

A modern, two-story house with a light beige facade and large windows. The house features a prominent concrete path leading to the entrance, flanked by green grass and small plants. The sky is blue with light clouds. The text is overlaid on a semi-transparent white box.

Young & Investing *by Nicole*

Helping young professionals save up & buy their first investment property.

Why I Made This Guide

- Most people think buying property in Dubai is only for wealthy or older investors, but with the right strategy, it's far more realistic than people think.
- My goal is to help young professionals (20-30 year olds), make real estate feel less intimidating, easier to understand, and focused on building long-term wealth.
- I created this guide to simplify the process, help people save for their deposit, and give them a clear path toward property ownership.



How Much Money You Actually Need (Dubai)

Entry-level properties (Studio)

- Property: 450,000 AED
- 20% Down Payment: 90,000 AED
- 4% DLD Fees: 18,000 AED
- Mortgage & Bank fees ~ 14,125 AED
- 2% Agency Fees: 9,000 AED
- **Total Upfront Cost: = 131,125 AED**



What Makes A Good Investment?

-
- ROI
 - Rental Demand
 - Location
 - Cashflow
 - Long-Term Growth



Areas To Watch In Dubai


AREAS YOUNG INVESTORS *Should Watch*

JVC **JUMEIRAH VILLAGE CIRCLE**
High rental demand, affordable prices, strong community.

ARJAN **ARJAN**
Growing community with great connectivity and value.

DUBAI SOUTH **DUBAI SOUTH**
Expo legacy, infrastructure growth and future potential.

DUBAILAND **DUBAILAND**
Rapidly developing area with affordable investment opportunities.

 These areas offer strong growth potential, affordability and high rental demand – perfect for your first investment.



The Young & Investing Mentorship

If you're not ready to buy yet, I can help you get there.

Buying property doesn't start when you find the right apartment, it starts with building the financial habits, strategy, and confidence to make the right move when the time comes.

Savings Strategy

- Monthly saving targets
- Budgeting structure
- Spending analysis
- Realistic timelines

Financial Breakdown

- Affordability,
- Borrowing power
- Savings potential
- Financial leaks

Accountability & Guidance

Monthly check-ins to stay consistent and focused on the goal of ownership.

Property Preparation

- Mortgages
- Down payments
- Costs
- ROI
- Property Management

Why Work With Me?

Qualifications & Experience

- In real estate since 2019
- Master's Degree in Real Estate Management
- Helped clients purchase over AED 6.25M in property
- Currently managing 15+ properties across Dubai & Sharjah
- International experience in Dubai, Cyprus, and The Netherlands.
- Passionate about helping first-time buyers purchase their first property with confidence
- Step-by-step guidance from saving for a deposit to getting the keys to your first investment/property



Ready To Start Your Property Journey?

Book a free introduction call to discuss your investment goals.

Book a 20 minute free consultation
call [HERE](#)

