

THE  
**BROADWAY**  
PROPERTIES  
*Collection*



Strategically located as a bridge between East and West, Dubai offers a stable, future-focused economy. Investing here is a stake in a city that is constantly evolving and diversifying.



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Gilbert Mapanda  
CEO

“

At Broadway Properties, luxury is not simply an offering—it is our identity. We are a boutique firm that partners exclusively with visionary boutique developers, presenting projects designed for a privileged few rather than the many. In a world of mass developments, we distinguish ourselves by curating only the finest, most exclusive opportunities that embody elegance, sophistication, and rarity.

Our client-centric approach ensures that every engagement is tailored to individual aspirations. By combining professional advice with high-quality services, we create value that extends beyond transactions, guiding our clients toward investments that align with both lifestyle and legacy. While our roots and expertise are firmly established in Dubai, we are expanding our presence to other globally sought-after property destinations, bringing the same commitment to excellence and exclusivity wherever we operate. Our vision is to establish Broadway as the premier destination for luxury real estate—where every property is more than an investment, it is an entry into a refined lifestyle.

We specialize in lifestyle communities that exude prestige: serene waterfronts, world-class golf estates, and vibrant enclaves crafted for those who expect nothing less than excellence. Broadway is where luxury meets exclusivity, where our clients are empowered to live in environments that mirror their success and aspirations. This is how we redefine luxury real estate—and how we continue to build a legacy of distinction.

# Team



Reda Rafat  
Executive Assistant &  
Operations Manager



Ania Djezairi  
Associate Partner



Nayyar Ali  
Marketing  
& Strategy Analyst

Broadway Properties is distinguished by a team of elite professionals whose expertise spans global real estate markets, investment analytics, and luxury marketing.

Our collaborative approach integrates meticulous market research with innovative digital strategy, ensuring each project we present is not merely a property, but a meticulously curated investment and lifestyle opportunity of unparalleled value.

# Why Broadway Properties?



Licensed and regulated.



Personalized services for Global clientele.



Exclusive access to luxury projects.



Integrity, transparency, confidentiality.

# Luxury Real Estate Trends 2025



## A New Benchmark of Refined Living

The Mandarin Oriental is setting new benchmarks in Dubai's branded residence market, with 150 exclusive homes nestled within Jumeirah Golf Estates. Blending the prestige of championship golfing with the sophistication of Mandarin Oriental's legendary hospitality, this development offers more than a home, it offers a lifestyle. With a global presence of over 60 hotels in 25 countries, Mandarin Oriental branded residences are celebrated for their seamless mix of location, service, and design. At Jumeirah Golf Estates, residents can expect curated experiences, resort-style living, and an address that unites timeless tradition with modern luxury and enduring value.



## Redefining the Art of Luxury Living

Bulgari Island in Dubai stands as one of the world's most exclusive waterfront addresses, located on a seahorse-shaped island in Jumeirah Bay. This rare enclave offers a seamless blend of ultra-luxury residences, private villas, and the iconic Bulgari Resort. Designed to reflect Italian sophistication while embracing Dubai's cosmopolitan character, the island delivers an experience that is both refined and rare. Residents enjoy direct access to a private marina, five-star resort services, and uninterrupted views of the Arabian Gulf.

# Luxury Real Estate Trends 2025



## Community-Focused Living by the Nature

At the heart of Dubai's evolving real estate scene lies a growing demand for community-driven living enriched by nature. Ghaf Woods exemplifies this ideal with over 120 hectares of lush greenery, more than 15 km of walking and cycling trails, and sustainable design initiatives including 50% preserved natural flora. Globally, communities centered around nature are synonymous with prestige and well-being, and Dubai continues to set the standard. With eco-conscious landscaping and thoughtfully designed residences, the community emphasizes wellness, leisure, and meaningful connection.



## Subtle Elegance in Modern Luxury Living

Dubai is entering a new era of subtle, refined luxury, where elegance takes precedence over extravagance. The city offers over 300 exclusive residences, 12 private wellness centers, and meticulously crafted interiors averaging 3.5 meters in height. Dubai ranks among the world's top beachfront luxury destinations, rivaling Miami, Monaco, and Sydney. Buyers seek timeless design and lasting value, while residents enjoy serene, discreet, and high-quality living that blends cultural richness with sophistication.

# Comparative Real Estate Investment Analysis

## Affordable Entry

- Average price only \$566/ft<sup>2</sup>, far lower than London (\$1,300–1,900), New York (\$1,500–1,668), Singapore (\$1,200–2,057), Hong Kong (\$2,000–2,453).
- Investors get significantly more space and quality assets for the same budget.

## Strong Capital Growth

- Prime residential prices in Dubai surged ~20% YoY (Aug 2023–Aug 2024).
- London and New York recorded only a few percent annual growth.
- Savills forecasts Dubai to rise +8–9.9% in 2025, outperforming all major cities.

## High Rental Yields

- Rental yields average 5–9%, often ~7% in hotspots.
- Double the yields of London or New York (2–4%) and above Singapore/Hong Kong (~3%).

## Tax-Free Advantage

- No property tax, no capital gains tax, no rental income tax.
- Only a one-time 4% transfer fee, maximizing net returns.

## ROI Potential

- A dollar invested in Dubai stretches further and earns more.
- Combination of lower prices per ft<sup>2</sup> and higher rents creates unmatched ROI potential.

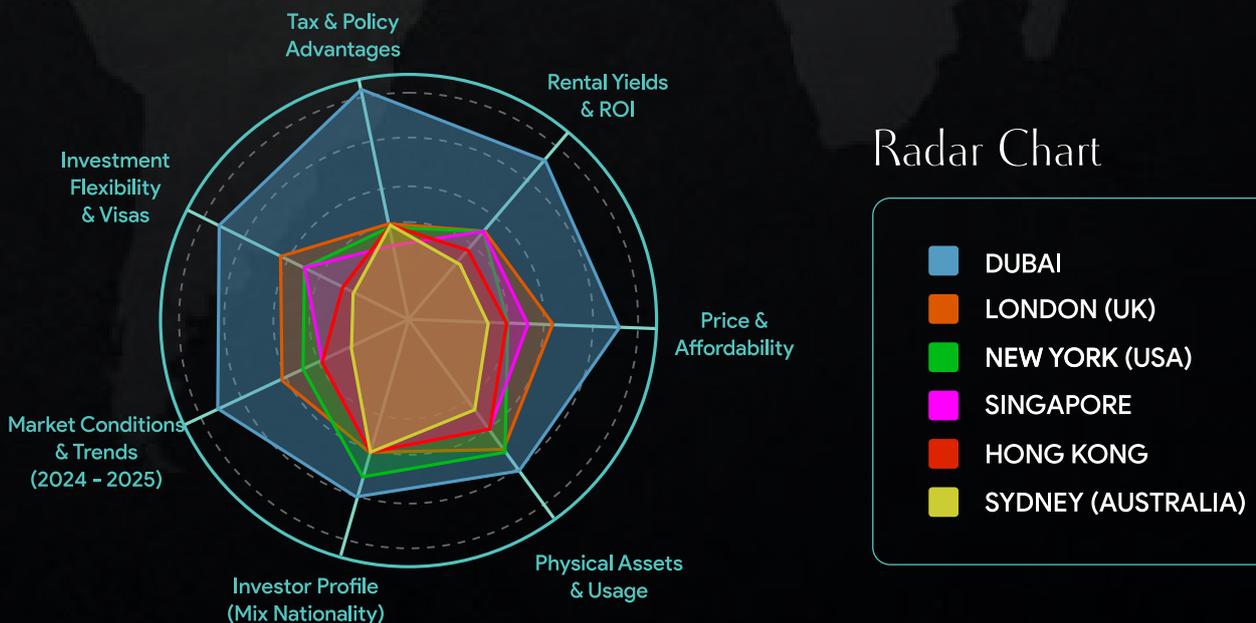
## Golden Visa Eligibility

- Invest AED 2 million in Dubai real estate to secure the Golden Visa, offering long-term residency, unmatched stability, and privileged access to one of the world's most dynamic markets.

# Why Dubai Outshines Global Real Estate Markets



Factor	Dubai	London (UK)	New York (USA)	Singapore	Hong Kong	Sydney (Australia)
Price & Affordability	Avg \$566/ft <sup>2</sup> ; \$1M buys ~1,770 ft <sup>2</sup>	Avg \$1,300/ft <sup>2</sup> ; \$1M buys ~770 ft <sup>2</sup>	Avg \$1,600/ft <sup>2</sup> ; \$1M buys ~625 ft <sup>2</sup>	Avg \$1,600/ft <sup>2</sup> ; \$1M buys ~625 ft <sup>2</sup>	Avg \$2,200/ft <sup>2</sup> ; \$1M buys ~455 ft <sup>2</sup>	~\$1,000–1,200/ft <sup>2</sup> ; \$1M buys ~830–1,000 ft <sup>2</sup>
Rental Yields & ROI	5–9% gross yields; ROI often 8–10%+ with appreciation	2–4% yields; net ROI ~3–5%	3–5% yields; net ROI ~3–6%	3–4% yields; ROI ~3–5%	2–3% yields; ROI ~2–4%	~4.6% avg yield; ROI ~5–6%
Tax & Policy Advantages	0% capital gains & income tax; only 4% transfer fee	High stamp duty, CGT & income tax reduce net yield	US property tax (1–2% yearly) + CGT	Buyer stamp duties + income tax on rents	High property taxes cooling measures	Stamp duty + land tax, taxable rental income
Investment Flexibility & Visas	Buy off-plan with 60% down, pay balance post-handover across 24 months-AED 2M+ for Golden Visa.	Strict lending; no residency with property	Mortgage accessible; no visa perks	Foreigners restricted; no residency with property	Heavy restrictions; foreigner ownership limited	Foreigner-friendly but no visa pathway
Market Conditions & Trends (2024–2025)	+20% YoY price growth; forecast +8–9.9% in 2025	Modest +1–2% growth	Stable, ~+2–3%	Flat, 0% growth	Declining –2% to –7%	Rebound, +4–6% growth
Investor Profile (Nationality Mix)	Top: Indians (22%), UK (11%), Russia (9%), Italy (7%), France (5%)	Domestic + Middle East buyers; many pay taxes	Global, esp. Chinese & Europeans	Local dominance; some Chinese	Mainland Chinese, regional investors	Domestic + Asian investors
Physical Assets & Usage	Off-plan apartments, luxury villas, gated communities dominate; high rental demand from 90% expat population	Historic housing stock, limited new-builds	Mix of condos, co-ops, luxury towers	Compact apartments; land scarcity	Ultra-compact apartments; limited villa stock	Detached houses + townhouses; lifestyle-driven demand
Golden Visa Eligibility	Unlock free golden visa with just \$45K investment in property	Investment visas suspended, costly alternatives	Much Costly, complex process EB-5 visa, \$800k minimum	Residency only through business investment	No property-linked residency option	Strict points-based visa system



## Forecast Price Growth 2025 (%)



Dubai is forecast to grow by 8–9.9% in 2025, leading all global markets. In contrast, London and New York expect modest growth, while Hong Kong faces declines. This positions Dubai as the premier destination for capital appreciation.

## Average Price per ft<sup>2</sup> (USD)



Dubai property remains the most affordable among global hubs at just \$566/ft<sup>2</sup>, compared to London, New York, and Hong Kong exceeding \$1,300–\$2,200/ft<sup>2</sup>. This affordability allows investors to acquire larger, higher-quality assets at significantly lower entry costs.

## Gross Rental Yields (%)



Dubai offers 5–9% gross rental yields, averaging ~7%, far outpacing mature markets like London (~3%) and Hong Kong (~2.5%). Strong rental demand from Dubai's 90% expat population ensures consistently high income returns for property investors.

### Sources of Above Data

- DXBinteract.com – Dubai property prices and transaction data.
- Savills (World Cities 2025 Report) – Global prime pricing, rental yields, growth trends.
- Prelaunch.ae – Dubai off-plan market yields and forecasts (2025).
- TopLuxuryProperty.com – Dubai vs global prime market performance.
- PSINV Blog – Top nationalities investing in Dubai real estate (2025).
- Svavn Development Blog – Dubai vs global property markets, tax and visa policies.
- Reuters & Financial Times – Policy, taxation, and global investor interest updates.

# Dubai Real Estate Market Analysis

AED 51.1 Billion August 2025 Sales Signal Unabated Growth

Dubai's real estate market has once again shattered expectations, cementing its status as a global powerhouse of property investment. August 2025's staggering AED 51.1 billion in recorded transactions isn't just a number; it's a powerful testament to the emirate's resilient economic vision and its magnetic appeal to international capital. This represents a robust 7.9% year-on-year (YoY) increase, building on an already record-breaking year and demonstrating sustained, healthy growth rather than a fleeting boom.

## Market Performance: A Deep Dive into the Numbers

Beyond the headline figure, a granular look at the data reveals the engine of this growth:

- **Transaction Volume vs. Value:**

The 15.4% YoY increase in transaction volume (18,678 deals) outpacing the value growth (7.9%) indicates a diversifying market. While high-value deals continue in prime areas, there is significant activity in the mid-market and affordable segments, broadening the market's base and enhancing its stability.

- **Off-Plan Dominance:**

The substantial surge in off-plan sales is a critical indicator of forward-looking investor confidence. Buyers are capitalizing on pre-construction prices, betting on Dubai's future growth. This influx of capital at the development stage fuels further construction and infrastructure projects, creating a positive feedback loop for the economy.

- **Investor Profile:**

The data suggests a healthy mix of end-users, driven by Dubai's growing population and attractive visa reforms, and institutional investors seeking portfolio diversification and stable, high-yield returns in a secure regulatory environment.

# Top Performing Areas 2025 Heatmap Analysis

Our analysis identifies not just the top areas by volume, but categorizes them by investment profile to give readers strategic insight.

Area	Transactions (Est.)	Sales Value (AED Bn)	Analyst's Insight & Investment Profile
DIFC	150 - 300	3.5 - 5.0	The Global Wealth Sanctuary. A financial free zone attracting UHNWIs and financiers. Driven by its tax-free status and robust legal framework, as noted in Reuters & Financial Times reports.
Palm Jumeirah	800 - 1,200	8.0 - 11.0	The Iconic Luxury Standard. Consistently ranks among the world's top-performing prime markets, often outperforming other global cities according to the Savills World Cities Report.
Emirates Hills	100 - 200	2.0 - 3.5	The Billionaire's Row. Dubai's most exclusive gated villa community. A low-volume, ultra-high-value market for legacy assets and generational holding, as tracked by <a href="https://www.dxbinteract.com">DXBinteract.com</a> .
Dubai Hills Estate	1,000 - 1,500	3.0 - 4.5	The Premier Family Capital Growth Play. This Emaar community attracts affluent end-users. Its central location ensures constant demand, a key trend noted by <a href="https://www.prelaunch.ae">Prelaunch.ae</a> .
Jumeirah Golf Estates	600 - 900	2.2 - 3.5	The Golf & Sustainability Hybrid. Appeals to those seeking a green environment. Its profile is boosted by Dubai's sustainability push, a key driver per PSINV Blog.

Source [DXBinteract.com](https://www.dxbinteract.com) - [Prelaunch.ae](https://www.prelaunch.ae) - [PSINV Blog](https://www.psinv.com)



DUBAI  
LUXURY  
RESIDENCES



# Four Seasons DIFC

Ultra-prime branded residences in the heart of Dubai's financial district by Four Seasons Developers.

Unit Types	Apartments & Penthouses
Area Range	1,500 - 7,000+ sq.ft.
Handover	2026
ROI Potential	Exceptional. DIFC location + brand ensures peak value retention.
Market Trends	Unwavering demand from corporate HNWIs and finance professionals.
Rental Yield	Among Dubai's highest due to corporate rental demand.
Competitive Edge	Unrivalled address and brand combination.
Financials	Premium pricing with exceptional long-term capital appreciation.

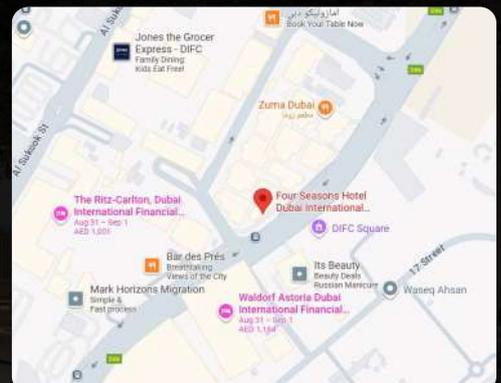


Location: Heart of DIFC. Walk to elite restaurants and offices.

Lifestyle Amenities: Full Five-Star hotel services: spa, dining, concierge, pool.

Design: Uncompromising luxury, high-quality materials, sophisticated interiors.

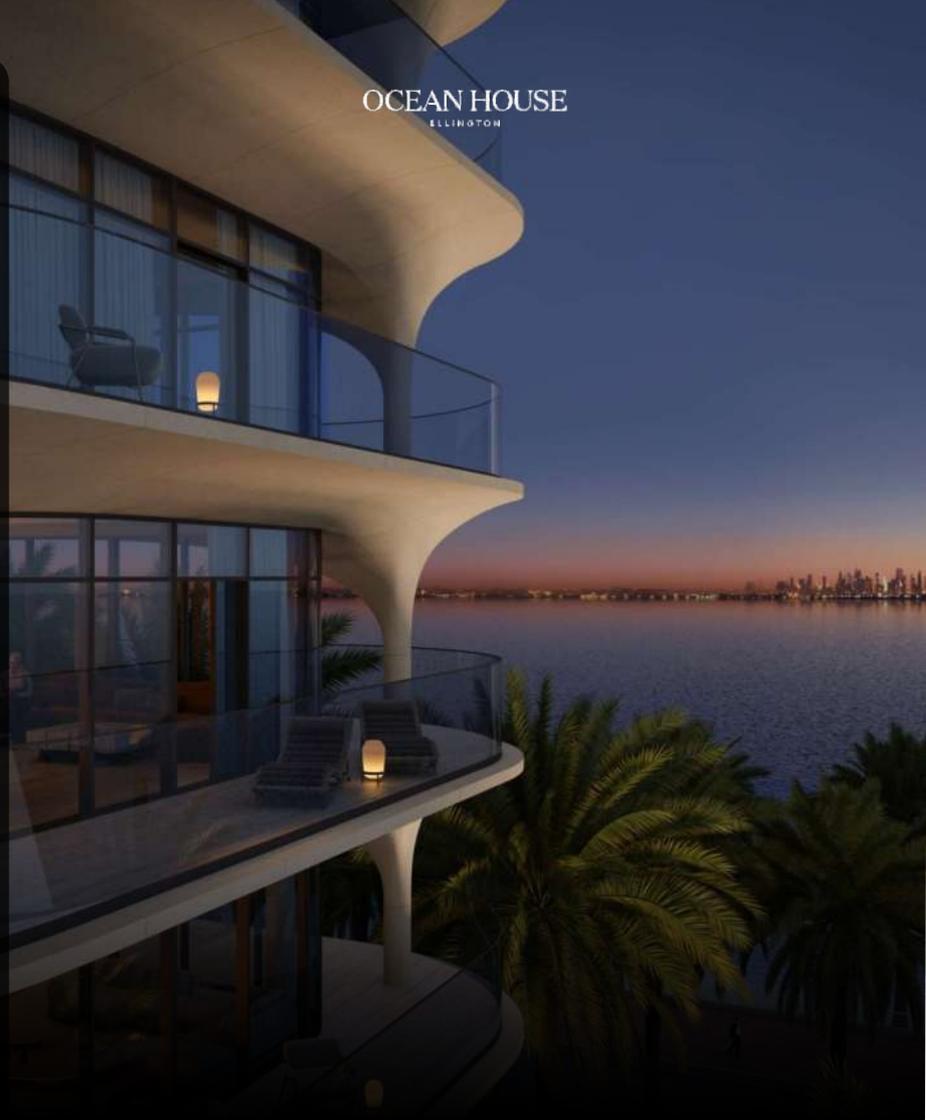
Brand Prestige: Global benchmark for service and luxury.



# Ellington Ocean House

An iconic beachfront residence on Palm Jumeirah by Ellington Properties, offering resort-style luxury living.

Unit Types	2 to 6-Bedroom Apartments & Penthouses
Size Range	1,642 - 14,369 sq.ft.
Handover	Q4 2026
ROI Potential	Very High (Prestige of Palm Jumeirah address)
Rental Yield	Premium (Strong holiday and long-term rental demand)
Competitive Edge	Stunning ocean views, exclusive Palm Jumeirah location
Financials	70/30 payment plan; high capital appreciation expected



Location Convenience:  
Heart of Palm Jumeirah, close to Nakheel Mall and iconic landmarks.



Lifestyle Amenities:  
Resort-style pools, gyms, dining options, direct beach access.

Design & Layout:  
Panoramic sea views, modern architecture, spacious balconies, premium interiors.

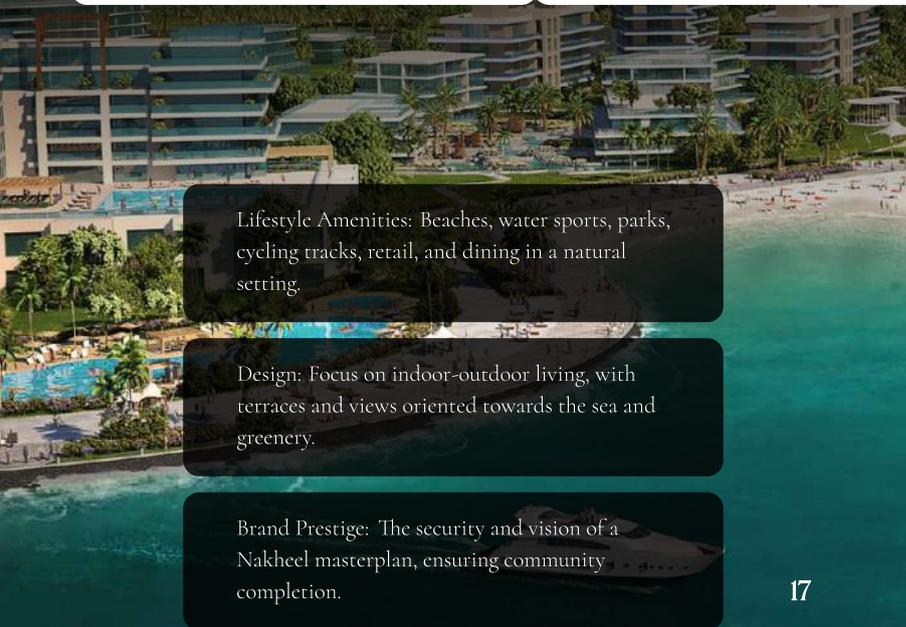
Brand Prestige:  
Synonymous with luxury and contemporary design excellence.



## Dubai Islands

A transformative waterfront lifestyle destination by Nakheel, comprising five islands with beaches, resorts, marinas, and residential communities.

Unit Types	Beachfront Villas, Townhouses, Apartments
Area Range	Varies widely
Handover	Phased Completion
ROI Potential	High. Offers a more accessible entry point into Nakheel's waterfront living concept.
Market Trends	Strong demand for holistic, master-planned communities with nature and water access.
Rental Yield	Healthy yields expected from both holiday lets and long-term tenants.
Competitive Edge	Diverse property portfolio within a single, massive beachfront master development.
Financials	Varied pricing tiers offer options for different investment levels, all with good growth potential.



Lifestyle Amenities: Beaches, water sports, parks, cycling tracks, retail, and dining in a natural setting.

Design: Focus on indoor-outdoor living, with terraces and views oriented towards the sea and greenery.

Brand Prestige: The security and vision of a Nakheel masterplan, ensuring community completion.

Location: North-east of Deira, offering a serene escape while maintaining city connectivity.



# Emaar Grand Polo

An equestrian-themed luxury villa community by Emaar, set within a vast green masterplan.

Unit Types      3 to 5-Bedroom Luxury Villas

Starting Price      AED 6.5M

Handover      Staggered

ROI Potential      High (Niche market, Emaar brand strength)

Rental Yield      High (Appeal to equestrian enthusiasts and luxury tenants)

Competitive Edge      Only large-scale equestrian-themed community in Dubai

Financials      Premium pricing; value driven by integrated polo facilities and club access



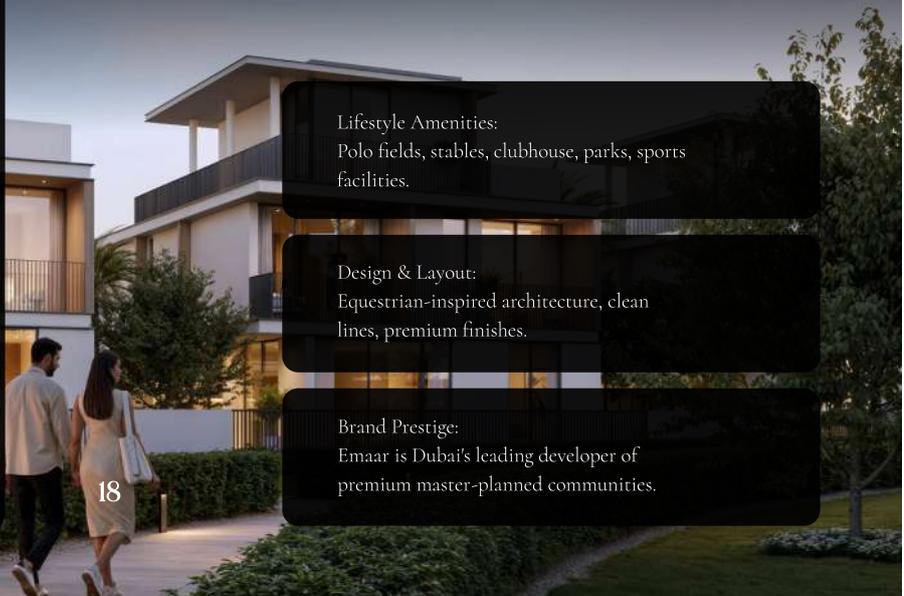
Location Convenience:  
5 mins to Al Maktoum Airport; 20 mins to Dubai Hills.



Lifestyle Amenities:  
Polo fields, stables, clubhouse, parks, sports facilities.

Design & Layout:  
Equestrian-inspired architecture, clean lines, premium finishes.

Brand Prestige:  
Emaar is Dubai's leading developer of premium master-planned communities.



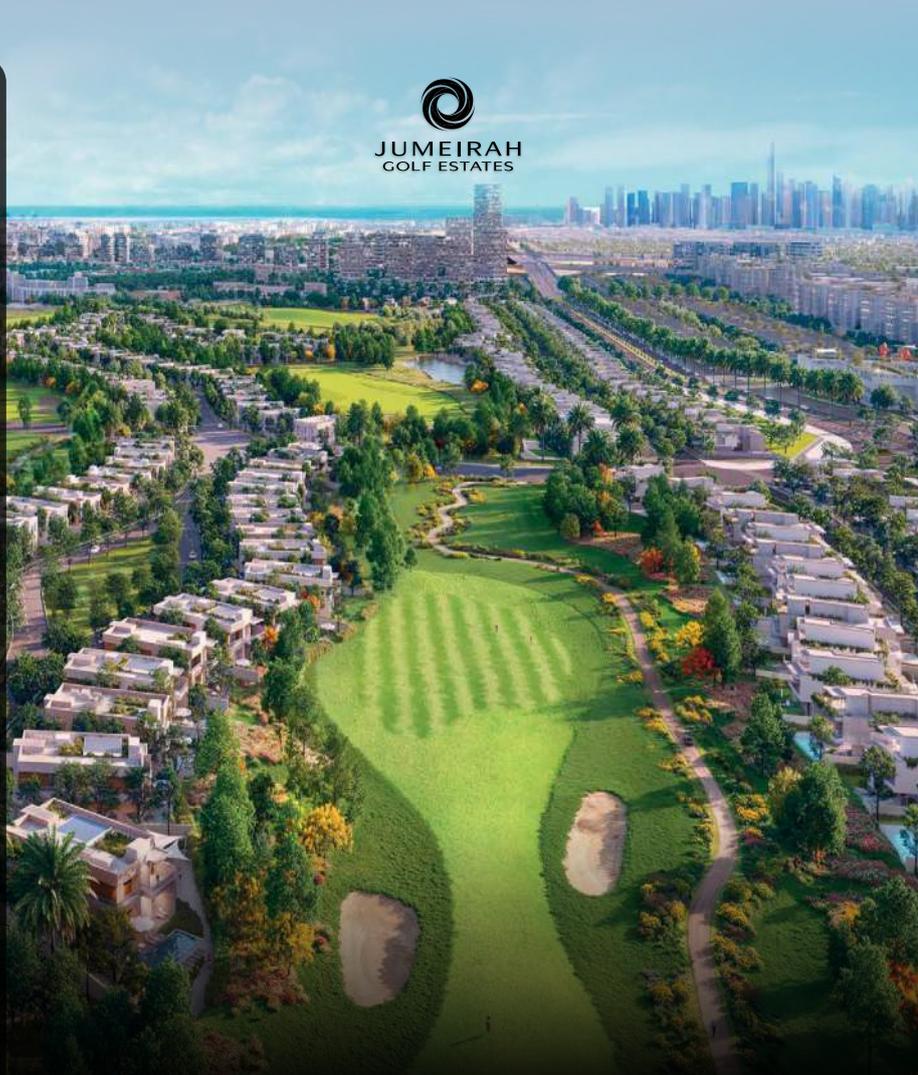
Discover the essence of luxury golf living at Jumeirah Golf Estates, an exclusive Dubai community where world-class residences, lush fairways, and unrivaled investment potential meet in perfect harmony.



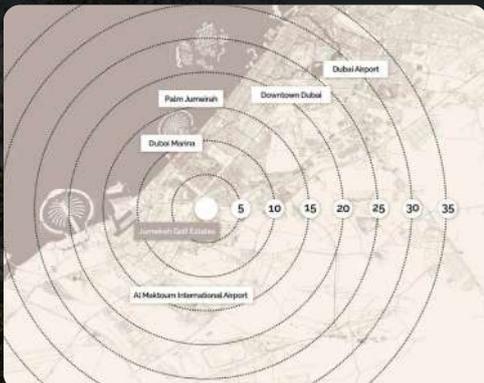
# Jumeirah Golf Estates Phase II

An expansion of the prestigious golf estate by Wasl Properties, integrated with a Mandarin Oriental resort.

Unit Types	Apartments & Villas
Total Units	12,000+
Handover	Phased
ROI Potential	Very High (Golf-facing premium, established community, branded resort)
Rental Yield	Premium (Golf tourism, high-end tenant demand)
Competitive Edge	Only community with an integrated Mandarin Oriental resort
Financials	Phased payment plans; high long-term appreciation from community growth and brand association



Location Convenience:  
Near Sheikh MBZ Road, 20 mins to Dubai Marina.



Lifestyle Amenities:  
Championship golf courses, tennis stadium, parks, retail, equestrian centre.

Design & Layout:  
Golf course views, modern architecture, luxurious specifications.

Brand Prestige:  
Wasl is a major government-backed developer known for strategic projects.

# ASHWOOD ESTATES



# Ashwood Estates

A collection of premium luxury villas within the prestigious Jumeirah Golf Estates, developed by Wasl Properties, a leading government-backed master developer in Dubai.

Unit Types	Luxury 4, 5, and 6-Bedroom Villas
Area Range	6,043 - 16,802 sq.ft.
Handover	Q4 2028
ROI Potential	High ROI from exclusive villas in prestigious Jumeirah Golf Estates community
Market Trends	Strong demand for premium golf-side villas from high-net-worth buyers
Rental Yield	Competitive luxury returns from premium long-term rental market
Competitive Edge	Large villas by wasl in premier Jumeirah Golf Estates location
Financials	Premium pricing with strong long-term capital appreciation

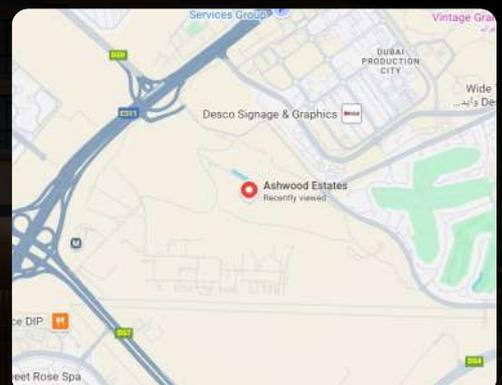


**Lifestyle Amenities:** Golf-focused luxury with championship courses, clubhouses, fine dining, and sports facilities in secure gated community

**Design:** Ultra-luxury designs featuring grand layouts, high ceilings, premium finishes, and private gardens

**Brand Prestige:** Quality assurance from trusted developer wasl, known for premium developments

**Location:** Jumeirah Golf Estates offers resort-style living with excellent connectivity to major destinations





Experience Dubai's peaceful lifestyle, where tranquil waters, striking architecture, and refined luxury come together to create a haven of comfort, elegance, and timeless sophistication in a truly extraordinary city.



# Trump Tower Downtown/SZR

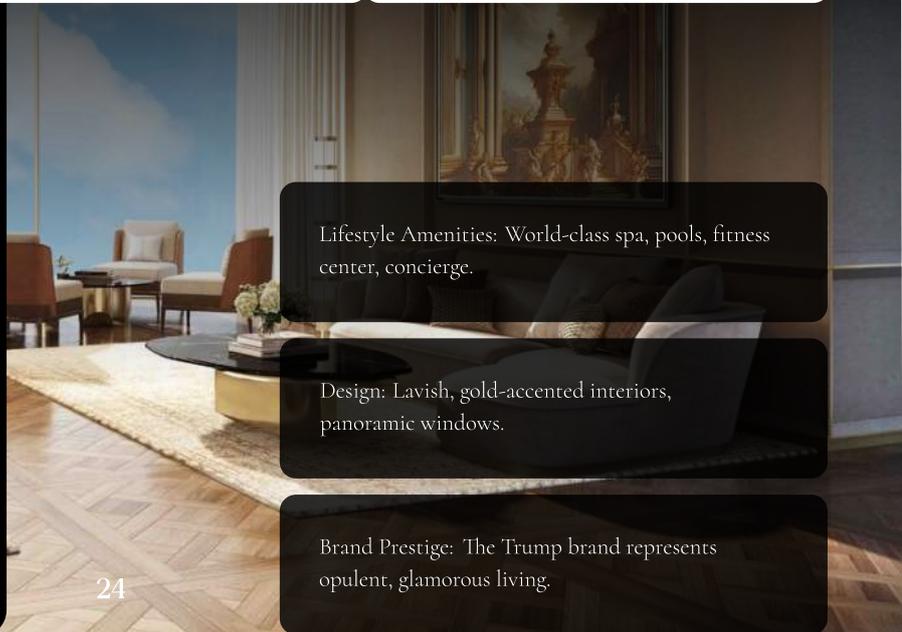
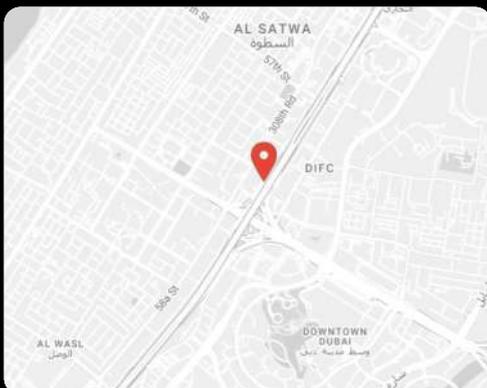
TRUMP INTERNATIONAL  
HOTEL & TOWER<sup>®</sup>  
DUBAI

Iconic branded residences on Sheikh Zayed Road, offering sky-high luxury living.

Unit Types	Apartments & Penthouses
Area Range	1,200 - 10,000+ sq.ft.
Handover	2027
ROI Potential	Very High. Trump brand attracts strong international investment.
Market Trends	Consistent demand for iconic tower residences on SZR.
Rental Yield	High rental demand for branded luxury in a central location.
Competitive Edge	Powerful global brand and iconic architectural statement.
Financials	Premium investment with strong brand-backed appreciation.



Location: On Sheikh Zayed Road with panoramic city views.



Lifestyle Amenities: World-class spa, pools, fitness center, concierge.

Design: Lavish, gold-accented interiors, panoramic windows.

Brand Prestige: The Trump brand represents opulent, glamorous living.

**THE CHEDI**  
PRIVATE RESIDENCES

# Chedi Private Residences

Serene, low-rise luxury apartments in the heart of Dubai by The Chedi brand.

Unit Types	1 to 4-Bed Apartments
Area Range	800 - 4,000 sq.ft.
Handover	2026
ROI Potential	High. Branded residences with a unique, tranquil design proposition.
Market Trends	Growing niche for boutique, wellness-focused luxury hotels.
Rental Yield	Premium yields expected from discerning tenants.
Competitive Edge	Unique "urban resort" concept by a renowned hospitality brand.
Financials	Boutique project with limited units, enhancing exclusivity.

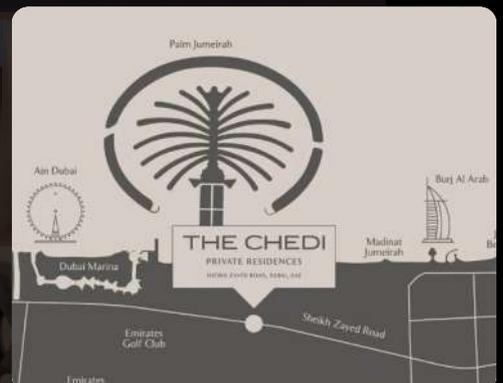


Location: Central location in Al Satwa, near DIFC and Downtown.

Lifestyle Amenities: Hotel amenities, spa, multiple pools, fine dining.

Design: Zen-inspired, minimalist elegance, high ceilings, quality materials.

Brand Prestige: The Chedi brand is synonymous with tranquil luxury.



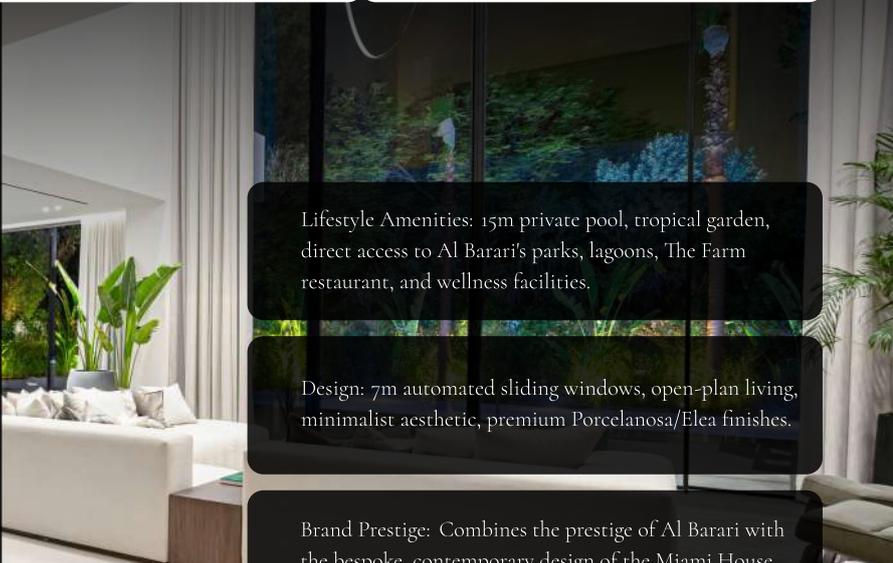
# Miami House Collection at Al Barari

A fully furnished, ultra-luxury villa within Al Barari's exclusive "The Nest" district, presented by Greenbull Properties. This property embodies contemporary tropical design, seamlessly blending indoor and outdoor living.

Unit Type	5-Bedroom Villa
Plot Area	10,750 sq.ft.
Built-Up Area	8,500 sq.ft.
Handover	Ready (Fully Furnished)
ROI Potential	High. Scarcity of listings in The Nest and unique design command premium value.
Market Trends	Strong demand for turnkey, unique villas in Dubai's most exclusive green community.
Rental Yield	Premium. Targets UHNWIs seeking short-term luxury leases or long-term exclusivity.
Competitive Edge	Premier location within Al Barari, bespoke Miami House design, and resort-style amenities.
Financials	Super-prime pricing justified by plot size, custom build, and high-end finishes.



Location: Nestled within Al Barari. 15 mins to DIFC/Burj Khalifa, 20 mins to Palm Jumeirah/Dubai Airport.



Lifestyle Amenities: 15m private pool, tropical garden, direct access to Al Barari's parks, lagoons, The Farm restaurant, and wellness facilities.

Design: 7m automated sliding windows, open-plan living, minimalist aesthetic, premium Porcelanosa/Elea finishes.

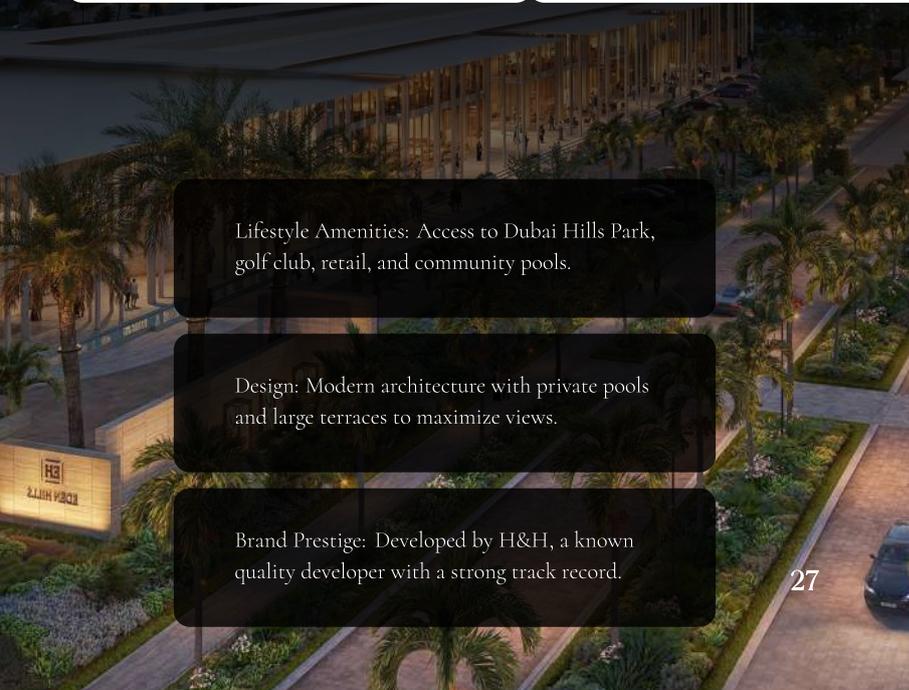
Brand Prestige: Combines the prestige of Al Barari with the bespoke, contemporary design of the Miami House Collection.



## Eden Hills by H&H

A premium collection of villas and mansions in Dubai Hills Estate, offering panoramic views of the Dubai skyline and golf course.

Unit Types	4, 5 & 6-Bedroom Villas & Mansions
Area Range	5,000 - 15,000+ sq.ft. (Est.)
Handover	To be confirmed
ROI Potential	Strong. High demand for large homes in master community with views.
Market Trends	Growing demand for spacious family villas in integrated communities.
Rental Yield	Competitive. Stable returns from families in Dubai Hills Estate.
Competitive Edge	Unobstructed panoramic views of skyline and golf course.
Financials	Premium pricing for large-format homes in a prime location.

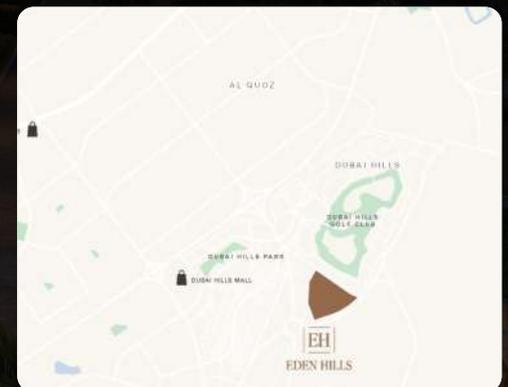


Lifestyle Amenities: Access to Dubai Hills Park, golf club, retail, and community pools.

Design: Modern architecture with private pools and large terraces to maximize views.

Brand Prestige: Developed by H&H, a known quality developer with a strong track record.

Location: Dubai Hills Estate. Central location near Al Qudra Road, with easy access to key areas.





A photograph taken from the deck of a white sailboat, looking out over a vast body of water towards a city skyline on the horizon. The sky is filled with soft, golden light from a setting or rising sun, with scattered clouds. The water's surface is textured with small waves, reflecting the warm light. In the foreground, the white deck of the boat is visible, along with a stainless steel railing and a rope. A person's hand is seen resting on the railing on the left side of the frame.

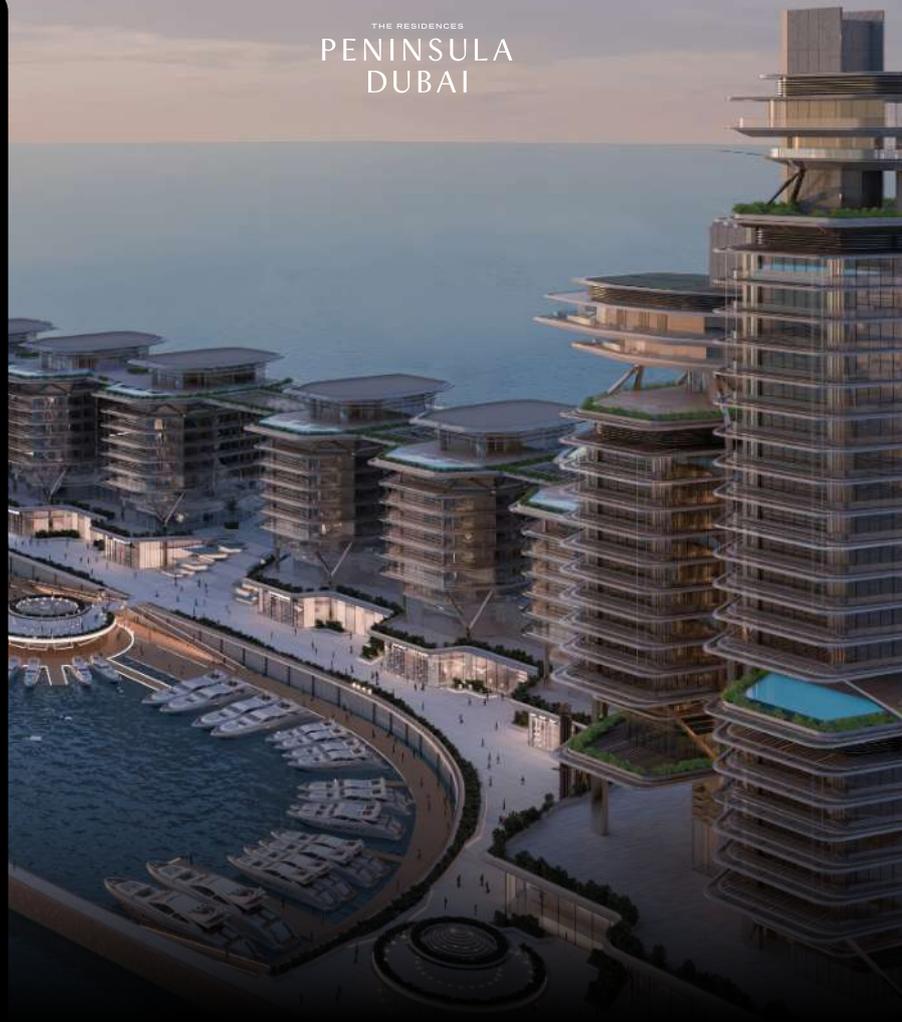
Build a secure and prosperous future for your family in Dubai,  
where luxury living, exceptional opportunities, and a safe, vibrant  
environment come together to create lasting comfort and success.

# The Peninsula Dubai Residences by H&H

Ultra-luxury waterfront residences where the Dubai Canal meets the Arabian Gulf, developed by H&H.

Unit Types	Apartments & Penthouses
Area Range	1,500 - 7,000+ sq.ft. (Est.)
Handover	TBC (Recently announced)
ROI Potential	Exceptional. Unique peninsula location and world-class architects.
Market Trends	High demand from UHNWIs for prime, branded waterfront homes.
Rental Yield	Premium. Among Dubai's highest due to views and amenities.
Competitive Edge	Dubai's only residential peninsula; design by RSHP.
Financials	Ultra-premium pricing justified by unique, irreplaceable location.

THE RESIDENCES  
PENINSULA  
DUBAI



Location: Jumeirah 2. On the water near Downtown Dubai and DIFC.



Lifestyle Amenities: Five-star services, private marina, boutiques, multiple pools, gym.

Design: Curved terraces with 360° views. Luxury interiors by 1508 London.

Brand Prestige: Developed by H&H, creators of Dubai's Four Seasons resorts.



**THE RITZ-CARLTON RESIDENCES**  
DUBAI, CREEKSIDE



## Ritz Carlton Villas

Branded luxury villas within the Ritz-Carlton Residences, Dubai Creekside.

Unit Types	4 to 6-Bed Villas
Area Range	6,000 - 9,000 sq.ft.
Handover	2026
ROI Potential	Very High. Ritz-Carlton brand ensures strong value retention.
Market Trends	High demand for fully-serviced branded villas.
Rental Yield	Premium yields from hotel-managed rental program.
Competitive Edge	Ritz-Carlton service and hospitality in a villa format.
Financials	Branded service adds a premium to operational value.



Lifestyle Amenities: Full Ritz-Carlton hotel services, pools, spa, dining.

Design: Classic elegance, high-quality finishes, private gardens.

Brand Prestige: Ritz-Carlton is a byword for refined, impeccable service.

Location: In Dubai Creekside, a new master development.



# Jacob & Co Residences

JACOB&CO

Ultra-luxury branded residences inspired by the high jewellery brand, Jacob & Co.

Unit Types	Apartments & Penthouses
Area Range	N/A
Handover	2027
ROI Potential	Very High. Extreme brand exclusivity targets ultra-HNWIs.
Market Trends	Niche market for highly themed, branded luxury assets.
Rental Yield	Highly exclusive, likely for very long-term leases.
Competitive Edge	First-ever real estate venture by the luxury jewellery brand.
Financials	Ultra-premium pricing for a collector's item property.



Location Prime Dubai location (exact location TBA).



Lifestyle Amenities: Expected to be exceptionally lavish and unique.

Design: Inspired by high jewellery; expect bold, glamorous interiors.

Brand Prestige: For buyers seeking an unparalleled, unique statement.



## Palm Jebel Ali

A monumental mega-development by Nakheel, larger than Palm Jumeirah, featuring over 80 hotels and resorts and creating a new iconic coastline for Dubai.

Unit Types	Villas, Townhouses, Apartments, Hotels
Area Range	Varies (Master Development)
Handover	Phased from 2027 onwards
ROI Potential	Very High. Capitalizing on the proven success and premium of the "Palm" brand.
Market Trends	Massive investor interest in Nakheel's mega-projects with long-term growth potential.
Rental Yield	Strong projected yields from tourism and residential demand in a new destination.
Competitive Edge	Scale, brand recognition, and the transformative nature of the project.
Financials	Attractive initial pricing with significant long-term appreciation

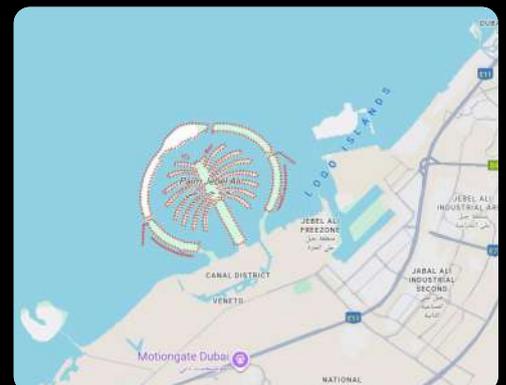


**Lifestyle Amenities:** A self-contained city with beaches, retail, dining, and extensive leisure facilities.

**Design:** Modern coastal architecture with a focus on beachfront and canal views.

**Brand Prestige:** The power and track record of Nakheel in delivering iconic waterfront communities.

**Location:** A new waterfront destination, offering a resort-style living environment.



# Naia Island, Dubai

Naia Island  
Dubai

A luxury wellness-centric residential community by Wasl Properties on a secluded island within The World Islands, promoting holistic and sustainable living.



Unit Types	Villas, Mansions, Resort
Area Range	3,500 - 15,000+ sq.ft.
Handover	2027 (Est.)
ROI Potential	High. Niche appeal of wellness and sustainability in an exclusive island setting.
Market Trends	Growing investor interest in The World Islands and unique, theme-based communities.
Rental Yield	Premium yields expected from high-end wellness retreats and holiday rentals.
Competitive Edge	Dubai's first major wellness-focused island community.
Financials	Premium pricing for a highly specialized and unique product with long-term appeal.



Location: A private island offering total tranquility, a short boat ride from Dubai's coast.



Lifestyle Amenities: Wellness center, meditation gardens, organic farms, water sports, and spa facilities.

Design: Biophilic design that blends with nature, using sustainable materials and maximizing open space.

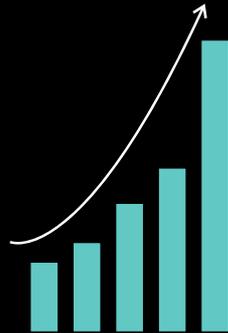
Brand Prestige: Forwards-thinking, appealing to environmentally and health-conscious buyers.

# 2024 Sales Highlights

AED

250M

Worth of  
Property Sold  
In 2024

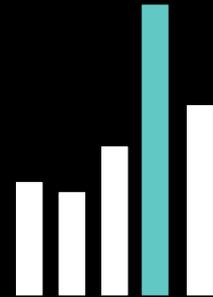


Sold over AED 250 million worth of property in 2024 alone, with just 10 luxury properties

AED

57M

Worth Single  
Transaction  
In 2024



Achieved one of most notable single transactions in 2024, valued at AED 57 million

## Strategy

We believe real estate is about connection between people, lifestyles, and opportunities. That's why we emphasize strategic partnerships and collaborations with esteemed organizations and luxury brands. These alliances allow us to not only expand our services but to offer experiences that build trust and community with our clients.

Whether it's an investment consultation or an intimate networking event, we operate with the same purpose: to serve with excellence and help our clients thrive.

# Global Perspective



 SOUTH AFRICA



 ITALY

While based in Dubai, Broadway Properties operates with a truly international mindset, with roots and representation in:

- South Africa
- Italy

This global perspective allows us to engage with investors and clients worldwide, giving them access to Dubai's dynamic property market while bridging cultural and financial networks.

Let's not wait, Dubai's real estate opportunities don't come around often, and they promise great returns and lasting value.



INVESTING IN YOUR  
*Legacy*  
NOT JUST REAL ESTATE



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