

DUSIT PRINCESS

RIJAS • DUBAI



“Dusit Princess Rijas is an Affordable excellence in convenient location helping you make the most of each journey.”

Kashif Shahzad

President
Rijas Aces Property

“In all that we do, we are devoted to the same principle of creating an experience for our guests, no matter what their journey may be.”

Thanpuying Chanut Piyaoui

Founder
Dusit International

DUBAI INVESTMENT

This could be the easiest question to answer. Dubai is not even in the top 30 most expensive cities in the world in terms of the price per metre to buy a property, with the top 10 being Hong Kong, Singapore, Shanghai, Vancouver, Shenzhen, L.A, New York, London, Beijing, and Paris.

But interestingly for an investor, Dubai is fourth in the 'highest monthly rental of cities around the world' list – and 42nd in the 'expensive cities to live' list. To give you an idea of rental returns, you are buying into arguably one of the best cities in the world with 5-7% net return a very realistic average. In comparison: Paris 2.8%, London 2.7% New York 2.9%, Hong Kong 2.3%, and Singapore 3.3%.

Add to that, you don't pay any taxes on your rental income and when it comes to selling you don't pay any capital gains tax – both of which can seriously affect your returns. Dubai will continue to be attractive to tenants because of the packages companies can offer them here, the lifestyle they can enjoy, the weather, its safety record, and its convenient location.

We've seen how Dubai has grown in the last twenty years; it will be exciting to see what happens over the next twenty. As a property investor, such speed and scale of development should entice you to add a slice of this pie to your portfolio.



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The image shows a sophisticated restaurant interior. On the left, a curved bar with a light-colored countertop is lined with dark wooden high-top stools. Behind the bar, a wall of greenery is illuminated. The floor is covered in a grey and white geometric tile pattern. To the right, several square tables are set with white linens and glassware, surrounded by modern chairs. Large, ornate chandeliers hang from the ceiling, and large windows on the right side offer a view of the outdoors. The overall atmosphere is contemporary and elegant.

An urban, contemporary design with an easy-going convenient access. Global brand with local touch: each hotel has its own and character of the locality. atmosphere. Dusit Princess is strategically located with a distinctive personality, immersing the guest into the culture

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HOTEL SERVICED APARTMENTS & BRANDED RESIDENCES

Dusit Princess Rijas offers 224 opulent hotel serviced apartments that includes Blissful Beds, Wedgwood chinaware, crystal glassware, Nespresso machine and bespoke British minibars, fully equipped with the very latest high-tech amenities.

Dusit Princess Rijas is an upper mid-market brand that is efficient, affordable and dynamic with modern facilities, providing an experience that combines the well-being of business and leisure travelers with sustainable value.

 8 % Assured Rental

 Post Handover Payment

 Fully Furnished

 4 Years Payment Plan

 14 Days Complimentary Stay

 Delivery On- Time

 Dusit Gold Loyalty Program

 Prime Location

AMENITIES

RELAX FROM THE COMFORT OF YOUR HOME

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ALL DAY GOURMET BAKERY

TASTE THE DIFFERENCE



D-FIT GYMNASIUM

EMPOWERING YOU TO BE YOUR BEST SELF



RETAIL SHOPS

BECAUSE YOU DESERVE THE VERY BEST



SPLASH BAR

YOUR ULTIMATE POOLSIDE ESCAPE.



YOUR NEW HOME
IN THE HEART OF DUBAI

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20+
AMENITIES

- Namm Spa
- Shisha lounge
- Smart Check in/out
- D - Fit Gymnasium
- Soi Contemporary Thai
- Infinity Pool & Jacuzzi
- Co-working Space
- Business Centre
- Banquet Hall
- Kids Play Area
- Retail Shops
- Splash Bar
- Gourmet Bakery

An aerial night photograph of Dubai, United Arab Emirates, showing a dense cluster of illuminated skyscrapers and residential buildings. A prominent white diagonal line runs from the top left towards the bottom right, bisecting the image. The city lights reflect on the water in the foreground and background.

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LOCATION

EXPLORE THE HEART OF DUBAI



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EASY ACCESSIBILITY TO POPULAR NEIGHBORHOODS

Located in Jumeirah Village Circle (JVC) district 18 which is also known as the heart of Dubai, the property offers convenient access to the city's key points in the city.

Living in Jumeirah Village Circle (JVC) has the distinct advantage of being close to other popular neighborhoods in Dubai. You can commute easily to nearby locations like Dubai Internet City, Dubai Marina, or JLT. You can drive to these places and escape the traffic as they are within driving distance. You can take the J01 bus service that drops you right at the Mall of the Emirates. You can reach the metro stations of Jumeirah Lakes Towers and Mall of the Emirates easily from Jumeirah Village Circle. If you want to take a cab, then you will find many cab services operating here like Uber, Careem, or RTA taxis.



7 min

ELS GOLF CLUB



13 min

THE CIRCLE MALL



15 min

BURJ AL ARAB



18 min

PALM JUMEIRAH



16 min

DUBAI MARINA



19 min

BURJ KHALIFAH



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