

For Life and Investment

Dubai / Abu Dhabi / Ras Al Khaimah

June 2025

STONETREE HOLDING has been successfully operating in Dubai's real estate market for 8 years, offering a full cycle of property services—from purchase or sale to preparing units for rental and ensuring high occupancy rates



250 +

Investors



450 +

Properties under exclusive management



21,000 +

Bookings per year



\$250 + million

Value of assets under management



JVC Completion Q4 2028

Comfortable apartments with installment plans from \$170,000

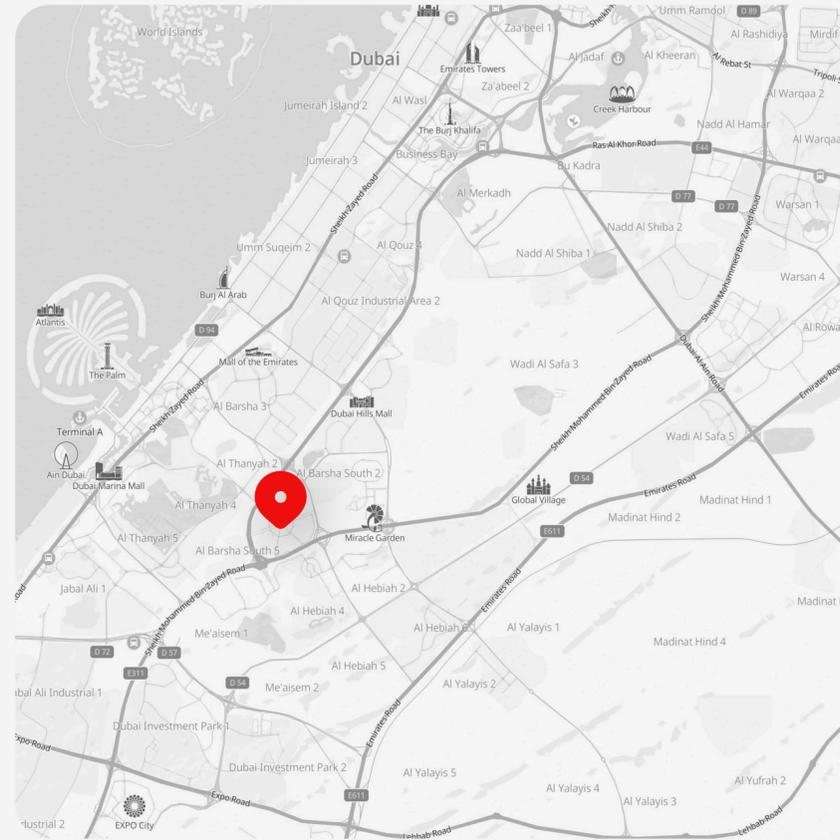
Auresta is a new residential project by Tiger Properties in Jumeirah Village Circle. Available for sale: studios, 1- and 2-bedroom apartments with smart layouts and balconies overlooking the city. The complex features everything you need: gym, swimming pool, relaxation zones, children's playground, security, and parking.

Prime location—15 minutes to Downtown and Dubai Marina, close to schools, shops, and hospitals. An excellent choice for both living and investment.

Area from **88.44m²** Prices from **\$170,000**

Payment plan
10% – down payment
50% – during construction
40% – on handover

Delay risks Liquidity ROI
 ~6.5%



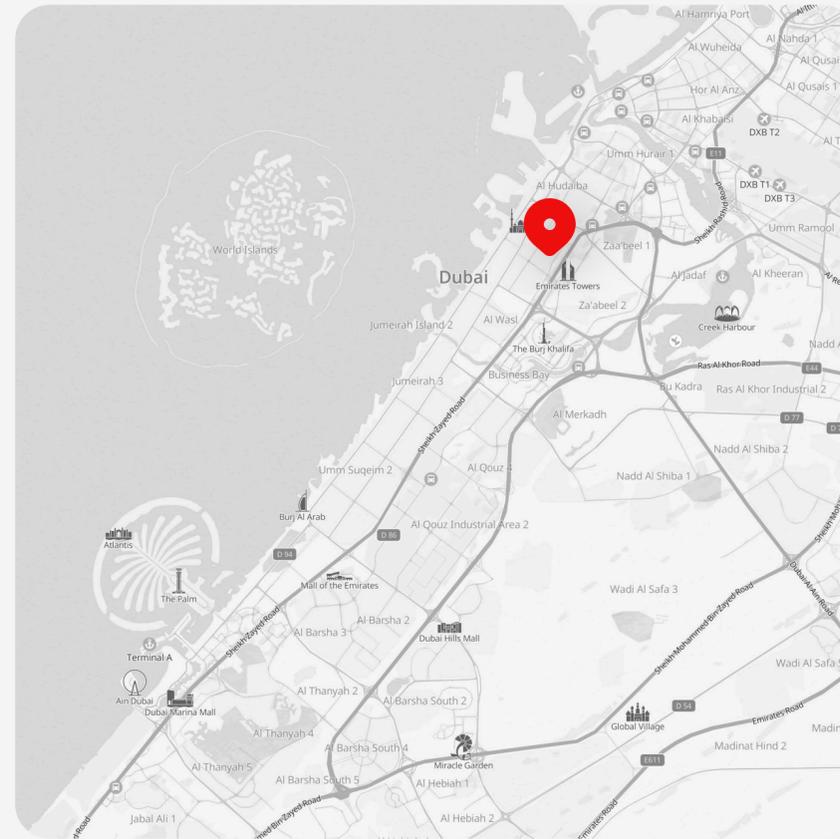
Jumeirah Gardens

Completion Q2 2027

Furnished apartments 10 minutes from Burj Khalifa

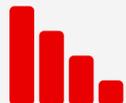
Olivia Gardens Residence is located near Business Bay, Burj Khalifa, Dubai Mall, and the Financial Centre. Residents enjoy an olive tree garden, walking paths, a rooftop pool with panoramic views, a kids' pool, BBQ area, and a private gym.

Apartments feature panoramic windows, balconies, fully equipped kitchens, and furniture.



Area from **53m²** Prices from **\$363,000**

Payment plan
20% – down payment
20% – during construction
60% – on handover

Delay risks  Liquidity  ROI **~7%**



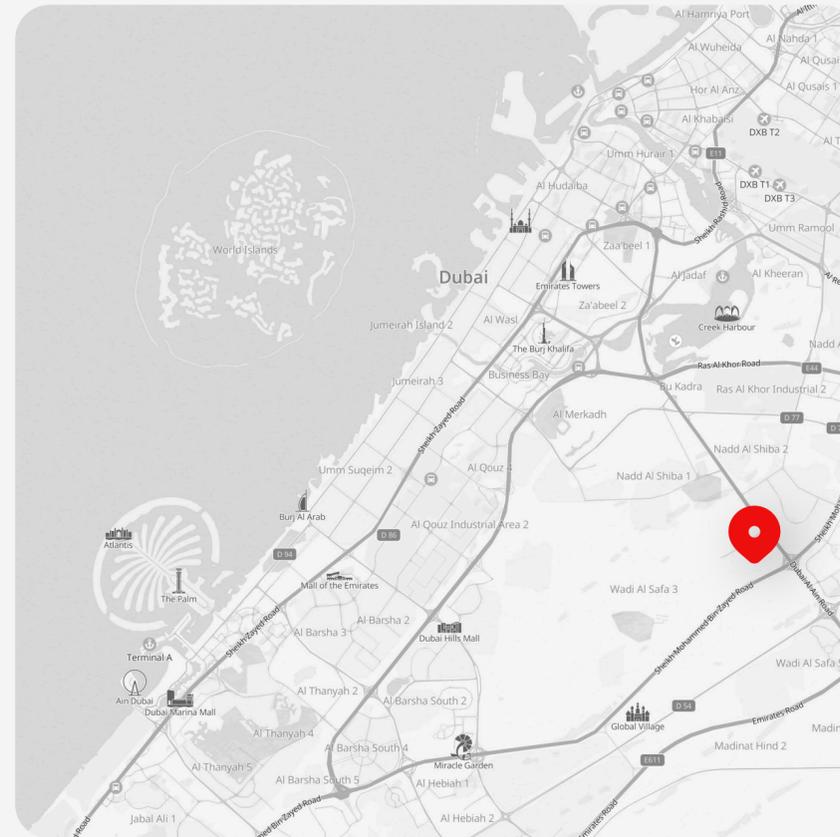
📍 Wadi Al Safa 3

Completion Q1 2028

100% privacy and 50% payment during construction

Gate Eleven is a residential complex of four club-style towers. Apartments come with built-in appliances from the Italian brand ELBA.

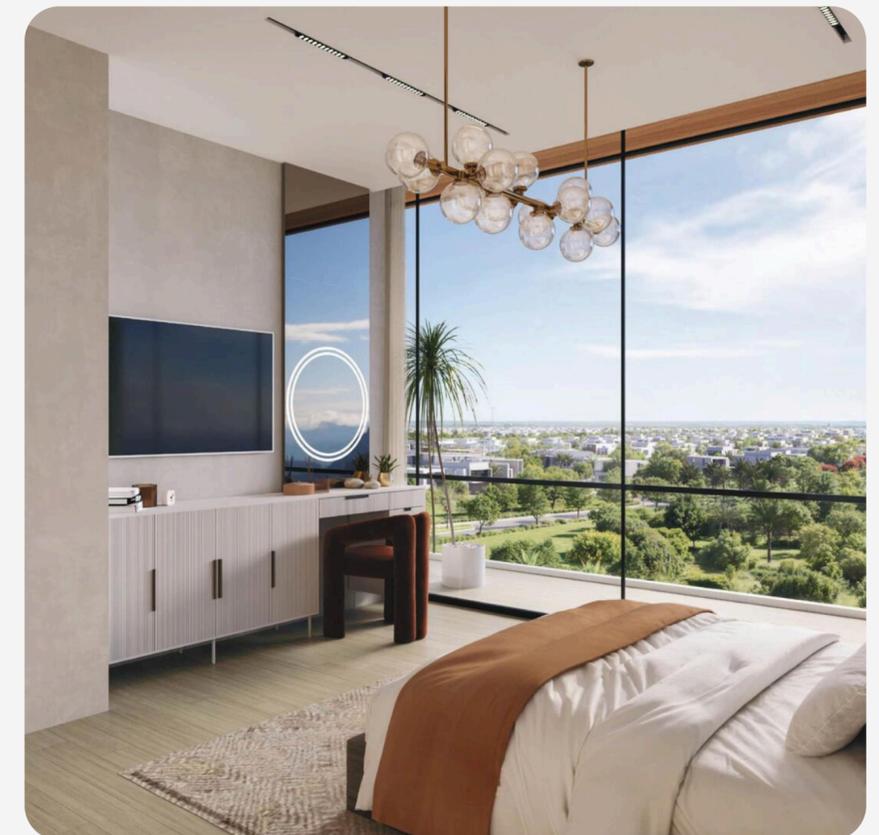
Amenities include an infinity pool, rooftop lounge, gym, boxing and yoga studios, sauna, kids' art space, and playroom. Green areas, privacy, and spacious layouts for families.



Area from **83m²** Prices from **\$417,000**

Payment plan
20% – down payment
30% – during construction
50% – on handover

Delay risks  Liquidity  ROI **~6.5%**



Dubai Hills

Completion Q2 2029

Top developer and branded residences in a prime area

Vida Residences Hillside is a project by Emaar, the developer behind Burj Khalifa and Dubai Mall.

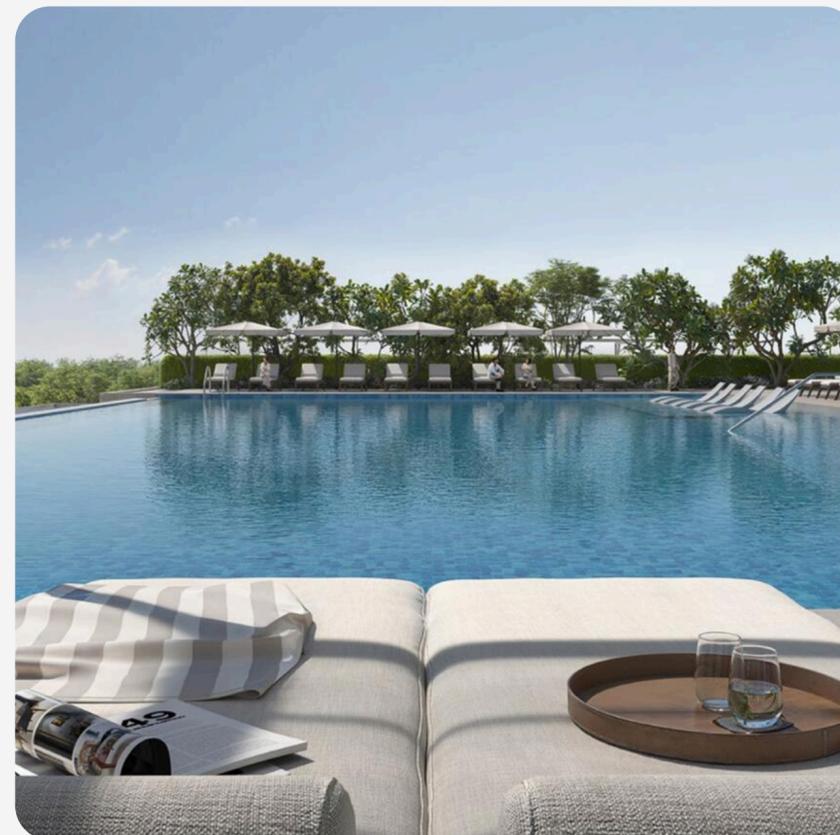
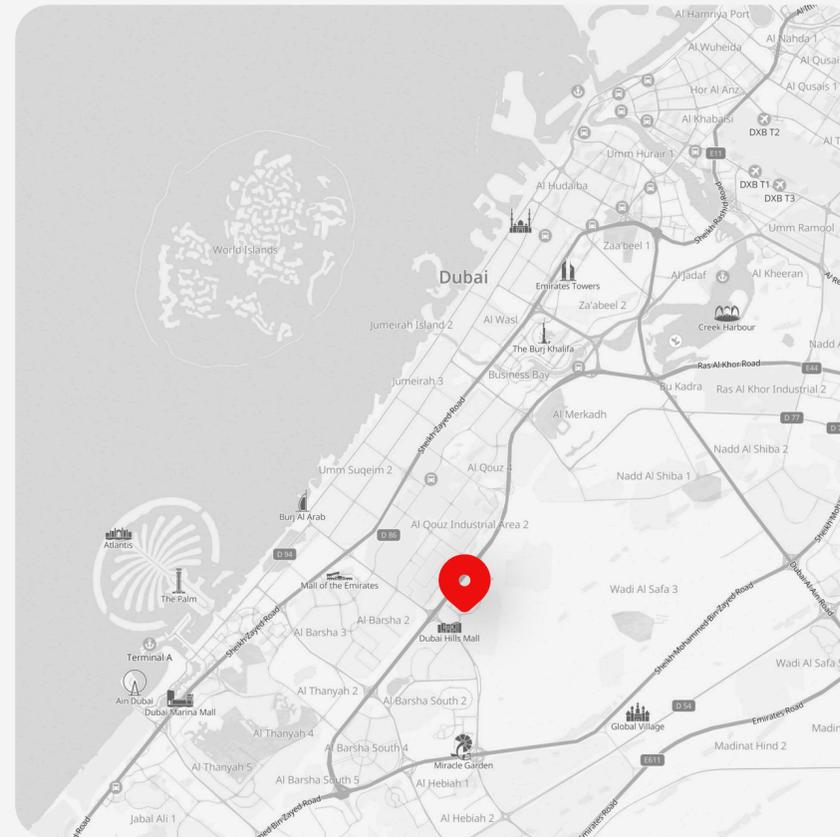
Located in the heart of Dubai Hills Estate with direct access to a 45,000 m² park.

Project infrastructure includes pools, a rooftop open-air cinema, children's playground, community spaces, BBQ area, and more. Expected value appreciation by handover: +20%.

Area from **67.5m²** Prices from **\$495,000**

Payment plan
10% – down payment
70% – during construction
20% – on handover

Delay risks  Liquidity  ROI **~6%**



3-year post-handover payment plan

Voxa offers fully furnished apartments with equipped kitchens and smart home systems.

Amenities include a beach pool with lounge, jacuzzi, yoga area, mini-golf, padel court, gym, open-air cinema, BBQ zones, kids' pool and playground, pet-friendly areas, and coworking spaces.

Area from **36m²** Prices from **\$174,000**

Payment plan

- 20%** – down payment
- 35%** – during construction
- 10%** – on handover
- 35%** – over 3 years post-handover

Delay risks

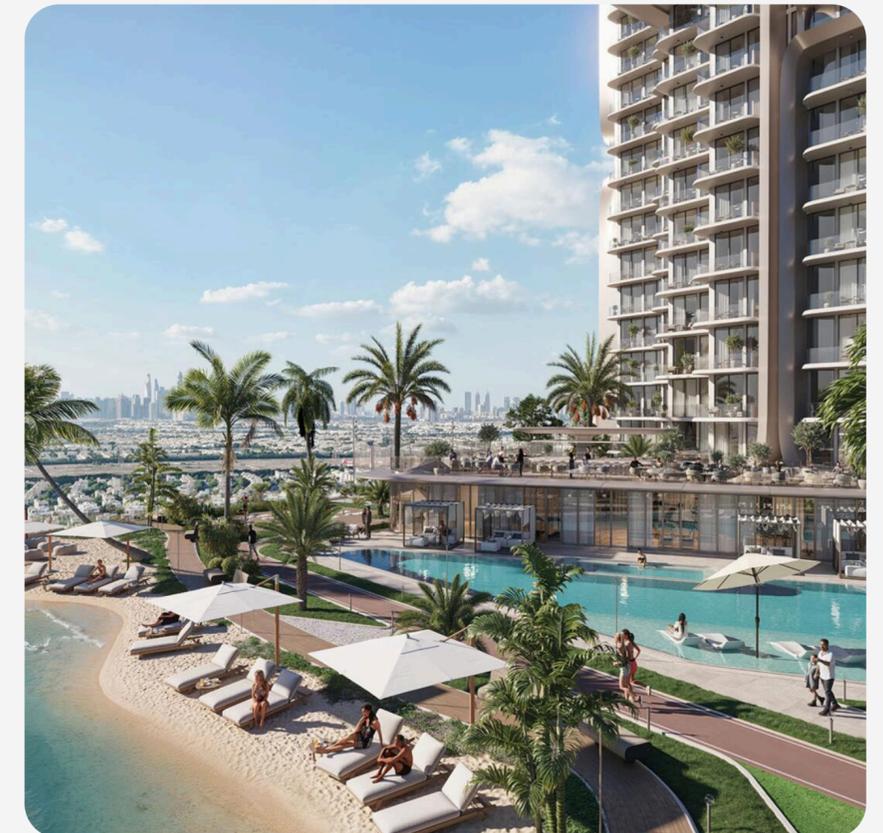
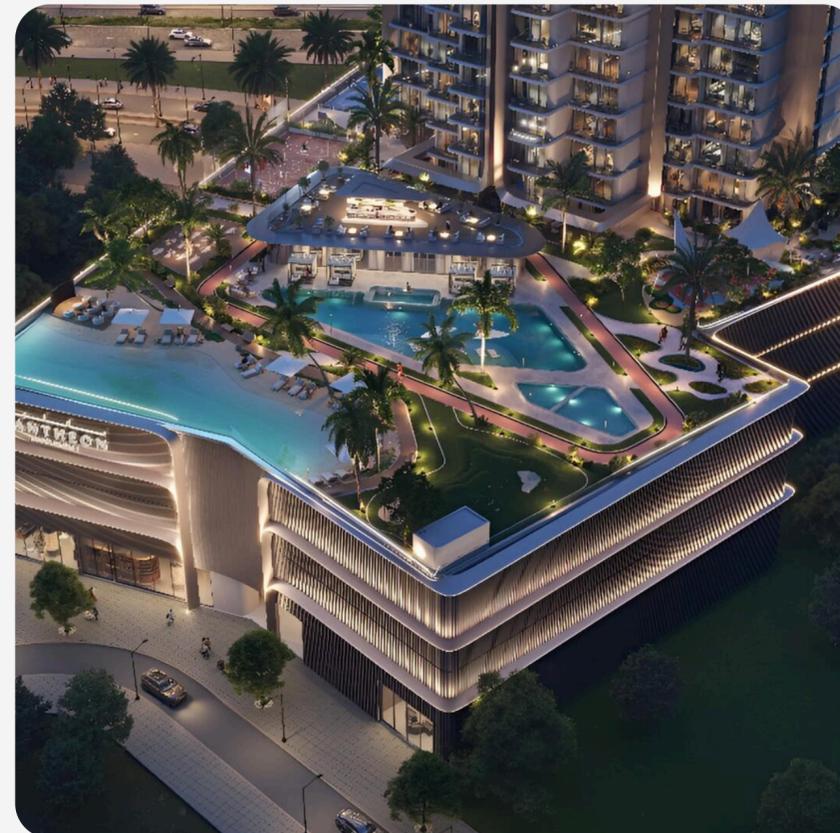
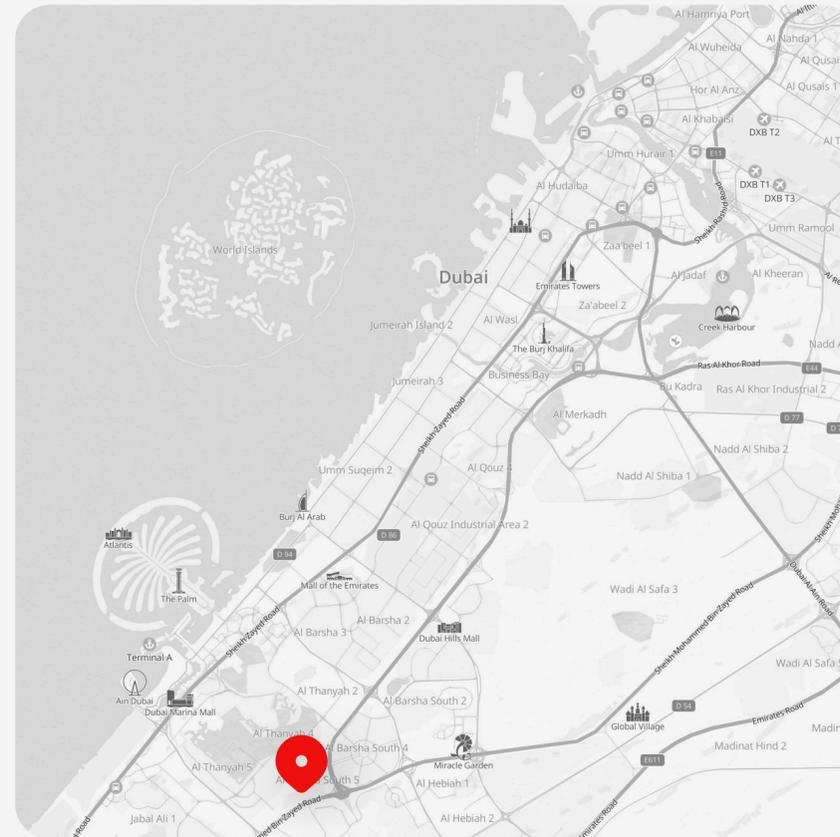


Liquidity



ROI

~7%





Trade Center Second

Completion Q3 2030

5-star service next to Museum of the Future

Jumeirah Residences Emirates Towers is a benchmark for branded real estate, located near the Museum of the Future, DIFC, and Downtown, by developer Meraas in partnership with Jumeirah Group.

Services include apartment cleaning, valet, spa treatments. Some residences feature private pools, rooftop terraces, personal gyms, and lounges.

Expected value appreciation by handover: +20%.

Area from **80m²** Prices from **\$955,000**

Payment plan

- 20% – down payment
- 40% – during construction
- 40% – on handover

Delay risks

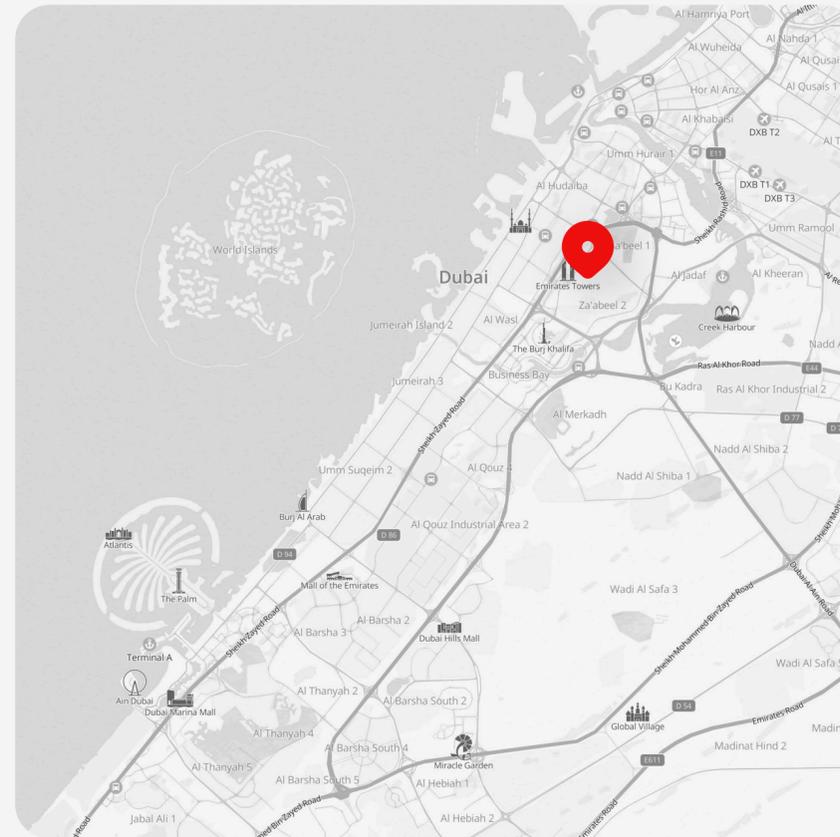


Liquidity



ROI

~6.5%



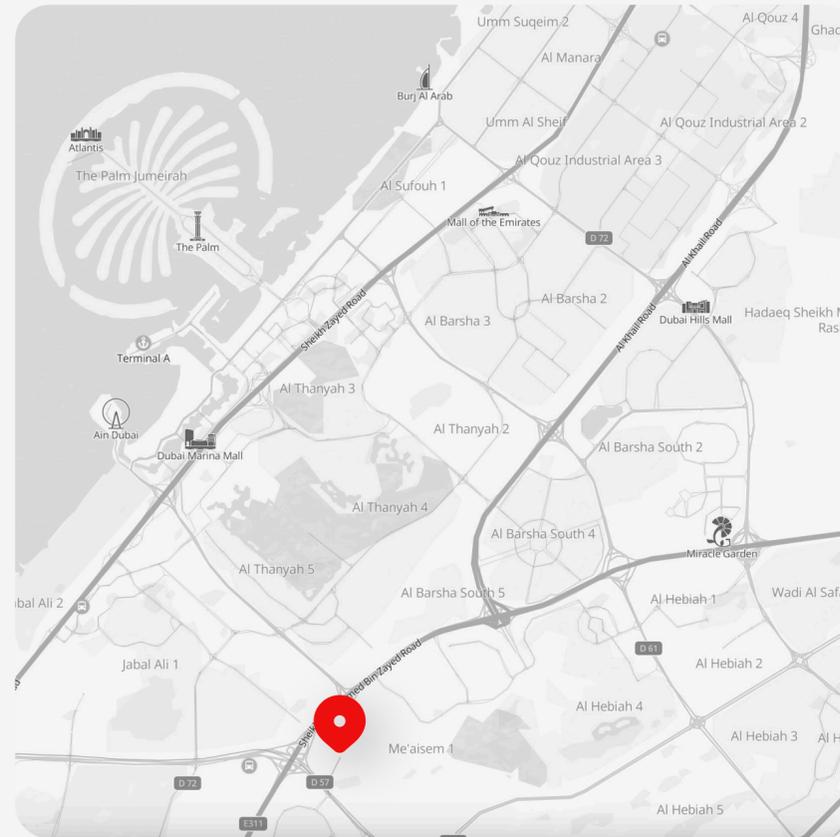
Jumeirah Golf Estates

Completion Q4 2028

Live next to golf courses in your own villa

Pinewood Estate Homes offers 3- and 4-bedroom villas, each with a private pool, garden, spacious terraces, and some with private elevators and BBQ zones.

Area amenities: tennis stadium, equestrian club, parks, jogging and cycling tracks, family and children’s recreation zones.



Area
from **320m²**

Prices
from **\$1,524,000**

Payment plan

- 10%** – down payment
- 70%** – during construction
- 20%** – on handover

Delay risks

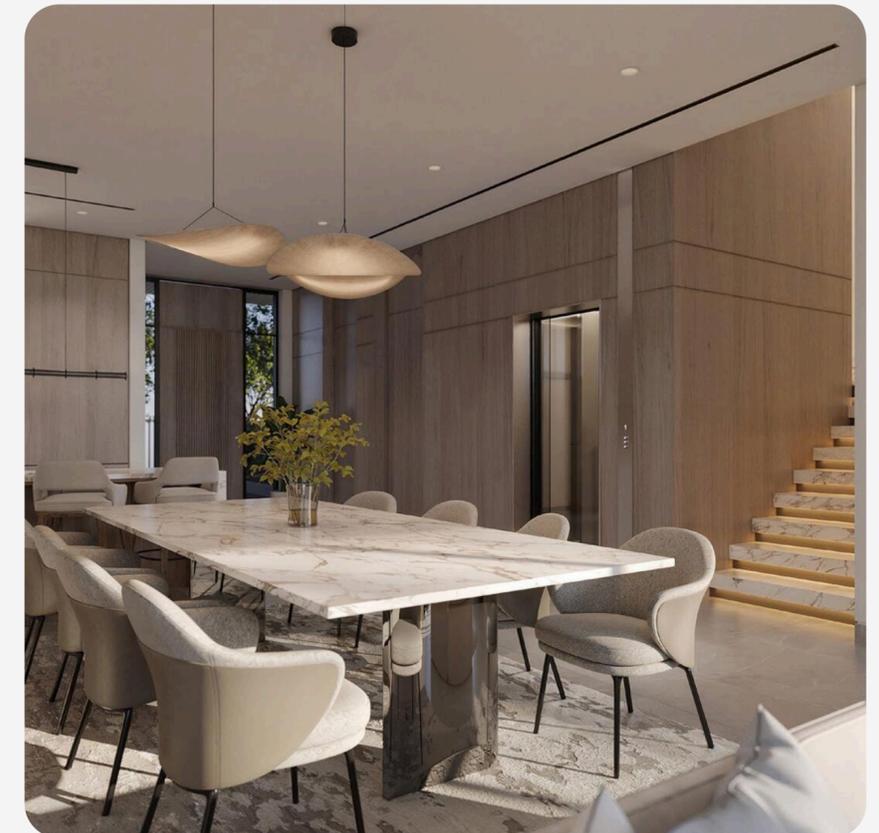


Liquidity



ROI

~6%



Dubailand

Completion Q2 2029

The Oasis Address: Your new status symbol

The Oasis Address features branded villas with 4, 5, and 6 bedrooms, private pools, gardens, terraces, spacious living rooms, and separate staff quarters.

Community infrastructure includes lagoons, clubhouses, spa centers, gyms, restaurants, parks, playgrounds, and BBQ zones.

Projected value growth: 20%.

Area

from **1,528m²**

Prices

from **\$3,500,000**

Payment plan

10% – down payment

70% – during construction

20% – on handover

Delay risks

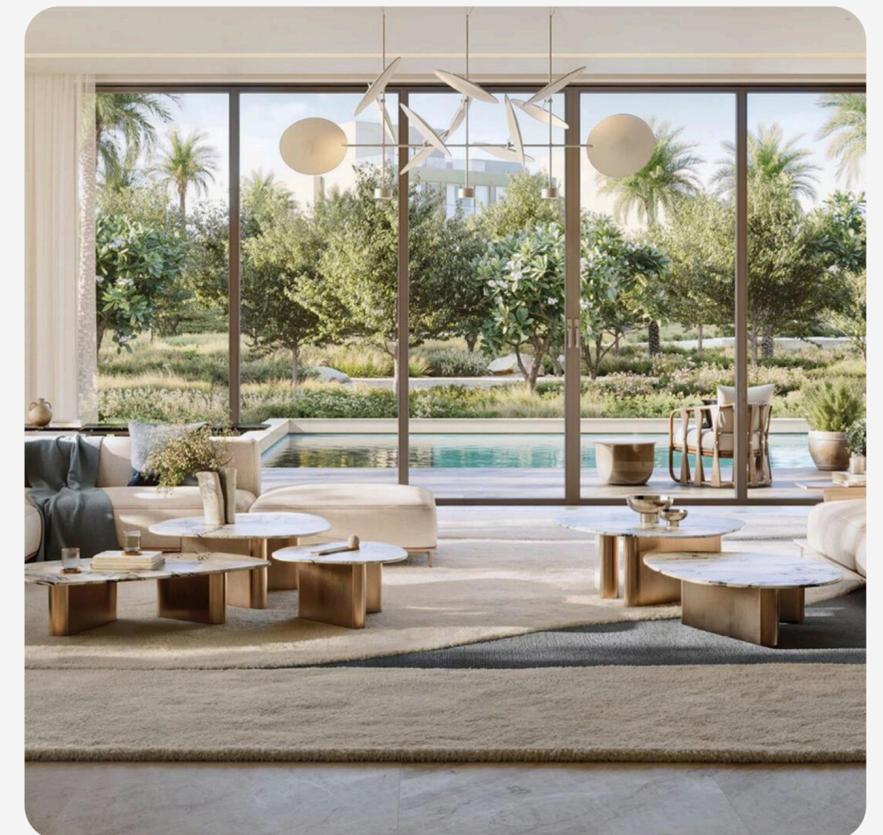
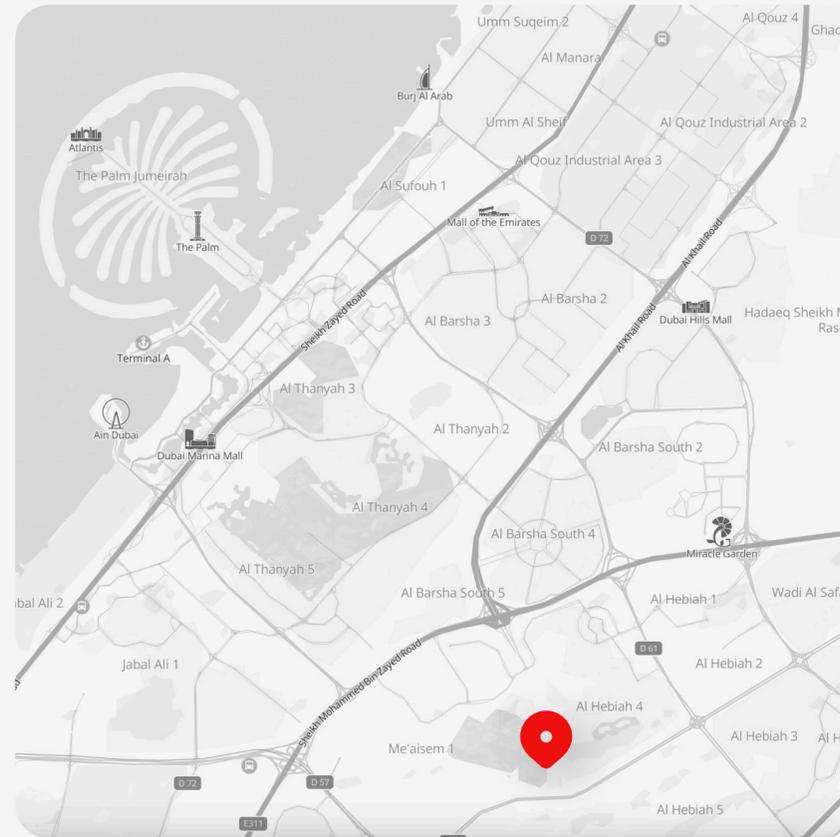


Liquidity



ROI

~6%



Abu Dhabi

Completion Q1 2028

Settle by the tranquil waters of the bay with a 25% down payment

Jacob & Co Apartments is a residential complex by the global luxury jewelry brand, located on the first shoreline with its own beach, yacht marina, spa, restaurants, boutiques, fitness centers, and pools.

Area from **93m²** Prices from **\$816,000**

Payment plan
25% – down payment
45% – during construction
30% – on handover

Delay risks  Liquidity  ROI **~6.5%**



Ras Al Khaimah

Completion Q4 2028

Fairmont: Focus on profitability

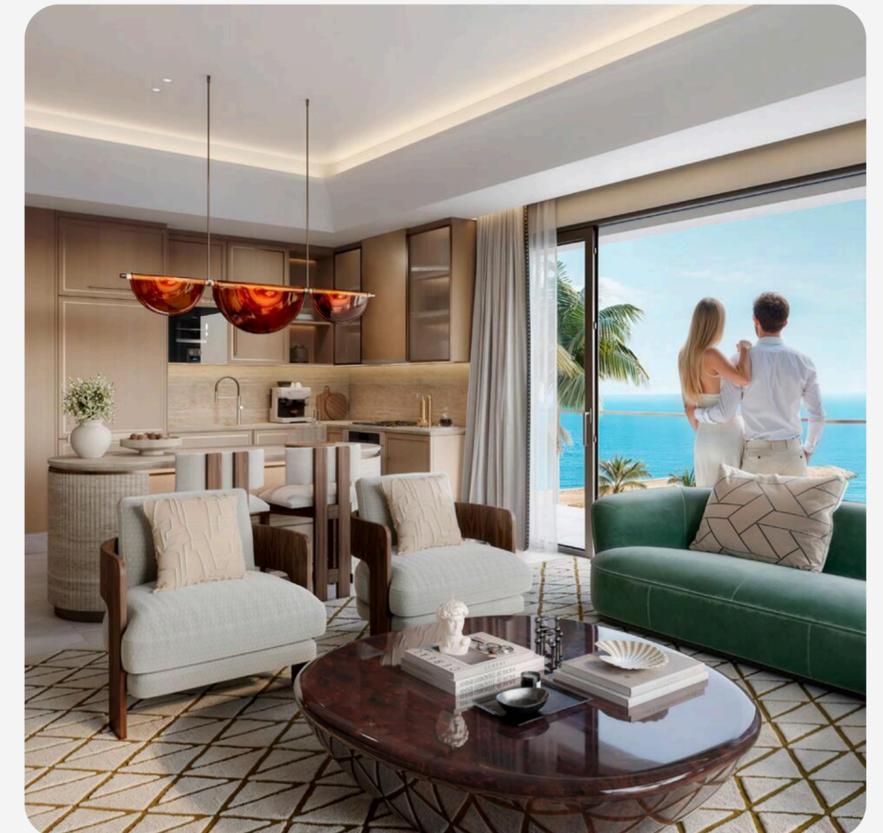
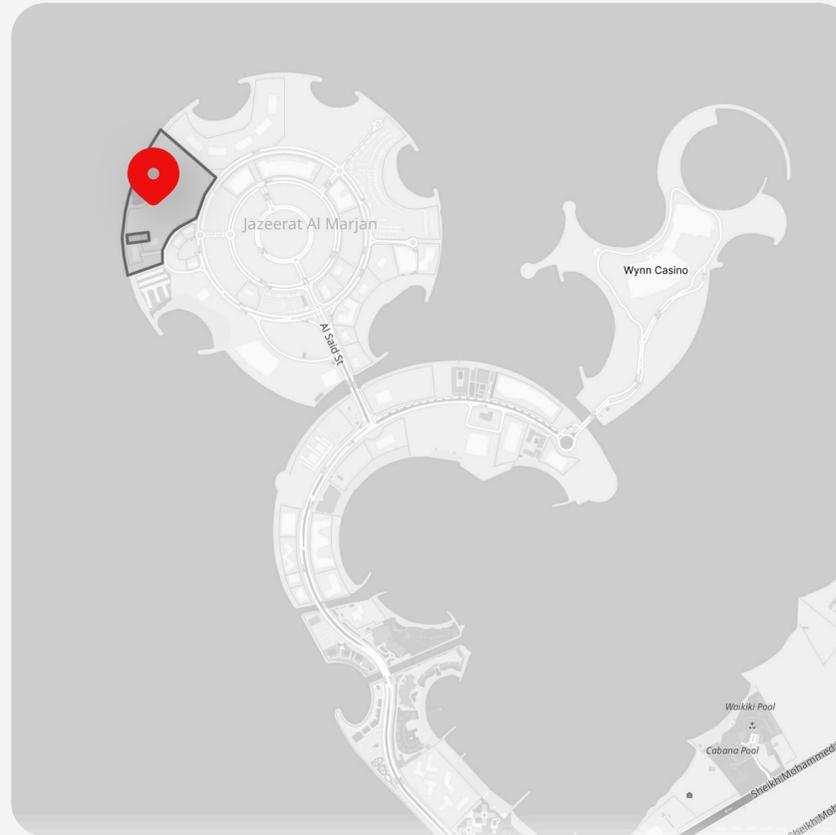
Fairmont Residences Al Marjan Island is one of the largest projects on Al Marjan Island, adjacent to a casino by a leading global hospitality brand.

Located on the island's shoreline, it is the top location in the UAE's casino cluster.

Area from **79m²** Prices from **\$678,000**

Payment plan
5% – down payment
55% – during construction
40% – on handover

Delay risks  Liquidity  ROI **~7%**





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