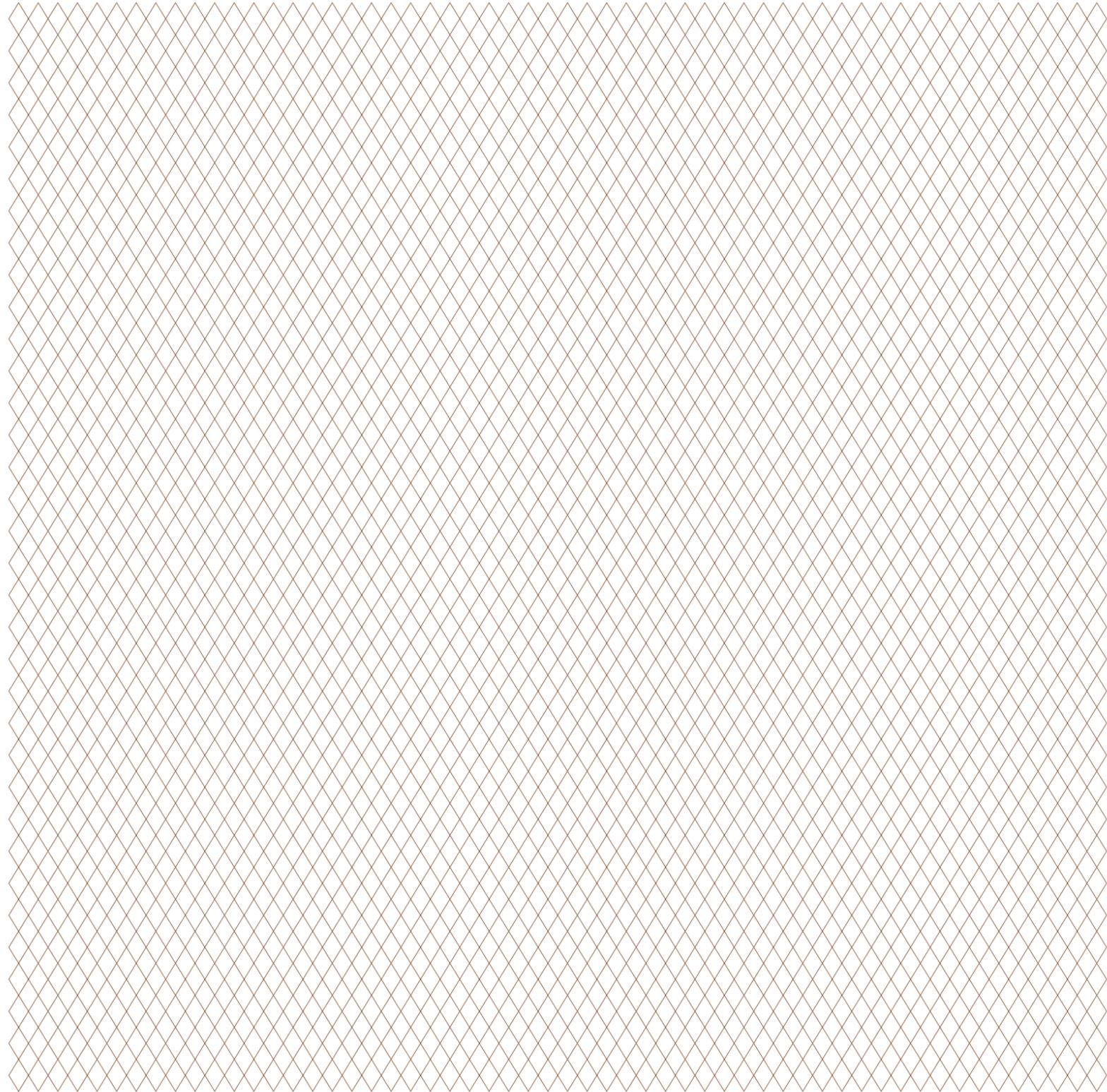




**MARQUISE  
SQUARE**



Select Property introduces  
one of the most exciting  
investment opportunities in  
Dubai right now.

THIS IS  
MARQUISE  
SQUARE



Prime real estate in a location proven to deliver strong capital growth and high rental premiums.

Spectacular views of the world's tallest tower. Just seconds from the Dubai Water Canal, anticipated to become the next Dubai Marina.

A striking 29-floor structure created by a highly regarded local Emirati family developer. Inside, a luxurious range of studio, one-bedroom, two-bedroom and three-bedroom apartments, finished to some of the finest standards in the city.

From just AED 870,000 with only a 15% deposit, this opportunity will also offer a solution to the huge undersupply of studio apartments at the very heart of Dubai.



WHERE  
ALL FOUR  
CORNER<sup>s</sup>  
OF THE  
WORLD  
MEET



The centre of the modern world, Dubai is the 21st century global city where East meets West and tourism meets commerce.

One-third of the Earth's population is just a four-hour flight away from the emirate and the airport welcomes more people than any other in the world.

Easily accessible from Asia and Europe, growing trade and tourism has helped Dubai become the fifth-highest performing metropolitan economy in the world.



#### TOURISM EXPANSION ONLY THE START

Current (2014):

**13.2 million**

Annual tourists

Projected (2020):

**20 million**

Annual tourists

# EVER GROWING DEMAND

Should the current rate of population growth continue in Dubai, almost 4 million people will be searching for accommodation in the city by 2023.



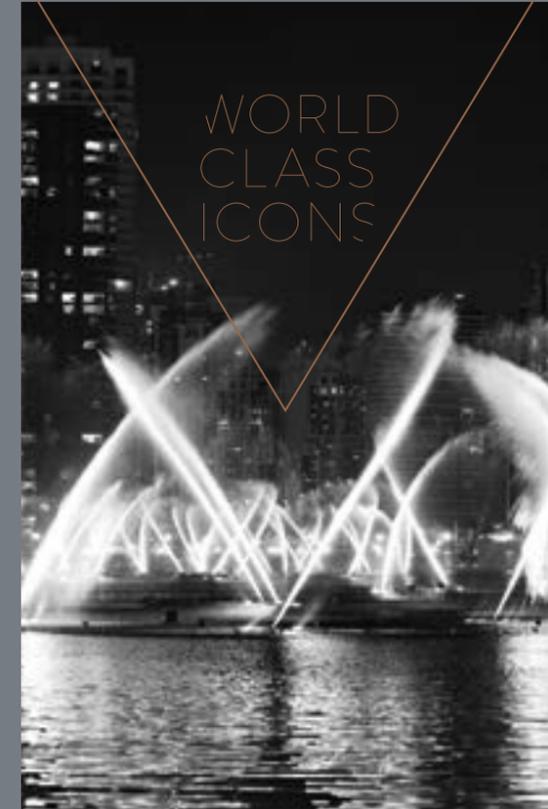
With the AED 31 billion EXPO 2020 on the horizon, visitor and employment numbers are set to increase exponentially.

Key to the rise has been Dubai's thriving international business community.

Sustained job growth has driven expat numbers, with 88.7% of Dubai's population now made up of overseas workers.

And with its tax-free status, climate and lifestyle benefits, the draw of Dubai will continue to impact on the city's population numbers for many years to come.

## WORLD CLASS ICONS



The world's tallest building, largest shopping mall, largest man-made island, biggest theme-park and even the world's only 7-star hotel can all be found in Dubai.

The destination is now iconic, but more attractions remain in the pipeline.

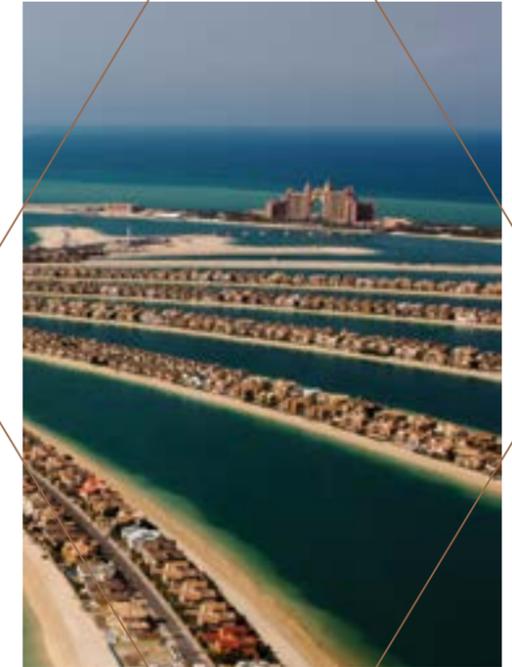
The emirate has plans for more islands, an even larger mall, a three kilometre water canal, a new harbour, three more theme parks and a new city set to home up to one million people.



### The real estate capital of the world

Dubai is an internationally important business and tourism hub with one of the world's best performing real estate markets. Properties in Dubai now perform in line with mature markets like London and New York, offering global investors high returns, stability and security.

Now underpinned by the key investment fundamentals of supply, demand and location, this established market place is no longer driven by speculation. This has been aided by government measures implemented to strategically and sustainably manage the emirate's real estate sector.



Areas such as Dubai Marina and the Palm Jumeirah, with their exclusive lifestyle appeal, and Downtown and the Burj Khalifa District, with their proximity to world-class icons and premier business hubs, currently command the highest rental premiums and represent the highest capital growth potential.



### World Expos and property price booms

In 2013, Dubai won the right to host the World Expo 2020 - the first place in the Middle East to welcome the global event. The six month expo will bring 25 million visitors to Dubai, creating 277,000 new jobs.

Independent Italian research company Scenari Immobiliari has found that hosting the Expo can significantly uplift the property markets of its host cities:

CITY	YEAR	TOTAL CAPITAL GROWTH
SEVILLE	1992	38%
LISBON	1998	78%
HANNOVER	2000	52%
MILAN	2015	GROWTH CURVE ONGOING

56% AVERAGE CAPITAL GROWTH INCREASE

With these previous host cities having property markets that are incredibly mature and significantly established, the opportunity for Dubai is undoubtedly even greater.

Dubai property experts are confident that the city's most popular districts will see immediate growth in the region of 35-50% as a direct result of Expo 2020.



# THE BURJ KHALIFA DISTRICT BE AT THE HEART OF IT



Marquise Square is in the most sought-after spot in Dubai. It will be at the heart of the city's future - and this makes it a compelling investment opportunity.

Marquise Square is located on Burj Khalifa Street within the world-famous Burj Khalifa District.

Its remarkable location is just minutes from the world's tallest building and key business and financial districts, including the Middle East's premier business hub the Dubai International Financial Centre (DIFC).



5 minutes from the Dubai Mall

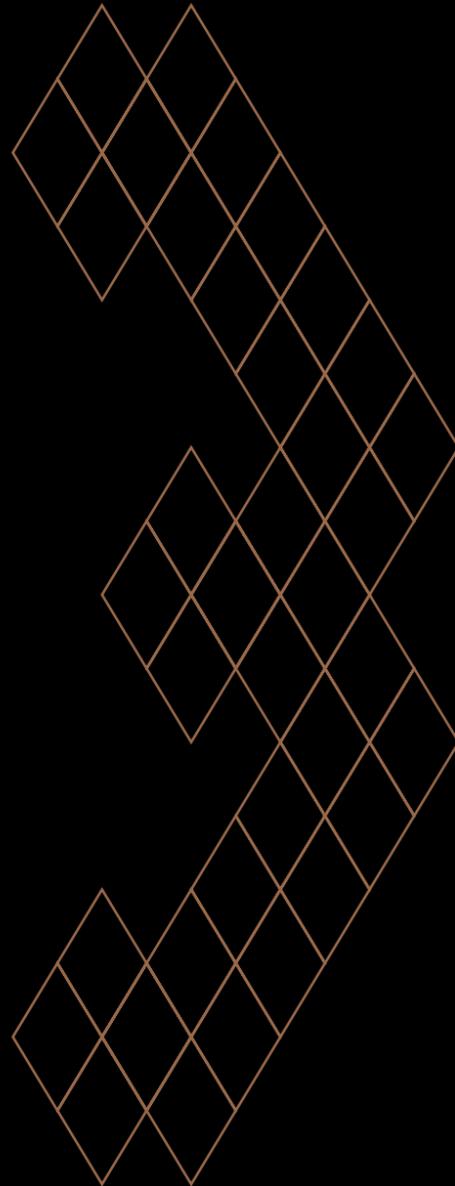
7 minutes from metro station

8 minutes from the Burj Khalifa

8 minutes from the DIFC



# 3 REASONS WHY THIS LOCATION IS KEY TO INVESTOR RETURNS



## One of Dubai's top investment spots

The Burj Khalifa District combines Dubai's highest capital growth and its strongest yields.

Minutes to the north is the thriving workforce of Downtown and DIFC, a 110-acre territory that's one of the most integral business centres in the entire GCC region. As a result, this area commands some of Dubai's highest rental premiums.

Marquise Square is also situated close to the waterfront living of Business Bay, an area that's seen a 60%-100% increase in land values in the past five years. This exciting district is expected to see far greater gains in the coming years thanks to the new Dubai Water Canal project.



## An address at the heart of Dubai's future

Marquise Square is situated on the Burj Khalifa side of the highly anticipated Dubai Water Canal, just seconds from the waterfront. Currently undergoing a AED 7.4 billion expansion, the Canal will soon connect the waterway of Dubai Creek with the Arabian Gulf.

The Canal will turn parts of Dubai into a Manhattan-style island and its channel will be lined with restaurants, retail outlets and entertainment facilities for residents and visitors to relish. Berthing facilities will soon spring up to offer a lively dwelling for the region's yachts and public water transport, helping to re-create the kind of successes enjoyed in Dubai Marina.



## Global icons on your doorstep

The Burj Khalifa is the tallest building in the world. A phenomenal 167 floors, the tower attracts close to two million local and international visitors every year.

Set behind the awe-inspiring Dubai Fountain and the 12 million sq ft Dubai Mall, the area is truly the heartbeat of the city.

Famous for the abundant cafes, bars and luxury retail outlets which line its walkways, the Burj Khalifa District is also home to some of the world's most sought-after hotels including The Address, The Palace Downtown and the exclusive Armani Hotel & Spa.

# AT A GLANCE



Marquise Square boasts an enviable location and apartments of superior quality. This is why it's the most exciting investment opportunity in Dubai right now.











Podium-level swimming pool



State-of-the-art gymnasium



Cinema room



Health club



Children's play area



Developed by SRG Properties

Master sales partner

Select Property

Burj Khalifa Street, Dubai,

United Arab Emirates



◆ NORTH ELEVATION

View of the Burj Khalifa and Downtown  
Dubai from Marquise Square



◆ SOUTH ELEVATION

View of the Dubai Water Canal  
from Marquise Square

# MARQUISE SQUARE

## THE NEXT EXCLUSIVE ADDRESS TO ENTER THE BURJ KHALIFA DISTRICT

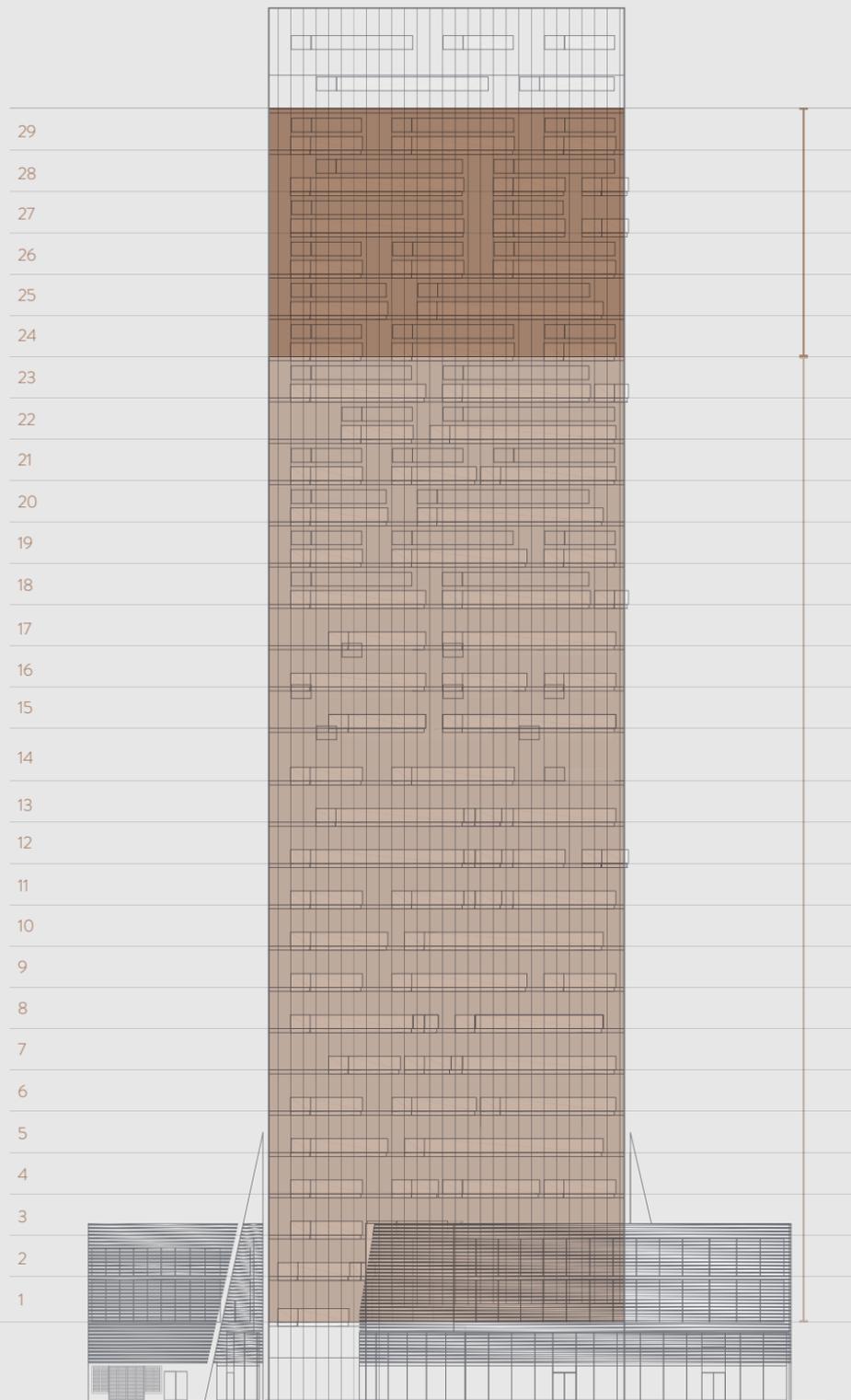


An outstanding location.  
Apartments of superior quality.

Select Property's first project in the Burj Khalifa District, Marquise Square is a striking development constructed by SRG Properties, the renowned Emirati developer responsible for Sheikh Zayed Road's Sheraton Grand Hotel - Burj Al Salam.

Spanning 29 floors, Marquise Square boasts an impressive range of immaculately finished studio, one-bedroom, two bedroom and three-bedroom apartments.

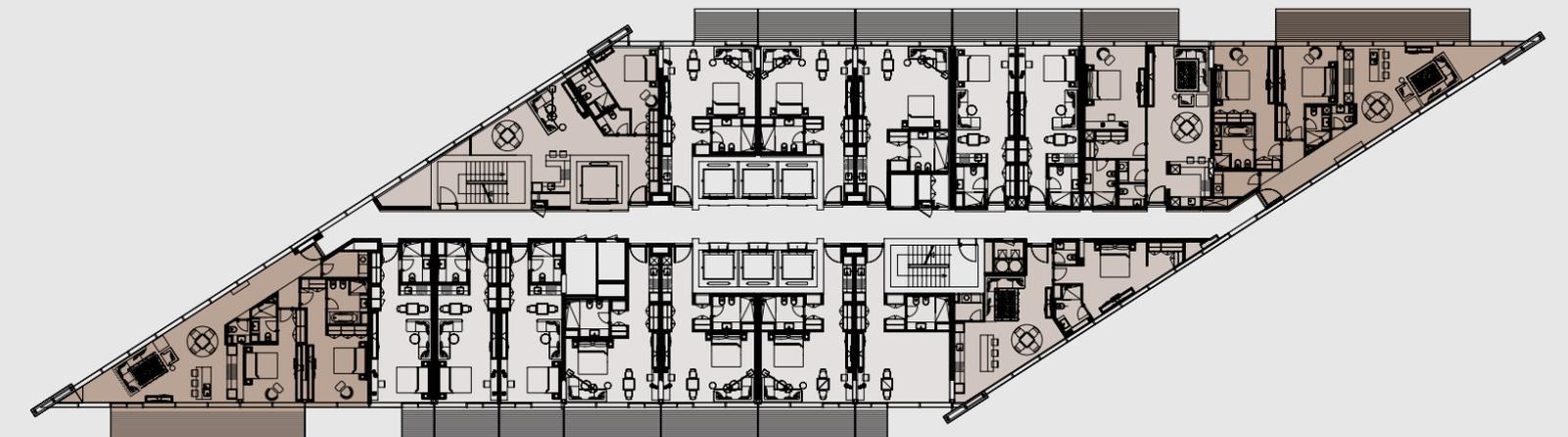
FRONT ELEVATION



FLOORS 24-29



FLOORS 4-23



Studio  
 1-Bedroom Apartment  
 2-Bedroom Apartment  
 3-Bedroom Apartment



# PAYMENT PLAN



RESERVATION FEE

15% ON CONTRACT

15% IN 6 MONTHS\*

15% IN 12 MONTHS\*

BALANCE DUE UPON COMPLETION

PRICES STARTING FROM AED 870,000

\*DATES LINKED TO CONSTRUCTION

## A safe and secure investment

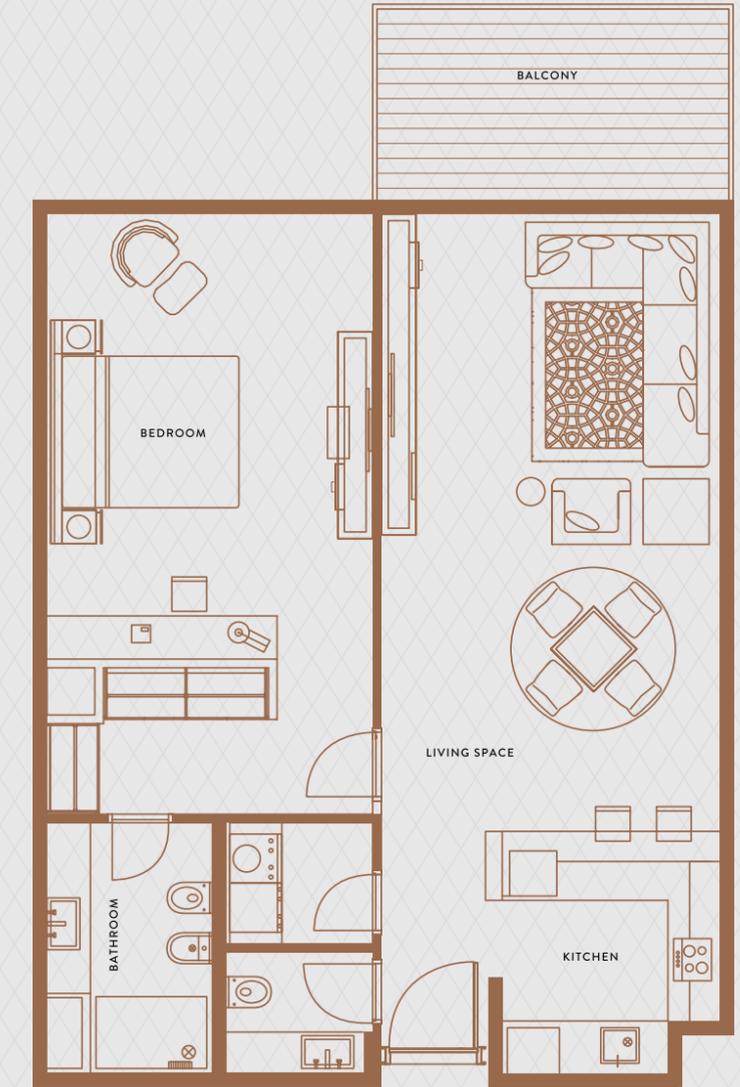
Regulated and underpinned by the laws of Dubai's Real Estate Regulatory Agency (RERA), Marquise Square offers a safe and secure investment opportunity.

Developer SRG Properties is headed by the hugely respected Abdul Salam Al Rafi family. Since 1959, SRG has developed some of the buildings that have become synonymous with Dubai's rise into the major global city that it is today.

As the master sales partner, Select Property has been at the heart of Dubai's real estate market since 2004 and has sold thousands of properties to more than 15,000 investors across the GCC region.



**Studio Apartment**  
474 – 689 sq ft  
From AED 870,000



**1-Bedroom Apartment**  
749 – 947 sq ft  
From AED 1,320,000





3  
**2-Bedroom Apartment**  
 1,132 -1,641 sq ft  
 From AED 2,350,000



4  
**3-Bedroom Apartment**  
 1,636 - 2,323 sq ft  
 From AED 3,250,000

# THE DEVELOPER



A Dubai family developer with a proven track record of delivering unmatched quality.

Marquise Square is being developed by SRG Properties LLC, one of Dubai's leading and most renowned family-owned property developers. An iconic name in the Middle East's property development landscape, SRG operates across all facets of real estate including project development, facilities management, leasing and sales.

Founded in 1958 by Abdul Salam Al Rafi as a sole trader, the company expanded into real estate development providing residential and commercial property - a move which saw it grow alongside Dubai's booming economy from as early as 1970.

Today, SRG Properties operates under the leadership of the family's second generation and remains rooted in its core values of honesty, integrity and long-term partnerships that have underpinned the significant and sustainable growth of its assets in both local and international markets.



A portfolio of immeasurable quality.

SRG Properties is one of the most successful developers in the UAE with a current portfolio of 22 properties, ranging from high-performance warehouses and retail spaces to villas, residential buildings, mixed-use commercial towers, hotels and hotel apartments.

Projects include:

- ◇ Sheraton Grand Hotel, Burj Al Salam Towers – World Trade Centre Roundabout
- ◇ Chelsea Tower Hotel & Apartments – Sheikh Zayed Road
- ◇ Marina Heights – Dubai Marina
- ◇ Al Salam TECOM tower – Dubai Media City

The most recent development from SRG is the 56-floor Burj Al Salam development on Sheikh Zayed Road's World Trade Centre Roundabout. With a built-up area of over 3 million sq ft, it's Dubai's largest mixed-use development.

Offering residential and commercial units, the Burj Al Salam is also home to the five-star Sheraton Grand Hotel, boasting a collection of guest-rooms, apartments and commercial space finished to the highest standards.

SRG Properties is now set to replicate this superior quality with Marquise Square.





Built by one of the Middle East's leading contractors



The vision of Marquise Square will be brought to life by Dubai Contracting Company, known locally as DCC Group, one of the leading names in construction in Dubai over the last 50 years.

Also a family-run business, DCC spans three generations and has over five decades of expertise.

Established in 1962, the company is responsible for the construction of some of the most impressive buildings along the Arabian Gulf, including:

- ◆ **Sheraton Grand Hotel and Burj Al Salam Towers**  
World Trade Centre Roundabout
- ◆ **The Fairmont Hotel**  
The Palm Jumeirah
- ◆ **Four Seasons Resort**  
Jumeirah Beach Road
- ◆ **Chelsea Tower Hotel & Apartments**  
Sheikh Zayed Road

THE  
CONTRACTOR

# THE INVESTMENT



The highest yields in the centre of Dubai from just AED 870,000.

Marquise Square is strategically located to deliver the very best rental yields and the strongest opportunity for high capital appreciation.

On Marquise Square's doorstep is Downtown Dubai. Properties here currently command some of the highest rents in the city, however with property purchase prices averaging between AED 2,300 and 2,900 per sq ft, owning a property in this area is unrealistic for many of today's investor community.

In neighbouring Business Bay, the story couldn't be more different. Property values in this area increased by as much as 70% between 2012 and 2014, with the average price per sq ft still coming in at just AED 1,700. However despite its high capital growth, Business Bay has not yet experienced the rental demand levels of Downtown Dubai.



WITH ITS UNIQUE BURJ KHALIFA DISTRICT LOCATION, MARQUISE SQUARE WILL BOAST THE RENTAL PREMIUMS OF DOWNTOWN WITH ITS ICONIC BURJ KHALIFA STREET ADDRESS, WHILE MIRRORING THE AFFORDABILITY AND GROWTH POTENTIAL OF BUSINESS BAY, MAKING IT ONE OF THE MOST EXCITING INVESTMENT OPPORTUNITIES IN DUBAI RIGHT NOW.

UNIT TYPE	TYPICAL CURRENT RENTALS (AED)
STUDIO	80,000 - 95,000
ONE BEDROOM	115,000 - 130,000
TWO BEDROOM	165,000 - 180,000
THREE BEDROOM	240,000 - 260,000



UNIT TYPE	STARTING PRICE (AED)	GROSS YIELD IN 2015	GROSS YIELD BY 2017*
STUDIO	870,000	9.2%	11.0%
ONE BEDROOM	1,320,000	9.5%	11.4%
TWO BEDROOM	2,350,000	7.0%	8.4%
THREE BEDROOM	3,250,000	7.6%	9.1%

\*PROJECTED YIELD

## DUBAI

### Key investment facts

- ◇ 60% of Dubai investors expect growth over the next 12 months – YouGov survey
- ◇ AED 53 billion was invested in Dubai property in the first half of 2015 by investors from over 140 countries
- ◇ Expo 2020 is expected to drive Dubai property values by 50%
- ◇ Dubai population set to increase 7% year on year until 2020



# THE ANSWER TO THE BURJ KHALIFA DISTRICT'S STUDIO SHORTFALL



As the social and business hub of Dubai, the Burj Khalifa District offers residents the ultimate cosmopolitan lifestyle.

The thriving commercial populations of Downtown Dubai, DIFC, Business Bay and Dubai World Trade Centre all lie within minutes of Marquise Square, creating an elevated demand for high-quality city residences.

There is a surprising undersupply of studio apartments in the area, largely due to the strains these units place on developers to provide sufficient car parking spaces.

As such, this type of residence is experiencing an all-time high demand from young professionals.

Marquise Square will not only fulfil this demand, it will also offer residents the most spacious studio apartments in the area along with a dedicated parking space for each and every apartment, laying the foundations for Marquise Square studios to become some of the most sought-after real estate in Dubai.

RENTAL LISTINGS IN DOWNTOWN DUBAI	
STUDIOS	350
ONE-BEDROOMS	2,700

FIGURES REFLECT RENTALS LISTINGS ON LEADING DUBAI PROPERTY PORTAL

