

COSTA D' RIBEIRO
— REAL ESTATE —

UAE REAL ESTATE INVESTMENT GUIDE 2026

Investment Opportunities Across
The United Arab Emirates

Oportunidades de Investimento em
Todo os Emirados Árabes Unidos



Local Presence.
Local Knowledge.
Real Connections.

Presença Local.
Conhecimento Local.
Conexões Reais.



REAL ESTATE
INVESTMENT



DEVELOPMENT
OPPORTUNITIES



MARKET INSIGHTS
& STRATEGY



SECURE
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WHO WE ARE

QUEM SOMOS

Connecting Investors, Developers & Opportunities Across Borders

Ligamos investidores, promotores e oportunidades além-fronteiras.

EN Costa D' Ribeiro Real Estate was founded by **Nuno Guilherme Costa**, a Portuguese entrepreneur and real estate professional, following more than two years of intensive experience within the UAE real estate market.

Established in Ras Al Khaimah, the company was created to connect international investors with carefully selected opportunities across the Emirates, combining local presence, developer relationships and practical market experience.

Today, Costa D' Ribeiro Real Estate operates through an international network spanning the UAE, Portugal and Brazil.

PT A Costa D' Ribeiro Real Estate foi fundada por **Nuno Guilherme Costa**, empresário português e profissional do setor imobiliário, após mais de dois anos de experiência intensiva no mercado imobiliário dos Emirados Árabes Unidos.

Estabelecida em Ras Al Khaimah, a empresa foi criada para ligar investidores internacionais a oportunidades cuidadosamente selecionadas em todo o país, combinando presença local, relações com promotores e experiência prática de mercado.

Hoje, a Costa D' Ribeiro Real Estate opera através de uma rede internacional entre os Emirados Árabes Unidos, Portugal e Brasil.

OUR APPROACH

A NOSSA ABORDAGEM

 Developer Relationships Relações diretas com promotores e equipas comerciais.	 International Network Portugal • UAE • Brazil	 Off-Market Opportunities Acesso a oportunidades selecionadas fora do mercado tradicional.	 Investment Focus Valorização patrimonial, rendimentos e crescimento de capital.
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We don't simply market properties.
We help investors understand the market, identify opportunities and make informed decisions.

“

Não promovemos apenas imóveis.
Ajudamos investidores a compreender o mercado, identificar oportunidades e tomar decisões informadas.



Ras Al Khaimah, UAE

Left:

Ibrahim Ahmed

Business Development Executive

Costa D' Ribeiro Real Estate FZ-LLC

Right:

Nuno Guilherme Costa

Founder & CEO

Costa D' Ribeiro Real Estate FZ-LLC



On-site project visits, developer engagement and local market presence form part of our investment approach.



Visitas a projetos, contacto direto com promotores e presença local fazem parte da nossa abordagem ao investimento.



UAE
United Arab Emirates



Portugal



Brazil



COSTA D' RIBEIRO
REAL ESTATE FZ-LLC

Founded in Ras Al Khaimah,
United Arab Emirates

REAL EXPERIENCE. REAL ACCESS. REAL RESULTS.

A MARKET WE KNOW FIRST-HAND

UM MERCADO QUE CONHECEMOS NO TERRENO

The UAE real estate market is not just something we study. It is a market we have experienced directly through developer visits, project launches, investor presentations and real estate transactions across multiple emirates.

O mercado imobiliário dos Emirados não é apenas algo que estudamos.

É um mercado que conhecemos diretamente através de visitas a promotores, lançamentos de projetos, apresentações a investidores e transações imobiliárias realizadas em diferentes emirados.

REAL MARKET EXAMPLE

FALCON ISLAND RAS AL KHAIMAH

INITIAL VILLA PRICE

AED 2.4M
(≈€560,000)



SUBSEQUENT TRANSACTION

AED 4.2M
(≈€980,000)



LATER TRANSACTION

AED 6.9M
(≈€1.61M)

WHY DID IT APPRECIATE?



Early Launch Entry



Waterfront Location



Limited Inventory



Construction Progress



Strong Investor Demand



Developer Price Increases



01

INVESTOR PROJECT VISIT

Falcon Island – Ras Al Khaimah

Private project tour with international investors and stakeholders during the development phase.



02

ON-SITE DUE DILIGENCE

Visiting projects before recommending them to investors is part of our process.



03

DEVELOPER RELATIONSHIPS & LOCAL TEAM PRESENCE

Direct engagement with developers and an established UAE-based team provide access to project updates, launch opportunities and local market intelligence.

Pictured: Costa D' Ribeiro Real Estate FZ-LLC team members with Al Hamra Developer's Client Relationship Manager during a Falcon Island project visit.

“

Some of the best opportunities are identified before completion, during the development cycle.

Algumas das melhores oportunidades são identificadas antes da conclusão do projeto, durante a fase de desenvolvimento.



COSTA D' RIBEIRO

REAL ESTATE FZ-LLC

DUBAI | PORTUGAL | GLOBAL

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Past performance does not guarantee future results.
Property values may rise or fall depending on market conditions, developer performance and investor demand.

UAE REAL ESTATE OPPORTUNITIES

OPORTUNIDADES IMOBILIÁRIAS NOS EMIRADOS ÁRABES UNIDOS

From Launch Opportunities to Luxury Residences

De lançamentos exclusivos a residências de luxo

DUBAI

- Downtown Dubai**
AED 1.8M+
(~€490k+)
Luxury Apartments
Apartamentos de Luxo
- Dubai Creek Harbour**
AED 1.4M+
(~€335k+)
Waterfront Apartments
Apartamentos Frente Água
- Dubai Islands**
AED 2.0M+
(~€480k+)
Beachfront Residences
Residências Frente Mar
- Palm Jumeirah**
AED 4.0M+
(~€960k+)
Ultra Luxury Properties
Imóveis Ultra Luxo

**UNITED ARAB EMIRATES
MARKET OVERVIEW**
VISÃO GERAL DO MERCADO
DOS EMIRADOS ÁRABES UNIDOS

UMM AL QUWAIN
AJMAN
SHARJAH
DUBAI
FUJAIRAH
RAS AL KHAIMAH
ABU DHABI

N
W E
S

**SEVEN EMIRATES.
ENDLESS POSSIBILITIES.**
SETE EMIRADOS.
INFINITAS POSSIBILIDADES.

RAS AL KHAIMAH

- Al Marjan Island**
AED 1.2M+
(~€290k+)
Beachfront Residences
Residências Frente Mar
- Wynn Resort District**
AED 1.1M+
(~€265k+)
Apartments & Investments
Apartamentos e Investimento
- Falcon Island**
AED 2.5M+
(~€600k+)
Luxury Villas
Moradias de Luxo
- Mina Al Arab**
AED 900k+
(~€215k+)
Apartments & Townhouses
Apartamentos e Townhouses

ABU DHABI

- Hudayriyat Island**
AED 7M+
(~€1.67M+)
Premium Villas
Moradias Premium
- Yas Island**
AED 1.3M+
(~€310k+)
Lifestyle Communities
Comunidades Lifestyle
- Saadiyat Island**
AED 3.5M+
(~€840k+)
Luxury Residences
Residências de Luxo

SHARJAH

- Aljada**
AED 650k+
(~€155k+)
Modern Apartments
Apartamentos Modernos

AJMAN

- Ajman Waterfront**
AED 500k+
(~€120k+)
Waterfront Apartments
Apartamentos Frente Água

i IMPORTANT INFORMATION
Property values vary according to:

- ✓ Developer
- ✓ Unit type
- ✓ Floor level
- ✓ View
- ✓ Payment plan
- ✓ Construction stage

INFORMAÇÃO IMPORTANTE
Os valores podem variar consoante:

- ✓ Promotor
- ✓ Tipologia
- ✓ Piso
- ✓ Vista
- ✓ Plano de pagamento
- ✓ Fase de construção

ADDITIONAL OPPORTUNITIES
Beyond the projects presented in this guide, our network also provides access to:

- ✓ Off-Market Opportunities
- ✓ Selected Resales
- ✓ Ready Properties
- ✓ Rental Investments
- ✓ Commercial Properties
- ✓ Developer Launch Allocations
- ✓ Branded Residences
- ✓ Luxury Villas

OPORTUNIDADES ADICIONAIS
Para além dos projetos apresentados neste guia, a nossa rede disponibiliza ainda acesso a:

- ✓ Alocações de Lançamentos
- ✓ Residências de Marca
- ✓ Moradias de Luxo

SPEAK WITH OUR TEAM
For the latest inventory, market availability and project recommendations.

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+351 911 975 056
PORTUGAL

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ONE COUNTRY. SEVEN EMIRATES.
HUNDREDS OF OPPORTUNITIES.

UM PAÍS. SETE EMIRADOS.
CENTENAS DE OPORTUNIDADES.



HUDAYRIYAT ISLAND

LIVING, WELLNESS & INVESTMENT
IN PERFECT BALANCE

Hudayriyat Island is one of Abu Dhabi's most ambitious master developments, combining pristine nature, world-class infrastructure and a premium lifestyle offering.

Hudayriyat Island é um dos empreendimentos mais ambiciosos de Abu Dhabi, combinando natureza preservada, infraestrutura de classe mundial e um estilo de vida premium.



8M+ SQM
Total Area



Natural
Landscapes



Sports &
Wellness Hub



Pristine
Beaches

A UNIQUE DESTINATION



PRISTINE BEACHES

9 km of natural coastline and crystal-clear waters.



ACTIVE LIFESTYLE

cycling tracks, water sports, running trails and open spaces.



PREMIUM LEISURE

World-class golf course, marina, retail and dining experiences.



WELLNESS COMMUNITY

A focus on health, well-being and outdoor living.



STRONG INVESTMENT CASE

High demand, limited supply and long-term capital growth potential.



ACTIVE & HEALTHY LIFESTYLE



MARINA & WATERFRONT LIVING



WORLD-CLASS GOLF COURSE

REAL MARKET EXAMPLE (OFF-PLAN RESALE)

Price appreciation as the island develops and demand increases.

INITIAL LAUNCH 2022	SUBSEQUENT TRANSACTION	LATEST KNOWN TRANSACTION
AED 2.2M (~€510,000)	AED 3.6M (~€835,000)	AED 5.5M (~€1.27M)
	+64%	+150%
EARLY INVESTOR PRICE	DURING CONSTRUCTION	BEFORE COMPLETION

**Figures based on actual market transactions.*

PREMIUM RESIDENTIAL OFFERING



APARTMENTS

Modern apartments with resort-style amenities.



TOWNHOUSES

Spacious townhouses in a green and family-friendly environment.



LUXURY VILLAS

Exclusive beachfront and golf course villas with premium finishes.

WHY INVEST IN HUDAYRIYAT ISLAND?



- ✓ Strategic location in Abu Dhabi
- ✓ Limited supply
- ✓ High rental demand
- ✓ Lifestyle-driven community
- ✓ Strong capital appreciation
- ✓ Backed by solid masterplan

“

Hudayriyat Island is more than a place to live, it is a lifestyle destination designed for generations to come.

Hudayriyat Island é mais do que um lugar para viver, é um destino de lifestyle criado para gerações futuras.



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MASA

RESIDENCE

yoo INSPIRED BY
STARCK

SOLD OUT AT PRE-LAUNCH & LAUNCH

SELECT RESALE OPPORTUNITIES AVAILABLE

An iconic beachfront residence on Al Marjan Island.

MASA Residence combines contemporary architecture, premium finishes and uninterrupted sea views in one of the UAE's fastest-growing luxury destinations.

Developed by Durar Group in collaboration with YOO Inspired by Starck, the project has become one of the most sought-after branded residences in Ras Al Khaimah.



AL MARJAN ISLAND
RAS AL KHAIMAH

CURRENT AVAILABILITY

3 RESALE UNITS AVAILABLE



Al Marjan Island



Branded Residence



Full Sea View



Beachfront Lifestyle



Strong Capital Appreciation Potential



Limited Resale Inventory



CURRENT PRICES AVAILABLE UPON REQUEST.

All units were originally sold during the Pre-Launch and Launch phases in 2025 and are now available through selected resale opportunities.

WHY INVESTORS LIKE MASA

- ✓ Branded residence concept
- ✓ Prime beachfront location
- ✓ Growing tourism market
- ✓ Near Wynn Resort development
- ✓ High rental demand potential
- ✓ Strong exit and resale market
- ✓ Government-regulated real estate framework

Wynn.
AL MARJAN ISLAND

PAYMENT STRUCTURE

Original Developer Payment Plan

50 / 50 PLAN

- 20% Down Payment
Booking date
- 5% 90 days from
the booking date
- 5% 180 days from
the booking date
- 5% 270 days from
the booking date
*Upon completion of 15%
- 5% 360 days from
the booking date
*Upon completion of 25%
- 5% 450 days from
the booking date
*Upon completion of 40%
- 5% 540 days from
the booking date
*Upon completion of 60%
- 50% On Completion

Current resale opportunities may have different payment structures depending on the seller and unit selected.



RESORT-STYLE AMENITIES



SOPHISTICATED INTERIORS



UNINTERRUPTED SEA VIEWS



**3
UNITS AVAILABLE**
EXCLUSIVE RESALE INVENTORY



**RESALE
OPPORTUNITIES**
SECURE • PRIME • LIMITED



**PRICE
UPON REQUEST**
CONTACT US FOR DETAILS



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Access to selected
off-market and
resale opportunities.



yoo INSPIRED BY
STARCK

AL MARJAN ISLAND | RAS AL KHAIMAH

MARKET EXIT STRATEGY

ESTRATÉGIA DE SAÍDA ANTES DA ENTREGA

One of the biggest advantages of off-plan real estate in the UAE is the potential to create capital appreciation before completion.

Uma das maiores vantagens do investimento off-plan nos Emirados é o potencial de valorização do ativo antes da conclusão do projeto.



FALCON ISLAND
Ras Al Khaimah

THE TYPICAL DEVELOPMENT JOURNEY



REAL MARKET EXAMPLE



Villa
Falcon Island
Ras Al Khaimah

PURCHASE PRICE		MARKET VALUE		LATER TRANSACTION
AED 2.4M (~€560,000)	➔ +75%	AED 4.2M (~€980,000)	➔ +64%	AED 6.9M (~€1.61M)
INITIAL ENTRY		DURING CONSTRUCTION		BEFORE HANDOVER

*Figures based on actual market transactions.

HOW IT WORKS

- ENTER EARLY**
Secure a unit at launch prices.
- BENEFIT FROM LAUNCH PRICING**
Developers offer the best prices at launch.
- CAPITAL APPRECIATION**
Developer price increases and market demand create value.
- CONSTRUCTION PROGRESS**
Each milestone increases the project's value.
- TRANSFER OR SELL POSITION**
Sell or transfer your contract to another buyer.
- REINVEST INTO THE NEXT OPPORTUNITY**
Use your equity to enter the next high-potential launch.

ILLUSTRATIVE EXIT SCENARIO

INITIAL PAYMENT (10%) AED 240,000 (~€56,000)			
POTENTIAL EXIT VALUE (DURING CONSTRUCTION) AED 480,000 – AED 960,000			
Depending on:			
Market conditions	Construction progress	Demand	Project performance
POTENTIAL RETURN ON INITIAL EQUITY 100% – 300%+ (depending on entry point, market demand and timing of exit)			

*Illustrative example based on actual market transactions. Results vary.

“

Many investors focus on capital appreciation during the construction phase rather than waiting for rental income after completion.

Muitos investidores focam-se na valorização do ativo durante a construção em vez de esperar pelo rendimento de arrendamento após a conclusão.



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LAND ACQUISITIONS & DEVELOPMENT OPPORTUNITIES

AQUIÇÃO DE TERRENOS E OPORTUNIDADES DE DESENVOLVIMENTO

**Before Buildings Rise,
Land Creates Opportunity.**

*Antes dos edifícios surgirem,
é o terreno que cria a oportunidade.*



DEVELOPMENT OPPORTUNITIES ACROSS THE UAE



VILLA PLOTS



RESIDENTIAL
BUILDINGS



CONDOMINIUM
PROJECTS



HOTELS &
RESORTS



WATERFRONT
DEVELOPMENTS



MIXED-USE
PROJECTS



COMMERCIAL
LAND

WHY INVEST IN LAND?

- ✓ **Early-stage pricing**
Entrada antecipada
- ✓ **Long-term appreciation**
Valorização a longo prazo
- ✓ **Development flexibility**
Flexibilidade de desenvolvimento
- ✓ **Strategic locations**
Localizações estratégicas
- ✓ **Access to emerging districts**
Acesso a zonas em crescimento
- ✓ **Potential for higher returns**
Potencial de valorização superior



The UAE continues to offer unique opportunities for investors and developers seeking early access to land and development projects.

Os Emirados Árabes Unidos continuam a oferecer oportunidades únicas para investidores e promotores que procuram acesso antecipado a terrenos e projetos de desenvolvimento.



From individual villa plots to large-scale residential, hospitality and mixed-use developments, strategic land acquisitions remain one of the most effective ways to create long-term value.

Desde lotes para moradias até empreendimentos residenciais, turísticos e de uso misto de grande escala, a aquisição estratégica de terrenos continua a ser uma das formas mais eficazes de criar valor a longo prazo.



Many opportunities are not publicly advertised and are only available through local networks, developers and private mandates.

Muitas destas oportunidades não são publicamente divulgadas e apenas estão disponíveis através de redes locais, promotores e mandatos privados.



LAND TODAY. VALUE TOMORROW.
TERRENO HOJE. VALOR AMANHÃ.



SITE VISIT — FUJAIRAH, UAE

Nuno Guilherme Costa, Founder of Costa D'Ribeiro Real Estate, during a site visit and discussion regarding future land development opportunities in the UAE.

VISITA DE TERRENO — FUJAIRAH, EAU

Nuno Guilherme Costa, fundador da Costa D'Ribeiro Real Estate, durante uma visita de terreno e reunião relacionada com futuras oportunidades de desenvolvimento imobiliário nos Emirados Árabes Unidos.

Nuno Guilherme Costa

FOUNDER
COSTA D'RIBEIRO REAL ESTATE



SELECTED OPPORTUNITIES AVAILABLE UPON REQUEST.
OPORTUNIDADES SELECIONADAS DISPONÍVEIS SOB CONSULTA.

COSTA D' RIBEIRO

REAL ESTATE

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LOCAL PRESENCE.
LOCAL KNOWLEDGE.
REAL CONNECTIONS.

PRESENÇA LOCAL.
CONHECIMENTO LOCAL.
LIGAÇÕES REAIS.

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Past performance does not guarantee future results. Investors should conduct their own due diligence and seek independent professional advice before making any investment decision.

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Os preços dos imóveis, planos de pagamento, disponibilidade e condições de mercado podem ser alterados sem aviso prévio. Algumas das oportunidades apresentadas poderão estar disponíveis apenas através de mandato privado ou relações selecionadas com promotores imobiliários.

Resultados passados não garantem resultados futuros. Os investidores devem realizar a sua própria análise e procurar aconselhamento profissional independente antes de tomar qualquer decisão de investimento.