

# Dubai in a Nutshell

## **World's busiest international hub**

Record 92.3 million passengers in 2024, with expansion to the new Al Maktoum International Airport (DWC) already underway.

## **No annual property tax**

Transparent escrow and registration systems with a mature developer ecosystem trusted by global investors.

## **Residency pathways**

Includes the 10-year Golden Visa for property investors meeting eligibility thresholds.

## **Director's Insight**

### **Infrastructure and Connectivity Are Re-wiring Dubai's Value Map**

Dubai's next growth chapter isn't only about prime addresses - it's about connection. With multi-billion-dollar projects like the Dubai Metro Blue Line and the \$35B expansion of Al Maktoum International Airport (DWC), the city is redrawing its map of opportunity.

Neighbourhoods aligned with these new transport corridors are emerging as the smart-money plays, offering early-stage value that established districts can no longer match.

For investors, the strategy is shifting from "buying the icon" to "buying into the network." As Dubai evolves into a fully connected global capital, luxury is being redefined by accessibility, mobility, and infrastructure adjacency.