
Luxurious Customized Villas

Excellent option when you are looking for a safe and profitable investment in Dubai.



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Comprehensive summary why to invest in Villa projects

About Us

Our Stone Investment team has many years of real estate investment experience in Dubai, Germany and Poland.

We invest in projects of well-assessed developers, both off-plan (new construction by real estate developers) and distressed sales in the secondary market.

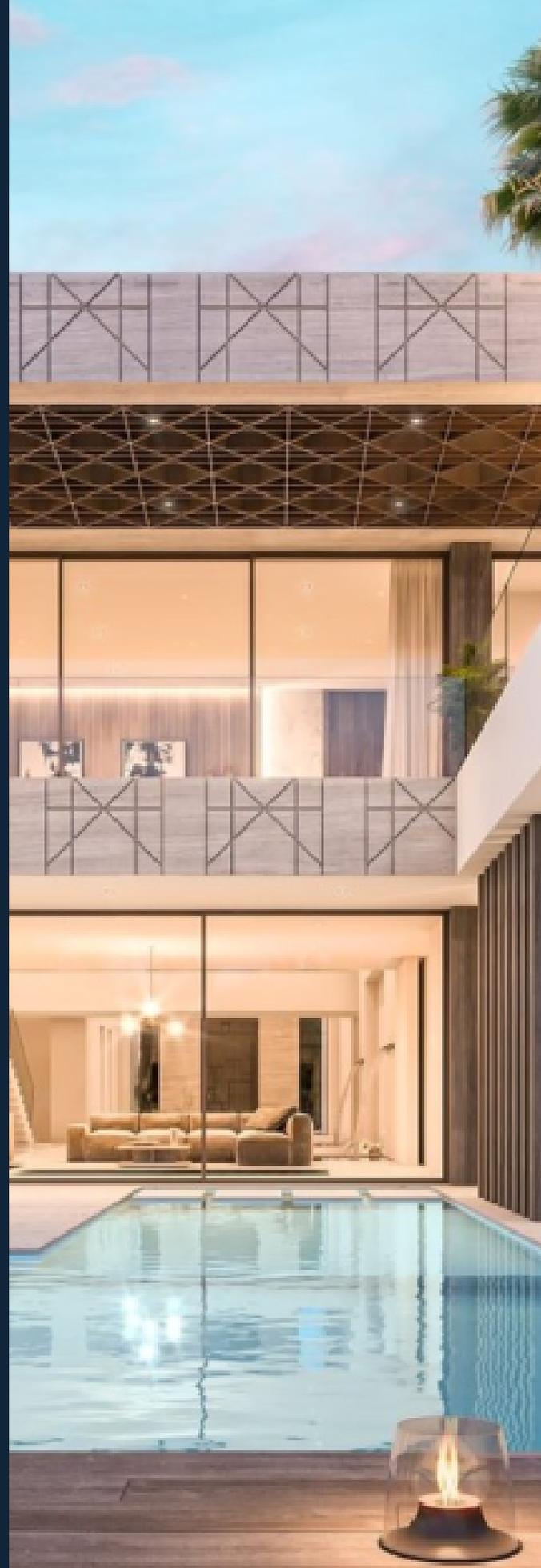
WE HELP INVESTORS

We offer investors and co-investors the opportunity to earn high returns in one of the most dynamic international real estate markets.

We offer different models from small fractural investments or club deals to own project investments. Tell us your budget and investment strategy and we will have the right investment project for you.

GET STARTED

You'll find experts ready and waiting to help answer any question you might have!



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INVEST YOUR MONEY WISELY
CONSIDERING YOUR STRATEGIES

Luxurious Customized Villa Investment in Dubai

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Luxurious Customized Villas

01 | ATTRACTIVE PLOT AREA

Most developments in Dubai are highly standardized, while plot sizes in villa projects are getting smaller and smaller. Despite little individuality, prices are constantly rising. Still, any new launch of villa projects in Dubai is sold out in very short time.

Stone Investment secures attractive plots, Individual villas with bigger plot-sizes, built in less than 12 months.



You need to invest into objects which differentiate in the market and are unique for potential buyers.

02 | INDIVIDUAL LAYOUT

The majority of developer projects in the area of villa construction offers a pre-defined and high standardized layout.

Stone Investment ensures an early involvement of the future owner so that the wishes and requirements can be considered during construction phase. Besides that Stone Investment as well supports to make the complete furnishment of the villa according to the owners' needs to achieve the maximum revenue.



I still think buying a home is the best investment any individual can make.
— John Paulson —

Advantages of Villa Investments

Advantages of Villa Investment

✓ ROI OF 20% IN 12 MONTHS

Individual villas with bigger plot-sizes, built in less than 12 months, at a slightly lower price with high demand in the Dubai market

✓ WELL ESTABLISHED COMMUNITIES

The plots selected are focused in well established communities with existing infrastructure so that the owners are directly socialized and have everything accessible within 10 minutes walking time.

✓ INDIVIDUAL LAYOUT AND FINISHING

Being in the driver seat for the new home and design the luxurious home according to the owners needs is a rare offering in the Dubai market. making you part of a unique offering.

Advantages of Dubai Investments

✓ HIGH MARKET PRICE INCREASE

In Dubai the price per sqm is still far below global average for such metropolitan cities. But Dubai is picking up, which makes this market to a raising star.

✓ HIGH DEMAND IN REAL ESTATE

Dubai's average monthly real estate transaction volume is increasing steadily. Recently the ten billion USD mark has been exceeded.

✓ PROJECTS SOLD OUT RAPIDLY AFTER LAUNCH

All Villa projects in Dubai are sold out very fast after each market launch. This leads to a huge chance for investors to achieve a fast return of investment.

Example Calculation for Villa Investment - Project View

ASSUMPTIONS

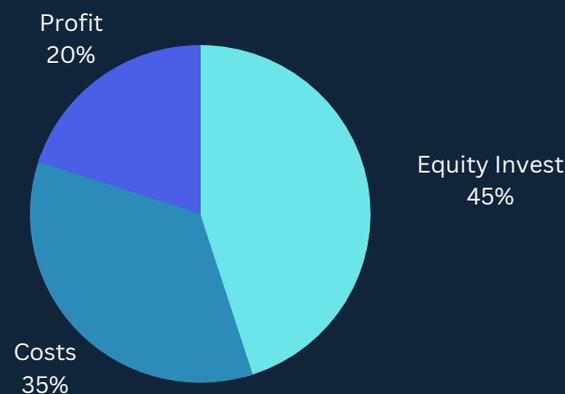
Real Estate	Villa
Purchase Price Land	1,200,000 USD
Living Space (planned)	500 sqm
Construction Cost per sqm	1,200 USD
Sales Price per sqm	6,250 USD
Sales Price	3,125,000 USD



KEY FINANCIALS

Purchase Price	1,200,000 USD
Initial Costs	200,000 USD
Construction	600,000 USD
Furnishing	125,000 USD
Outside Construction	200,000 USD
Other Costs	50,000 USD
Sales Costs	125,000 USD
Total Costs	2,500,000 USD
Sales Price	3,125,000 USD

Investor
Equity Invest



Total Profit	625,000 USD
Total Profit Margin	20%

Example Calculation for Villa Investment - Investor View

KEY FINANCIALS

Purchase Price	1,200,000 USD	Investor Equity Invest
Initial Costs	200,000 USD	
Construction	600,000 USD	Buyer's Money based on Payment Plan
Furnishing	125,000 USD	
Outside Construction	200,000 USD	
Other Costs	50,000 USD	
Sales Costs	125,000 USD	
Total Costs	2,500,000 USD	
Sales Price	3,125,000 USD	
Total Profit	625,000 USD	
Investor Share (75%)	468,750 USD	
Stone Investment Share	156,250 USD	





CUSTOMIZATION AS KEY DIFFERENTIATOR

As the Dubai market is increasing rapidly developers have optimized their offering towards high standardization in layouts and little individuality.

Offering customization opportunities makes the properties much more attractive as it is a key differentiation in the market.

INVESTMENT INTO BOOMING AND ATTRACTIVE AREAS IN DUBAI

Areas with well-established communities and infrastructure are the best option for making real estate investments. These areas, like Jumeirah Village Circle (JVC), Barsha South, Marina, Palm Jumeirah or Jumeirah Lake Tower (JLT) are build-up like mini cities where you can manage all your belongings within a walking distance of 10 minutes.



SHORT VILLA PROJECT DURATION

The average construction time of villa construction developments is about 3 years. This means 3 years bound capital without any return!

Stone Investment is able to manage the projects within 12 months.

Visit our website for
more information about
Real Estate Investments

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