

Executive Summary

Purchase a villa with renovation needs and do a complete renovation in order to resell it for a premium.

- ✓ Our team is **on-site daily** to monitor quality, budgets, and timelines, ensuring strict adherence to standards.
- ✓ We purchase materials **directly from the source or nearby Emirates**, saving up to **90% compared to Dubai prices**.
- ✓ Renovation style is based on the well-known Scandinavian design but **carefully tailored to current market demand** to facilitate fast sales.

The whole process of buying, renovating, and selling the property will take approximately **5 to 7 months** after NOC approval.

Returns Illustration

Asking Price:	5,750,000 AED
Purchase costs:	6,5%
Total Purchase Price:	6,123,750 AED
Estimated Renovation Cost:	500,000 AED
Estimated sales price:	7,750,000 AED
Profit :	1,126,250 AED
ROI:	17%
Full Cycle Timeline :	5 - 7 months

Next Step

- ✓ Financial model and cash flow analysis
- ✓ Partnership agreements with profit split
- ✓ On site Due Diligence for in depth renovation cost calculation and inspection of the property
- ✓ Prepare capital deployment and negotiate with seller
- ✓ Assemble the renovation team and interior designer to execute the renovation

Proposed Full Renovation

- ✓ 5 - 6 new bathrooms
- ✓ New closets and wardrobes in all the bedrooms
- ✓ Open up the kitchen towards the living room and make a completely new kitchen and a bar/wine cellar area
- ✓ Modernise the staircase with glass railing
- ✓ Open up the wall between the two bedrooms on the first floor to make a big master suite with walk in wardrobe and relax area
- ✓ Custom made TV wall unit in the living room
- ✓ Full landscaping with plants and extensive exterior lighting
- ✓ Make a exterior deck with pool and relax/fire pit/BBQ area
- ✓ Full exterior paint job
- ✓ New floors (wood) on the first floor
- ✓ New ceramic/marble tiles on the ground floor
- ✓ New inner ceiling with new spotlights and lights solution
- ✓ Home automation system to control lights and other functions

Pros & Cons

Pros:

- ✓ Popular area with high volume of transactions
- ✓ Matured community
- ✓ Property is structurally sound
- ✓ End user community with high standards
- ✓ Below market value due to the condition of the villa

Cons:

- ✓ Not the best view/location in the community

Partnership Agreement

The agreement between the contractor and the financier will be based on an agreed profit split. A management fee will be paid ongoing to the contractor to keep a healthy cash flow and that will be deducted from the contractors part of the profit split at sale.

Property Overview

Area:	Damac Hills
Villa Type:	V5
Bedrooms:	5 + Maid
Bathrooms:	6
BUA:	3,300 sqft
Plot Size:	4,539 sqft



1st Floor



Ground Floor

Before & After
