



**LEGEND**

- EMAAR PROJECTS**
- 01 Emaar Creek Harbour
  - 02 Emaar Downtown
  - 03 Emaar beachfront
  - 04 Dubai Hills
  - 05 Arabian Ranches 1
  - 06 Arabian Ranches 2
  - 07 Arabian Ranches 3
  - 08 Emirates hills
  - 09 Emaar South
  - 10 The Valley. by Emaar

- DAMAC PROPERTIES**
- 11 Damac Hills
  - 12 Paramount tower and residences
  - 13 Damac Tower by Paramount
  - 14 Damac Heights
  - 15 Damac Hills 2
  - 16 Zada
  - 17 Merano Towers
  - 18 Damac Prive
  - 19 Damac Lagoons
  - 20 Akyon City

- DUBAI PROPERTIES**
- 21 La Mer by DP
  - 22 City Walk by DP
  - 23 Nikkie Beach
  - 24 Villanova
  - 25 Mudon

**SELECTED ATTRACTIONS**

01 Naif Museum	08 Dubai Safari Park	15 Jumeirah Mosque	22 Dubai Canal	29 Global Village
02 Gold Souk	09 Heritage & Diving Village	16 La Mer	23 Dubai Mall	30 Miracle Garden
03 Spice Souk	10 Dubai Museum	17 Laguna Waterpark	24 Dubai Opera	31 Palm Jumeirah
04 Shindagha	11 Sheikh Saeed House	18 Beach Parks	25 Dubai Fountain	32 The Palm Fountain
05 Heritage House	12 Dubai WTC	19 Jumeirah Archaeological Site	26 Burj Khalifa	33 The Walk
06 Bastakiya	13 Dubai WTC	20 Box Park	27 Meydan	34 Ain Dubai
07 Dubai Creek	14 Etihad Museum	21 Green Planet	28 IMG Worlds of Adventure	35 Dubai Parks and Resorts

**INVEST & EARN GREAT RENTAL INCOME**

Draw Rental Income from 7-12% and more (Tax-Free)

"Dubai Rental Income Heaven of the World" is not an overstatement and various recent research in this sector confirms those claims. Dubai offers rental income on average of 7.1%, which is one of the highest in the world. In comparison, gross rental yields in Pakistan are 3%, Hong Kong are 2.82%, India 2.22%, Singapore 2.83% and London between 2.72% to 3.20%.

**INVEST WITH US AND GET :-**

**Studio Apartment – JVC / Arjaan / Sports City / Media City**

- Invest 55 Lakhs Get Rental Income 50K Per Month ROI - 10.90%
- Invest 84 Lakhs Get Rental Income 60k Per Month ROI – 7.15 %
- Invest 90 Lakhs Get Rental Income 70k Per Month ROI – 9.33 %
- Invest 94 Lakhs Get Rental Income 75k Per Month ROI – 9.57 %

**1 Bhk - JVC / Arjaan / Sports City / Media City**

- Invest 60 Lakhs Get Rental Income 50000 Per Month ROI - 10%
- Invest 70 Lakhs Get Rental Income 55000 Per Month ROI - 9.20%
- Invest 1.45 Cr. Get Rental Income 1 Lakh Per Month ROI – 8.16 %
- Invest 1.65 Cr. Get Rental Income 1.25 Lakh Per Month ROI – 9 %

**PACK YOUR BAGS! YOUR DUBAI TRIP IS ON US.**

**Book your property with us & Enjoy Free Dubai Trip\***

**INCLUSIONS**

- Return Tickets
- Hotel Accommodation
- Breakfast

**COSMIC**  
Your Dubai Home Advisor

Not sure where to start? Talk to us...

**For more information**  
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## WHY DUBAI :

- ★ 0% Tax on Income from Property
- ★ 0% Capital Gain Tax on Property
- ★ Highest Rental Income ( up to 7-12% )
- ★ Highest Appreciations.
- ★ Highly Liquid Property Market
- ★ World-Class Health & Education
- ★ Safest City in The World
- ★ Strategically Located
- ★ A Thriving Environment for Businesses
- ★ A Top Tourism Destination
- ★ Close Proximity to India (Approx. 3 Hours Flight)
- ★ Residency Visa on Purchase of Property\*
- ★ Freehold Property
- ★ Developers Clean Track Record, On-Time Delivery.

**A Safe Haven for Investors.**

## WHAT WE DO?



**BEST PROPERTIES**



**BEST PRICES**



**HOME LOAN**  
from 3-4% for Indians



**FREE DUBAI TRIP TO FAMILY**  
BY PAYING 2% OF THE  
PROPERTY AMOUNT

We help you to buy the property of your dreams in Dubai. We hold your hands and guide you at every step, from exploring best-suited properties and taking the final buying decisions.

We specialise in Sales, Leasing, Portfolio Management & Advisory Services to our clients for their peace of mind. Our Expert team take all responsibility for Renting your property, Rent Agreements, collection and depositing the rent in the Client's Account, Maintenance of Property on an annual nominal fixed charge. A Complete Peace of Mind for you.

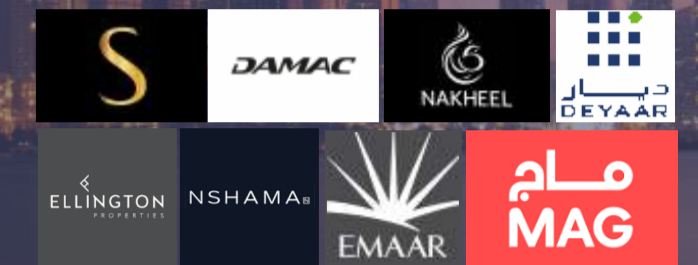
## WHY US?

Our Real Estate Venture Started in the year 2010 in India, It has been 12 years we are providing our clients with our best services in Real Estate Sector. We provide extensive real estate services covering all over Dubai. We provide buying, selling, renting, valuations, market research and conveyancing for residential or commercial properties in the Dubai Real Estate market.

Our Dubai team is an experienced team and has been working for the last 7-8 years in the UAE market with all the biggest and reputed developers of Dubai, serving 100's of Happy Clients.

Invest in a city where affordability & Luxury come together to offer you a great lifestyle and great Income on your property.

## AUTHORISED CHANNEL PARTNER



## INVEST IN A CITY OF OPPORTUNITIES

- ★ Modern Life.
- ★ Safest City in the World
- ★ World Class Infrastructure
- ★ Stable Govt.
- ★ Excellent Road / Rail Network
- ★ Shopping Hub
- ★ Biggest Mall of World
- ★ Biggest Tower Burj Khalifa
- ★ Ease of Doing Business
- ★ Tax Heaven Country
- ★ Home of 200 Nation people
- ★ The World's most popular destination for 2021
- ★ UAE is ranked no. 2 among the safest countries

**Come and have your Holiday Home or Invest in this beautiful city.**

## HOW WE GIVE WINGS TO YOUR DREAMS

We like to keep things simple, efficient and transparent in order to provide best results in the least turnaround time. We will always keep enlightening you with our knowledge & expertise when it comes to Real Estate Investments with maximum returns and the ultimate satisfaction. Our Team handles everything like Viewing, Booking of your selected property, Negotiations from Developer / Seller, Payments, Facilitating Loans from All UAE Banks, Rental Management etc.

A Complete your Real Estate Need under one roof.

**OWN A PROPERTY IN DUBAI, WHILE LIVING IN INDIA, EARN RENTALS FROM 7% TO 12%**

## DUBAI ECONOMY & INFRASTRUCTURE

Dubai, with its robust and growing infrastructure, continues to attract not just tourists, but most importantly investors and developers, Thanks to the UAE government's initiatives in diversifying the economy and ensuring that the country is attractive to foreign investors, Dubai's real estate sector remain competitive globally.

Dubai is now home to the world's **third-best ranked transport infrastructure**, according to a new report published by respected property analyst Knight Frank. Land, Sea or Air. Dubai is the second wealthiest emirate in the UAE, after Abu Dhabi which is the capital state. Most of Dubai's GDP (over 95%) is non-oil-based, Tourism and Real Estate Sector taking Dubai to the sky.

## WHAT MAKES DUBAI THE BEST PLACE TO BUY LUXURY HOMES

An increasing number of global citizens belonging to different nationalities, choose Dubai as their second home. A lot of them see it as the perfect place to buy properties for investment due to certain reasons :

- ★ Dubai Offers Incomparable Value For Luxury Real Estate
- ★ Foreign Homeownership With Purchase Of Properties.
- ★ League Of Global Luxury Property Hubs Such As Singapore, New York, And London, And It Is Still Less Expensive Than These Cities.
- ★ Highly Liquid Property Market
- ★ Stable Currency

**WE HELP PEOPLE BUY DUBAI LUXURY PROPERTIES**

## PAYMENT PLANS & EASY LOANS

Buying property in Dubai has become easy....

- ★ Post Handover Plans
- ★ Easy Loans ( To All Nationalities from UAE Banks )

Buy Property at Ease -- Pay a small booking amount and get a 3-7 Years Post-Handover Plan, we also facilitate Post-Handover Plans, by which you get the keys of your property, Rent out and pay your EMI's from Rental Income.

Easy Loans, Loans to Indians is also available from UAE Banks on attractive 3% to 4%

Our Finance Team will help you out for this.

## EASY TO GET RESIDENCY VISA

Becoming a UAE resident has never been easier! When you purchase a home worth AED 1.5 Cr+ you are entitled to apply for a 3-year renewable residency visa\*.

A 3-Year UAE Residency Visa  
Sponsor Residency for your Family  
Golden Visa: A 10 Year Golden Visa for the whole family can be availed if you buy a property worth 4.2 Cr, including UAE Bank Loan.

### OPEN YOUR BUSINESS (START-UP / BRANCH)

Business Setup Cost starts from 1 Lakhs INR  
The license in 4 Working Days.

Opportunity to Live and Work in an Exceptional Modern Environment.

 **COSMIC**  
Your Dubai Home Advisor

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## PROPERTY MANAGEMENT & LEASE MANAGEMENT

Cosmic Real Estate provides the best property management services, we are dedicated to providing a first-class service experience.

- ★ Dedicated Property Manager
- ★ Property Valuation
- ★ Advertising & Valuation
- ★ Tenant Screening & Selection
- ★ New Tenancy Registration & Renewals
- ★ Tenant Move-In / Move-out
- ★ Rent Collection
- ★ Maintenance of your property

Enjoy a stress-free income with our turn-key Dubai property management services. With our experienced team, you can be confident your property is in safe hands and live your life without the stress that comes with being a landlord.