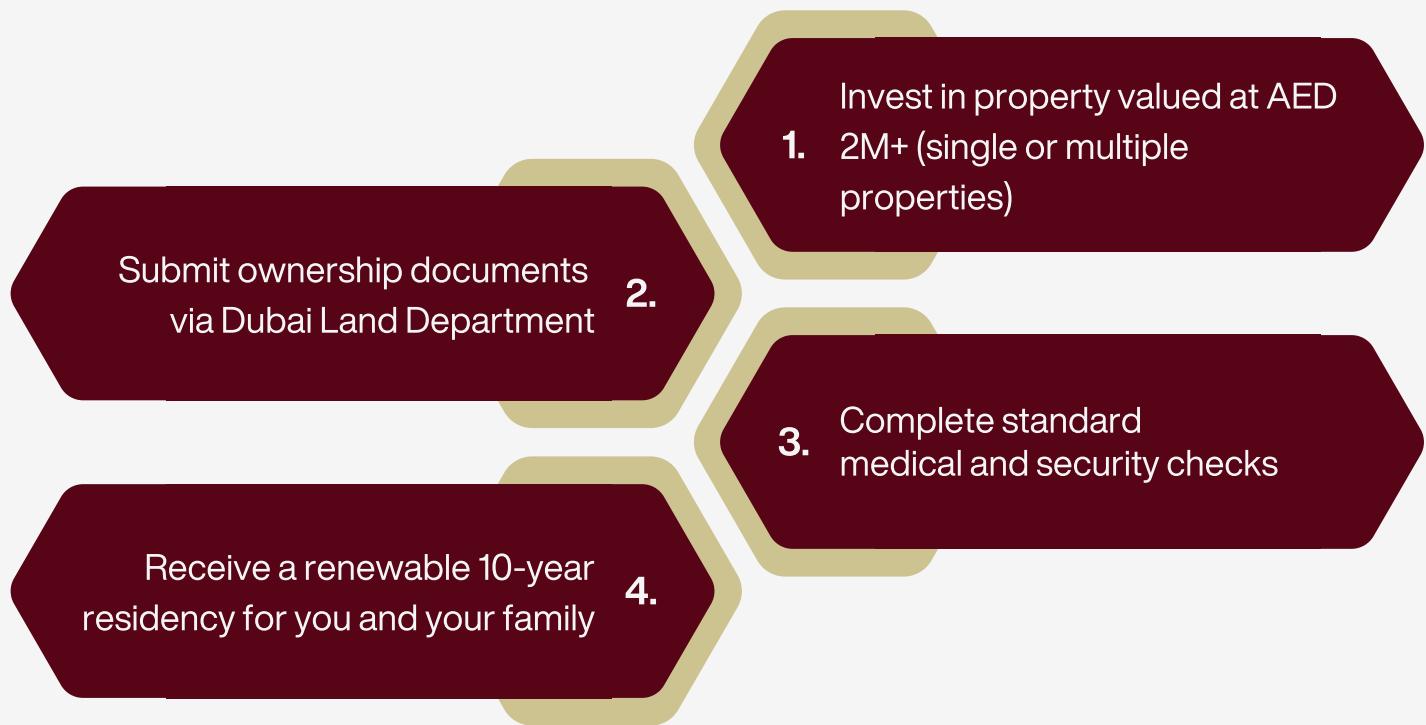
Key Advantages

- Attractive launch pricing
- Flexible payment plans
- Strong pre-handover appreciation potential
- Early access to premium developments

Livstate's Role

We offer priority access to selected projects, optimal unit selection, and payment plans aligned with your investment strategy.

GOLDEN VISA ELIGIBILITY & PROCESS

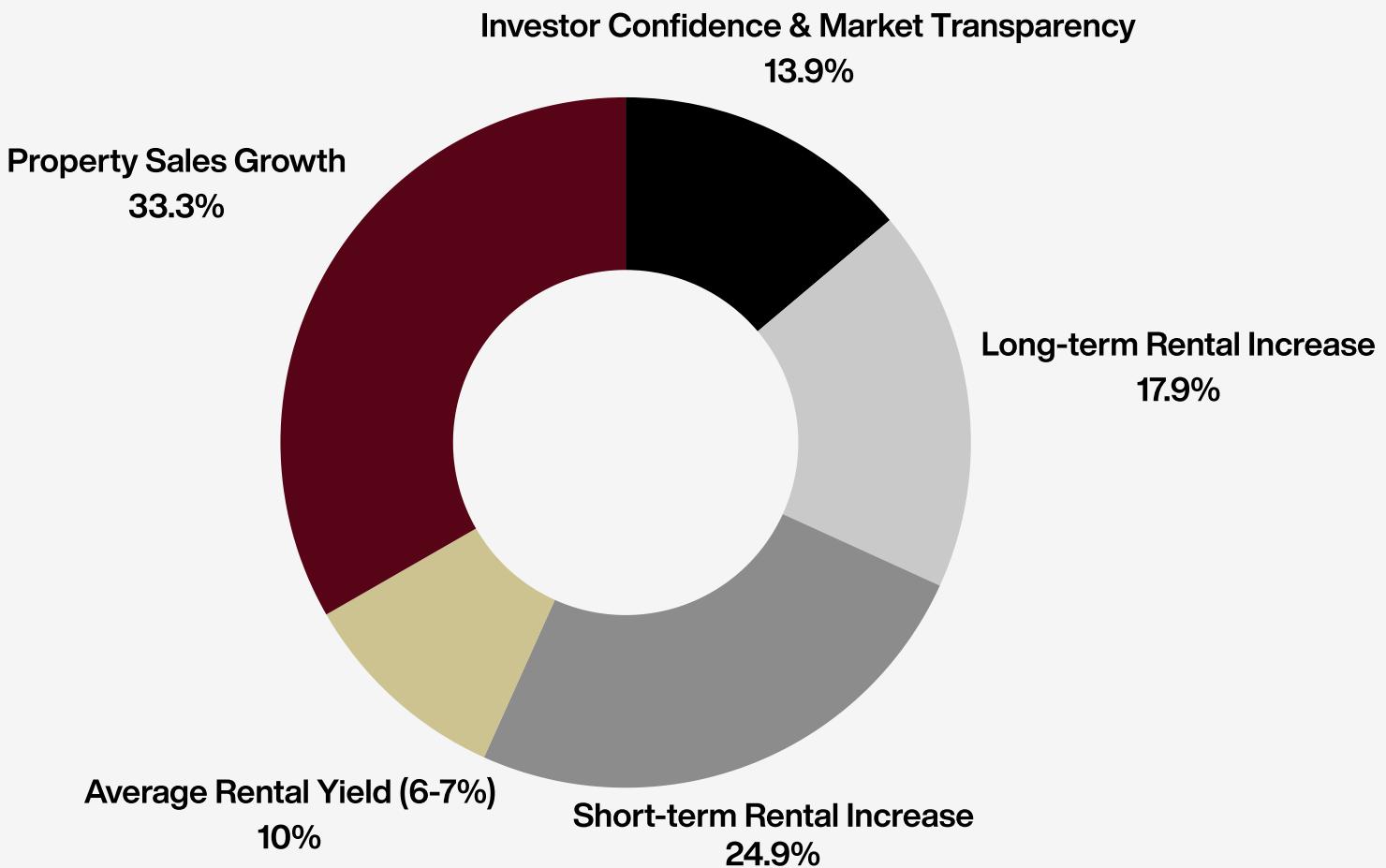


KEY BENEFITS

- No local sponsor required
- Zero income and capital gains tax
- Freedom to live, work, and invest in Dubai
- End-to-end Golden Visa support, handled by Livstate



2026 MARKET OPPORTUNITY



Collectively, these trends reinforce Dubai's position as a leading global destination for property investment.



RENTAL STRATEGIES

Long-Term Rental

Stable, predictable income with lower management and reduced turnover.

Short-Term Rental (Vacation Homes)

Higher revenue potential, flexible owner use, and professional management through Livbnb.

Livstate helps investors choose the right rental strategy based on yield goals, risk profile, and exit plans.

RESALE & CAPITAL GROWTH



Resale is a key part of the investment cycle.

Whether holding for appreciation or selling after value enhancement, Livstate manages pricing, positioning, upgrades, and negotiations to maximise returns through a smooth resale process.

OFF-PLAN PROJECTS WORTH KNOWING

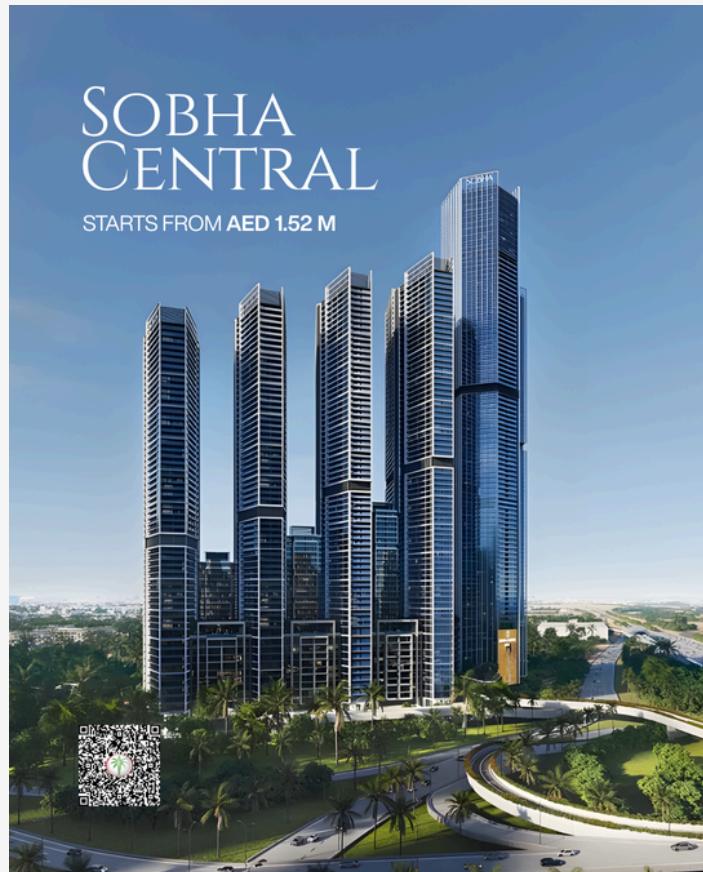
**SOBHA
HARTLAND II**

STARTS FROM AED 1.4 M



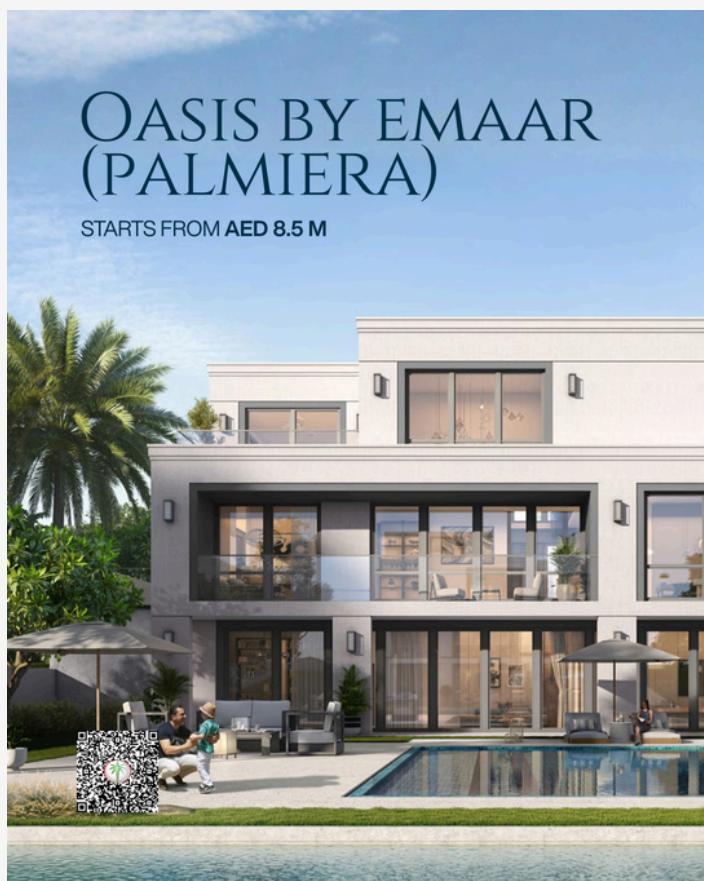
**SOBHA
CENTRAL**

STARTS FROM AED 1.52 M



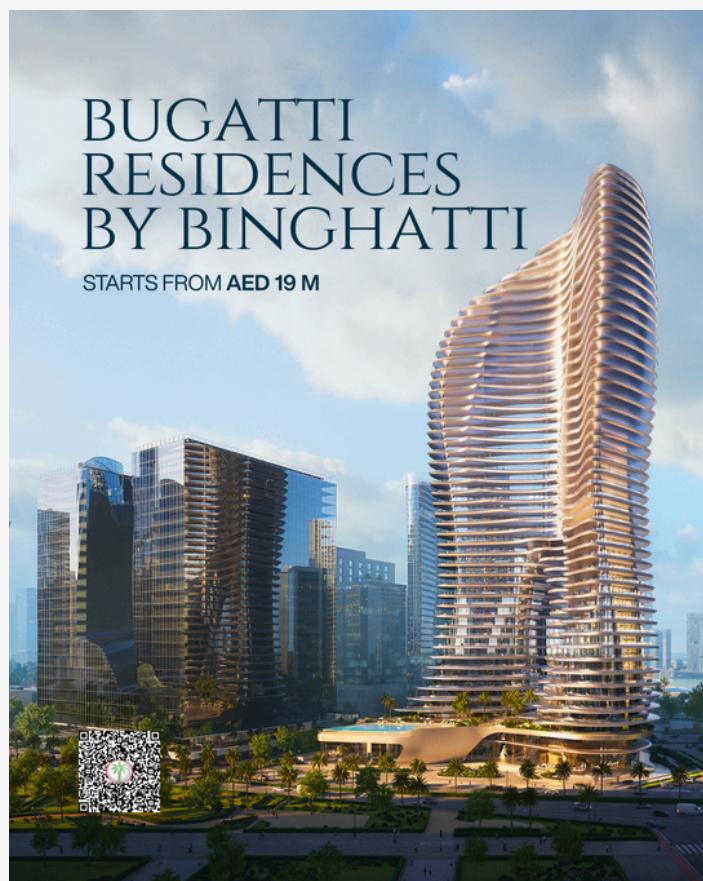
**OASIS BY EMAAR
(PALMIERA)**

STARTS FROM AED 8.5 M



**BUGATTI
RESIDENCES
BY BINGHATTI**

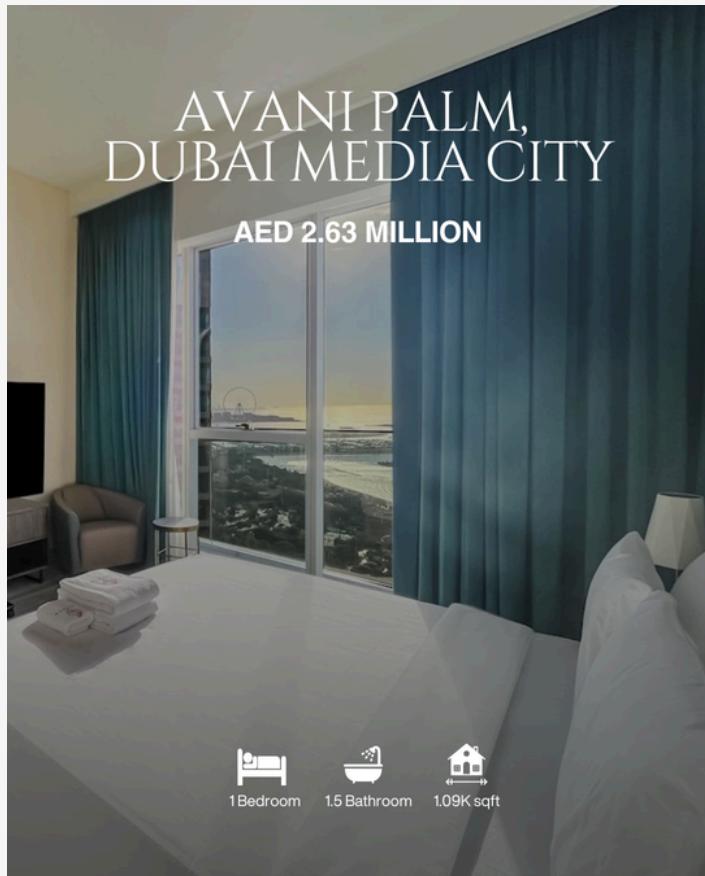
STARTS FROM AED 19 M



FEATURED LISTINGS

AVANI PALM,
DUBAI MEDIA CITY

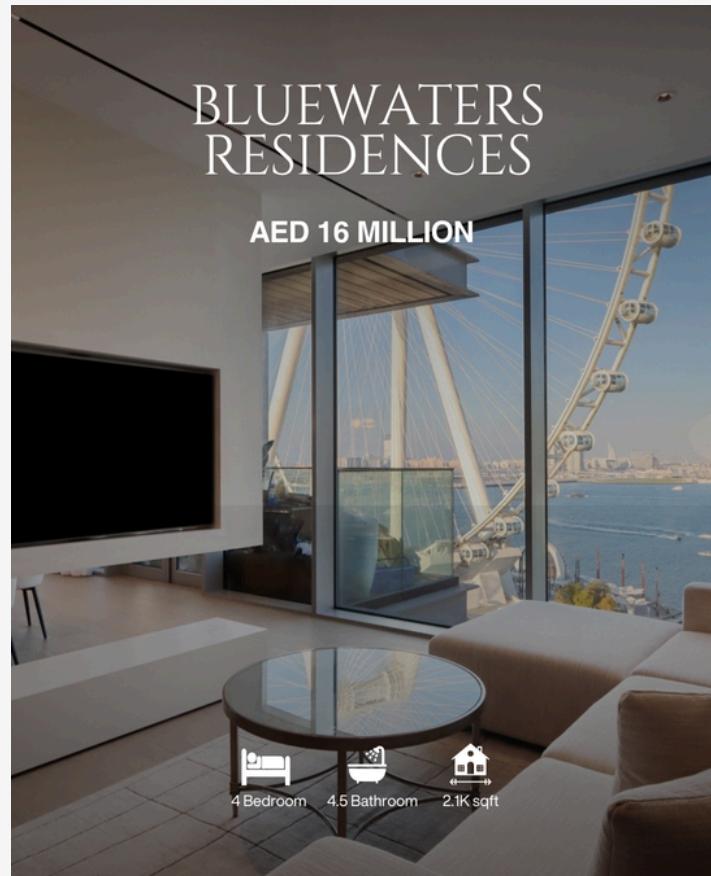
AED 2.63 MILLION



1 Bedroom 1.5 Bathroom 1.09K sqft

BLUEWATERS
RESIDENCES

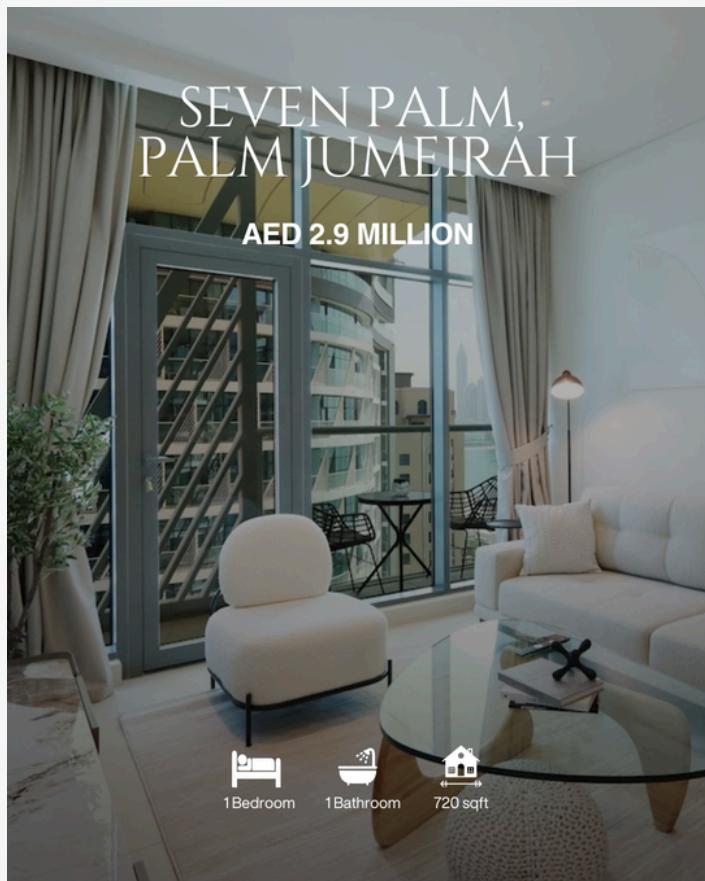
AED 16 MILLION



4 Bedroom 4.5 Bathroom 2.1K sqft

SEVEN PALM,
PALM JUMEIRAH

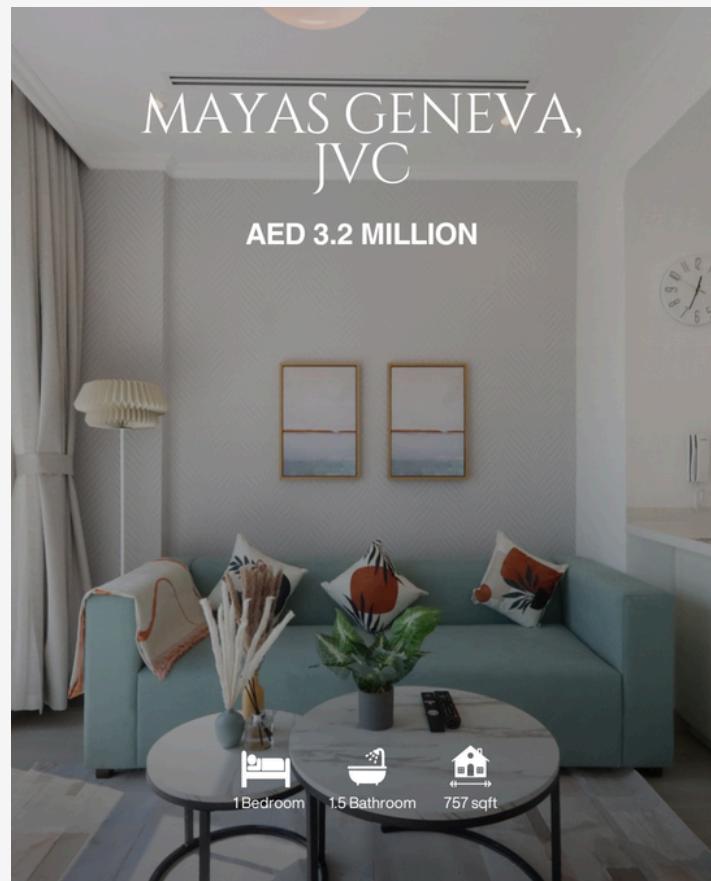
AED 2.9 MILLION



1 Bedroom 1 Bathroom 720 sqft

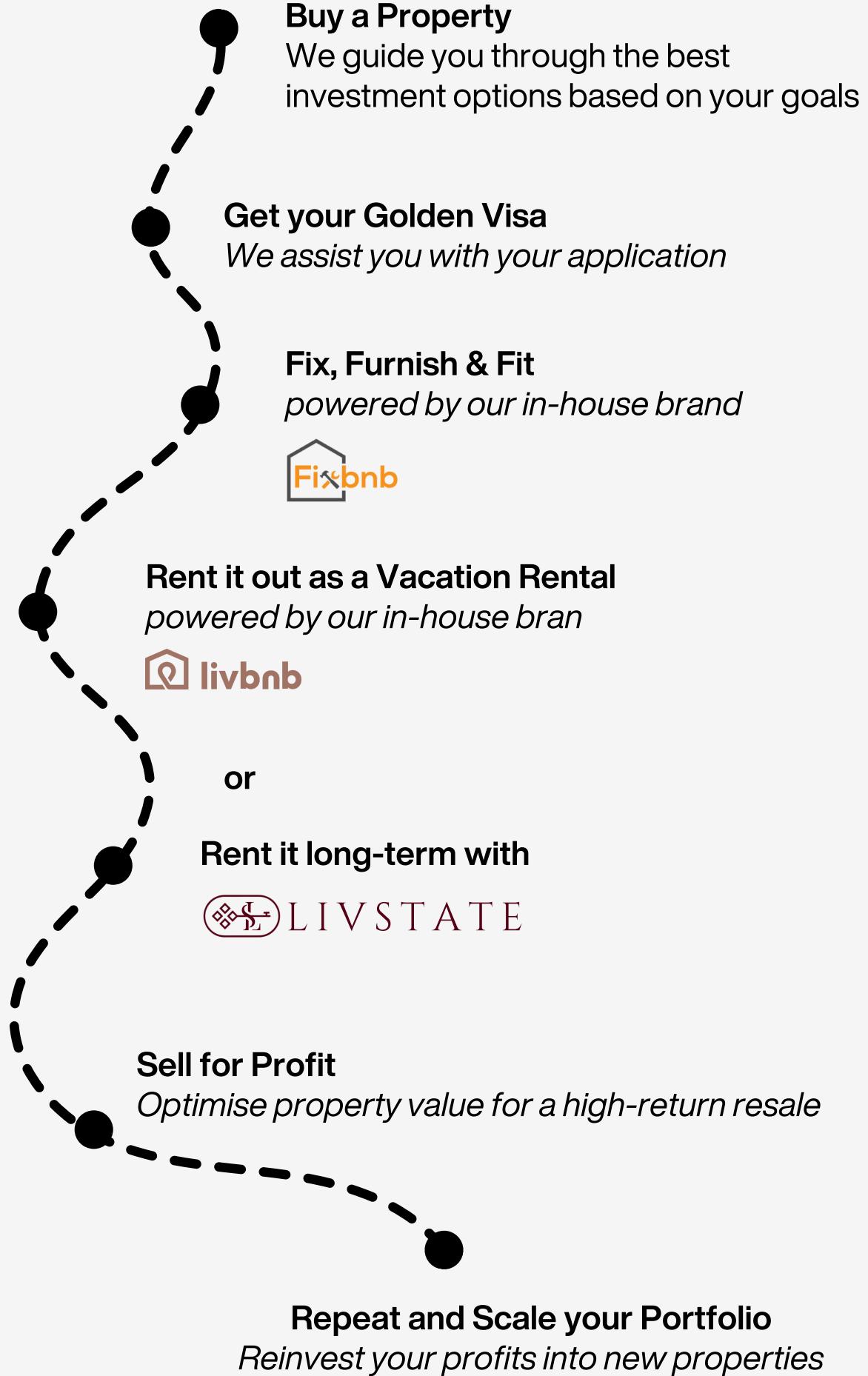
MAYAS GENEVA,
JVC

AED 3.2 MILLION



1 Bedroom 1.5 Bathroom 757 sqft

INVESTMENT OPPORTUNITY



GET IN TOUCH



LET'S BEGIN YOUR
INVESTMENT JOURNEY
TOGETHER

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