



Azad Luxury

Dubai

Luxury Homes and Prime Investments



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Apartments at Downtown Dubai Tower



Villas and Mansions at District One

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LONDON

DUBAI

ISTANBUL

HONG KONG

1) There are 7 Emirates, of which Dubai, Abu Dhabi and Sharjah are the largest. Local currency in Dubai is the Emirati Dirham. His Highness Sheikh Mohammed Bin Rashid Al Maktoum is Vice President and Prime Minister of the UAE and Ruler of Dubai.

2) Dubai is a 5 hour flight from Britain and an estimated 240,000 British expats live and work in Dubai and Abu Dhabi.

3) Downtown Dubai is famous for the Burj Khalifa which is the worlds tallest manmade structure and Dubai is also famous for the Palm Jumeriah development on the coast.



4) There are several Prime Residential areas within Dubai such as the Jumeirah Beach Residence development comprising six clusters of several high-rise apartment blocks overlooking the Arabian Gulf. The towers are built over an ocean-front promenade called "The Walk" which is lined with retail outlets, restaurants, cafés and hotels. Each cluster includes several swimming pools for use by the residents, and a few gyms. Apartments with sea views are sought after and command higher rentals.

5) Palm Jumeirah is a man-made archipelago in the shape of a palm tree that extends into the Gulf. There are two main types of accommodation: medium-rise apartment blocks on the trunk, most with communal beach access, and expensive villas with private beaches and pools on the branch avenues. The apartments here are popular and prices tend to remain stable due to limited supply. The area is popular with couples and families.

6) Downtown Dubai is the Financial District and is the vibrant city centre at the heart of Dubai where the Burj Khalifa is located together with luxury hotels and restaurants. A major advantage of the Downtown Dubai location is that it is served by the Metro, so there is no necessity to have a car. This is a new and modern area where residential apartment towers are mixed in with office blocks and hotels. Prices are medium to high, but the living accomodation is usually of an exceptionally high standard.

7) Dubai Marina is a centre for yachts and motorboats, and is a popular residential area with high-rise apartment blocks, some with great views of the Palm. Several hotel apartment towers can also be found here offering serviced accommodation for short or long-term lets. Prices are average and availability is good. Dubai Marina is great for people with busy schedules who just need an apartment as a base.

8) The Greens, The Springs, the Lakes and the Meadows are suited to Families who need plenty of living space . They comprise four different developments, all built close to the Emirates Golf Course. The Greens consists predominantly of low-rise apartment blocks built around shared gardens and communal pools, within walking distance of shops and restaurants. The Springs is a villa-style development in 15 phases, a two-bedroom unit being the smallest. The Lakes and The Meadows consist of larger free-standing villas with gardens. All the communities share parks, pools and in some cases basketball courts. Rentals are reasonable, except for The Meadows, which remains very sought-after.



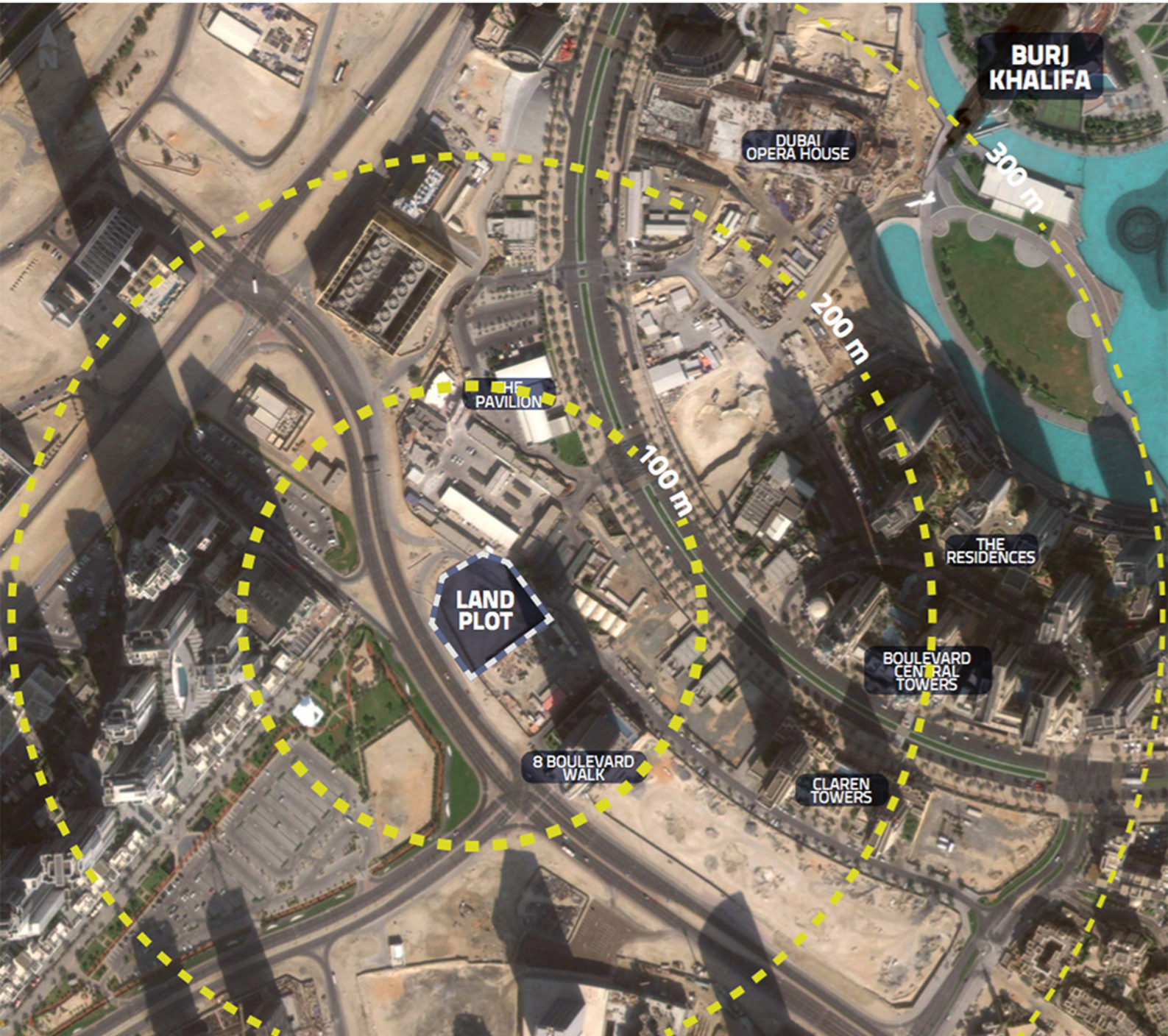
9) Because of its location within the Northern desert belt, Dubai has a tropical desert climate. Summer daytime temperatures average around 41 °C (106 °F) with overnight lows around 30 °C (86 °F). Winters are warm with an average high of 23 °C (73 °F) and overnight lows of 14 °C (57 °F) . The sunny climate encourages people to enjoy an outdoor lifestyle and live life to the full. Many apartment buildings in Dubai have a central air cooling system, and each apartment owner pays a “Chiller Fee” to cover cost of air conditioning.

10) Dubai does not have any oil reserves, but by following a strategic investment plan , Dubai has created a strong and diversified economy, which generates revenues from a broad range of business sectors such as Dubai Duty Free Zone which enables companies import and export without any tariffs or quotas. Dubai is the most visited tourist destination in the world.

Dubai is a Transport Hub for both Aircraft and Shipping and Dubai is a Financial Services Hub, which has expertise to manage companies such as Banks, Insurers, Foreign Exchange trading, Stock Broking, Corporate Finance and Accountancy firms. There are other major service sector hubs such as Dubai Media, Dubai Education and Dubai Medical, each of which has attracted major international companies to locate in Dubai, so they can serve needs of Customers in both Dubai and the wider Gulf region.

Downtown Dubai Tower

Ultra Luxury Residential Apartments
located in prime Downtown Dubai, close to Burj Khalifa
Developed by Al Bandy Group



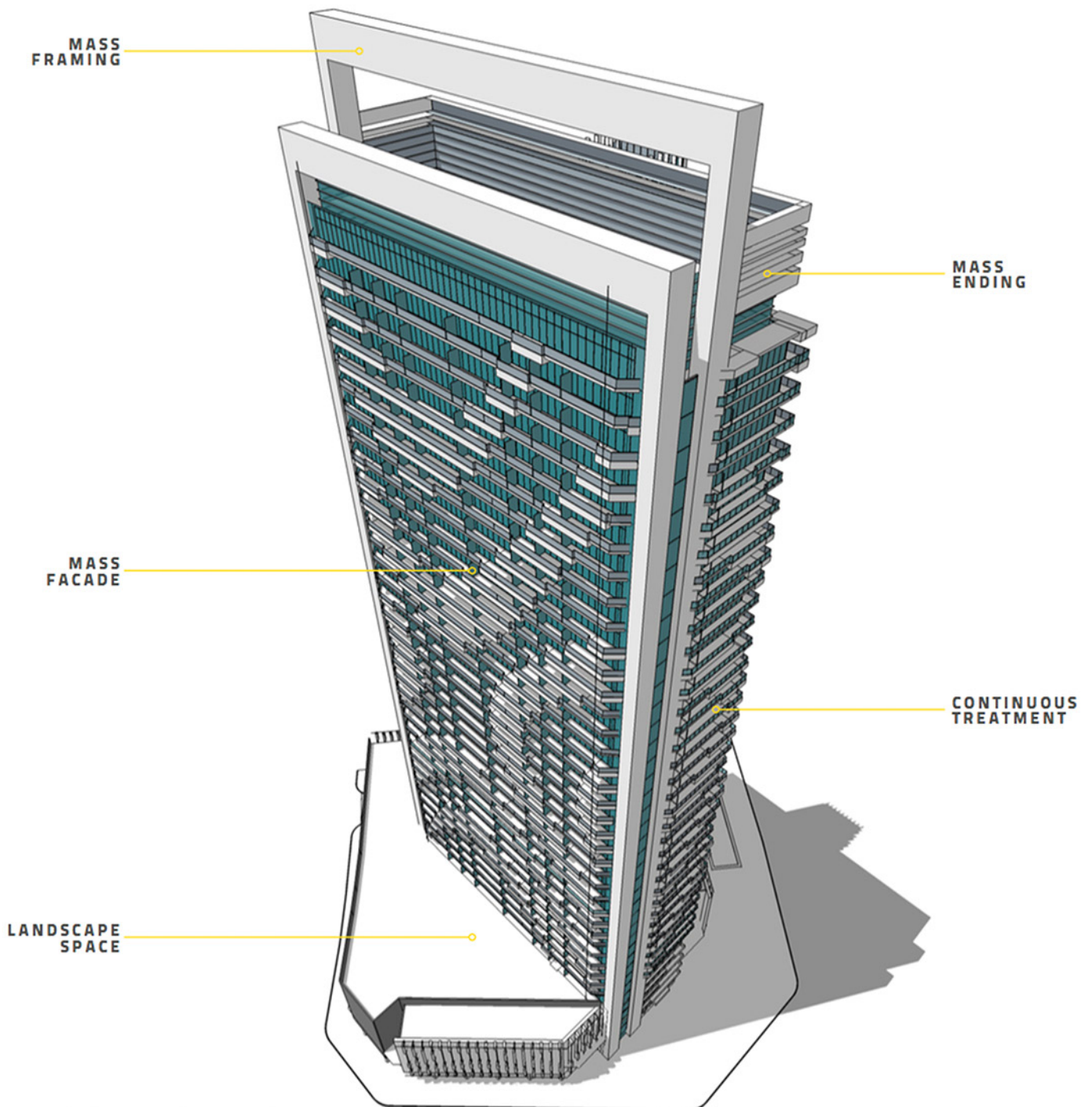
Location Location Location

Downtown Dubai Tower is centrally located in a premium area of Dubai, close to both the main Dubai Downtown Shopping and Financial Business districts and the Burj Khalifa Downtown prime residential district.

Downtown Dubai Tower is on the Metro line, so residents can choose to use the Metro if they do not want to travel by car.

If you buy , your new home address will be

Downtown Dubai Tower
Burj Khalifa Boulevard
Burj Khalifa District
Dubai
United Arab Emirates



Local Landmarks

Downtown Dubai Tower is superbly positioned within easy reach of local landmarks such as :

- 1) Burj Khalifa, the worlds tallest building with 11 hectare park complex fronting on to a Marina and lake.
- 2) Dubai Mall, reputed to be the worlds best shopping centre with over 1,000 shops, multiscreen cinema, resturants, indoor ski slope, ice rink, and other leisure amenities.
- 3) Exclusive high end residential developments including The Palace, The Address and the Residences.
- 4) Close to Metro, Shops, Restaurants and International Schools.

Building Specifications

Downtown Dubai Tower is a 32 storey building, comprising of a luxury Hotel with a mix of Studio, 1 bed, 2 bed, 3 bed and Royal Duplex Apartments, together with car park, health club, spa and amenity space.

The first 15 floors will comprise the Hotel Rooms and the remaining floors will comprise residential apartments. Apartment owners may choose to live in the property or to rent it out to a tenant, or potentially the Hotel may rent the apartment back from the owner, so the Hotel can rent it out as a serviced apartment.

Some Apartments have sea views , while others have windows which provide a panoramic view of the Dubai skyline including a view looking towards the Burj Khalifa , which looks majestic by day and night.



Interior Fit Out

Depending on size of apartment and price paid, Apartments can be fitted out to owners specifications. The interior design plan and fit out specifications of the apartments typically include features such as: Anit-glare window glass to minimise UV light rays from sun, Heating and Air Conditioning, Fitted Kitchen, Luxury Bathrooms, high quality floors and lighting systems.

Prices vary depending on Size of Apartment, Floor level, View , number of car spaces and interior fit out.

Azad Corporate is an international marketing associate of Always Properties, a company within the Al Bandy Group.

In you would like to ask any questions or to obtain full details of which apartments are currently available to buy at Downtown Dubai Tower and for details of prices, please contact Majid Nekoupayan Azad of Azad Luxury at majid@azadluxury.com

Dubai Bin Rashid Al Maktoum City is a development by Meydan Group and Sobha Developers and has been named in honour of the Ruler of Dubai.

The prime location of District One is especially valuable as this luxury development of villas is situated within just 2 kilometres of the Burj Khalifa and central downtown Dubai, and is the nearest development of Villas and Mansions permitted to be built so close to the Burj Khalifa.

District One offers a range of premium Villas and Mansions ranging from 4 to 8 bedrooms constructed in a choice of three distinct styles- Mediterranean, Contemporary and Modern Arabic.

The quality of life for home owners at District One is enhanced by having access to the world's largest crystal lagoon bordered by man-made beaches.

Home owners at District One will have access to a 8.8 Kilometre Cycling Track, and an upscale community with shopping and dining promenade, plus many other recreational amenities.

The prime location, beautiful environment and prices of luxury villas and mansions at District One compare favourably with the prices and amenities of other luxury residential developments at the Palm Jemera or the Meadows.



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Prices vary depending on Size of the Villa and whether you choose Mediterranean, Contemporary or Modern Arabic style. Initial prices for Phase 1 are priced at levels less than prices charged per square foot in other locations such as London or New York. But it is anticipated that prices for Phase 2 of District One be increased as demand for Phase 1 is sold out.

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CONTEMPORARY



Advantages for Homeowners or Investors , seeking to purchase a luxury property in Dubai.

There are 3 types of person who buy property in Dubai , and the apartments at Downtown Dubai Tower and the Villas and Mansions at District One are designed to meet the needs of:

1) Working People – Families

Secure luxury home, fully fitted out to include car parking

Great environment close to parks, marina and historic quarter.

Prime location, close to business district, residential neighbourhoods, schools

Close to metro transport, shops, restaurants and leisure amenities.

Multiple transport links to Airport and Motorways.

People who work in Dubai can earn a tax free salary. Subject to getting tax advice UK residents who wish to relocate back to UK from Dubai, may be able to bring their capital back to UK without being taxed.

Many people take out pension with a Qualifying Non UK Pension Scheme (QNUPS).

2) Active Retirement

Many people retire at 60, but they are healthy and active. If they stay in UK, then pay tax on their pension income. A lot of people choose to rent out their UK home, and move to Dubai, where they are not charged any income tax on their income or pension.

3) Investors

Some people choose to buy property in Dubai as an investment. The current values of the Dubai Property cycle, low interest rates, rising population numbers in Dubai , rising rents and improved outlook for world economic growth appear to indicate that property values in Dubai are destined to increase by average of 8% per annum. This has attracted investors seeking to benefit from the following advantages:

-- Buy now at prices and value levels that are below 2008 peak.

-- Buy Property as a hedge against inflation, currency depreciation, and falling commodity prices for Gold.

-- Low interest rates, make cost of borrowing cheap.

-- High rents can provide good rental income yeilds.

-- Make capital gain through Capital Appreciation on re-sale value of property

-- Some investors put down Deposit and Stage payment, and may sell before construction is completed.





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Please note that whilst great care has been taken in preparation of this document, it contains only very brief summary information, and therefore any person considering the purchase of a property in Dubai should consult an independent Valuer, Estate Agent, Lawyer, Tax Adviser or such other Adviser as they deem appropriate and get their own independent expert advice about all issues which are relevant to their specific personal circumstances and investment objectives.

Azad Luxury is interested to discuss with Investors potential opportunities to buy a Villa at District One and /or Apartments at Downtown Dubai Tower off the plans. The selection of a Villa or Apartment number or details about exact prices and exact interior specifications can be discussed with Azad Luxury, but all such discussions are subject to the signature of formal written contract by both the Developer and the Buyer and the electronic transfer of the full amount of the relevant contract deposit in to the account of the Developer or its nominated sales agents.

Azad Luxury has no authority, express or implied to bind Al Bandy Group, Always Properties , Meydan Group or Sobha Developments or any other company or individual as to agreement to reserve any individual apartment or villa number for any individual buyer, or to negotiate or agree any final price or any final interior fit out specification or number of car park spaces. All such details must be contained in a formal written purchase contract signed by both Developer and Buyer.

The contents of all verbal conversations in meetings, in phone calls or in written correspondence by Letter, Email or SMS Text message between Azad Luxury and any potential Buyer, are not intended to be legally binding, and only the specific details written in to the actual formal contract signed between the Buyer and Developer shall govern the rights , property price, fit out specifications and financial liabilities of each party to the contract.

Azad Luxury is a trade name of Glencore Trade House Limited, which has its head office in London with regional offices in Dubai, Istanbul and Hong Kong.

Azad Luxury is deal broker and business support service provider to high net worth individuals and corporate clients, seeking to buy or sell Commodities, Real Estate or precious metals and rare Gem Stones.

Azad Luxury has information about opportunities to invest in both commercial and residential real estate developments in Dubai, London and Turkey.

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