

▮ Case Study: Indian Investor – Rajesh's Portfolio in Dubai

Overview

Rajesh, an experienced investor from India, was looking to expand his portfolio internationally. Dubai caught his attention due to its **zero property tax, high rental yields, and business-friendly environment**. Within 12 months, Rajesh successfully built a **diversified real estate portfolio** in **Jumeirah Village Circle (JVC)** and **Business Bay**.

▮ Goals

- Secure passive income through Dubai real estate
 - Avoid tax exposure and currency devaluation
 - Invest in prime off-plan opportunities with capital appreciation potential
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▮ Strategy

- ▮ Work with a licensed Dubai-based developer
 - ▮ Focus on high-demand areas with strong ROI
 - ▮ Split investment between ready-to-rent and off-plan projects
 - ▮ Leverage flexible payment plans (1% monthly – post-handover)
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▮ Properties Acquired

1. JVC – Binghatti Corner

- **Unit Type:** 1BR Off-Plan
- **Price:** AED 780,000
- **ROI Target:** 9%
- **Payment Plan:** 70/30 Post-Handover

2. Business Bay – Peninsula Tower

- **Unit Type:** Studio Ready
- **Price:** AED 950,000
- **Rental Income:** AED 72,000/year
- **Net Yield:** 7.5%

3. JVC – Luma 22

- **Unit Type:** 2BR
 - **Price:** AED 1.15M
 - **Use:** Short-Term Rental (Airbnb Model)
 - **Expected Monthly Revenue:** AED 9,000 – 11,000
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▮ Results

- **Total Portfolio Value:** AED 2.88M
- **Annual Cash Flow (Rental):** AED 230,000+

- **Capital Appreciation (Projected):** 15-20% in 2 years
 - **Zero tax exposure** on rental income or capital gains
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□ **Key Takeaways**

- Dubai offers **tax-free real estate income**, ideal for Indian investors
 - Diversification between ready and off-plan balances risk and return
 - Working with experienced advisors unlocks access to **exclusive deals**
 - **JVC & Business Bay** are top-performing zones for mid-income rentals and expat demand
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"Dubai allowed me to grow my wealth globally with total legal clarity and no tax complications. I wish I had started earlier."

– **Rajesh K., Mumbai**

□ **Ready to Build Your Own Portfolio?**

Book a **free consultation** with our investment team and start earning from Dubai today.

□ [Schedule Now](#)