

# BUSINESS CLASS



# PROPERTY CATALOGUE

TOP 9



From 1 549 000 AED

From 399 911 EUR

From 424 065 USD

# ABOUT MAYAK REAL ESTATE

We are Dubai real estate experts with a portfolio of over 150 projects to fulfill any request.

Why should you work with us?

- We have over 10 years of experience in international real estate.
- Our investment strategies yield double the profit.
- We collaborate with prestigious and sought-after projects that are not publicly available on the market.

- We offer clear and transparent project analytics.
- We employ a comprehensive approach, ranging from assisting with fund transfers and bank account opening to obtaining loans and insurance.

In summary, we assist clients in accumulating wealth through real estate investments in the UAE



# HOW WE CAN HELP YOU?

1

## CONSULTATION

Expert advise on legal process of purchase, sale and rent of residential and commercial property for private and corporate individuals.

2

## PROPERTY PORTFOLIO AND VIEWING

Tailor-made individual portfolio based on client`s needs and requirements; and private viewing on site or online.

3

## FULL SUPPORT ON TRANSACTION

Organization of all financial aspects of the deal : bank account opening, transfer of funds, currency exchange, registration of mortgage registration, if required.

4

## POST-SALES SERVICE

Assistance in receiving keys from the developer, connecting utilities, obtaining a resident visa, as well as in finding a tenant.

5

## PROPERTY MANAGEMENT

Full property management for long and short term rental business, including custom made interior design upgrade.

# WHY UAE?

No tax: 0% on purchase,  
0% on resale,  
0% on rental income

Stable currency: fixed dollar  
rate for more than 23 years  
1 USD – 3, 65 AED

High rental returns  
7-12% NET ROI

Stable economy:  
business, tourism and  
financial center

High capital appreciation:  
up to +15% value yearly

Payments plans: invest free  
payment plans up to 6 years





## STARTING PRICE

for studio

1 200 000 AED

301 576 EUR

328 768 USD

# 1. OCEANZ

Handover: Q1 2027

Dubai maritime city

**HIGH-RISE TWIN TOWER IN NEW DEVELOPING AREA - MINA RASHID  
OFFERING POST HANDOVER PAYMENT PLAN AND REASONABLE PRICE**

Oceanz by Danube benefits from a convenient location near the main arterial road of Dubai, Sheikh Zayed Road. With easy access to this road, residents can quickly reach Downtown Dubai, Business Bay, and Dubai International Airport, all within a 20-minute drive.

Of the 53 floors in the complex, 44 are designated for residential use. These units are offered fully furnished with exclusive interior design.



## PAYMENT PLAN:

Down Payment 20%

During Construction 50%

On Key Handover 30%

## What is included in the price:

- Pool
- Sports Hall
- Children playground
- Barbecue area
- 24/7 security
- Covered parking
- Cafes and restaurants



## SIZES:

From 431 sq. ft.

## INVESTOR PROFIT:

Amazing price for beachfront location and easy mortgage-like payment plan.

Find out the purchase terms  
and availability on WhatsApp





## STARTING PRICE

for 1 bedroom

1 051 000 AED

263 267 EUR

288 000 USD

## 2. Luma Park Views

Handover: Q2 2026

Jumeirah Village Circle (JVC)

**LOW RISE TOWER LOCATED IN FAMOUS SUBURB OF DUBAI, OFFERING ATTRACTIVE PRICE AND STABLE RENTAL INCOME**

Located in the prestigious neighbourhood of Jumeirah Village Circle (JVC), Luma Park Views enjoys a prime location that offers quick and easy access to the major landmarks of the city.

Luma Park Views is a magnificent highrise residential complex, comprising a ground floor, four podium levels, twenty floors, and a rooftop.



**PAYMENT PLAN:** Down Payment 20%

During Construction 40%

On Key Handover 40%

### What is included in the price:

- Gym
- Restaurants
- Swimming Pool
- Parking Area
- Shopping Mall
- Sports Facilities
- Children Play Area
- BBQ Area
- Schools
- Lush Green Parks



### SIZES:

From 760 sq. ft.

### INVESTOR PROFIT:

Great value for money, famous area and perfect match for rental business on a long term.

Find out the purchase terms  
and availability on WhatsApp







### 3. Mangrove Residences

Handover: Q4 2025

Expo City Dubai

**MID RISE TOWER, LOCATED IN POTENTIAL NEW AREA – DUBAI EXPO CITY, OFFERING POST HANDOVER PAYMENT PLAN AND HIGH RENTAL RETURNS**

Mangrove Residences is a luxury residential complex, located in the Expo City Dubai.

The residences in Mangrove Residences impress with their high windows and spacious balconies, allowing residents to enjoy breathtaking views of Al Wasl Plaza, Jubilee Park, and Women's Pavilion.

#### STARTING PRICE

for 1 bedroom

1 300 000 AED

325 587 EUR

356 000 USD



**PAYMENT PLAN:** Down Payment 10%

During Construction 40%

On Key Handover 50%

### What is included in the price:

- Children's play area
- Clubhouse, function rooms, reading rooms
- BBQ areas, an outdoor dining pavilion
- Gym
- Lounges for movies, co-working, art and music



### SIZES:

From 968 sq. ft.

### INVESTOR PROFIT:

Great value for money, famous area and perfect match for rental business on a long term.

Find out the purchase terms  
and availability on WhatsApp





## 4. Oxford Gardens

Handover: 2018

Jumeirah Village Circle

**MID RISE TOWER, LOCATED IN DEVELOPING SUBURB ARJAN, AND OFFERING AMAZING AMENITIES AND FACILITIES AND OPTIONS OF APARTMENTS WITH SWIMMING POOLS ON THE BALCONY**

Oxford Residence is a five-storey residential complex located in Jumeirah Village Circle, Dubai (District 13).

Properties have built-in wardrobes, quality appliances, and Italian-inspired kitchens. Apartments also have spacious living rooms, elegant bathrooms, balconies or terraces, and storage areas.

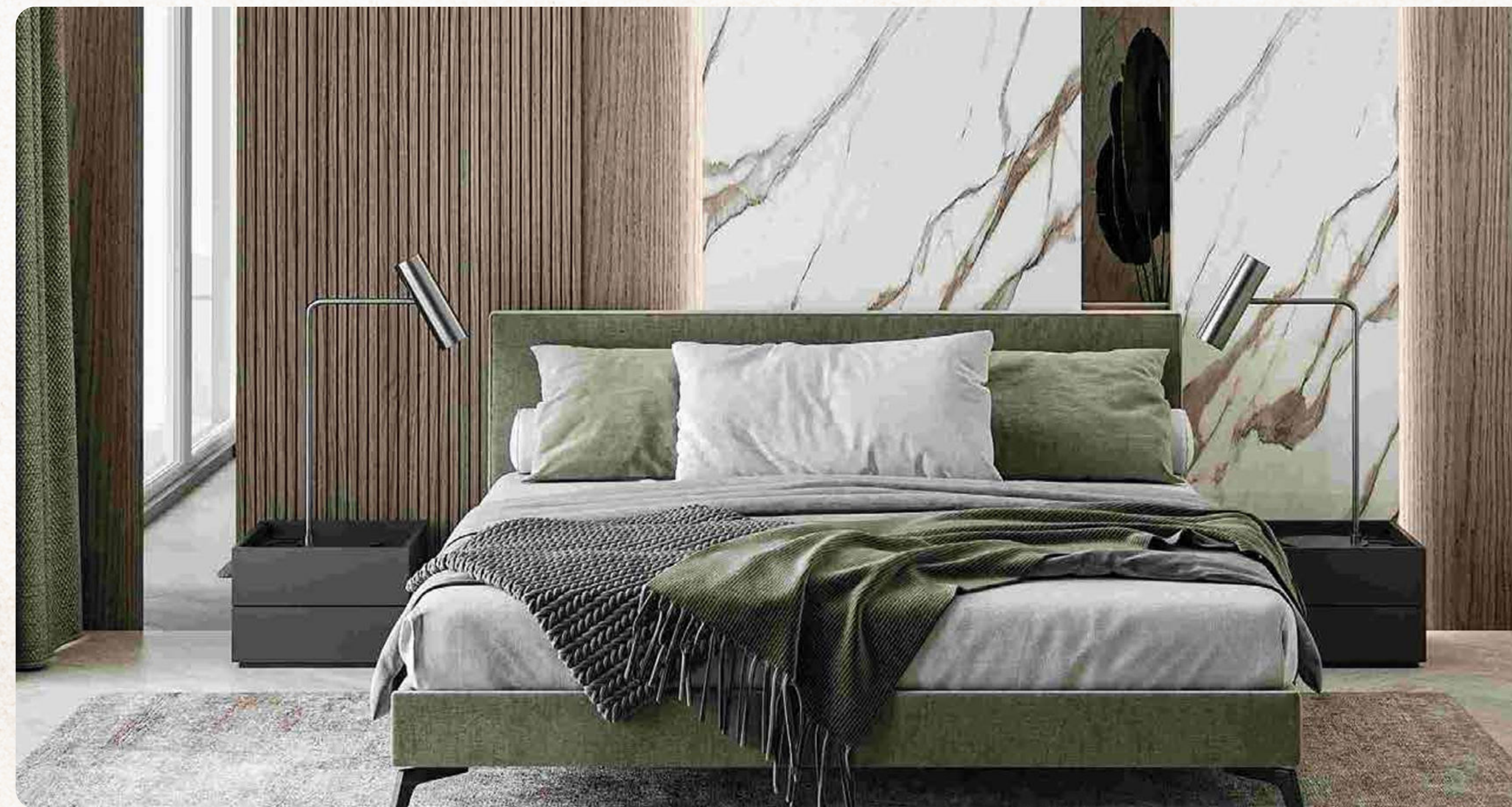
### STARTING PRICE

for studio

380 000 AED

97 230 EUR

103 458 USD



## PAYMENT PLAN:

During Construction 50%

On Key Handover 50%

## What is included in the price:

- Underground parking
- High-speed lifts
- 24-hour security services
- Central air conditioning
- Equipped fitness centre
- Children's playground
- Infinity pool
- Spacious lobby
- 24-hour maintenance services

## SIZES:

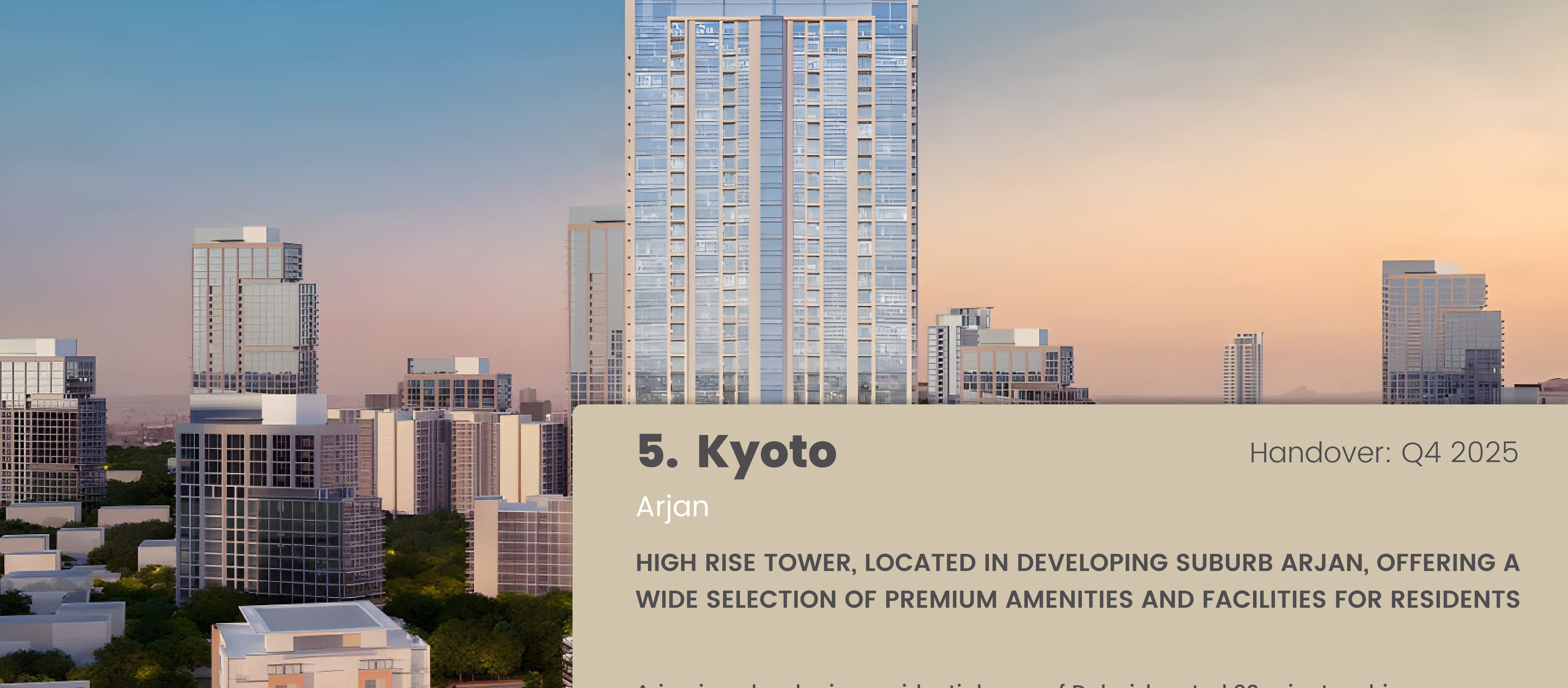
From 398 sq. ft.

## INVESTOR PROFIT:

Great opportunity for new to the market investor who prefers stable long term rental business.

Find out the purchase terms  
and availability on WhatsApp





## STARTING PRICE

for studio

500 000 AED

127 924 EUR

136 129 USD

# 5. Kyoto

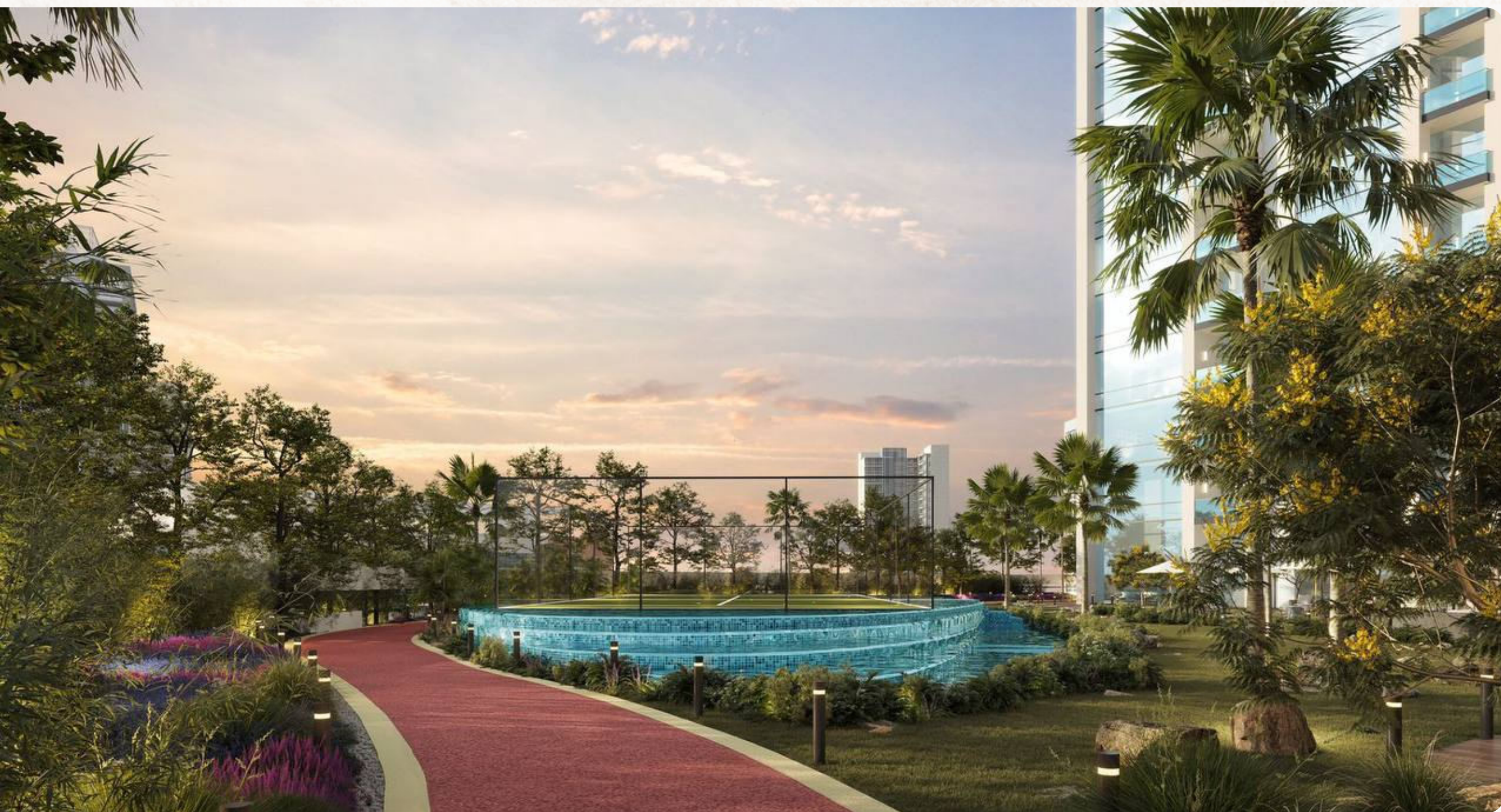
Handover: Q4 2025

Arjan

**HIGH RISE TOWER, LOCATED IN DEVELOPING SUBURB ARJAN, OFFERING A WIDE SELECTION OF PREMIUM AMENITIES AND FACILITIES FOR RESIDENTS**

Arjan is a developing residential area of Dubai, located 20 minutes drive from the sea coast and a similar distance from the city center.

This superb location provides residents with easy access to major attractions and key areas including Dubai Sports City, Dubai Miracle Garden and the bustling Mall of the Emirates.



**PAYMENT PLAN:** Down Payment 20%

During Construction 40%

On Handover 40%

### What is included in the price:

- Retail Outlets
- Gym
- Restaurants
- Swimming Pool
- Parking Area
- CCTV Cameras
- Shopping Mall
- Children Play Area & Schools
- BBQ Area



### SIZES:

From 395 sq. ft.

### INVESTOR PROFIT:

Fantastically affordable monthly payment plan and great prices to invest without any harm to the pocket.

Find out the purchase terms  
and availability on WhatsApp





## 6. SAMANA Manhattan

Handover: 2026

Jumeirah Village Circle

**HIGH RISE TOWER LOCATED IN FAMOUS SUBURBAN AREA, OFFERING A WIDE SELECTION OF AMENITIES AND FACILITIES AND 5YRS PAYMENT PLANS**

The community of Gardenia Bay will be located on Yas Island. Within just a few minutes you can drive to the Sheikh Khalifa Bin Zayed Street highway, which runs throughout the island and connects it with other areas of the emirate.

Featuring 1 to 2 bedrooms with the attached pool system, your seamless transition into the UAE lifestyle you've always imagined is ensured by the exquisite craftsmanship and thoughtful design.

### STARTING PRICE

for studio

760 000 AED

194 501 EUR

206 916 USD



**PAYMENT PLAN:** Down Payment 10%

During Construction 60%

On Key Handover 30%

### What is included in the price:

- Swimming Pools
- Greenery Parks
- School and College Institutions
- Shopping malls
- Restaurants
- Gym Clubs
- Entertainment cinemas
- Wallet Car Parking
- Beaches and Picnic Points
- Walk-in tracks

### SIZES:

From 411 sq. ft.

### INVESTOR PROFIT:

Incredible option in popular rental area on great price and monthly payment plan.

Find out the purchase terms and availability on WhatsApp







## 7. Gardenia Bay

Handover: Q2 2027

Yas Island, Abu-Dhabi

**MODERN DESIGN BUILDING LOCATED IN FUTURE TOURISTIC CENTER OF ABU DHABI WITH PRIVATE BEACH ACCESS ON SAADIYAT ISLAND**

Gardenia Bay is the new and prestigious residential community located on Yas Island by development company called Aldar Properties. The project offers a balanced living environment, where water and nature elements are interwoven throughout the neighbourhood.

Properties in Gardenia Bay are presented by a collection of elegant apartments with an abundance of light and an airy feel. Family living spaces and naturally-designed bathrooms in your residence can be delivered in light or dark colour schemes. Real estate configurations in the project include studios and 1-3 bedroom apartments.

**STARTING PRICE**

for studio

805 000 AED

205 919 EUR

219 168 USD



## PAYMENT PLAN:

During Construction 50%

On Key Handover 50%

## What is included in the price:

- Beach Club
- Private theatre
- Co-working
- Fully-equipped spa
- The communal and entertainment space, called Bay View



## SIZES:

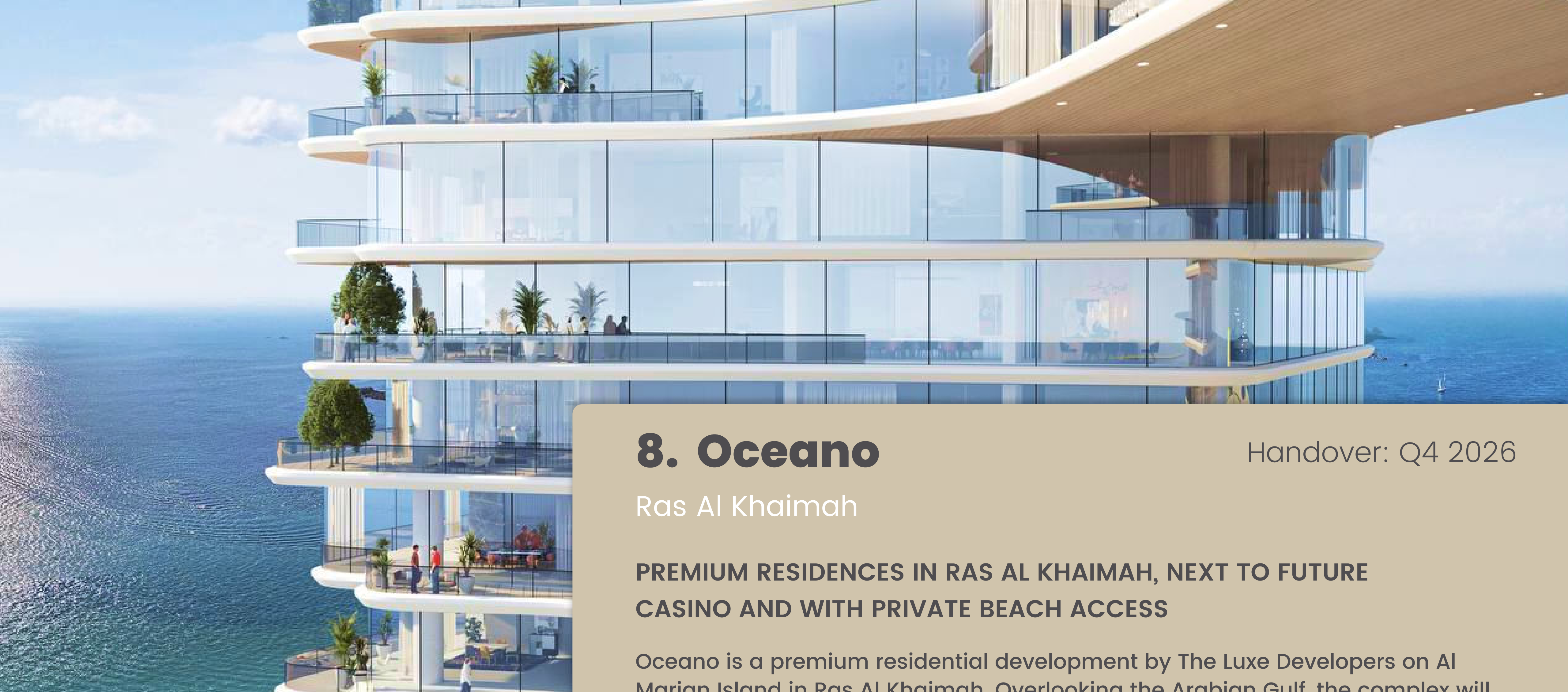
From 473 sq. ft.

## INVESTOR PROFIT:

Fantastic opportunity to enter a new market in the capital of UAE on the lowest prices available only now.

[Find out the purchase terms and availability on WhatsApp](#)





## STARTING PRICE

for 1 bedroom

1 900 000 AED

486 225 EUR

517 000 USD

## 8. Oceano

Handover: Q4 2026

Ras Al Khaimah

**PREMIUM RESIDENCES IN RAS AL KHAIMAH, NEXT TO FUTURE CASINO AND WITH PRIVATE BEACH ACCESS**

Oceano is a premium residential development by The Luxe Developers on Al Marjan Island in Ras Al Khaimah. Overlooking the Arabian Gulf, the complex will consist of 2 twin 17-storey towers, which will have free flowing glass facades with minimalist frames.

The complex will feature 206 residential units, namely 1-4 bedroom apartments, 6 duplex penthouses and 2 sky villas.



## PAYMENT PLAN:

During Construction 70%

On Key Handover 30%

## What is included in the price:

- Private beach
- Jetty
- Spa
- Gym
- Swimming pool with Arabian Gulf views
- Private salon
- Cigar lounge
- Informal breakout pool and terrace area
- Retail level



## SIZES:

From 714 sq. ft.

## INVESTOR PROFIT:

Rare option for those who are looking for property in the new Las Vegas of the Middle East to gain the most with short term rentals.

[Find out the purchase terms and availability on WhatsApp](#)





## 9. Nesba

Handover: Q4 2025

Aljada, Sharjah

**PREMIUM RESIDENCES LOCATED IN NEW CULTURAL AND EDUCATIONAL CENTER OF SHARJAH, PROVIDING QUALITY LIFESTYLE FOR RESIDENTS AND GUESTS**

Nesba, the latest development by Arada Developers, aspires to transform Sharjah's residential environment with an exceptional combination of urban sophistication and luxury.

Nesba, which offers a variety of 1, 2, and 3-bedroom apartments, is located in the heart of Aljada and provides a distinct lifestyle experience geared to modern living.

**STARTING PRICE**

for studio

817 000 AED

209 191 EUR

222 435 USD



**PAYMENT PLAN:** Down Payment 5% During construction 40%

On Key Handover 55%

### What is included in the price:

- Balcony
- Built in Wardrobes
- Central A/C
- Children's Play Area
- Concierge
- Covered Parking
- Lobby in Building
- Security
- Shared Gym
- Shared Pool
- View of Landmark
- Walk-in Closet



### SIZES:

From 716 sq. ft.

### INVESTOR PROFIT:

Perfect opportunity to invest into the only area in the emirate with concentration of commercial and touristic attractions to boost highest rental returns for short and long term.

Find out the purchase terms  
and availability on WhatsApp



# CONTACT US



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