



FLIPPING IN DUBAI



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EARN 20% ANNUAL PASSIVE INCOME WITH COMPLETE INVESTMENT PROTECTION

How Does Flipping Work and How Can You Profit From It?

Classic Flipping

Flipping is the process of renovating a secondary market real estate property for the purpose of reselling it at a profit.

How to Profit from Flipping:

1. Identify a secondary market property in a prestigious area of Dubai.
2. Purchase the property at the most favorable price.
3. Perform a complete renovation of the property.
4. Find a buyer.
5. Sell the property at the highest possible price.





ADVANTAGES OF FLIPPING IN DUBAI



**Marine
Cartel**

- A consistently growing market.
- High demand for real estate.
- A steady and reliable flow of clients.
- An elite, high-income buyer segment.
- Price growth (since November 2022, property values have increased by an average of 20%).



DUBAI REAL ESTATE MARKET FIGURES

In January 2023, there were 9.8 thousand real estate transactions, representing a 70.3% increase compared to the same period last year.

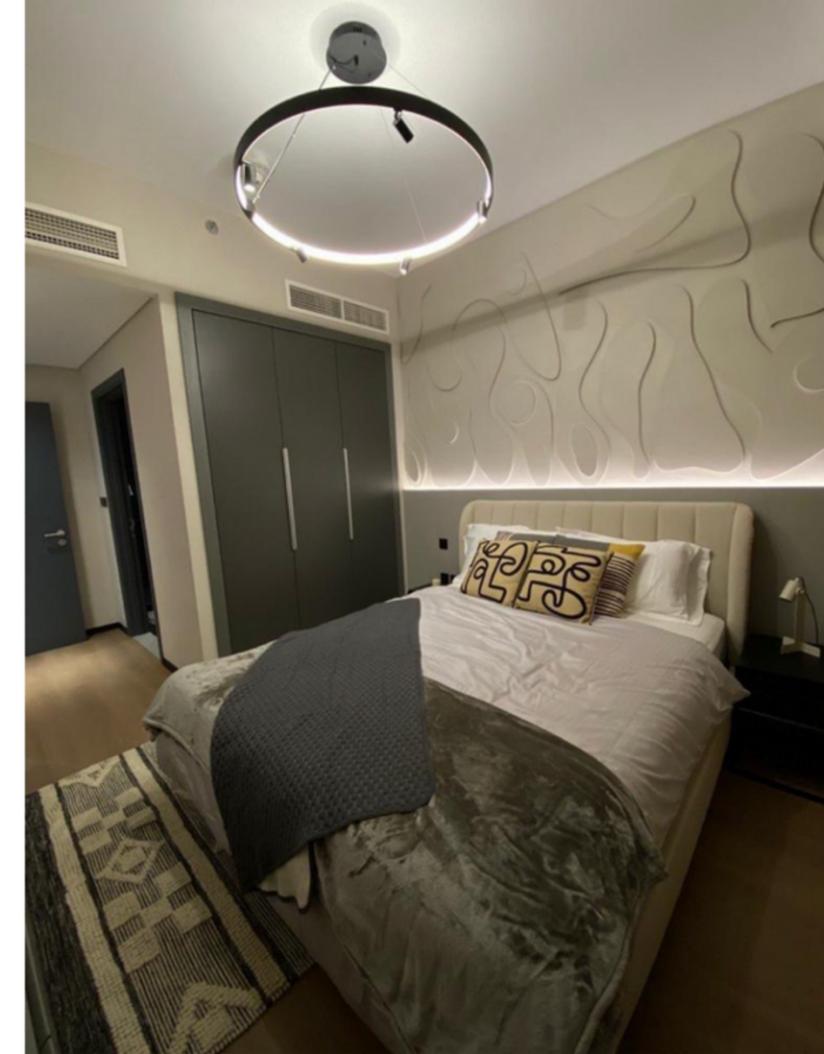
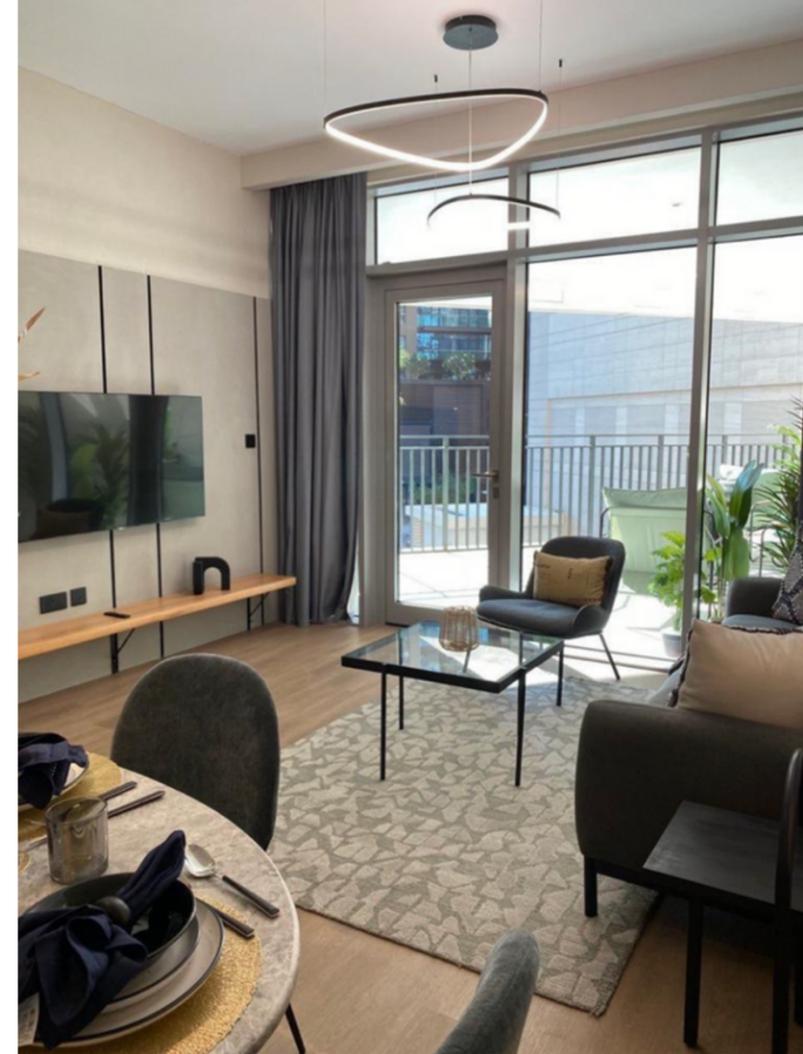
Property Type	Market Share (%)	Price Growth Over the Past Year (%)
Apartments	55%	+12,5%
Villas	25%	+34,9%
Land	18%	+13,2%
Commercial Real Estate	2%	+8,2%





EXAMPLE OF WORK: BOULEVARD CRESCENT, DUBAI DOWNTOWN

A luxurious property located in the heart of the city, fully occupied. The apartment is situated on the podium level and features a spacious terrace.



DETAILS AND WORKS

- Area: 950 sq. ft. (88 sq. meters)
- Renovation Cost: 140,000 AED (~\$38,000)
- Duration: 35 days
- Redesign of the ceiling and lighting upgrades.
- Door paneling.
- Addition of a walk-in closet.
- Wall treatment: leveling, painting, and installation of decorative panels.
- Installation of decor, furniture, and appliances as per the design project.
- Terrace landscaping.
- Replacement of plumbing fixtures and complete renovation of bathrooms.
- Full kitchen replacement, including appliances and marble finishes.
- Complete flooring replacement with laminate.



FINANCES

Category	Amount (AED)	Amount (USD)
Purchase Price	1,720,000	468,300
Renovation Costs	247,400	67,360
Sale Price	2,250,000	612,580
Net Income	282,600	76,920

Earnings and Risk Management

- **Earnings:** Profit ranges from 12% to 18% on each project.
- **Risk Management:** Our company assumes all risks associated with market downturns and price fluctuations, ensuring a secure investment process for our clients.



ADVANTAGES OF FLIPPING WITH US

- **Fast Transactions:** Thanks to partnerships with top-tier realtors and renovation teams, transactions are completed swiftly.
- **Prime Locations:** We focus on properties in high-demand, prestigious areas such as Marina, Downtown, and Palma, ensuring maximum resale potential.
- **Quick Renovation Process:** The average renovation time for a single project is approximately 2 months, ensuring rapid turnaround.
- **Cost-Effective Renovations:** Collaborating with professional renovation teams helps reduce costs, increasing profitability for each deal.
- **Top Realtors in the Region:** We partner with successful agents to find, buy, and sell the most attractive properties.
- **Expertise:** We conduct all necessary inspections and handle the preparation of required documentation.
- **Personalized Approach to Investors:** We accept investments in any form, with all returns processed through secure bank payments.
- **Minimized Risks:** We guarantee dividend payouts with a check issued one year in advance.
- **Passive Income:** Investors provide the required funding for the project and are treated as passive investors.
- **Contract Extension:** Clients have the option to reinvest their funds upon project completion if desired.

