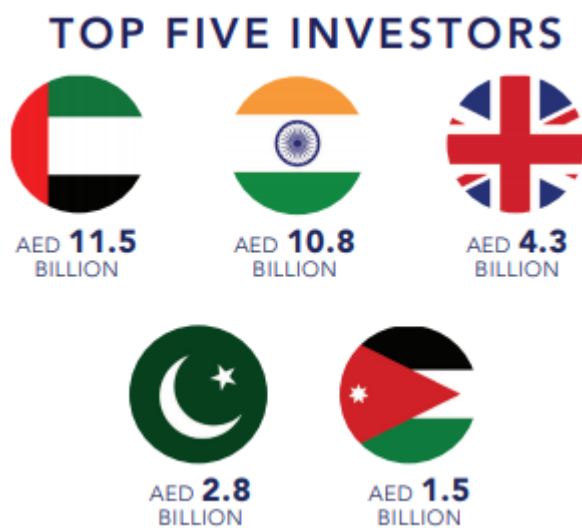


# 2019 Real Estate Forecast: reasons why the Dubai property market is on the upswing

Dubai has always been a paradise for property investors. In the year 2019, we expect an upswing in the market in line with the increased transparency and improved regulatory conditions in the region.

## Top 5 investors in Dubai

According to Cavendish Maxwell Dubai Property Report (2018), Emiratis were the top investors among GCC nationals in Dubai's real estate market. They were followed by Indian, British, Pakistani, and Jordanian investors.



In 2019, the upcoming supply in the property sector is anticipated to be concentrated in regions such as Jumeirah Village Circle, Business Bay, Dubai Sports City, Dubai Silicon Oasis, Al Furjan, and Mohammed Bin Rashid City.

## Real Estate Predictions 2019:

**Factors impacting the residential, commercial, retail and hospitality markets in Dubai.**

We expect the presently lethargic property market to pick up momentum by the end of this year. Business growth and its resulting increase in employment opportunities will play a key role in demand-supply dynamics during 2019.

1. **GDP Growth:** According to The International Monetary Fund (IMF), the UAE's GDP growth to increase by 3.7% in 2019 which in turn will boost business activity in the region.

2. **Improved regulatory environment:**

With a goal to strengthen its position globally, the Dubai Land Department (DLD) has successfully launched smart applications to improve transparency in the Dubai property sector. Focusing on innovation, trust & happiness, DLD is transforming the region into the world's premier real estate destination.

3. **The happiness coefficient:**

The World Happiness Report by UN ranked the UAE as the happiest country in the Arab World.

Dubai attracts investors from Europe and around the globe and tends to have higher subjective well-being than other countries. Dubai's strategic location between east and west makes it to the top in the 'Second home hotspots for multi-millionaires' list, a place where people enjoy equal business opportunities, luxury lifestyle, cultural diversity and convergence of western attitudes and beliefs.

All of these factors point to buying opportunities for smart, savvy investors who can see the capital growth prospects this city has. There will potentially be a lot of pent up investor demand in 2019, and the region's property market will witness a slow, but consistent growth by the end of this year.

Happy investing!

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