

# HELVETIA

INVESTMENT OVERVIEW

# HIGHLY ACCESSIBLE

## ATTRACTIONS AND CONVENIENCES

**1 DUBAI BUTTERFLY GARDEN**  
12 MINUTE

**2 GLOBAL VILLAGE**  
15 MINUTE

**3 IMG WORLDS OF ADVENTURE**  
16 MINUTE

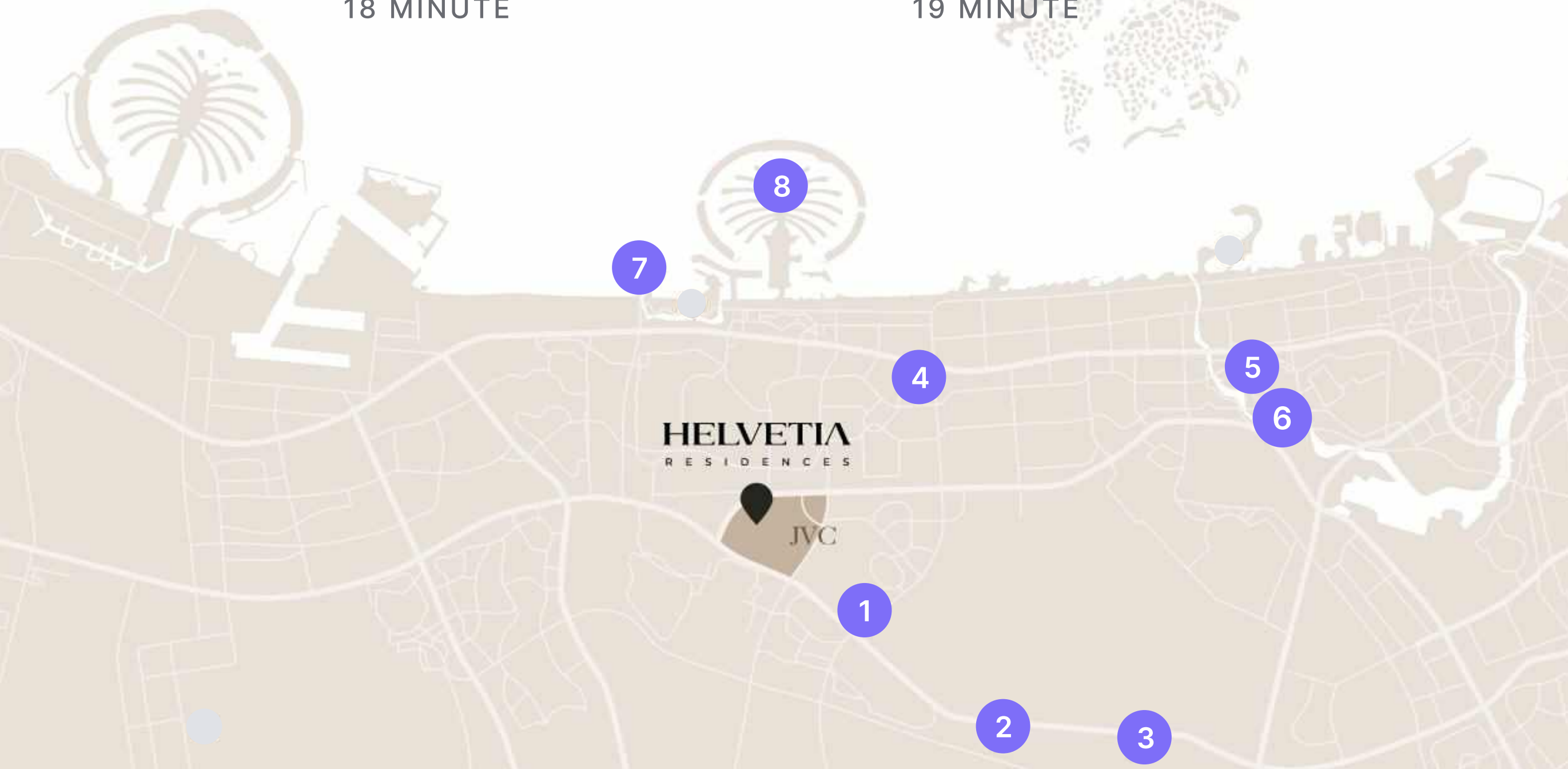
**4 MALL OF THE EMIRATES**  
18 MINUTE

**5 BURJ KHALIF**  
19 MINUTE

**6 DUBAI MALL**  
19 MINUTE

**7 BLUEWATERS ISLAND**  
19 MINUTE

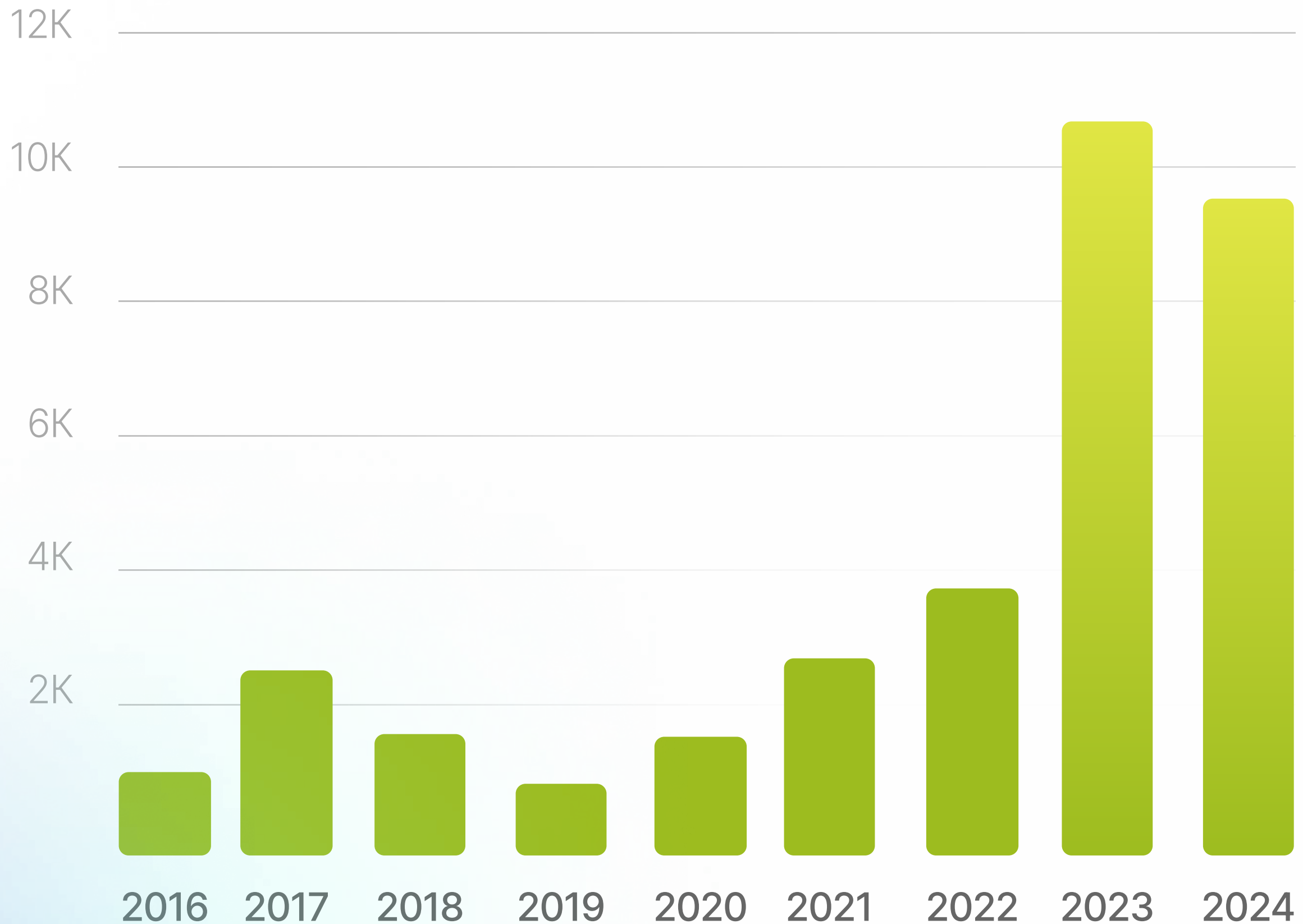
**8 PALM JUMEIRAH**  
19 MINUTE



# SALES VOLUME

Off-plan | apartments

Jumeirah village circle



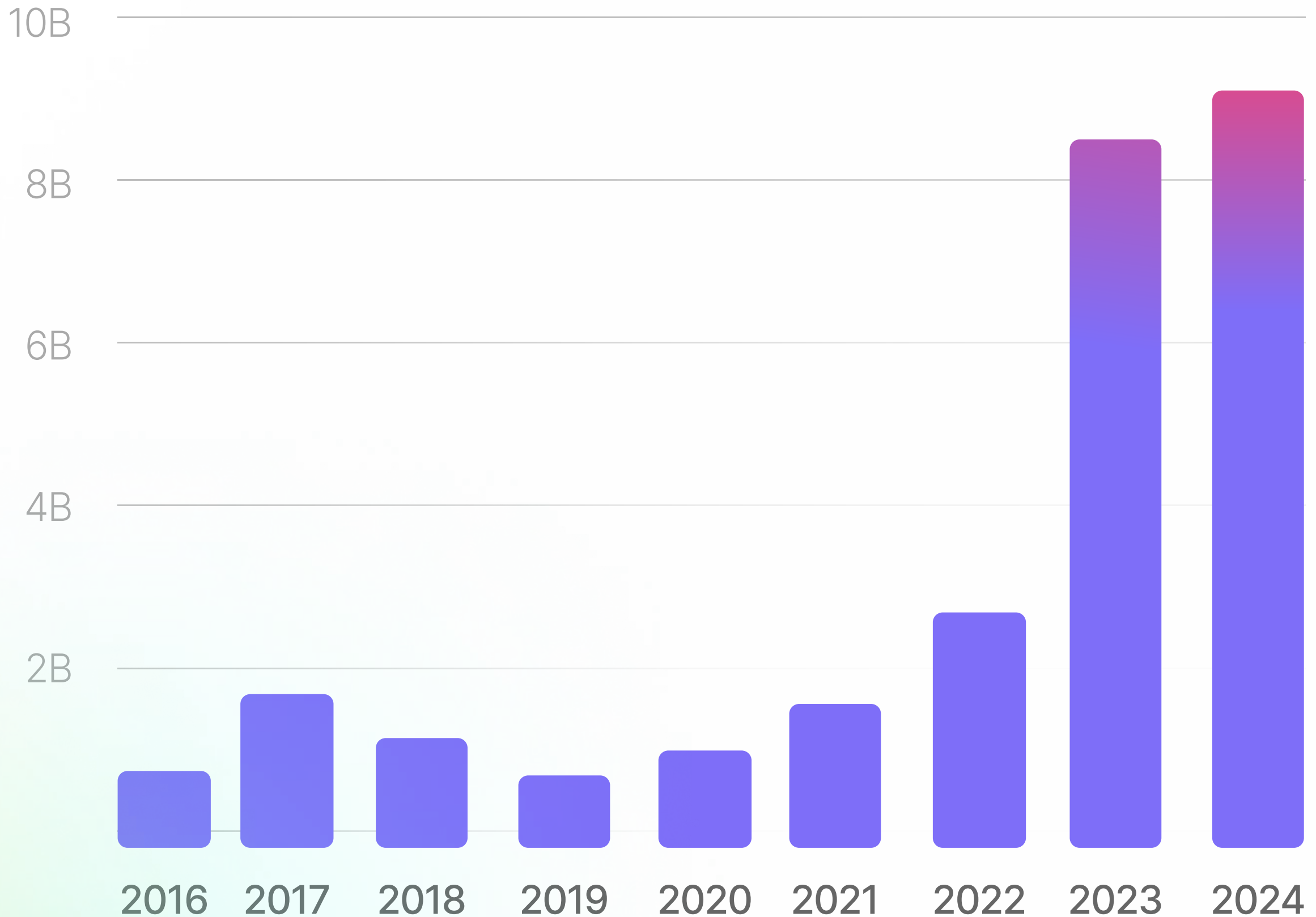
Average number of transactions for 2021-2023 **5.5 thousand**

Current number of transactions through October 2024 is **8.9 thousand**

# SALES VALUE

Off-plan | apartments

Jumeirah village circle

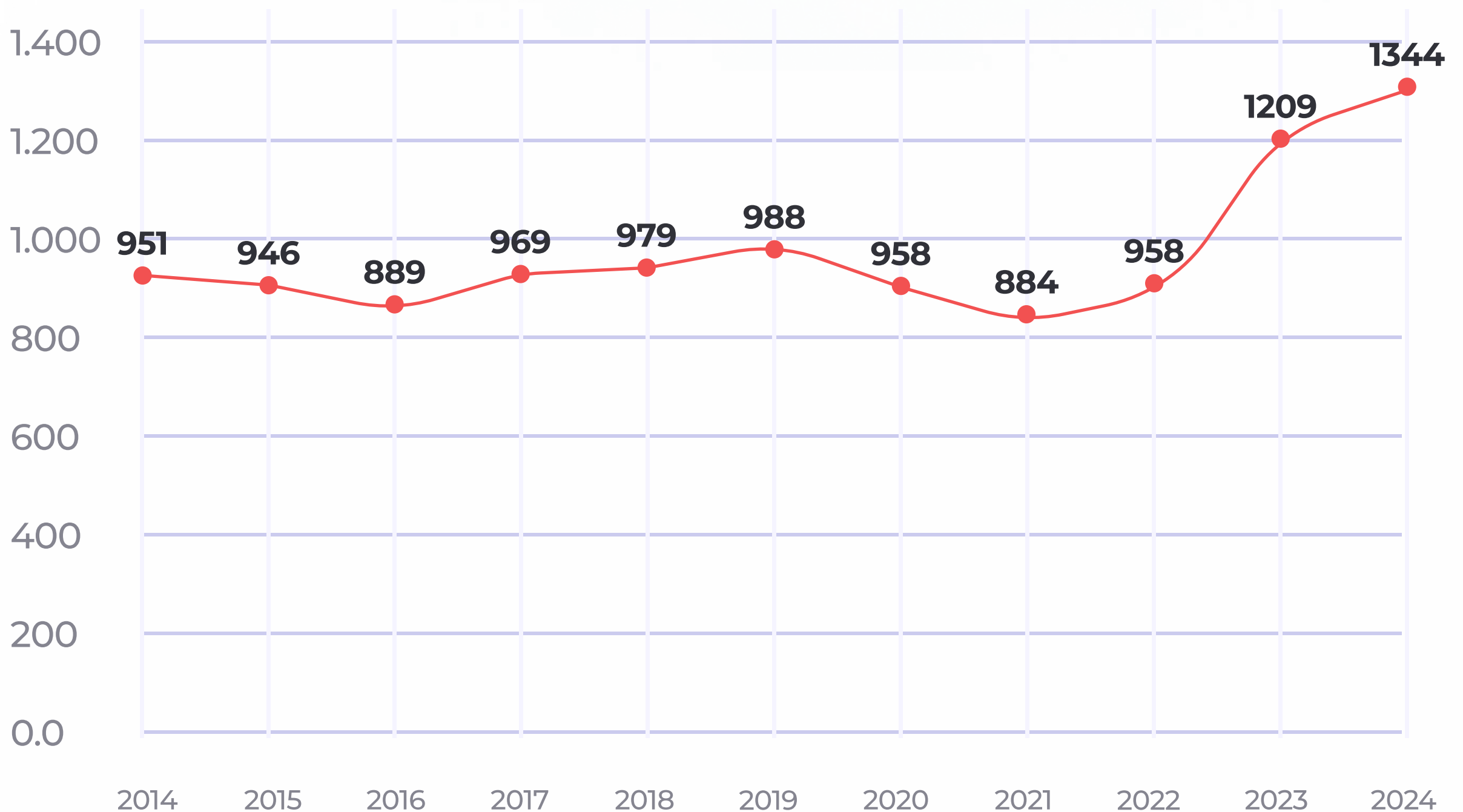


Average sales for 2021-2023 **4.4 billion AED per year**  
Current sales through October 2024 **were 8.6 billion AED**

# AED/FT2 PRICE TREND BY YEAR

Off-plan | apartments

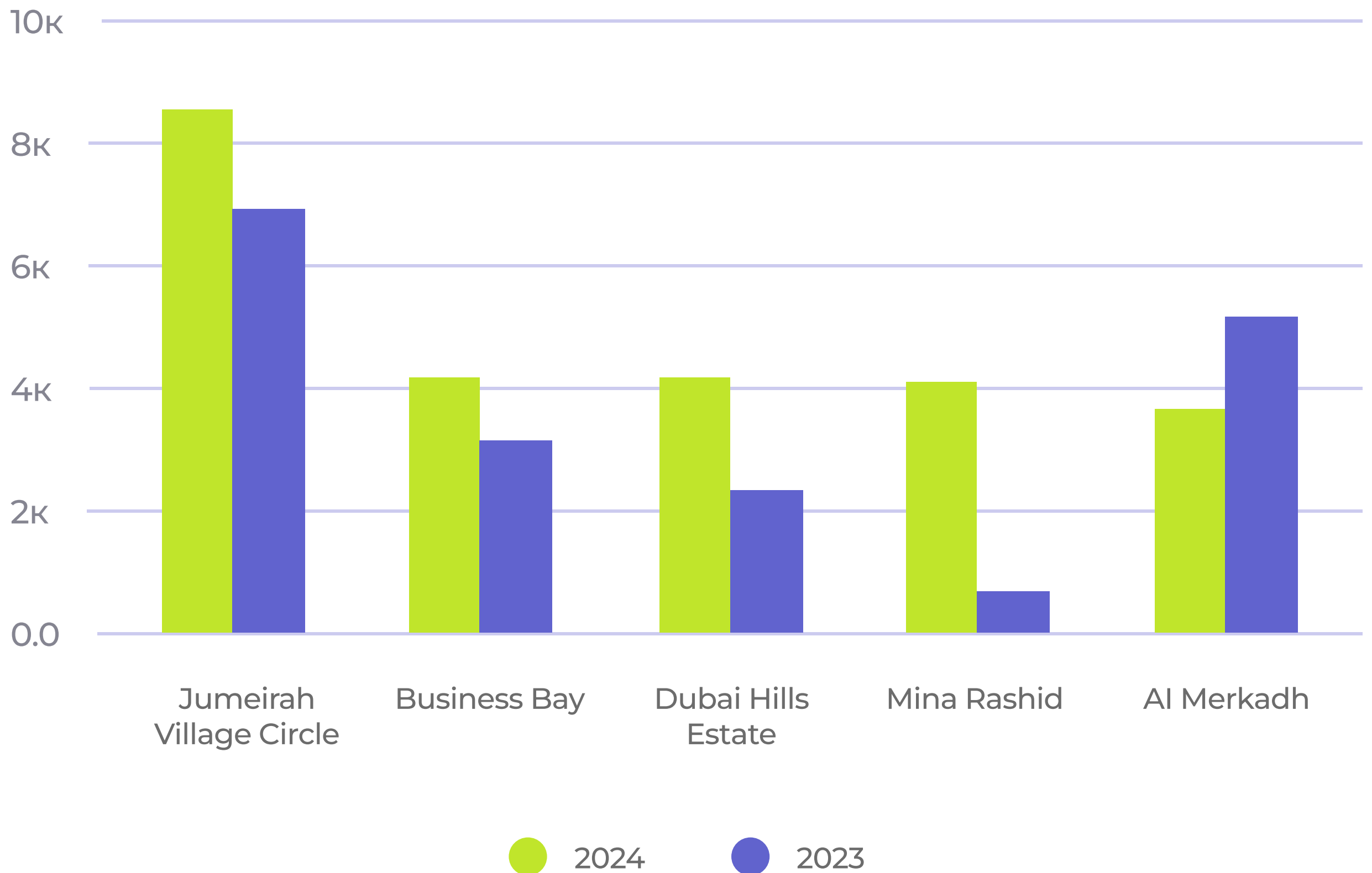
Jumeirah village circle



# TOP 5

## LOCATIONS BY NUMBER OF SALES FROM THE DEVELOPE

Off-plan | apartments



# CURRENT TRENDS

## JUMEIRAH VILLAGE CIRCLE

↑ 20.6% vs. 2023

**13,387**

sales volume

↑ 14.7% vs. 2023

**ADE 887.3k**

Average property price

↑ 14.7% vs. 2023

**ADE 1.3k**

Average price per Sqft





**OPEN-PLAN LIVING SPACES BATHED IN  
NATURAL LIGHT**



# Aroma International Building Contractors

Aroma International Building Contracting (L.L.C), established in 1998, is a prominent building construction company in UAE with an office in Dubai & Abu Dhabi.

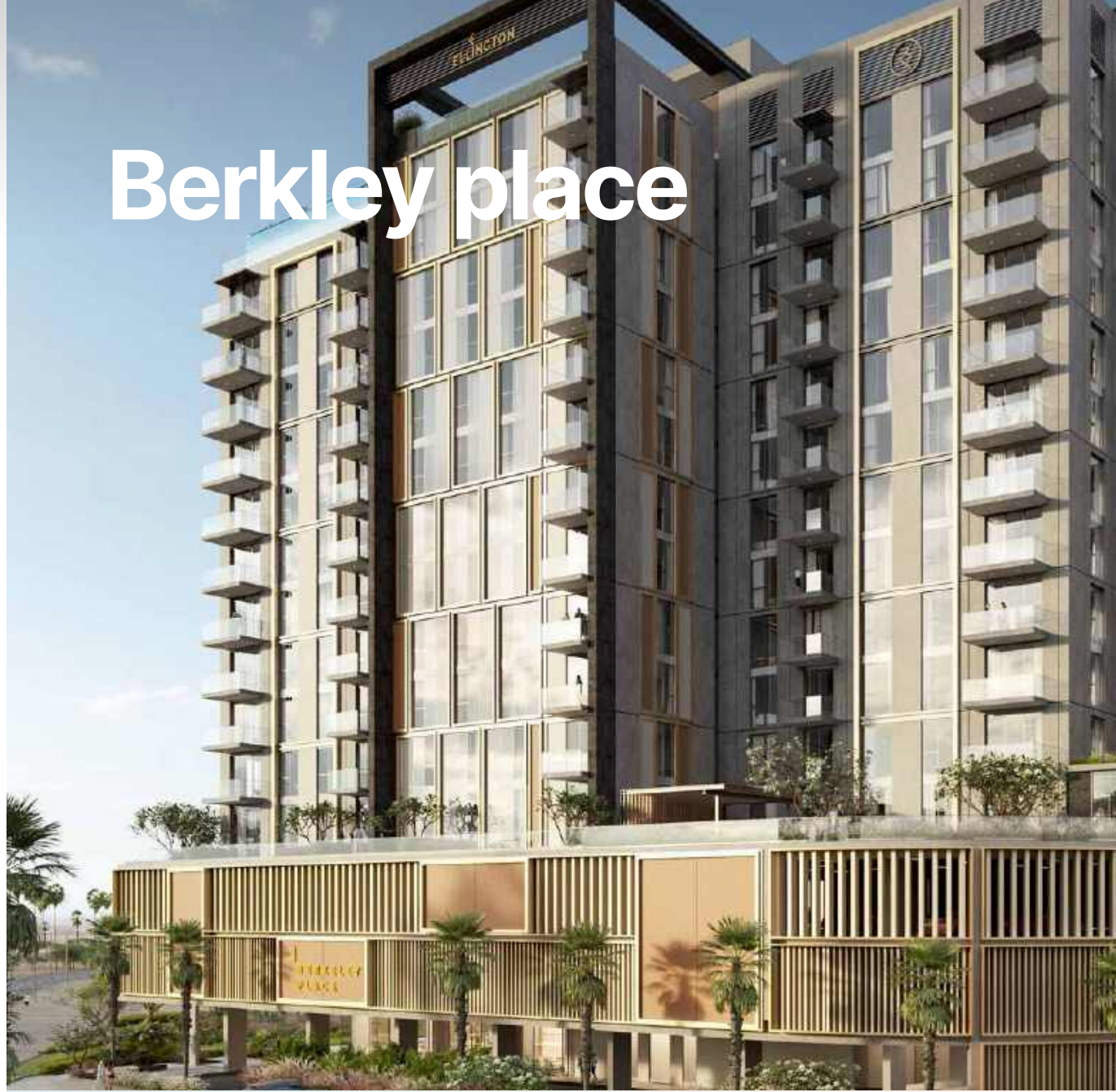
Aroma International is specialized in all kinds of construction projects such as Multi-storey Residential buildings, Commercial buildings, Shopping Malls, Industrial Buildings, Factories, Warehouses, Workshops, Schools, Luxurious Villas, Labour accommodations, Oil tank Farms etc



**Upper house**



**Berkley place**



**Address villas  
hillcrest**



**Golf residence  
by fortimo**

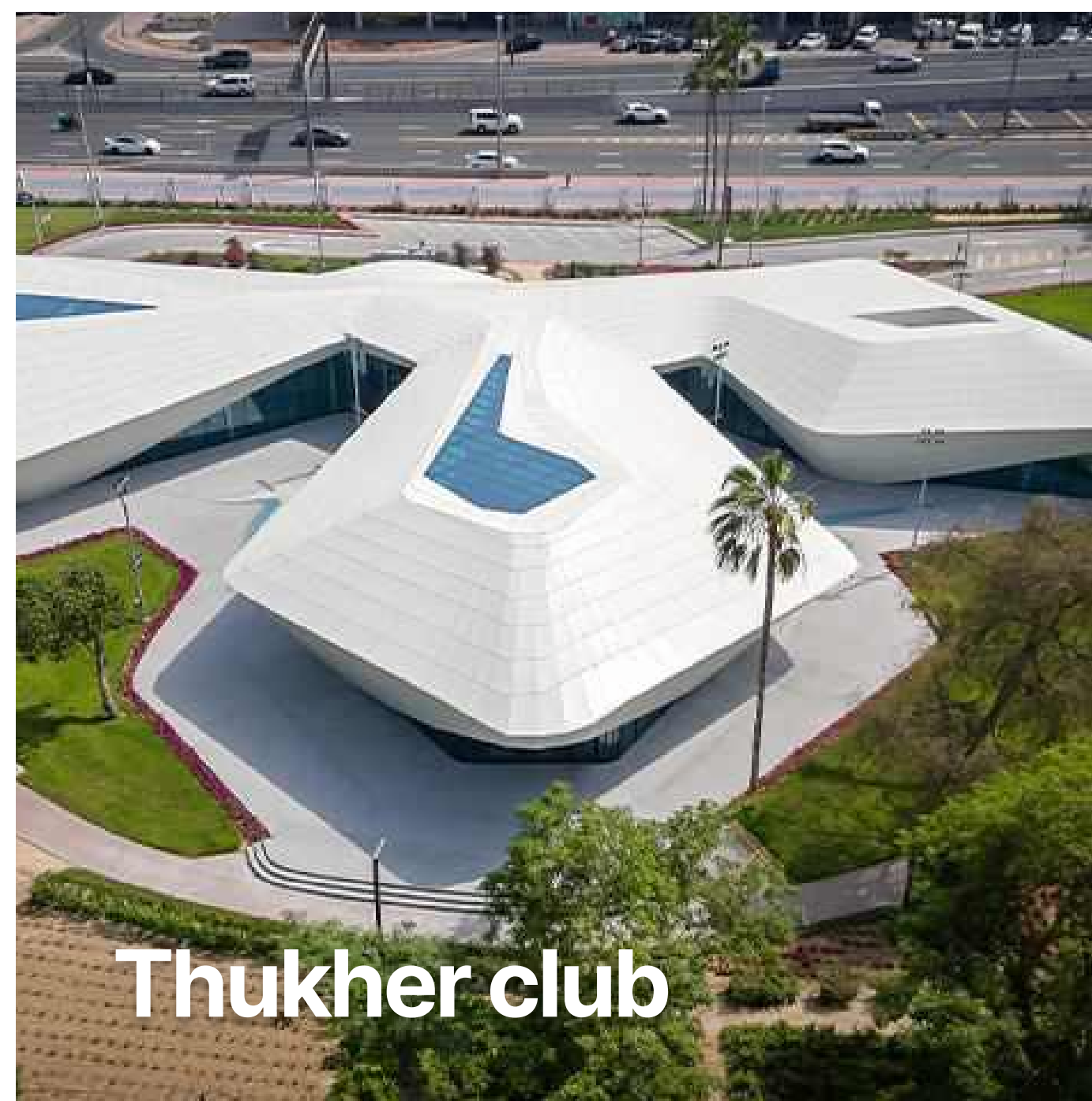




**Elvira at dubai hills**



**Marriott residences**



**Thukher club**





# Facilities

## Rooftop gym

Work on your fitness using world-class facilities

## Swimming pool

Take a relaxing dip in the Residential pool

## Smart lock

Home security On-the-go

## Padel courts

Challenge your friends to An exciting game of padel

## Meditation room

Relax the mind, Body and soul

## Smart ac control

The ideal temperature Every time

## Jogging track

Train in comfort without Leaving the property

## Garden & play area

Fresh air and fun for All the family

## Smart lighting control

Flawlessly lit homes to Match your mood

# CREATING HOMES THAT EMBODY THE ESSENCE OF PREMIUM LIVING

**30**

years of  
experience

**03**

countries operating in  
(Switzerland, Serbia, UAE)

**2.5M**

SQM

successfully developed  
and constructed

CHF

**500M+**

Gross  
Development Value

**300**

completed  
projects

**1000+**

residential units  
in Development

CHF

**700M+**

Assets Value  
DHG Group

# COMPANY MILESTONES

**2023**

DHG Properties launched its first project in Dubai, Helvetia Residences, Jumeirah Village Circle, with 430 units.

**2022**

DHG Properties was established in the UAE.

**2020**

DHG Serbia was established and is currently developing residential and commercial projects.

**2015**

DHG Holding Company was founded, and it currently controls/owns over 30 companies in the real estate, construction, and development sectors, with more than 1000 units currently owned just in Switzerland.

**2010**

DHG Development was founded and has since completed numerous residential and commercial projects. The gross value of the project currently under development in Switzerland, Serbia and Dubai amounts to over CHF 500 million.

**2002**

DHG Real Estate Investment Company was founded, and today, its real estate portfolio gross asset value is over CHF 700 million.

**1994**

DHG Company was founded with a focus on reconstruction projects. With over 30 years of experience, the company has completed over 2.5 million square meters of residential and commercial spaces.

# CURRENT PROJECTS



**THE YIELD CALCULATION WAS BASED ON THE ANALYSIS OF LEASE CONTRACTS FOR THE 2ND QUARTER OF 2024 THE FOLLOWING PROJECTS:**

**1 Aria**

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**2 Belgravia III**

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**3 Belgravia Square**

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**4 Joya Blanca**

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**5 Luma 21**

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**6 Oxford 212**

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**7 ZaZEN One**

THESE PROJECTS WERE SELECTED AS THE BASE PROJECTS DUE TO THE FACT THAT THEY ARE IN A SIMILAR PRODUCT SEGMENT, THEY HAVE BEEN PUT INTO OPERATION RELATIVELY RECENTLY AND SHOW REAL MARKET REACTION TO THE PRODUCT

# THE DATA THAT WAS OBTAINED IS BASED ON THE ANALYSIS OF 255 RENTAL CONTRACTS:

## Average price (AED/ft<sup>2</sup>) to rent:

Studios: 124 AED/ft

1 bd: 106 AED/ft

2bd: 96 AED/ft

3bd: 88 AED/ft

## Average amount (AED/year) to rent:

Studios: 52 715 AED

1 bd: 78 956 AED

2bd: 120 293 AED

3bd: 155 850 AED

# STUDIO APARTMENTS

FROM 1,240 TO 3,431 SQ.FT

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SUITE AREA	<b>365 sq .ft</b> <b>33.92 sq.m</b>
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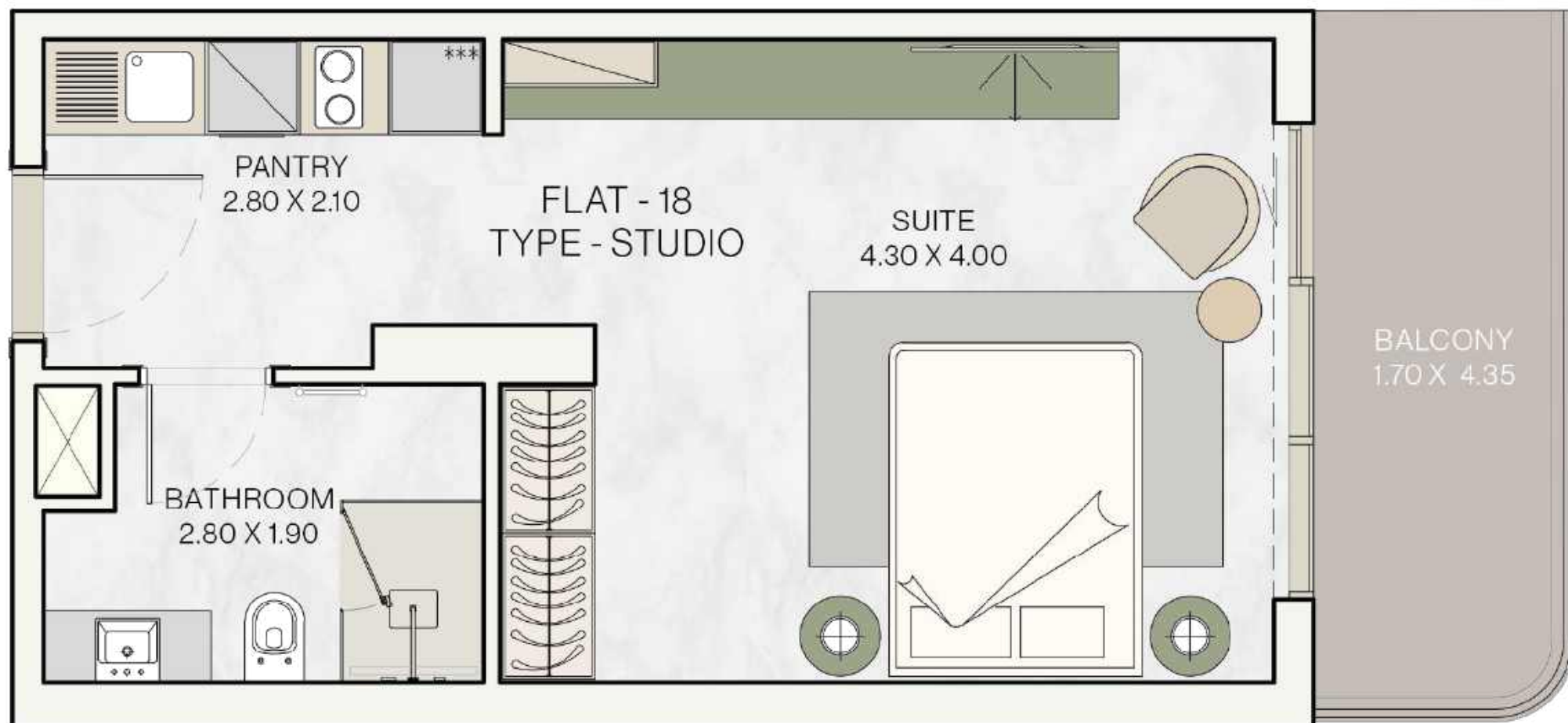
BALCONY AREA	<b>80 sq .ft</b> <b>7.41 sq.m</b>
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TOTA LAREA	<b>445 sq .ft</b> <b>41.33 sq.m</b>
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ESTIMATED NET ROI

**~7.8%**



# Rental contracts (studios)

## TOP 10

PROJECT	AED/FT	YEARLY AMOUNT	SIZE (M2)	SIZE (FT2)
OXFORD 212	244.29	92,000 AED	35.00	376.60
ARIA	168.98	80,000 AED	44.00	473.44
ARIA	168.98	80,000 AED	44.00	473.44
BELGRAVIA SQUARE	141.06	70,000 AED	46.12	496.25
OXFORD 212	172.60	65,000 AED	35.00	376.60
OXFORD 212	172.60	65,000 AED	35.00	447.60
LUMA21	145.32	65,000 AED	41.57	447.29
LUMA21	126.55	64,000 AED	47.00	505.72
OXFORD 212	160.76	63,000 AED	36.42	391.88

# ONE-BEDROOM APARTMENTS

FROM 623 TO 1,056 SQ.FT

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SUITE AREA **722 sq .ft**  
**67.08 sq.m**

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BALCONY AREA **160 sq .ft**  
**14.90 sq.m**

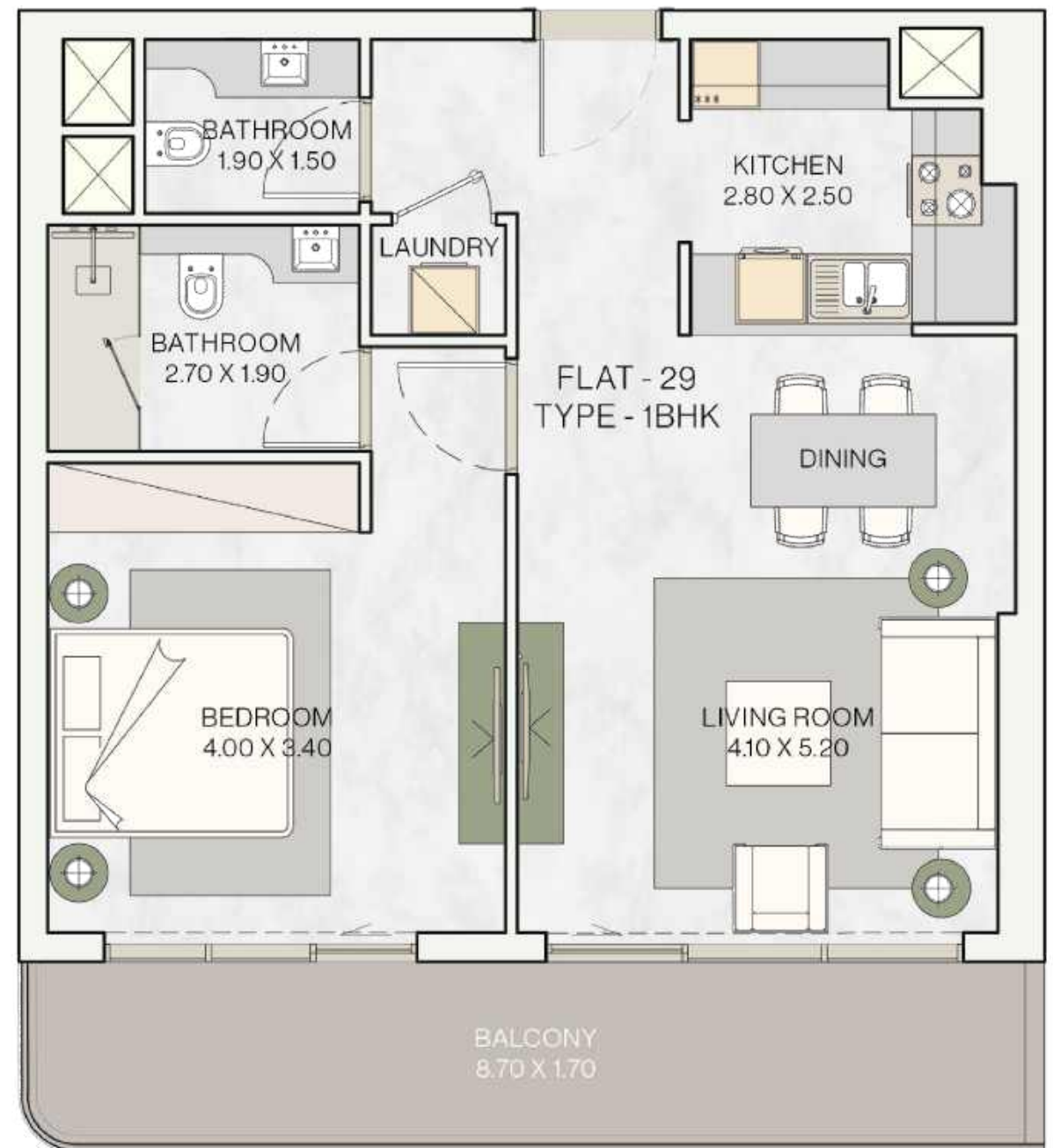
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TOTA LAREA **882 sq .ft**  
**81.98 sq.m**

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ESTIMATED NET ROI

**~8.3%**



# Rental contracts (1br)

## TOP 10

PROJECT	AED/FT	YEARLY AMOUNT	SIZE (M2)	SIZE (FT2)
BELGRAVIA HEIGHTS I	130.69	135,000 AED	96.00	1032.96
BELGRAVIA SQUARE	129.41	110,000 AED	79.00	850.04
BELGRAVIA III	134.14	109,695 AED	76.00	817.76
BELGRAVIA HEIGHTS I	130.11	105,000 AED	75.00	807.00
BELGRAVIA SQUARE	106.07	105,000 AED	92.00	989.92
BELGRAVIA SQUARE	135.53	105,000 AED	72.00	774.72
BINGHATTI HEIGHTS	110.89	105,000 AED	88.00	946.88
BELGRAVIA HEIGHTS I	130.99	100,000 AED	70.95	763.42
BELGRAVIA III	118.75	100,000 AED	78.26	842.08

# TWO-BEDROOM APARTMENTS

FROM 1,193 TO 2,442 SQ.FT

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SUITE AREA **1.163 sq .ft**  
**108.02 sq.m**

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BALCONY AREA **237 sq .ft**  
**22.08 sq.m**

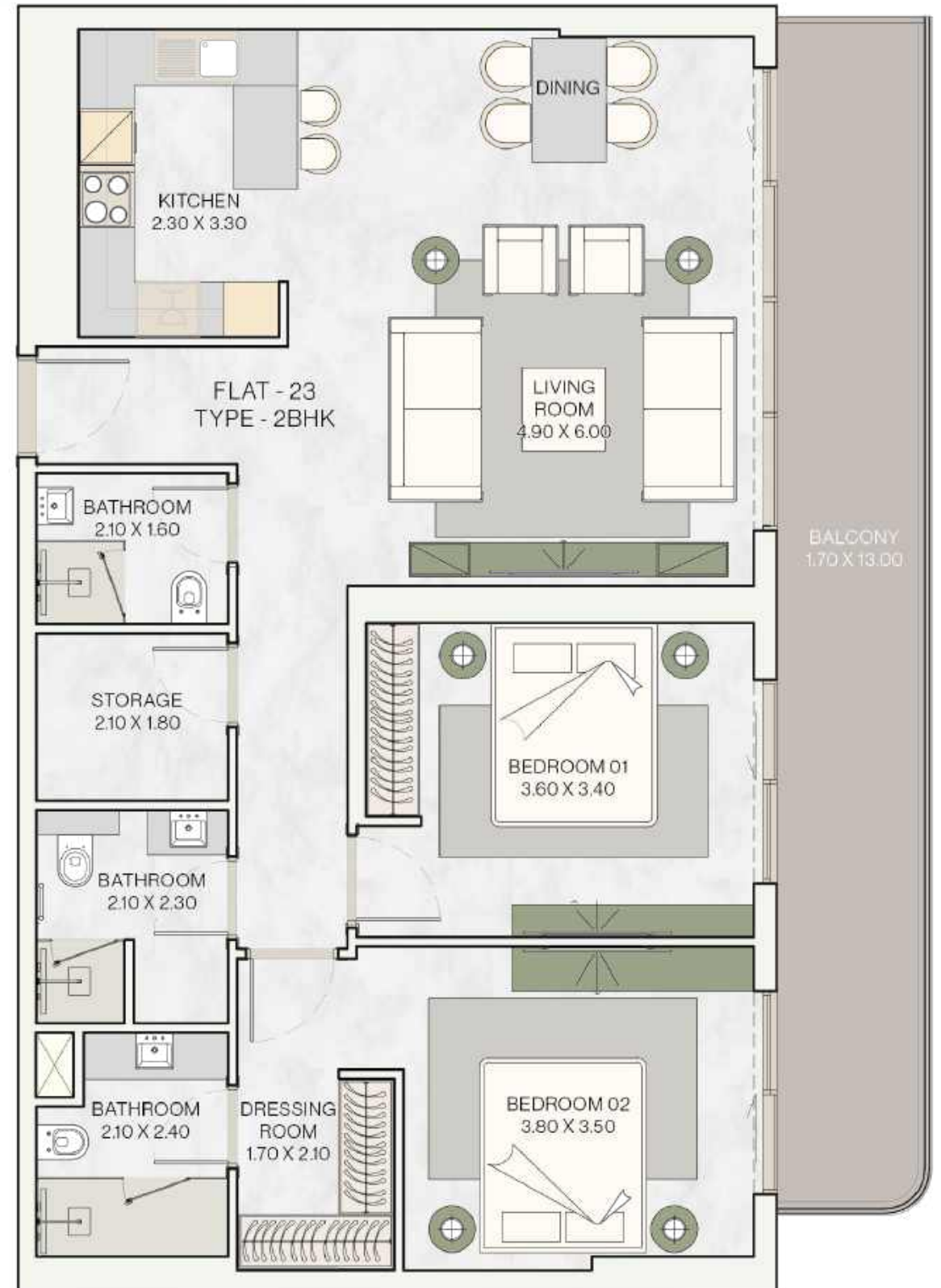
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TOTA LAREA **1400 sq .ft**  
**130.10 sq.m**

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ESTIMATED NET ROI

**~8.4%**



# Rental contracts (2br)

## TOP 10

PROJECT	AED/FT	YEARLY AMOUNT	SIZE (M2)	SIZE (FT2)
OXFORD 212	130.29	150,000 AED	107.00	1151.32
BELGRAVIA SQUARE	113.14	140,000 AED	115.00	1237.40
BELGRAVIA SQUARE	114.13	140,000 AED	114.00	1226.64
BINGHATTI HEIGHTS	103.95	140,000 AED	127.17	1346.83
BELGRAVIA III	111.03	135,000 AED	113.00	1215.88
ZAZEN ONE	91.58	135,000 AED	137.00	1474.12
BINGHATTI HEIGHTS	97.36	132,000 AED	126.00	1355.76
BINGHATTI HEIGHTS	96.62	131,000 AED	126.00	1355.76
BELGRAVIA HEIGHTS I	115.06	130,000 AED	105.00	1129.80

# THREE-BEDROOM APARTMENTS

FROM 1,240 TO 3,431 SQ.FT

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SUITE AREA **1.163 sq .ft**  
**108.02 sq.m**

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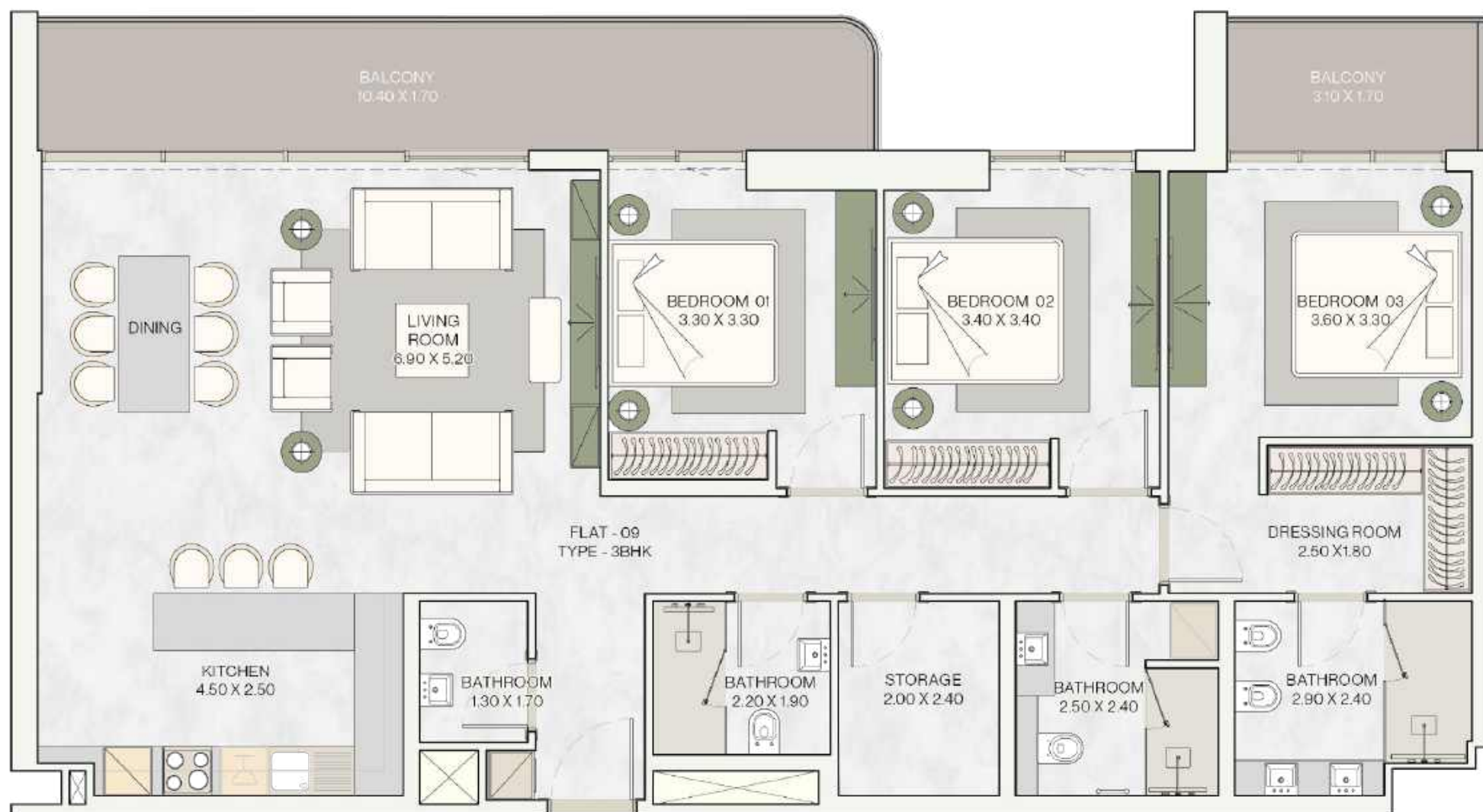
BALCONY AREA **237 sq .ft**  
**22.08 sq.m**

---

TOTA LAREA **1400 sq .ft**  
**130.10 sq.m**

ESTIMATED NET ROI

**~8.4%**



# Rental contracts (3br)

current situation on the market

PROJECT	AED/FT	YEARLY AMOUNT	SIZE (M2)	SIZE (FT2)
ZAZEN ONE	134.30	250,000 AED	173.00	1861.48
BELGRAVIA SQUARE	107.0	165,000 AED	143.31	1542.01
BELGRAVIA III	70.57	140,000 AED	184.38	1983.92
BINGHATTI HEIGHTS	78.49	125,000 AED	148.00	1592.48

# Investment overview

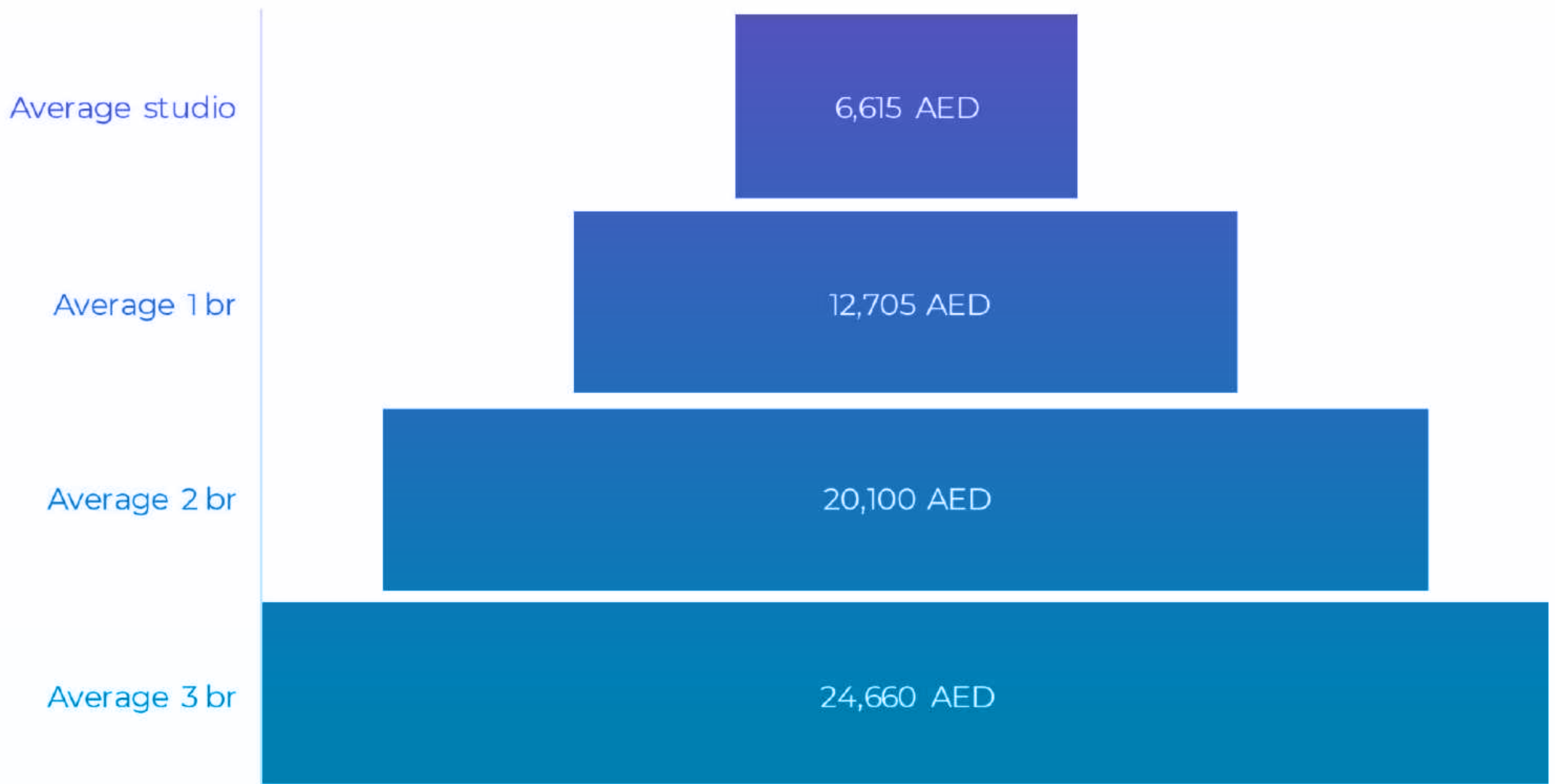
current situation on the market

PROJECT	Size (sq.ft)	Price (AED)	First Installment (AED)	ROI (NET)
AVERAGE STUDIO	441	830,007 AED	204,452	6.6%
AVERAGE 1 BR	847	1,270,948 AED	310,278	6.9%
AVERAGE 2 BR	1340	1,781,907 AED	432,908	6.9%
AVERAGE 3 BR	1644	2,197,614 AED	532,677	6.1%

# Investment overview

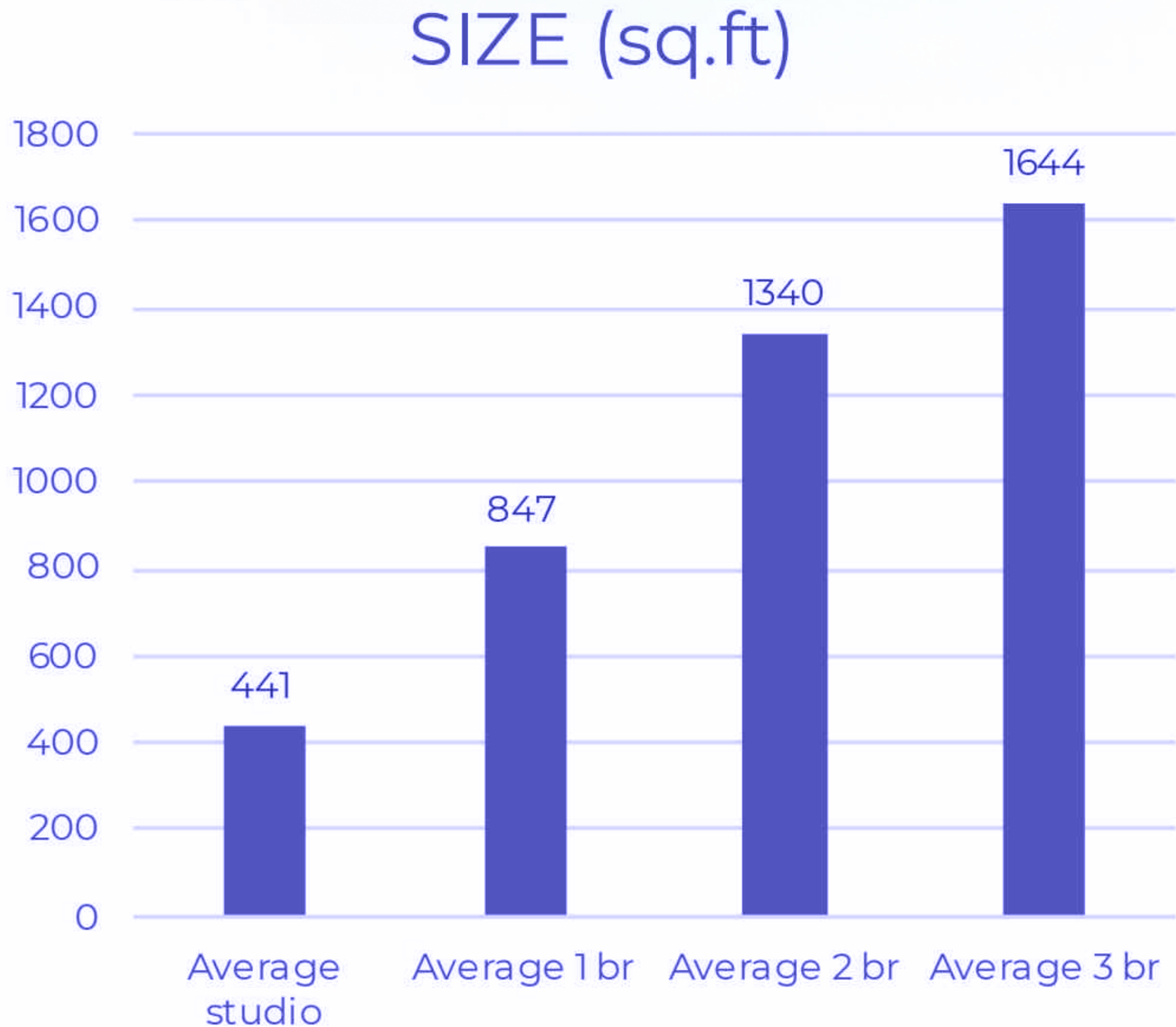
current situation on the market

Service charges estimation (AED/year)



# Investment overview

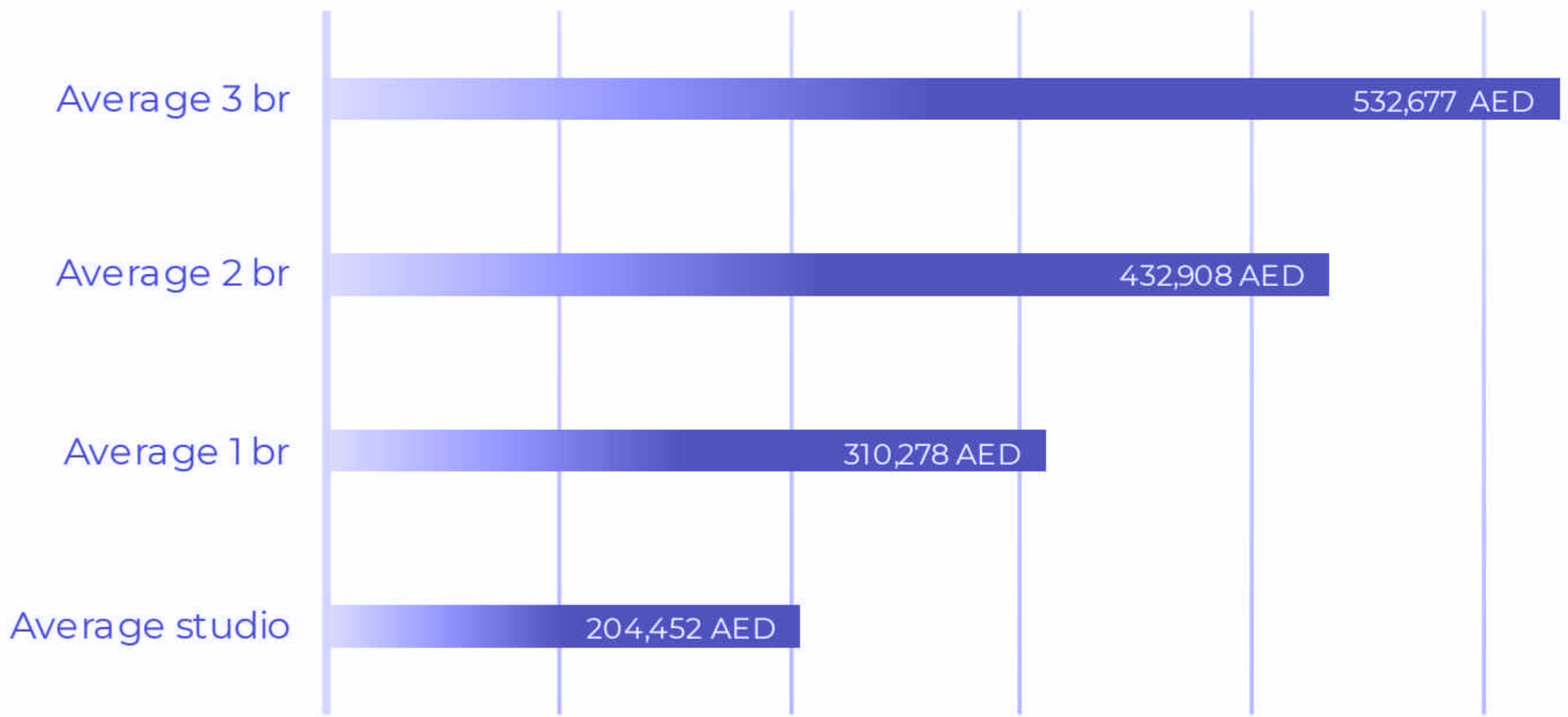
current situation on the market



# Investment overview

current situation on the market

## First installment (AED)



# Investment overview

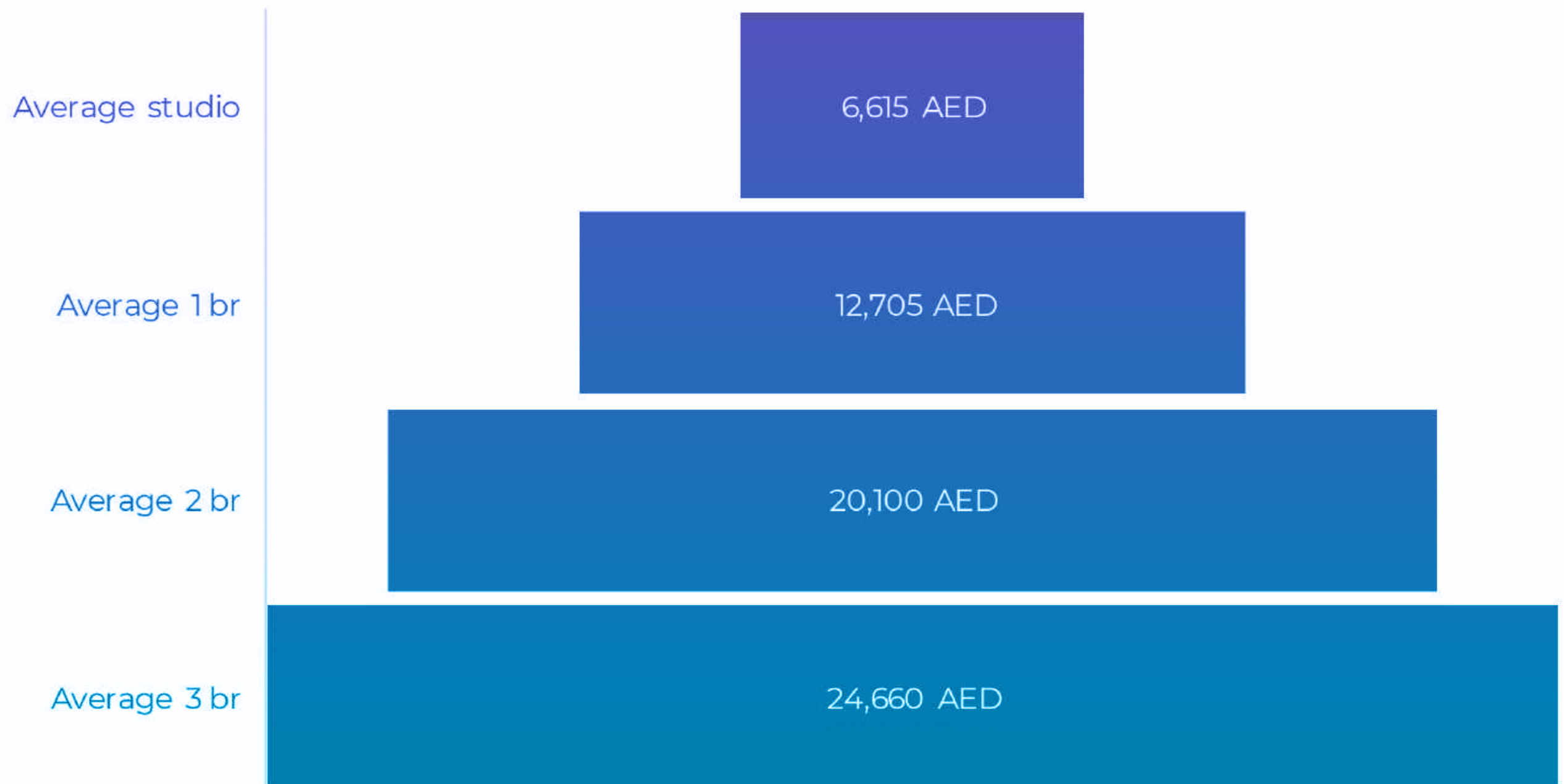
projection +15% in 2 years till Q2 2026

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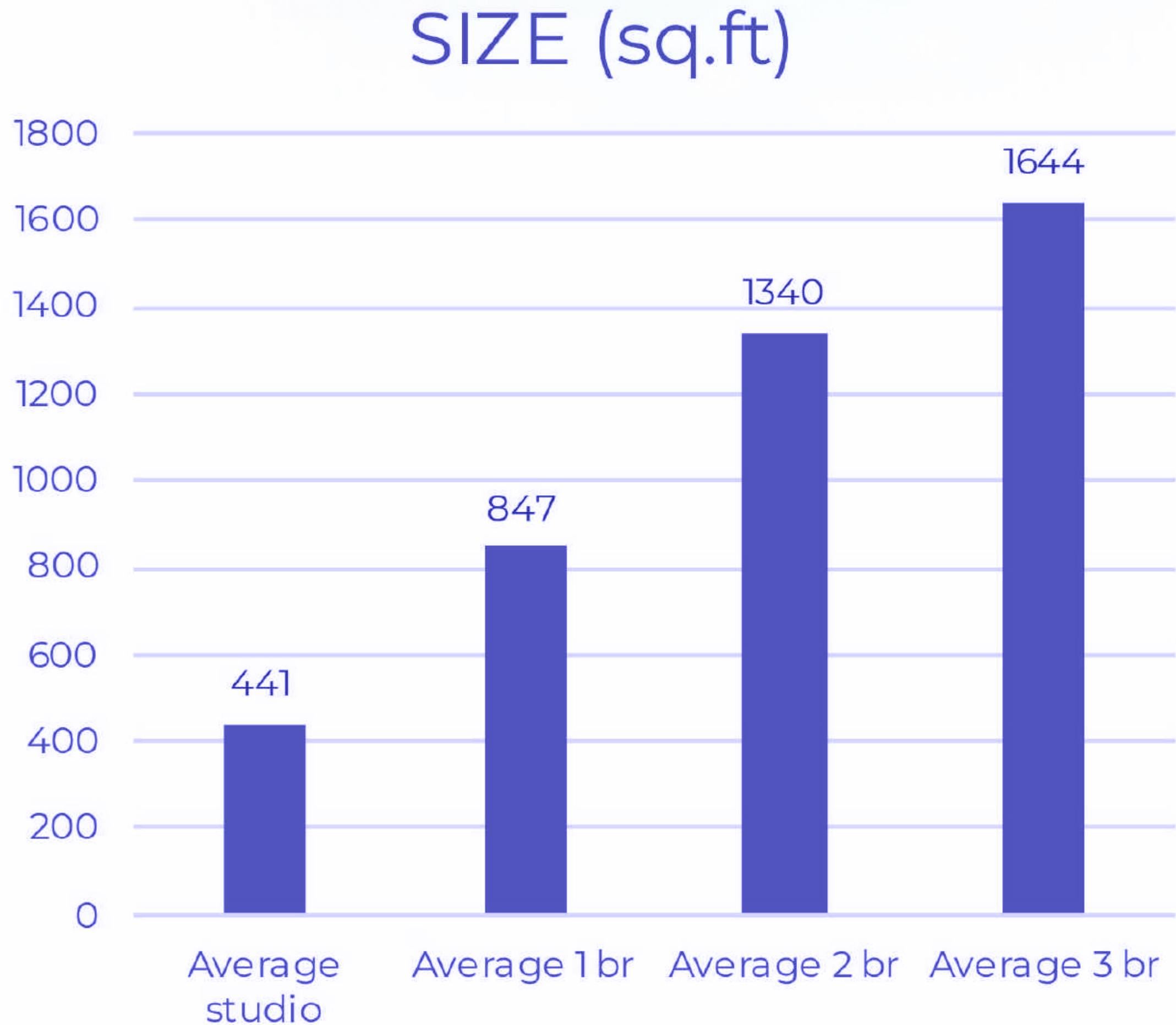
current situation on the market

Service charges estimation (AED/year)



# Investment overview

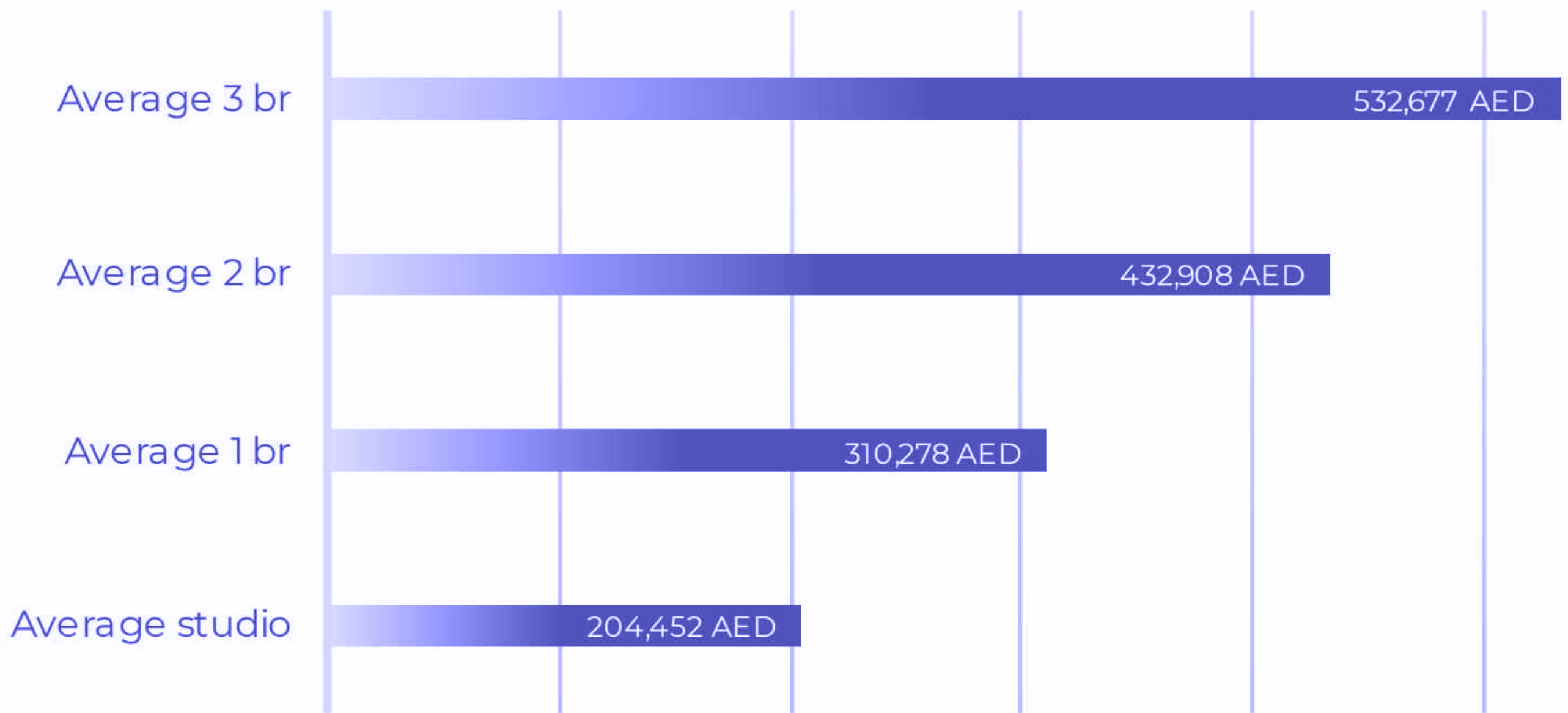
current situation on the market



# Investment overview

projection +15% in 2 years till Q2 2026

## First installment (AED)



# OUR PAYMENT PLAN'S PERSONAL TOUCH

**20%**

BOOKING  
+ 4%

**5%**

IN  
90 DAYS

**5%**

IN  
180 DAYS

**5%**

IN  
270 DAYS

**5%**

IN  
360 DAYS

**5%**

IN  
450 DAYS

**5%**

ON  
HANDOVER

**50%**

2 YEARS  
POST-  
HANDOVER

**Q2**

2026  
HANDOVER  
DATE