

Why Choose Dubaiesque for Commercial Real Estate?

At Dubaiesque, we provide expert consultancy on commercial leasing, buying, and selling with tailored investment strategies for maximizing ROI.

Our Services Include:

- Market Analysis & Valuation to ensure optimal pricing.
- Exclusive Commercial Listings targeting premium investors and businesses.
- Seamless Transaction Management for stress-free deals.
- Tailored Investment Strategies for businesses and commercial landlords.

Get in Touch:

☎ +44 (0) 7429524205

✉ info@DubaiEsque.com

🌐 www.DubaiEsque.com

📍 Dr. Deepak Songra, BDS (GDC: 68552)

Maximize Your Commercial Property Investments with Dubaiesque!



DUBAIESQUE Commercial Property Guide in Dubai

Introduction

Dubai's commercial real estate sector is booming, offering high returns for investors and excellent business opportunities for entrepreneurs. Whether you are looking to buy, lease, or invest in commercial properties, it is essential to understand market trends, legal obligations, and financial implications. This guide provides a comprehensive overview of commercial real estate in Dubai, helping businesses and investors make informed decisions.



Why Invest in Commercial Real Estate in Dubai?

Key Benefits:

Strategic Global Hub: Dubai connects businesses with international markets through its world-class infrastructure and strategic location.

Tax Advantages: No capital gains tax or corporate tax (except in certain sectors); VAT is applicable only in specific cases.

High Rental Yields: Strong demand for offices, retail spaces, warehouses, and hospitality ensures steady rental income.

Diverse Investment Options: Dubai offers freehold and leasehold commercial properties, catering to both UAE nationals and foreign investors.

Business-Friendly Regulations: Various free zones allow 100% foreign ownership with additional incentives for companies.

Dubai's Economic Growth: Dubai's economy grew 3.2% in H1 2023, surpassing global averages, and is projected to grow by 3.7% in 2024 and 3.8% in 2025.

Dubai Economic Agenda (D33): Aims to double the economy by 2033 with 100 transformative projects valued at AED 32 trillion, further boosting commercial property demand.

Types of Commercial Properties in Dubai

Office Spaces: Available in freehold and leasehold options, from co-working spaces to corporate headquarters.

Retail Units: Includes shops in malls, high-street retail, and standalone commercial buildings.

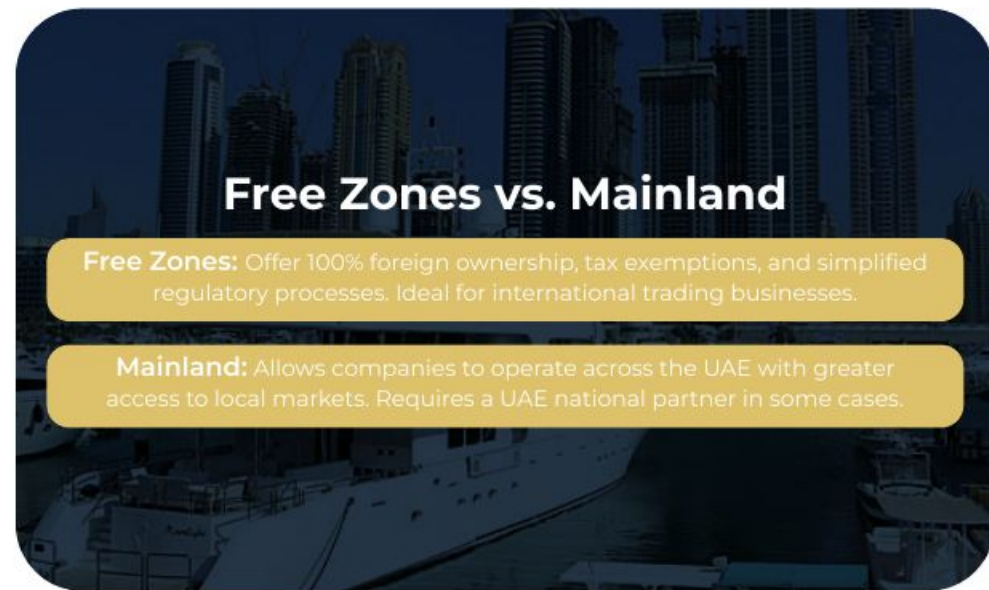
Warehouses & Industrial Units: Ideal for logistics, manufacturing, and storage businesses in areas like Jebel Ali and Dubai South.

Hospitality Properties: Includes serviced apartments, apart-hotels, and hotel rooms, which are considered commercial real estate.

Mixed-Use Developments: Integrated residential, commercial, and recreational spaces offering high rental demand.

Healthcare Facilities: Clinics, hospitals, and medical centers in growing healthcare hubs like Dubai Healthcare City.

Labour Camps & Staff Accommodation: Common in industrial zones, providing affordable housing for employees.



Free Zones vs. Mainland

Free Zones: Offer 100% foreign ownership, tax exemptions, and simplified regulatory processes. Ideal for international trading businesses.

Mainland: Allows companies to operate across the UAE with greater access to local markets. Requires a UAE national partner in some cases.

Key Free Zones for Commercial Investment:

Dubai International Financial Centre (DIFC): Financial services hub with independent legal framework.

DMCC (Dubai Multi Commodities Centre): Global hub for trade and commodities businesses.

JAFZA (Jebel Ali Free Zone): Ideal for logistics, warehousing, and manufacturing.

Dubai South: Near Al Maktoum Airport, attracting aviation and logistics companies.

Buying Commercial Property in Dubai

Step 1: Define Your Investment Goals

- Are you purchasing for self-use or as an investment?
- Are you targeting offices, retail units, warehouses, or hospitality properties?
- What is the expected rental yield and appreciation potential?
- Are you interested in freehold or leasehold property?



Step 2: Choosing the Right Location

Business Bay & Downtown Dubai: High-end office spaces with corporate clientele.

DIFC (Dubai International Financial Centre): Offers an independent regulatory framework for financial institutions and law firms.

Dubai Marina & JBR: Ideal for retail, dining, and hospitality investments.

Dubai South & Jebel Ali: Excellent for industrial, logistics, and e-commerce businesses.

Dubai Healthcare City: Best for healthcare and medical investments.

Step 3: Understanding VAT & Legal Costs

- Commercial properties are subject to 5% VAT, including offices, retail spaces, warehouses, and furnished homes/apart-hotels purchased from developers.

Dubai Land Department (DLD) Transfer Fee: 4% of the property price.

Trustee Office Fees: AED 5,250 for property registration.

Agent Commission: 2% + VAT.

Mortgage Processing Fee (if applicable): 0.25% of the loan

Step 4: Purchase Process

- Sign a Sales & Purchase Agreement (SPA) with the seller/developer.
- Secure an NOC from the developer to confirm no outstanding charges.
- Register the property with DLD and make the final payment.
- Obtain the Title Deed, transferring ownership officially to the buyer.

Leasing Commercial Property in Dubai

Lease Terms: 3 to 5 years, usually paid in post-dated cheques.

Ejari Registration: Required for all commercial leases.

Trade License: Tenants must obtain a DED license or free zone registration.

Selling Commercial Property in Dubai

Market Valuation: Conduct research based on rental yield and investor demand.

Marketing Strategy: Use high-quality visuals, commercial real estate portals, and investor networks.

Legal Process: Sign an MOU, obtain an NOC, and register the transaction with DLD.

What to Expect in 2025 and Beyond

Office Market Boom: High demand for office spaces is driving prices up due to limited supply.

New Mixed-Use Developments: More buildings integrating retail, office, and residential units.

Expansion of Free Zones: More companies relocating south for cost-efficiency and logistics advantages.

Dubai's Population Growth: Expected to reach 7.8 million by 2040, increasing demand for commercial spaces.



Costs & Fees Associated with Commercial Property Transactions

DLD Transfer Fee: 4% of the property value.

Agent Commission: 2% + VAT.

NOC Fee: AED 500 - AED 5,000 (if required).

Ejari Registration Fee: AED 220.

Service Charges: Varies based on property type and location.