



## DUBAI SPORTS CITY

### Overview

#### Why Invest in Dubai?

- Good rental returns
- Increasing population
- Tax free
- Solid infrastructure
- Government strongly encourages foreign investment
- Safest city in the world
- Strategic location
- Politically stable

The Sports City projects; Bermuda Views, Eagle Heights, Profile Residence and Stadium Point will be situated in the heart of Dubai Sports City, overlooking the prestigious Ernie Els 18-hole championship golf course and the cricket stadium.

A state-of-the-art development, Dubai Sports City aims to become one of the world's largest sporting and cultural destinations.

- Guaranteed 3 year rental at 8% per annum
- Estimated 30% capital growth by handover
  - Finance available on completion
    - Tax-free society
- Located in the heart of Dubai Sports City
  - 100% freehold

- One of the world's strongest rental markets

\* Purchase prices are set in AED. Currency conversion from XE.com (24.04.08)  
630,900 AED = 89,975 GBP or 109,189 EUR or 171,785 USD

### Development Timetable

**Construction Start:** varied  
**Construction End:** varied

### Investment Return Projections

**Potential Capital Appreciation** **20.00%**  
Year 1 *(Conservative estimate from the developer)*  
**Potential Rental Income** **8.00%**  
Per Annum *(Based on rental guarantee figures)*

### Unit Breakdown

Unit Type	Bedrooms	Size M <sup>2</sup> (from)	Size M <sup>2</sup> (to)	Price (from)	Price (to)
Apartments	1	82	91	1,059,600.00 AED 310,057 AUD	1,372,000.00 AED 310,057 AUD
Apartments	2	113	134	1,459,200.00 AED 426,987 AUD	2,030,000.00 AED 426,987 AUD
Studios	-	36	36	630,900.00 AED 184,612 AUD	672,960.00 AED 184,612 AUD

## The Development

These luxury residences located within a world-class sporting and lifestyle development will feature:

- Swimming pools
- Fitness facilities and Jacuzzi
- Underground parking
- 24hr concierge service
- Commercial facilities will be located within Stadium Point and Eagle Heights buildings

### ***Bermuda Views***

- 238 units within a 15 floor residential building
- Uninterrupted views over the Ernie Els 18-hole championship golf course, cricket stadium and seven star hotel
  - Roof top swimming pool

### ***Eagle Heights (1 unit left)***

- 290 units within a 14 floor residential building
- Overlooking the Ernie Els golf course and located close to the central canal
  - Adults and children's swimming pools
  - Commercial areas located on the ground floor

### ***Profile Residence***

- 132 units within a 12 floor residential building
- Views over the Sports City development and the Ernie Els golf course
  - Roof top swimming pool

### ***Stadium Point***

- 211 units within a 24 floor residential and commercial building
- The ground floor up to the 7th floor will be commercial
  - Unbeatable views directly into the cricket stadium
    - Roof top swimming pool

### **The Investment**

- Guaranteed rental return
- High potential for capital appreciation
- Complies with "Law 8" regulations
- Luxury residential complexes

### **The Exit Strategies**

#### *Short and long-term rental:*

- 3 year guaranteed rental at 8% per annum
- Rental management through the developers
- Potential rental clientele from holidaymakers, sporting event participants and spectators

#### *Re-sale:*

- Re-sale assistance from the developers

### **Sports City**

- 3 billion sq ft development dedicated to sport
  - Located within the Dubailand project
- 18-hole championship golf course designed by Ernie Els
  - Manchester United Soccer School
  - 10,000 seat multi-purpose indoor arena
    - 30,000 capacity cricket stadium
- 60,000 capacity multi-purpose outdoor complex
  - 10,000 capacity hockey stadium
    - Olympic-size swimming pool
      - Retail area
  - Various sporting academies

### **The Units**

All of the units in each of the projects feature spacious apartments constructed in a contemporary design.

- Bermuda Views will consist of 1 and 2 bedroom apartments, form 78m2 to 126m2

Construction start date: 1st quarter 2008  
Construction completion date: 2nd quarter 2009

- Eagle Heights will consist of studio and 1 bedroom apartments, from 36m2 to 65m2

Construction start date: 2nd quarter 2008

Construction completion date: 3rd quarter 2009

- Profile Residence will consist of 1 and 2 bedroom apartments, from 82m2 to 132m2

Construction start date: 1st quarter 2008

Construction completion date: 2nd quarter 2009

- Stadium Point will consist of 1 and 2 bedroom apartments from 91m2 to 135m2

Construction start date: 1st quarter 2008

Construction completion date: 4th quarter 2009

### **The Facilities**

- Swimming pools
- Jacuzzis and fitness facilities
- Underground parking included in the purchase price
- Mono-rail link to the front door of Dubai Sports City to all areas of Dubai, including the airport

### **The Build Specifications**

- Fitted kitchens
- Worktops in granite
- Ceramic floor tiles
- Fitted wardrobes in all bedrooms
- Composite stone vanity tops
- Internal wood doors
- High speed internet connection
  - Cable TV
- Underground parking
- Central A/C system
- Elegant exterior finish

### **The Security**

- Development complies with Dubai's new "Law 8"
- Clients' funds are securely held in a government regulated escrow account during the construction process
  - Planning permission and licenses are all in place

### **The Developer**

Agents for Nakheel, the UAE's government developers

- 9 offices worldwide
- The company complies with all regulations, including "Law 8"
  - Developers of landmark projects within Dubai
- Provide assistance throughout the purchasing, leasing and re-sale processes

## **Location**

The Sports City projects will be situated in prime locations within Dubai's Sports City, a project that is set to become the world's largest sporting and cultural destination.

- Sports City will be a 3 billion square feet project, only 8km from the coastline and 20 minutes from Dubai's international airport.
- This project will feature an impressive urban lake landscape, offering stunning views from the Eagle Heights residence.
- The development will be positioned close to the stadiums, overlooking the golf course and with views of the parks and lakes.

The project will also house:

- Four stadiums
- An 18-hole golf course
- World-class sporting academies
- An incredible 1 million square foot shopping mall.

### **Local climate**

The climate in Dubai is mostly hot and humid, with average humidity levels reaching 60%. The temperature often reaches over 40°C, with generally light rainfall of approximately 100mm per month during January, February and March.

### **Why Invest in this Location?**

#### **The Region**

- Tax-free society enabling purchasers to gain more from their investments
  - Tourism is expected to triple by 2010
  - Easy accessibility to Europe, Asia and the Middle East
    - Huge capital growth potential
  - Hotel occupancy in Dubai is one of the highest in the world.
    - Year-round sunshine
  - Dubai pushes the boundaries of the imagination with its design and construction concepts
- Recent interest in Dubai has been very strong and has attracted the attention of numerous local and international investors
  - An overwhelming visual experience
- This exclusive Sports City location will play a key role in raising awareness of Dubai as a sporting destination on a global level.

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