

A Heaven for Smart investments

3 Collective Hotels – Jaddaf Area

Dubai Investment Opportunities: Gateway to Middle East Prosperity

www.revenueyourhotel.com





Benefits of investing in Dubai's Hotel Market

- ▶ **Lucrative Returns:** Dubai's thriving tourism industry, with year-round attractions and events, provides a steady stream of visitors, ensuring high occupancy rates and potentially impressive returns on investment.
- **Tax Advantages:** Dubai offers attractive tax incentives for hotel investors, contributing to increased profitability and ROI.
- **Strategic Location:** As a global hub for business and tourism, Dubai's strategic location provides easy access to a wide range of markets, making it an ideal investment destination.
- **Stable Economy:** With a diverse and stable economy, Dubai offers a secure environment for hotel investments, mitigating risk and ensuring long-term profitability.
- **Favorable Investment Environment:** Dubai's pro-business policies and supportive regulatory framework make it an appealing destination for hotel investors, facilitating ease of doing business.
- **Growth Potential:** The ongoing development and expansion plans within the hospitality sector in Dubai present ample opportunities for capital appreciation and sustainable growth. With 25 million tourists expected in 2025.



3 Hotels For Sale

**Asking Price
for the three
hotels: 220
million
Dirhams**

Overview

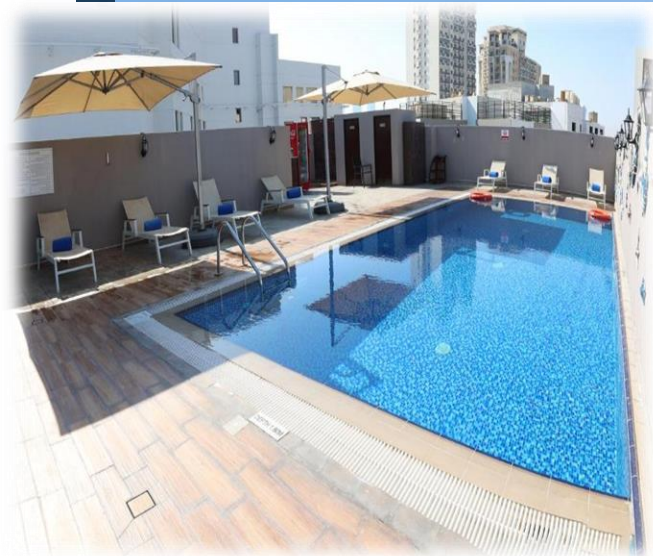
- ▶ We are pleased to present a unique opportunity to acquire three prime hotels in the thriving Al Jaddaf area of Dubai, UAE. This offering includes two 3-star hotels and one 4-star hotel, all situated in the desirable Al Jaddaf waterfront district, All 3 hotels are located side by side to each other in the Dubai Jaddaf area in Bur Dubai, walkable distance to Dubai Wharf, .
- ▶ This location is incredibly strategic, just 8 minutes from Dubai International Airport, 15 minutes from Dubai Mall, and 26 minutes from Palm Jumeirah. The hotels are located within 5 to 8 minutes' walk from the Al Jaddaf Metro station.



4-Star Hotel

- ▶ Spanning 23,630 sqft, this hotel opened its doors in 2021 and features 115 well-appointed rooms along with 30 parking spaces. Guests can enjoy several on-site dining options, a fitness center, and a stunning rooftop pool, free private parking, a fitness center and a shared lounge. This 4-star hotel offers a terrace. The property provides a 24-hour front desk, airport transportation, room service and free WiFi throughout the property.

The hotel will provide guests with air-conditioned rooms with a desk, an electric tea pot, a minibar, a safety deposit box, a flat-screen TV and a private bathroom with a shower.



Executive Room City View with Sofa Bed



Casa Americana (Italian & American Cuisine)



Executive Room Waterfront View with Sofa Bed





3-Star Hotel

- Occupying 10,965 sqft, this hotel also opened in 2021 and offers 72 comfortable rooms with 17 parking spots. It includes a delightful restaurant and café for guests to enjoy provides accommodations with a terrace, free private parking and a restaurant. With free WiFi, this 3-star hotel offers room service and a concierge service. The property has airport transportation, while a car rental service is also available.

The hotel will provide guests with air-conditioned rooms with a desk, an electric tea pot, a minibar, a safety deposit box, a flat-screen TV and a private bathroom with a shower.



Deluxe Double Room with Balcony



Room with Balcony





3-Star Hotel

- ▶ With a footprint of 10,924 sqft, this hotel, opened in 2021, features 73 rooms and 17 parking spaces. It boasts its own restaurant, enhancing the overall guest experience.

A Heaven for Smart investments
Hotel Apartment Building

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Hotel Apartment Building

Asking Price:
\$36 Million

Overview

- **Location:** Dubai Marina Promenade – a premier waterfront destination in the UAE.
- **Total Units:** 87 fully furnished and operational units
- Studios: 30
- 1-Bed Apartments: 42
- 2-Bed Apartments: 13
- Exclusive Villas: 2
- **Retail Spaces:** 6 high-visibility outlets along the promenade.
- **Parking:** 93 dedicated spaces for residents and guests
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For more details , please contact me at
mail: ahmed.mahmoud@revenueyourhotel.com
Tel./Whatsapp : 0020 1061092525