

Empowering Affordable Property Co-Ownership in Dubai

Low Capital Entry

High Returns on Investment

Fully Managed Investments



What is Arabzone?

A unique real estate co-ownership initiative under Arabzone Properties, aimed at enabling global Malayalees, especially those residing in UAE, GCC, Europe, UK, America, India and specifically Kerala, to co-own affordable residential properties in Dubai.

Vision

To create 100,000 Malayalee property owners in Dubai and raise 10 billion AED over a period of 10 years.

Why?

To democratize property ownership, allowing groups of 8 members to co-own one property with each member investing a minimum of 100,000 AED.

Core Value Proposition

Real Share lowers the barriers to real estate investment, providing a safe, legally compliant way for investors to enjoy rental income and property appreciation.



Market Opportunity

Growing Demand for Dubai Real Estate

Dubai's real estate market has shown consistent growth, driven by factors like high rental yields, favorable tax policies, and a stable investment environment.

Target Demographic

The primary target audience is Malayalees globally, particularly those who want to invest in Dubai's booming real estate market but may not have the capital to do so independently.

Trend Analysis

Co-ownership is gaining traction worldwide as a means of democratizing real estate investments, especially in high-value markets like Dubai.

Key Insights

Market studies indicate a steady demand for affordable residential housing in new Dubai areas, making this a strategic time for entry.

The Arabzone Concept

Co-Ownership Model

Real Share offers a shared ownership model where each property is co-owned by 8 individuals, each contributing a minimum of 100,000 AED.



Investment Flexibility

This model enables investors to participate in Dubai's real estate market with lower capital while sharing both the risks and returns.

Benefits of Co-Ownership



Lower Entry Cost

Allows middle-income investors to access Dubai real estate.



Shared Risk & Reward

Distributes financial exposure among co-owners.



Rental Income & Appreciation

Investors benefit from potential rental income and property appreciation over time.





Property Focus

Location Strategy

Focused on emerging residential neighborhoods in “New Dubai” areas, known for affordable property prices with high growth potential.

Property Types

Primarily affordable residential units that align with demand trends and offer favorable rental yields.

Growth Potential

New Dubai areas have strong projected growth due to ongoing development, infrastructure projects, and increasing rental demand.

Selection Criteria

Properties selected based on affordability, accessibility, and rental potential, providing a balance of income and capital appreciation.



Digital Portal

Investor Management Portal

Arabzone will include a dedicated digital platform for investor engagement, providing transparency and ease of management.

Features of the Portal

Investment Tracking

Real-time updates on property performance, appreciation, and rental income.

Financial Reporting

Quarterly and annual reports on investment performance.

Documentation Access

Secure storage & access to legal documents, investment agreements, & financial records.

User-Friendly Interface

Designed for ease of use, allowing investors to navigate, view updates, and track their investments easily.

Legal and Compliance Framework

Co-Ownership Legal Structure

Each property will be legally structured under Dubai's co-ownership laws, with each investor having documented ownership rights.

Investor Agreements

Clear contracts outlining investment terms, co-owner responsibilities, and revenue-sharing.

Exit Strategy

Investors wishing to sell their shares will have the first option to offer shares to existing co-owners, ensuring a smooth transition.

Investor Protection

Legal safeguards ensure that each investor's capital and returns are protected, with compliance to all local regulations.

Financial Projections

Revenue Model

Rental Income

Regular income from property rentals, distributed quarterly or yearly to investors.

Appreciation Potential

Anticipated property value increase in line with market growth in new Dubai.

Implementation Timeline

1
STEP

Initial Registration and Advance Payment Collection

Registration Process

Outline the initial registration requirements for interested investors.

Advance Payment

Collect an advance of 10,000 AED to secure interest and initiate the search for co-owners and properties.

2
STEP

Group Formation for Investment

Grouping Strategy

Match each investor with 7 additional partners to complete a group of 8 co-owners.

Property Search

Identify properties within the specified budget that align with the group's collective investment.

3
STEP

Timeline Assessment for Full Investment

Investor Assessment

Evaluate each investor's timeline for arranging the remaining 90,000 AED (totaling 100,000 AED or more as per the offerings for each participant).

Grouping by Timeline

Offer flexibility by grouping investors based on their available timeline, with options for 1 month, 2 months, 3 months, and up to 6 months in special cases.

Mix and Match

Create groups with members who can arrange the full amount within similar timelines to streamline the investment process.

How Arabzone outlines the project?

Structured Payment Plans and Flexibility

Payment Options

Detail payment period options and the conditions under each.

Investment Matching

Describe how investors are paired with those who share the same readiness, reducing mismatches and ensuring smooth fund arrangement.

Property Selection and Allocation Process

Property Evaluation

Outline the criteria for property selection, including budget adherence, location, growth potential, and suitability for co-ownership.

Property Allocation

Explain the process of allocating properties once groups are finalized, ensuring each group's preferences and budget are met.



Timeline and Milestones

Project Phases

- Registration & Advance Collection
- Group Formation & Property Selection
- Payment Completion & Investment Finalization
- Property Allocation & Ownership Transfer

Investor Support and Resources

Guidance and Updates

Online support available to investors, including regular project updates, timeline adjustments, and assistance with fund arrangement.

Online Portal

Mention the digital platform for investors to track their investments, view project updates, and manage their shares.



Risk Management and Contingency Plans

Flexibility

Describe contingency plans for cases where investors may face delays in payment completion.

Backup Options

Detail the process for adjusting timelines or replacing investors if necessary to keep the group on track.

Expected Outcomes and Investor Benefits

Return on Investment

Highlight the potential for profit distribution on a quarterly or annual basis.

Ownership Flexibility

Emphasize the ability for investors to resell their shares within the co-owner group before external sales are allowed.



Risk Management

Market Risks

Potential fluctuations in Dubai's real estate market; Real Share will focus on affordable properties to minimize exposure.

Operational Risks

Platform and property management teams to ensure smooth operations, with contingencies for potential issues.

Legal Risks

Regular compliance reviews to adapt to any regulatory changes.

Exit Mechanism

Clear process for share resale or property liquidation in the event an investor wishes to exit.

Conclusion

Arabzone aims to make Dubai property ownership accessible to 100,000 Malayalees, enabling them to share in the growth and income potential of Dubai's real estate market.



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