

BOLD DEVELOPER

THE COLLECTIVE

DUBAI SOUTH

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FACT SHEET

Development Summary

Total Apartment Number:	94
Building Structure:	G + 6
Location:	Dubai South
Developer:	Bold Developer
Architecture:	By Design Haus Medy
Interior Design:	By Bold Bespoke Design
Project Type:	Mid-rise residential
Unit Mix:	1BR and 2BR
Property Type:	Fully Furnished
Completion:	Q1 2028
Payment Plan:	50/50
Starting Price:	From AED 825,000
Estimated Rental Yields:	8.5-9.5%
Service Charge:	Estimated 18 -22 PSF

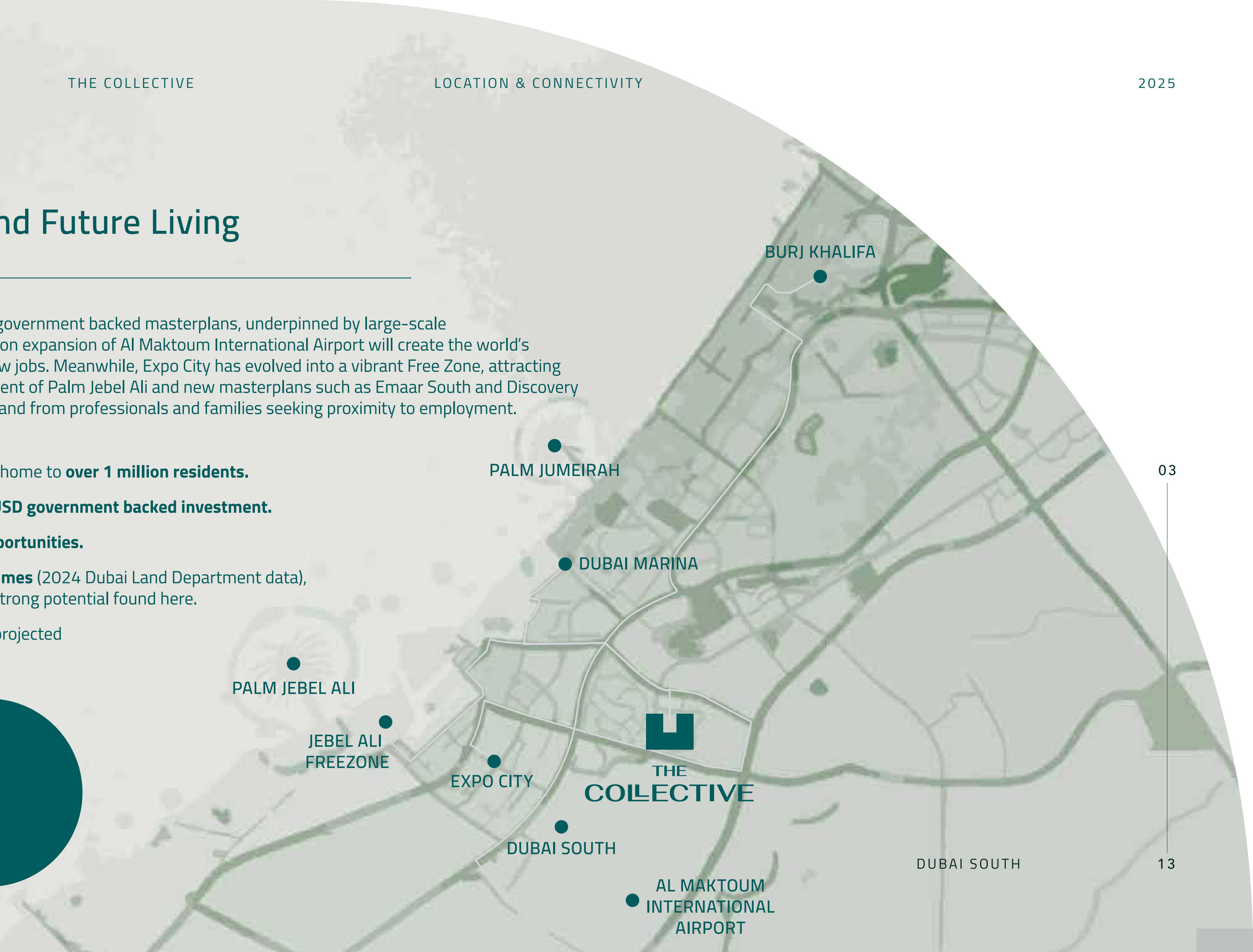
“A boutique collection of fully furnished apartments, crafted by BOLD Bespoke Design for turn-key living and long-term investment value.”

Dubai South: A Gateway to Growth and Future Living

Dubai South is one of the UAE’s most ambitious government backed masterplans, underpinned by large-scale infrastructure and job creation. The AED 128 billion expansion of Al Maktoum International Airport will create the world’s largest aviation hub, generating over 130,000 new jobs. Meanwhile, Expo City has evolved into a vibrant Free Zone, attracting multinational tenants. To the west, the development of Palm Jebel Ali and new masterplans such as Emaar South and Discovery Dunes add high-end lifestyle appeal, driving demand from professionals and families seeking proximity to employment.

- **A 145 sq km masterplan**, designed to become home to **over 1 million residents**.
- Remarkable growth supported by **\$50 billion USD government backed investment**.
- A dynamic work hub with over **500,000 job opportunities**.
- **50% year-on-year increase in transaction volumes** (2024 Dubai Land Department data), a clear testament to the deep confidence and strong potential found here.
- Dubai South forms the core of our ecosystem projected to contribute **32% of Dubai’s GDP by 2035**.

- **32% OF DUBAI’S GDP**
- **500,000 JOBS**
- **1 MILLION RESIDENTS**



5
MIN

Drive time to Expo City

10
MIN

Drive time to Al Maktoum
International Airport

10
MIN

Emaar Mall Expo 2027

10
MIN

Opera House

15
MIN

Drive time to Palm Jebel Ali

20
MIN

Drive time Dubai Marina

30
MIN

Drive time to Dubai Downtown



Our journey is rooted in a two-decade legacy of transforming spaces through exceptional design.

It began with the vision of Khalil Al-Hashemi, the founder of BOLD Bespoke Design and BOLD Developer, that luxury furniture and bespoke interiors weren't just about aesthetics, but about crafting experiences. This attention to detail and a profound understanding of how surroundings influence well-being led us to a grander purpose: to build entire communities designed to inspire and connect. This evolution from crafting exquisite furniture to shaping sustainable, family-focused communities defines who we are today.

Every project is born from this ethos, guided by our commitment to placing the client at the heart of everything we do. Our mission is to deliver environments where individuals and families genuinely thrive, where every element is built for enduring growth and genuine sense of belonging. We build with foresight and heart, ensuring that every space is

Crafted for Connection, Designed for Growth.



Khalil Al - Hashemi
(CEO & Founder)

The Heart of Bold

BOLD Developer is steered by a unique synergy of expertise and passion.

At its heart is Khalil Al-Hashemi, our visionary CEO & Founder, a seasoned entrepreneur and real-estate investor whose career spans property investment, development, and design.

He founded Bold Bespoke Design, transforming it into an international custom-made furniture brand, and now brings this strategic acumen and artistry to development, creating spaces that harmonize grand vision and exquisite detail.

Design Haus Medy

Design Haus Medy is an award-winning, multidisciplinary design practice specializing in architecture, interior, and landscape design. Operating internationally from offices in the Middle East, Europe, and Africa, Design Haus Medy crafts bespoke solutions for luxury residential, hospitality, and retail projects. Their collaborative approach emphasizes creativity, functionality, sustainability, and innovation, delivering enduring spaces tailored to client's vision.



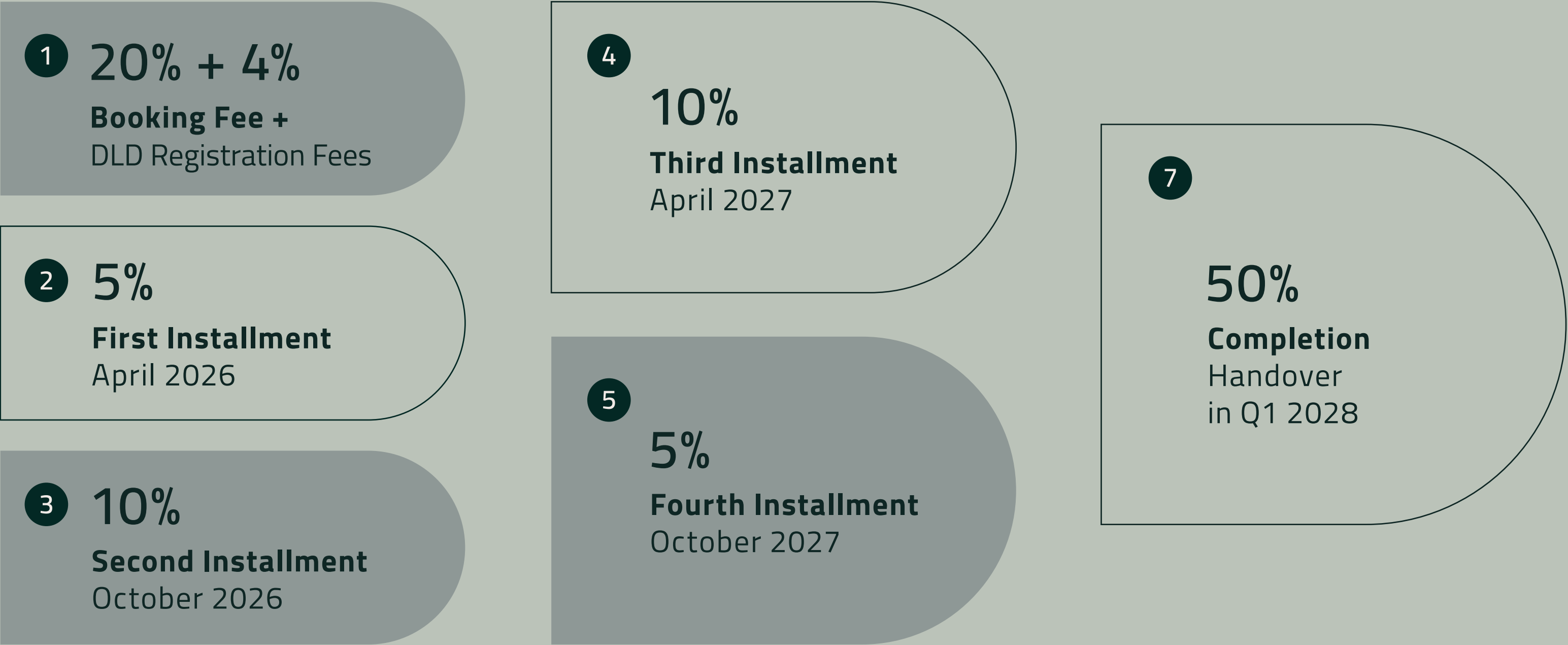
Amenities & Community Living

- Rooftop Swimming Pool with Panoramic Views
- Landscaped Terraces and Community Gardens
- Rooftop Bar
- Gym and Wellness Studio
- Outdoor Fitness Zone
- Multi Purpose Court
- Open-Air Cinema
- Outdoor BBQ and Dining Area
- Children's Play Area and Family Leisure Zones
- Residents' Lobby with the Concierge Service
- Tranquil Relaxation Areas





Payment Plan



Virtual Tours



1 Bedroom Apartment



2 Bedroom Apartment

Estimated Market Rent		
Unit Type	Starting Price (AED)	Gross Yield (Forecast)
1 Bedroom	85,000 – 95,000 per annum	8% – 9.5%
2 Bedroom	115,000 – 125,000 per annum	8% – 9.5%

Unit Type	Starting Price (AED)
1 Bedroom	825,000
1 Bedroom + Study	975,000
2 Bedroom	1,295,000
2 Bedroom + Study	1,425,000

Investment Summary

Dubai South is rapidly establishing itself as a pivotal urban district, central to Dubai’s long-term growth vision. For investors, this market offers a rare synergy: accessible entry pricing, robust population growth, and disciplined supply. With over one million future residents, half a million jobs, and world-class infrastructure being delivered, Dubai South is on course to become Dubai’s next major residential and business hub.

Why The Collective stands apart:

- USD 35 billion airport expansion driving 132,000 jobs and long-term rental demand.
- Expo City and DWTC corridor attracting 40,000+ professionals.
- Entry price AED 1,300 PSF, 10–15 percent below competing projects.
- Fully furnished, turnkey apartments reduces investor capex and accelerates rental uptake.
- 8%-9% projected yield on completion.
- Low district supply with under 3,000 apartments in the pipeline and only 850 currently under construction.
- 50/50 payment plan and resale flexibility after 30 percent payment.

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