VOI RESIDENCES DUBAI SOUTH

THE COMMUNITY

Dubai So uth is rapidly rising thanks to the upcoming world's largest airport, Expo City expansion, strong rental demand, major government infrastructure projects, and free-zone benefits—making it one of the most promising areas for future growth.

WHY VOI RESIDENCES?

- Strong Rental Yields:DubaiSouth'sapartments deliveraveragegross yields of 6%–8%, with many sub-communitiesshowingreturnsaround7–8% —offeringinvestors stable income even before capital gains.
- Growing Demand & Infrastructure Growth: As a government-backed master-planned district anchored around Al Maktoum International Airport and Expo City — with ongoing development, improved connectivity, and expanding logistics/aviation hubs — Dubai South is becoming a core area for residents and workers alike.
- Significant Capital Appreciation Potential: With market forecasts projecting 35%–45% capital growth by 2030 for properties in Dubai South, early entry in VOI Residence puts investors in a favourable position for long-term value.
- Affordable Entry & Flexibility: Compared to older, more established districts, Dubai South remains affordable — providing a lower-cost entry point yet delivering high yield and long-term growth potential; ideal for investors seeking both income and capital appreciation.
- Balanced Investment Opportunity: VOI Residence offers an attractive balance — solid rental income, long-term capital growth, and the benefits of a rapidly developing, infrastructure-driven district.

LOCATION

Seamlessly Connected:

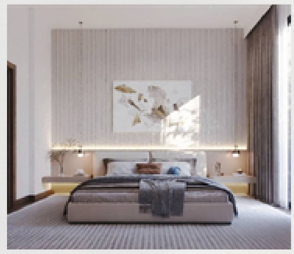
- 5 min - Expo City
- 10 min - Al Maktoum International Airport
- 15-20 min - Dubai Marina, JBR, Palm Jumeirah
- 20–25 min - IMG World, Miracle Garden, Global Village

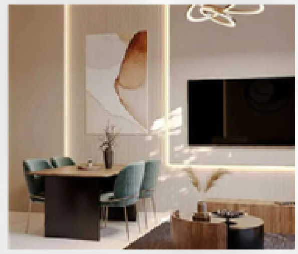
PAYMENT PLAN

- 20%down payment
- 40/60payment plan

Detailed Structure:

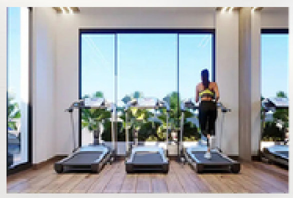
- 20% on booking
- 20% during construction
- 60% on handover

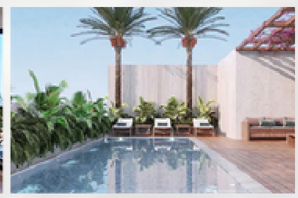




RESIDENTIAL UNITS

- Building Configuration: G + 6
- Amenities: Roof top Amenities
- Total Units: 68
- Configurations: Studios, 1 Bedroom, 2 Bedroom Apartments
- Handover: June 2027
- Price: From AED 1175/ SQFT
- Sizes From: 698 sqft - 1174 sqft





AMENITIES

- Gym
- Yoga & meditation rooms
- Lap pool
- Kids pool
- Badminton
- Ping pong
- Rooftop garden lounge
- BBQ & outdoor seating
- Kids play areas
- Game room
- Concierge
- 24/7 security

ABOUT US

HVM Living Real Estate Development LLC

HVM Living Real Estate Development LLC is a forward-thinking real estate development company operating in the United Arab Emirates and proudly part of the HVM Group, an international business group founded in 1950 in the United Kingdom.

Backed by over seven decades of heritage, experience, and credibility, HVM Living brings the Group's long-standing values of quality, integrity, and innovation into the dynamic real estate market of Dubai. The company focuses on developing thoughtfully designed residential projects that combine modern architecture, functional living, and long-term value for residents and investors alike.

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