



# Investing in the Emirates

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From the First Consultation to Your First Tenants  
and Stable Rental Income

Buy *Dubai*



Buy *Dubai*

“Where others see a holiday dream, we see a stable investment.

Real estate in Dubai isn’t just about terrace views – it’s about returns, diversification, and the future.

For everyone who sees Dubai property as an investment opportunity, we offer complete support – from purchase and management to resale.”

Denis Karásek  
CEO, BuyDubai

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Every investor has a **different goal.** We'll help you find **the right one.**



# What Do We Take Care Of for You?



## OFF-PLAN PROJECTS



Investing in off-plan properties offers the potential for a 10–30% value increase within two years. The advantages include lower prices and interest-free installment plans.

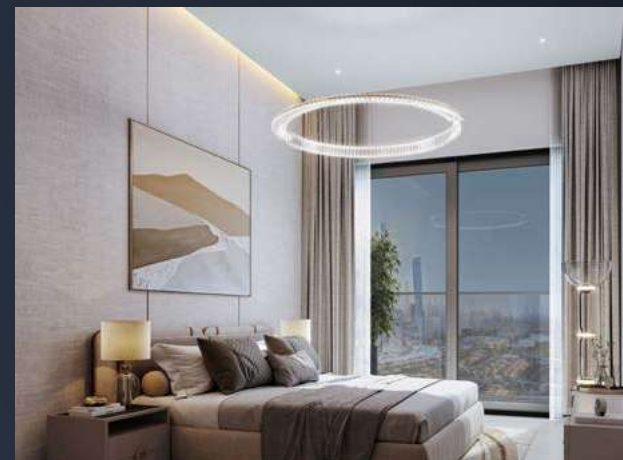
The best units often sell out within the first few days.



## READY PROPERTIES



Completed apartments are ready for handover and immediate rental. Ideal for those seeking instant returns, property inspection, and the certainty of owning a specific unit.



## SHORT-/LONG-TERM RENTALS



Short-term rentals (Airbnb, Booking) offer higher yields and long-term income potential. With our sister company Rent-Dubai, you won't have to worry about a thing – from furnishing to guest management.

Track everything online. Planning a visit? We'll have your apartment ready.



## PROPERTY RESALE



Many investors resell their units during construction – once the price goes up.

A common strategy we'll help you make the most of.



# Educating Agents – and You, the Investor

In the world of real estate, many sell the “Dubai dream.” We’d rather talk about data, strategy, and decisions that make economic sense.

**We’re a partner who will truly guide you through the investment process**

– no empty promises, just full service and a team you can count on even a year from now.

Hands-on courses for investors and agents – from market fundamentals and legal frameworks to marketing and negotiation.

Available online or in person, in Czech and English, in both Brno and Dubai.

Buy **Dubai**.Academy





# Why Work With Us

## RERA CERTIFIED TEAM

Our agents aren't "influencers in suits." They're trained professionals with deep market knowledge and licensed to operate in the UAE. They understand what they're selling – and how it can work for you.

## ISO 9001 CERTIFIED

We meet international quality management standards for real estate brokerage.

## REAL PRESENCE IN DUBAI

We have offices in Dubai, Brno, and Bratislava. Our clients meet us face to face – and we speak their language, both literally and figuratively.





We're not chasing **clients.**  
We're building **relationships.**



#### DIRECT CONNECTION TO DEVELOPERS

We're not resellers or middlemen. We deal directly, and our clients pay no commission. Everything is transparent and official.

#### FULL SERVICE APPROACH

From the first meeting to the handover of keys – and beyond. We assist with financing, visas, unit selection, and later with renting or selling the property.

#### AFTER CARE

A long-term relationship, not a one-time deal. For us, it doesn't end with a signed contract. We follow how your investment performs and are ready to help with your next step – even years down the line.



# BuyDubai in the media

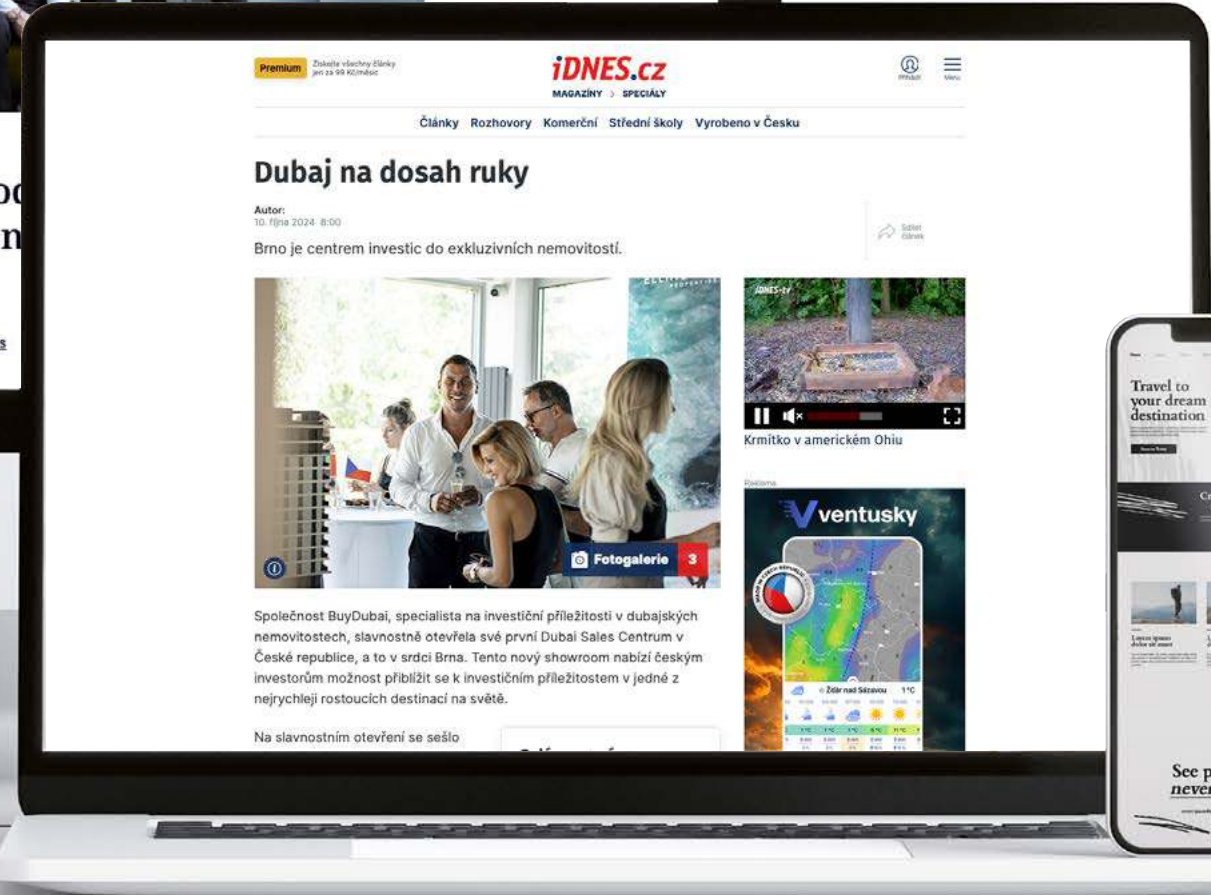
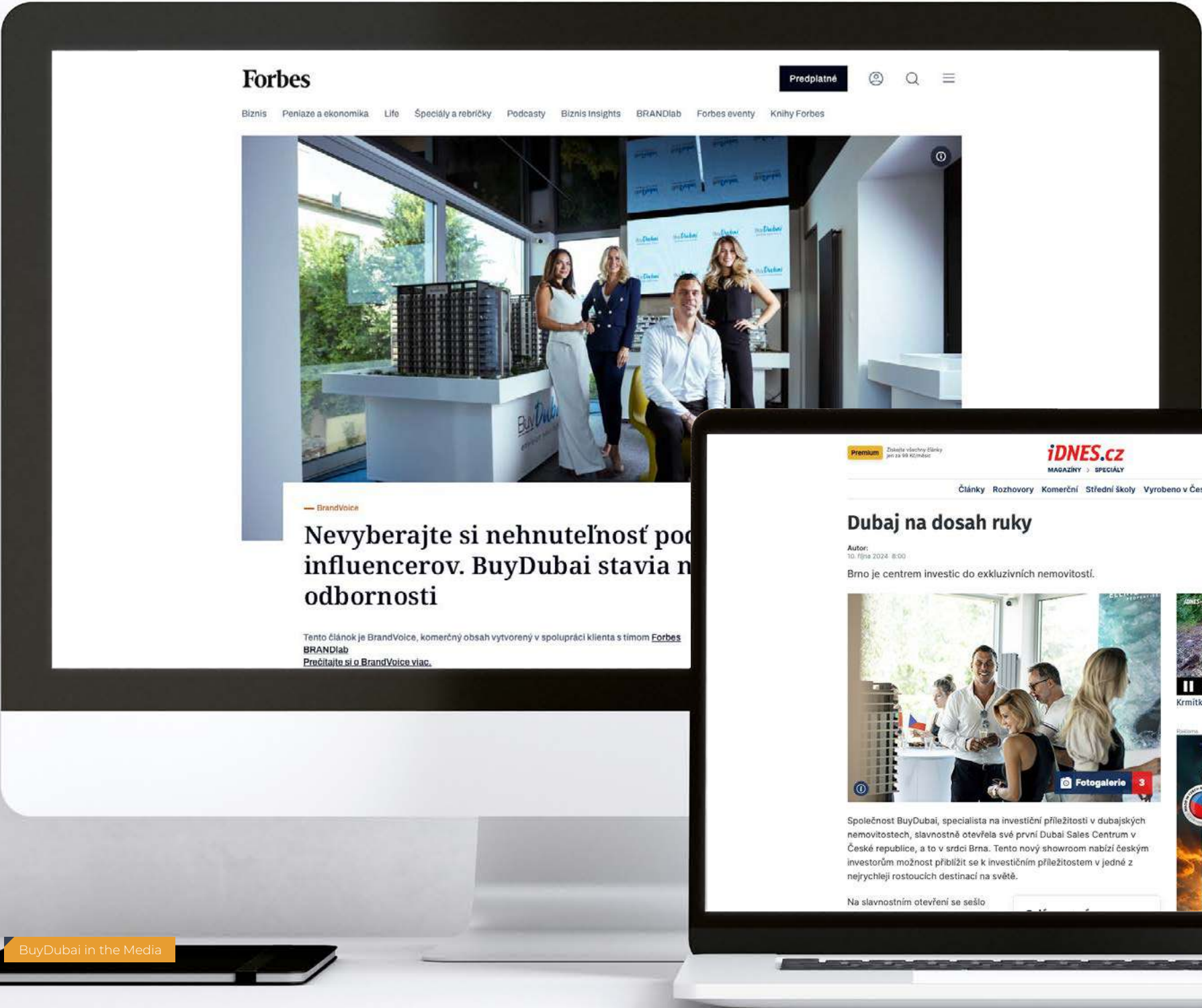
Forbes  
ESTATE

iDNES.cz  
FINMAG

CZECHCRUNCH  
Investiční web

peníze.cz  
heroine

MONEY  
MAKER







The key to success lies in a mix of **market knowledge, local presence, and honest work.**

That's BuyDubai. And that's why we have clients who are now making their second, third, or even fourth investment with us.

Denis Karásek

CEO BuyDubai



01

### Intro Call & Investment Plan

We'll discuss your situation, goals, and preferences. Together, we'll determine whether a ready unit or off-plan project suits you best and design a tailored investment strategy.

02

### Property Selection & Reservation

We'll find the right unit, assess its potential, and finalize terms with the developer. Then comes the reservation, signing of contracts, and the start of your investment.

03

### Financing, Documentation & Visas

We support you with money transfers, track payment milestones, assist with documentation, mortgages, and visas – all backed by our experienced team.

04

### Handover & Setup

Once the project is completed or the unit is purchased, we manage the handover, technical inspection, furnishing, and preparation for rental.

05

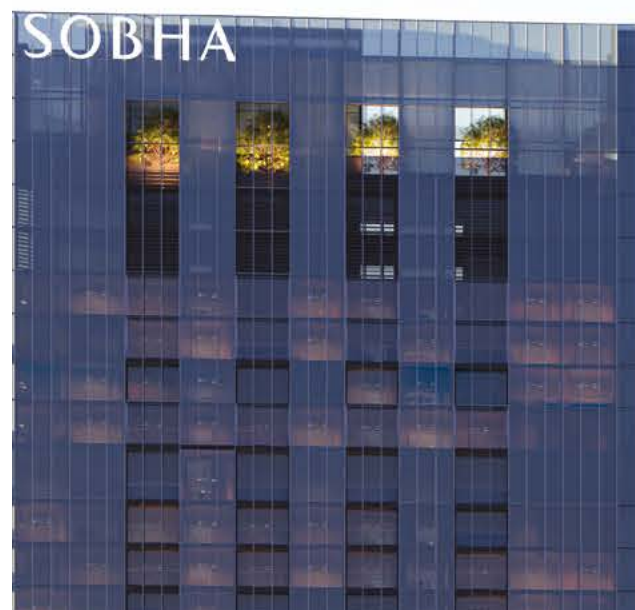
### Management & Further Growth

Your property starts generating income – short-term or long-term. We handle management, reporting, payouts. And if you're ready for the next step – we'll help with your next investment or resale.



# The Path to a Successful Investment





There's no **project**  
we don't know.

**DAMAC**

ELLINGTON  
PROPERTIES

SOBHA  
REALTY

EMAAR

NAKHEEL

There are hundreds of developers and thousands of projects across the UAE.

We continuously monitor and evaluate each developer's reliability and **the investment potential of every project.**

Thanks to this, we're able to identify current opportunities that **match your preferences and financial goals.**



# Why Dubai?

Dubai is one of the fastest-growing real estate markets in the world.

It's regulated, transparent, tax-free – and still **surprisingly accessible**.

Thanks to smart market design and strong rental demand, Dubai offers returns that are nearly impossible to achieve in the Czech Republic.

## +100 %

According to the Dubai 2040 Master Plan, the population is expected to grow from 3.9 million to 7.8 million by 2040

## 2.5 trn. CZK

In 2024, real estate investment volumes reached record highs.

## 169 000

Number of units sold in a single year

## 0% | 100%

Zero taxes and 100% property ownership.



# An investment with a plan, a purpose – and a view of the Burj Khalifa.

## Global Transport Hub

140+ direct flight connections, home to Emirates airline. The world's largest airport is already in the making.

## Dubai 2040 – A Long-Term Vision

The goal is to become the world's best city. Plans include expanding the population to 7.8 million and protecting 60% of land as nature reserves.

## 0 % Tax

No income tax, no capital gains tax. You only pay a one-time registration fee upon purchase.

## Property Value Grows During Construction

Off-plan unit prices typically rise by 10–30% before completion. You can resell profitably even before the project is finished.

## An International Hub with Growing Demand

Dubai welcomes over 19 million tourists annually. Dubai Mall is the most visited destination in the world.

## Safe, Clean & Stable Environment

An attractive destination for expats, digital nomads, and businesses. Dubai and Abu Dhabi rank among the safest places and most stable economies globally. Outside the EU and unaffected by global conflicts.

## 8–12% Annual Rental Yield

Both short- and long-term rentals generate steady returns. Strong demand and high occupancy ensure profitability.

## Strategic Location

Just 6 hours from Europe. The perfect hub between Europe, Asia, and Africa.

## A Market on the Rise

2024 broke records with AED 522.5 billion in transactions and 181,000 deals. Strong growth in both off-plan (+51%) and secondary markets (+21%).

## Tourism & Occupancy

Hotel occupancy exceeds 80%. In 2023, Dubai welcomed 17.1 million visitors – and the numbers keep growing.



“

Our Goal?

To give you **clarity**  
**at every step** –

without needing  
to take a vacation  
just to invest.







## Property Handover

We inspect the unit, arrange a technical check, and prepare it for rental – including furnishing and decoration. Then we stage, photograph it professionally, and list it on top platforms like Airbnb, Booking, or Expedia.



## Daily Operations

We handle guest communication, bookings, key handovers, cleaning, and minor repairs. Available 24/7.

Managing a property remotely can be a challenge for many investors.

**That's why we created RentDubai.**



## Online Dashboard & Rental Returns

You get access to a system where you can see all bookings, reviews, earnings, and stay history – all clear, transparent, and in real time.



## Invoicing & Reporting

Every month, you receive a detailed statement including income, expenses, and net returns. Our management fee? 18% of actual revenue. No fixed costs.

You **invest**.  
We take **care**  
of the **rest**.

RentDubai ensures worry-free operation of your apartment in Dubai – from cleaning to clear, detailed reporting. **You simply watch the returns.** And when you want to enjoy the apartment yourself, it's ready for you.





# We'll take care of everything



You don't need to be in Dubai  
– **we handle everything for you**



Your apartment is  
well-maintained, clean,  
and **regularly inspected**



We **maximize returns**  
through dynamic pricing

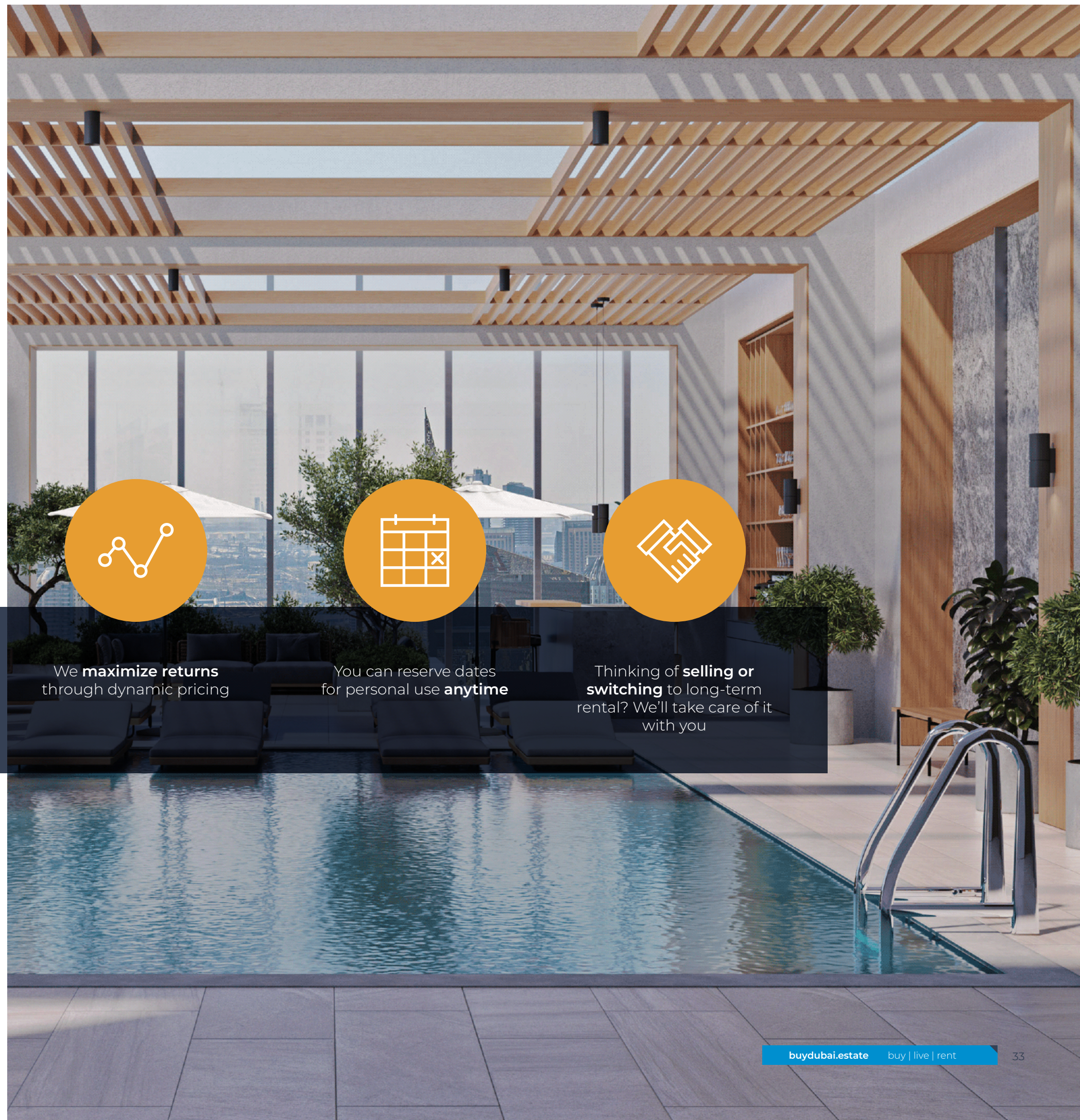


You can reserve dates  
for personal use **anytime**



Thinking of **selling or switching** to long-term  
rental? We'll take care of it  
with you

We founded RentDubai to help you  
manage, enjoy, and grow your investment  
– **effortlessly.**





# What Do Our Clients Say About Us?



Our Managed Apartments  
Rating **4,9**



Average Occupancy  
Rate **85 %**

“

With BuyDubai, I don't have to worry about a thing – and still, I have full visibility over every dirham. The apartment runs smoothly, the returns come in, and when I want to visit with my family, all it takes is a quick message.”

Martin B.

client from Brno, CZ





You don't need  
to understand  
everything.  
That's what  
we're here for.

Investing in Dubai real estate doesn't have to be complicated or risky. It's all about having a team behind you – one that knows the local laws, projects, and developers.

A team that speaks your language, but acts directly in Dubai.

**And one that handles everything for you** – from selection and legal support to financing, property management, and even future resale.





# Where to Find Us



## Brno | CZ

Šmejkalova 1525/86  
Brno 616 00

+420 731 169 999  
info@buydubai.estate



Scan the QR code  
and start **navigation**



## Bratislava | SK

OC Eurovea, Pribinova 10  
Bratislava

+421 911 886 650  
info@buydubai.estate



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## Dubai | UAE

Tamani Arts Building, Office 961  
Al Asayel Business Bay, Dubai

+971 54 365 5277  
info@buydubai.estate



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and start **navigation**



# Our team



Denis Karásek

Owner & CEO



Kryštof Lewczyszyn

Chief of RentDubai



Robin Weiermüller

Real Estate Agent



Barbara Adamčíková

Real Estate Agent



Veronika Veselá

Office Manager



Kimbert Lee Panganiban

Admin Manager



Gabriela Tomášková

Real Estate Agent



Stanislava Slámová

Real Estate Agent





Irena Demčuková

Real Estate Agent



Jitka - Markéta Konečná

Real Estate Agent



Pavlina Filipová

Real Estate Agent



Viktória Gabriella Tóth

Real Estate Agent



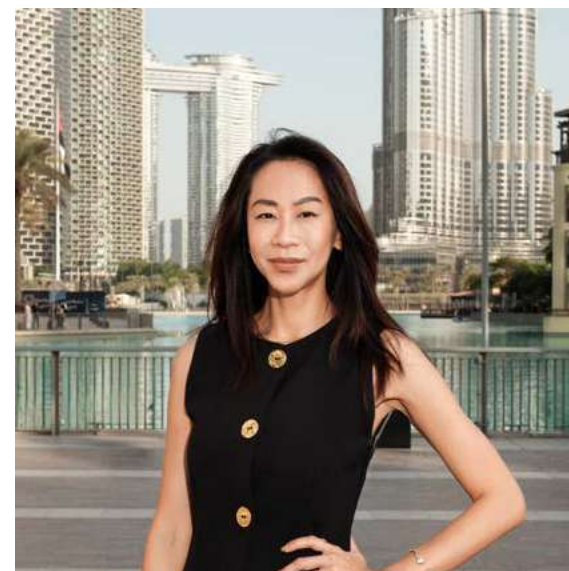
Karolina Krzyżanowska

Real Estate Agent



Monika Šindelářová

Real Estate Agent



Zuzana Mičke Pham

Real Estate Agent



...and many more.

You can meet our full team  
by scanning the QR code.





### Free No-Obligation Tour of Dubai Projects

45 minutes with a Dubai  
investment expert could change  
how you see the entire market

The right decision doesn't  
start with a signature.  
**It starts with  
a conversation.**



The key to success is  
a combination of  
**market knowledge,**  
local presence,  
and honest work.

That's BuyDubai.  
And that's why we have clients making their second, third – or even more – investments with us.



Denis Karásek  
CEO BuyDubai



A wide-angle photograph of the Dubai skyline at dusk or dawn. The Burj Khalifa is the central focus, towering above other skyscrapers. The city is reflected in the water in the foreground, which is lined with greenery and palm trees. The sky is a mix of light blue and orange hues.

So what does life –  
and business –  
**really look like** in  
Dubai and across  
the Emirates?



# The Emirate of Abu Dhabi

## The Wealthiest

Abu Dhabi is the largest and wealthiest emirate in the UAE, covering 87% of the country's total area.

# 41 000

That's how many worshippers fit inside one of the world's largest and most beautiful mosques – the Grand Mosque in Abu Dhabi.

## 200 Islands

Designated for residential and tourism development.

## Louvre

Abu Dhabi is home to the Louvre Abu Dhabi – the first museum of its kind outside France. A cultural landmark that draws art lovers from around the world.

## Entertainment

Abu Dhabi is investing billions into entertainment. The opening of SeaWorld and the planned Disneyland Abu Dhabi are just the beginning.



# The Emirate of Dubai

## 18.7 mil.

Dubai ranks as the 4th most visited city globally, with over 18,7 million tourists in 2024.

## Burj Khalifa

The tallest building in the world, standing at 828 meters with 163 floors.

## Driverless

Dubai operates the world's longest driverless metro system, spanning over 89 km.

## Visible from Space

Dubai is home to the man-made Palm Jumeirah – a palm-shaped island visible even from space. It's one of the most iconic residential projects in the world.

## Double

By 2040, Dubai plans to double its population – creating massive opportunities for residential investment.



# The Emirate of Sharjah

## UNESCO

Sharjah is the cultural capital of the UAE. In 1998, it was officially awarded this title by UNESCO.

## Two Gulfs

Sharjah has access to both the Persian Gulf and the Gulf of Oman – making it the only emirate with this strategic advantage.

## “Dry” Emirate

Sharjah is a “dry” emirate, where alcohol sales are restricted – attracting a more conservative clientele.

## 20 min

Property in Sharjah is up to 40% cheaper than in Dubai – yet it’s just 20 minutes from Dubai’s city center.

## 20 Museums

Sharjah boasts over 20 museums and 600 mosques, offering a rich cultural and religious experience.



# The Emirate of Ras Al Khaimah

## The Highest

Jebel Jais is the tallest mountain in the UAE, standing at 1,934 meters and home to the world's longest zipline (2.8 km).

## Airport

Ras Al Khaimah has its own international airport, with plans for direct connections to both Europe and Asia.

## 118 % Growth

In 2024, real estate transaction volume in Ras Al Khaimah increased by 118%, reaching AED 15.08 million (approx. USD 4.1 million), up from AED 6.94 million in 2023.

## First Casino

Wynn Al Marjan Island – a \$3.9 billion project – will be the region's first legal gambling resort.

## Ancient Roots

Ras Al Khaimah is one of the oldest inhabited areas on the Arabian Peninsula, with archaeological evidence of history dating back over 7,000 years.



# The Emirate of Umm Al Quwain

## Tranquility

Umm Al Quwain is the least populated emirate in the UAE, with around 85,000 residents across the entire emirate.

## Mega Project

The new “Downtown Umm Al Quwain” is underway – set to feature residential zones, hotels, and shopping centers.

## More Affordable

The average price per square meter for residential properties ranges from AED 18,000 to 22,000 – significantly lower than in Dubai or Abu Dhabi.

## Nature

Spanning 720 km<sup>2</sup>, the emirate is home to several nature reserves. Notably, Siniya Island is known for its rich wildlife and protected marine ecosystem.

## Wind in the Sails

Umm Al Quwain is rapidly becoming a hub for water sports and leisure. With calm bays and long beaches, it's a haven for sailing and diving.



# The Emirate of Ajman

## 16 km of Beaches

Ajman boasts over 16 km of beautiful coastline, offering a more peaceful lifestyle just a short drive from Dubai.

## Visionary Thinking

In 2004, Ajman became the first emirate in the UAE to allow 100% property ownership for foreign investors – a move that boosted market growth and attracted global capital.

## Mangroves

The only emirate with a true mangrove lagoon and vibrant bird colonies. Al Zorah Nature Reserve is a protected area with dense mangroves, home to flamingos, herons, and other rare species.

## Education

Ajman has its own universities and healthcare institutions, including Ajman University – one of the region's most respected educational centers.

## Dolphin Paradise

Ajman's coastline is known for frequent dolphin sightings. The emirate's waters are surprisingly clean and rich in marine life – perfect for kayakers, divers, and nature lovers.



# The Emirate of Fujairah

## Gulf of Oman

Fujairah is the only emirate located entirely on the Gulf of Oman. It offers stunning scenery and some of the best diving spots in the UAE.

## Nature

The emirate features dozens of natural springs and mountain ranges, making it a popular destination for wellness travel and outdoor adventures.

## The Oldest

Fujairah is home to the oldest mosque in the UAE – Al-Bidyah Mosque, dating back to the 15th century and still in use today.

## Crossroads

Fujairah hosts one of the largest ports in the Middle East and serves as a vital logistics hub outside the Strait of Hormuz.

## Sports Haven

The emirate regularly hosts international sporting events, including swimming and cycling competitions under royal patronage.



A wide-angle photograph of the Dubai skyline at dusk. The Burj Khalifa stands prominently in the center, surrounded by other skyscrapers. The foreground features a body of water with a line of trees and a sandy beach. The sky is a mix of light blue and orange hues from the setting or rising sun.

So... shall we fly?



buy | live | rent



Buy *Dubai*

buy | live | rent