

Arshad Zubair
Realtor

CITY HOME
Real Estate Dubai - Since 2005

ANALYSIS OF BAY GROVE RESIDENCE

D U B A I I S L A N D



BAYGROVE
RESIDENCES
DUBAI ISLANDS



Arshad Zubair
Realtor

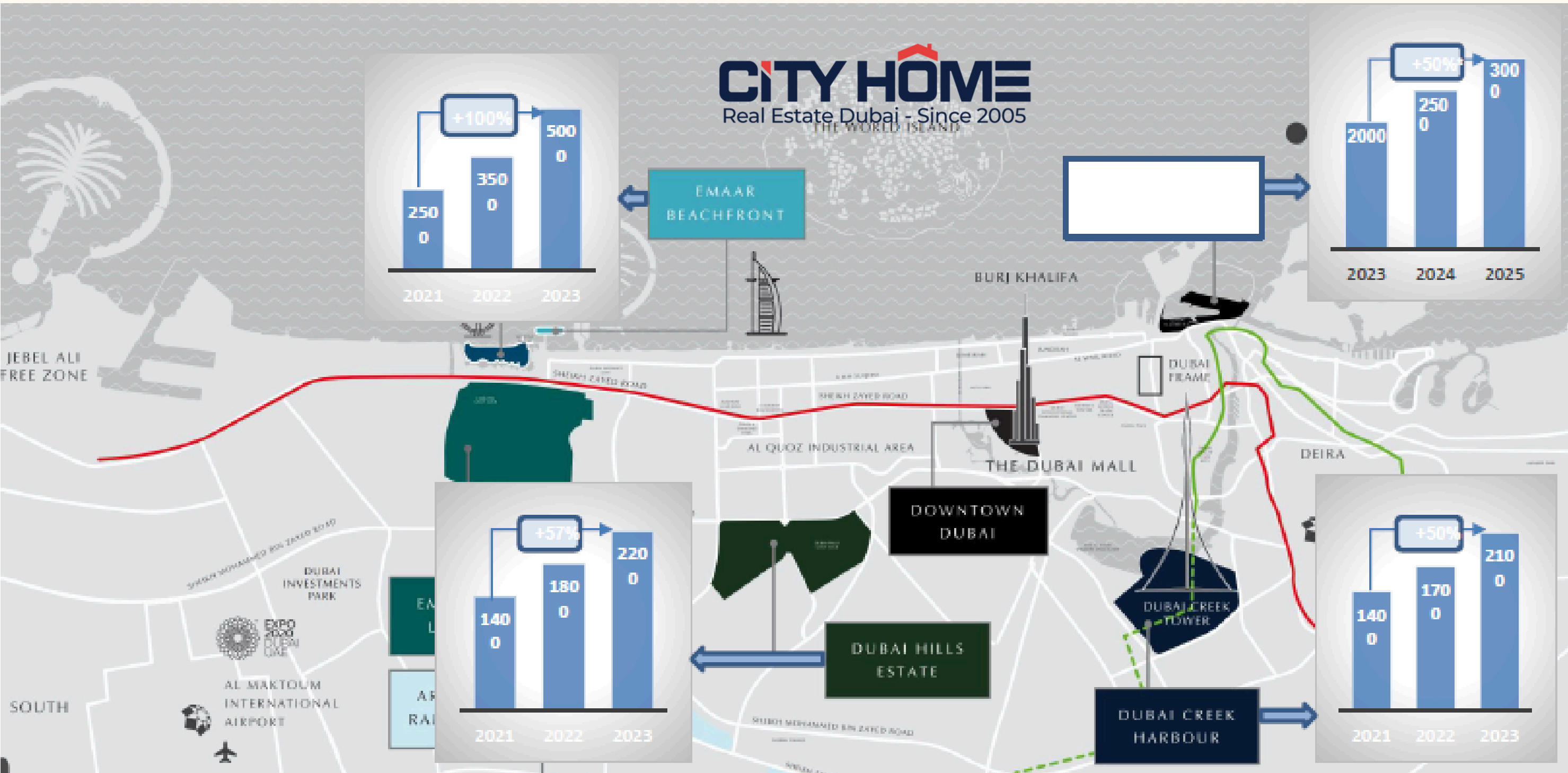


Why Invest in Bay Grove Residences?

- **Prime waterfront location** in the up-and-coming Dubai Islands.
- **Competitive pricing** compared to similar luxury developments in Dubai. Cheapest Private beach access.
- Long-term appreciation prospects due to the **continued expansion of Dubai Islands** and the rising demand for waterfront properties globally.



Potential growth of PSF Rates



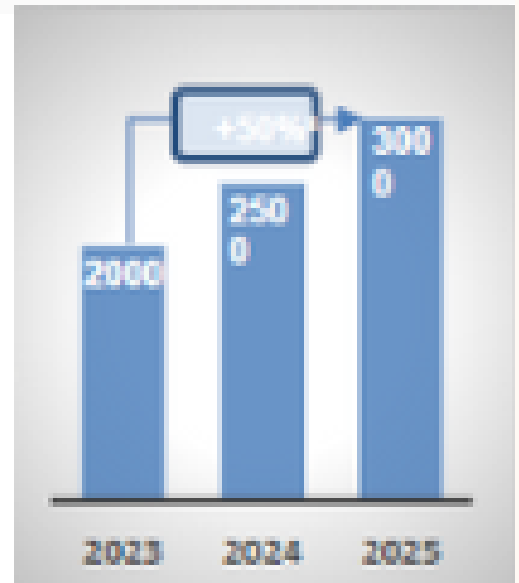
- **Emaar Beachfront** has shown remarkable appreciation from **2021 to 2023**, with prices rising from **AED 2500 to AED 5000** per sqft.
- **RYM (Mina Rashid)** is expected to follow a similar trajectory, currently at **AED 2500 per sqft**, with projections to reach **AED 4000 - 5000 per sqft by 2028**, **Bay Grove Residences** launching at **2110 per sqft** offers unmatched capital appreciation similar to other sea front properties.

Avg. PSF Rate (Property Finder)



2,302 AED
Average price per sqft

3,904,644 AED
Average price



Price comparison RYM and Bay Grove Residences

Property	1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms	
	Price	Sqft	Price	Sqft	Price	Sqft	Price	Sqft
Bay Grove Residences	1.85 - 2.62M	877-1049	2.64 M - 4.8M	1646-2120	4.35 M-7.3M	2120-3200	7.60M-9.6M	3400-4189
RYM (Rashid Yachts)	1.93 M - 2.79M	796	2.87 M -4.55M	1,213	4.07 M-5.52M	1,667	N/A	N/A

Comparative Analysis

Project	Community	Building	Price (AED)	Size	Rental Return (AED)
Bay Grove	Dubai Islands	Bay Grove Residences	Starting from 1.85M (1 BHK)	700 - 800 sqft	120k-130k
Mina Rashid	Mina Rashid	Sea Gate	1.69M - 1.8M (1 BHK)	706 - 808 sqft	110K - 130K
La Mer	Jumeirah	La Sirene	2.4M (1 BHK)	801 sqft	115K - 135K

Dubai Islands' Strategic Advantage

- Proximity and Connectivity:** Dubai Islands is well-connected to major hubs such as Downtown Dubai and Dubai Creek through infrastructure like the new access and Infinity Bridges. Its strategic location north of the city provides a balance between serene beachfront living and urban convenience.
- Infrastructure and Lifestyle:** With over 50 km of waterfront, 20 km of beaches, and premium golf spaces, Dubai Islands offer a vibrant living experience. This makes the location a prime choice for luxury living and high rental demand.

PAYMENT PLAN

20%
DOWN PAYMENT

On Booking

10%
1ST INSTALMENT

March 2025

5%
2ND INSTALMENT

July 2025

10%
3RD INSTALMENT

November 2025

10%
4TH INSTALMENT

March 2026

10%
5TH INSTALMENT

July 2026

5%
6TH INSTALMENT

November 2026

30%
7TH INSTALMENT (ON HANDOVER)

September 2028

*ESTIMATED CONSTRUCTION COMPLETION SEPTEMBER 2028

Rental Yield Potential

As with nearby developments like RYM, Bay Grove's waterfront living, high-end design, and connectivity make it ideal for both short- and long-term rentals. Given the high demand for waterfront properties in Dubai, investors can expect attractive rental yields



Exclusivity and Future Prospects

Waterfront communities in Dubai, especially projects like Bay Grove, continue to see increasing demand, positioning them as lucrative long-term investments. Properties in this area are expected to appreciate significantly over time, especially as development continues on nearby Dubai Islands A,B,C and D.



About Me



Experienced real estate specialist in Dubai with expertise in luxury properties. Leveraging a background in Quantity Surveying, I specialize in selling townhouses and villas, and can assist with property finding, selling, or renovation.

Arshad Zubair

THANK YOU



www.arshadz.com



[+971 58 505 7211](tel:+971585057211)



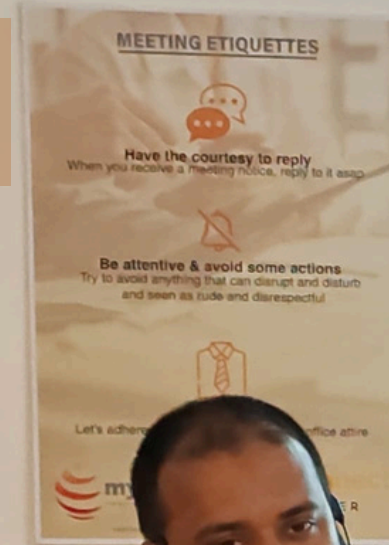
arshad@cityhomerealestate.com



Dubai, UAE



[Arshad Zubair](#)



Who are we



City Home Real Estate Brokerage is one the pioneer boutique real estate agency in Dubai, Established in year 2005.

Our Services

Property Management Services:

- Off Plan Projects (Emaar, Nakeel, Aldar, Dubai Properties)
 - Secondary Market Sales (Residential, Commercial, Retail, Industrial Buildings, Warehouses, Plots (Villa and Buildings) and Hotels)
- Short-term and Long-term Rentals

Comprehensive Information: We ensure transparency by providing detailed information for investors and After Post sales support.