

**IG** INFRA GULF  
PROPERTIES

# INTRO

INFRA GULF Properties is a company in Dubai that specializes in real estate agency and property management. The company is led by an experienced leader with 25 years of expertise in the market.

INFRA GULF Properties aims to provide its clients with exceptional service and guidance throughout the real estate process.





# ABOUT US

INFRA GULF Properties is a real estate agency and property management company based in Dubai, United Arab Emirates. The company was founded in 2022 and is led by a leader with 25 years of experience in the real estate market. INFRA GULF Properties aims to provide excellent service and guidance to its clients throughout the real estate process, from start to finish.

The name “INFRA Gulf Properties” is our representation of the growing and flourishing infrastructure of the most luxurious and sought-after country in the gulf region, UAE.

As a start-up company with vast competition in the market, we are proud to have worked with many multinational clients from all over the world. Our end goal is to always make sure that our clientele is well taken care of from the start to finish. A hassle-free and well-organized flow of transactions. We believe that a wonderful deal begins with a great connection between you, our clients, and us.



# CHAIRMAN MESSAGE

At INFRA GULF Properties, we believe that a successful business starts with strong relationships with our clients. Our team of committed professionals strives to exceed expectations and deliver excellence in everything we do. We aim to provide our clients with a hassle-free and well-organized real estate experience, from the start of the transaction to the end.

Our goal is to become a trusted name in real estate property management, expanding our services to more than just real estate in the future. We value teamwork, honesty, fairness, and respect in every decision and action we take. We believe in having fun at work and with each other, and we look forward to serving our clients with unmatched service options extending across the GCC region.



**Shaikh Shamshuddin**

CEO at INFRA GULF Properties



**Mr. Ramesh D. Aswani**

Architect, Partner





# WHY US ?

We believe in service, not just selling.

Specialized departments collaborate to support our agents and you.

We guide our clients through what can be a stressful and emotional process.

Our experienced Agents strongly negotiate for you.

To alleviate stress, we anticipate steps to ensure you're informed and ready to take action.

Our local Agents know that real estate is more than a house structure: it's a community.

# VISION & MISSION

## OUR VISION

We aspire to be a trusted name in real estate and property management, with plans to expand our services beyond the GCC region in the future.

To provide our clients with unmatched service options and to become a leader in the industry.

To become a trusted name in real estate property management and provide our clients with unmatched service options extending across the GCC region.

## OUR MISSION

Infra Gulf Properties values teamwork. We offer integrated expertise across all property sectors. As a full-service real estate business, our clients can seamlessly access definitive property advice, driving meaningful value and ensuring a cohesive approach, as they seek to effectively manage their property interests.



# OUR VALUES

## CORE VALUES

*Our company's team of committed professionals embraces the following fundamental values:*

We deliver only excellence and aim to exceed expectations in everything we do.

We conduct ourselves to the highest ethical standards, demonstrating honesty and fairness in every decision and action.

We execute accordingly to address our client's needs.

We make decisions and act in the best interests of our clients, even in the face of personal or professional adversity.

We treat our clients and each other with dignity and respect at all times.



# OUR SERVICES

At INFRA GULF Properties, we offer a range of services to cater to all your real estate needs. Whether you're looking to buy or rent a property, or you're a property owner seeking management services, we've got you covered.

Our team of experienced professionals will guide you through the process, ensuring a seamless and stress-free experience. Here's a rundown of our services:

**Property Sales:** We assist clients in buying and selling both residential and commercial properties, providing expert guidance and negotiating the best deals.

**Property Rentals:** We help clients find the perfect rental property to suit their needs and budget, with options ranging from studios to luxury villas.

**Property Management:** We offer comprehensive property management services, including tenant management, rent collection, maintenance and repairs, and property inspections.

**Investment Consultancy:** We provide expert advice on real estate investments, helping

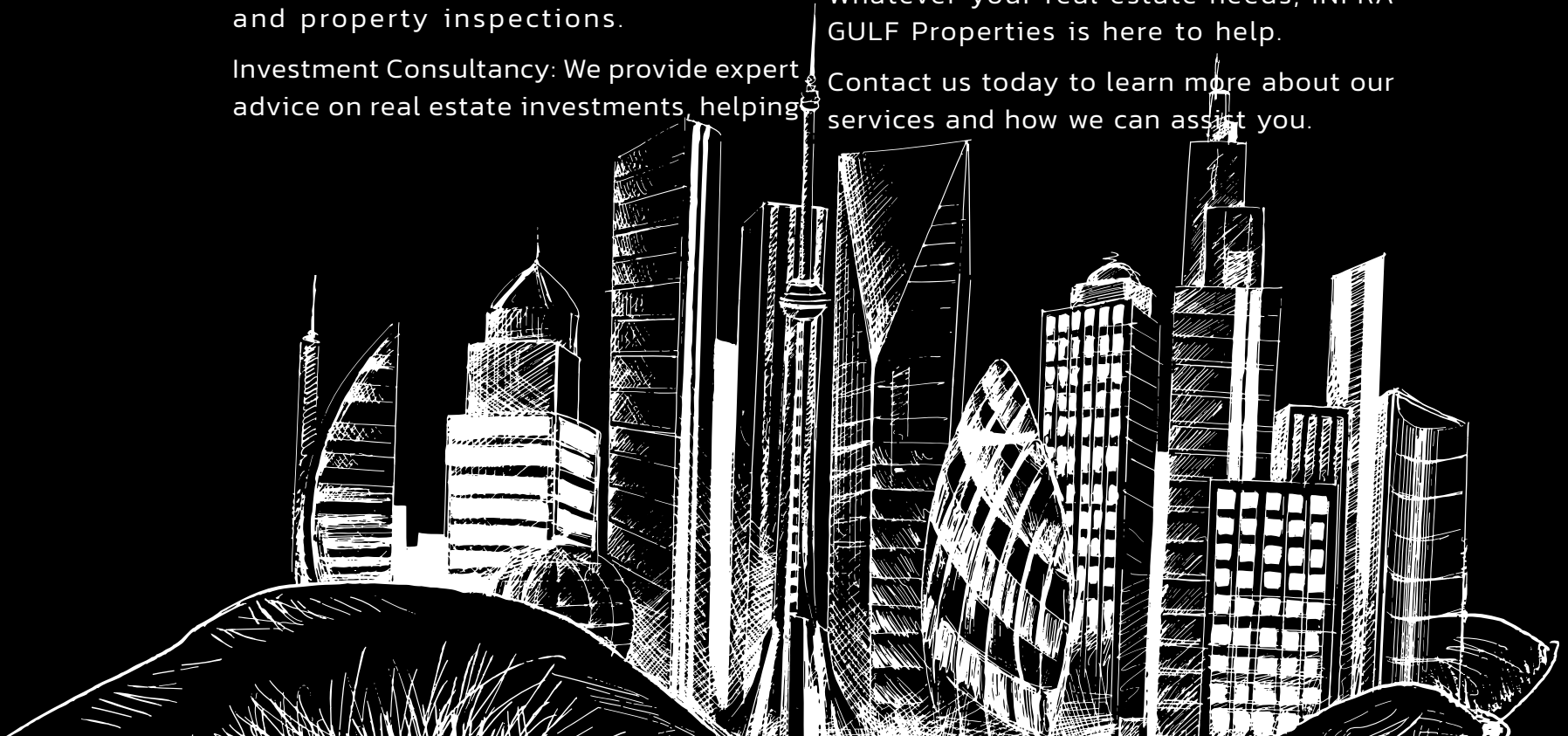
clients make informed decisions and maximize their returns.

**Valuation Services:** We offer professional property valuation services, providing accurate and reliable valuations for buying, selling, and renting properties.

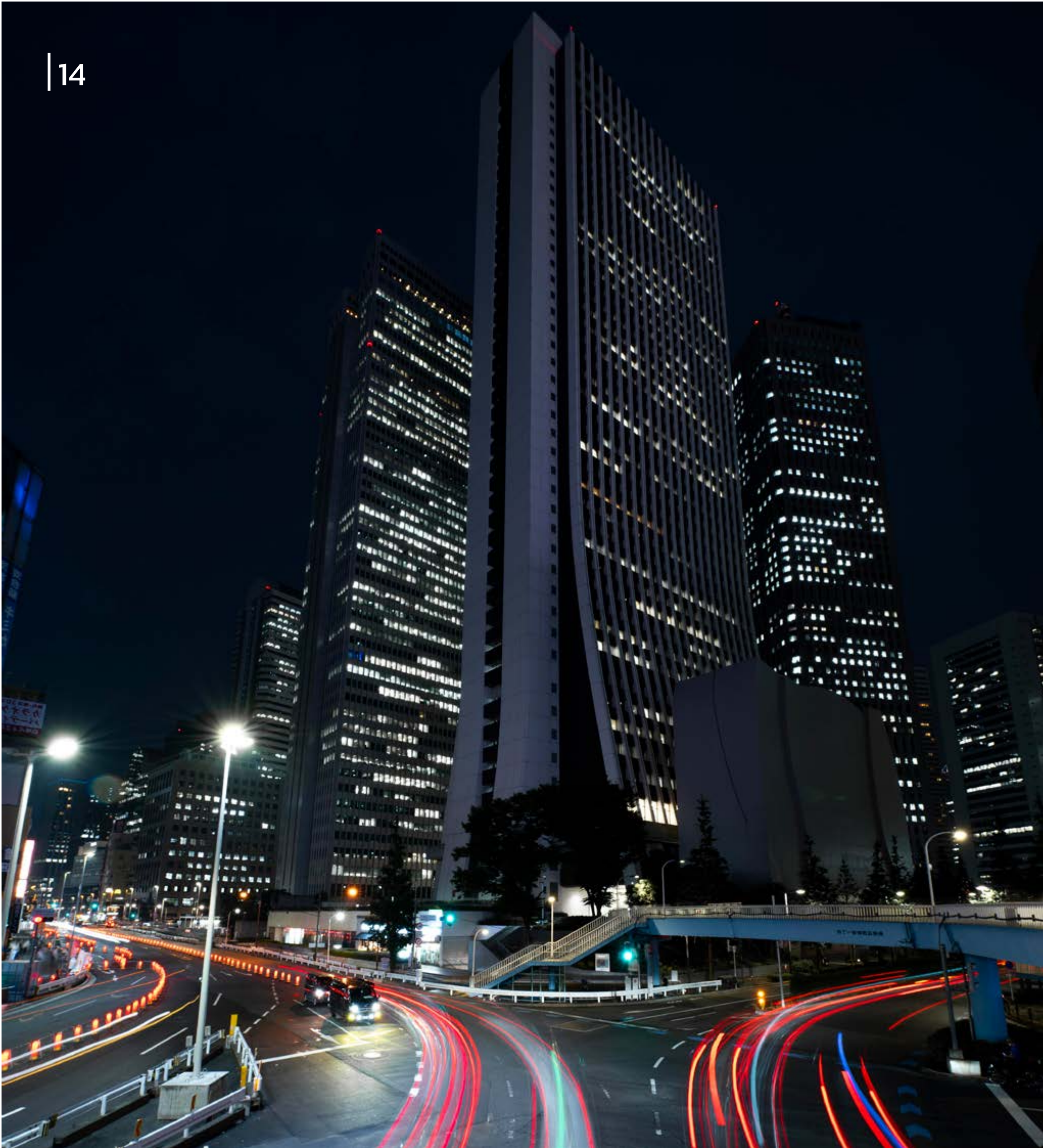
**Project Development:** We offer project development services, managing the entire process from conceptualization to completion, ensuring a successful and profitable outcome.

Whatever your real estate needs, INFRA GULF Properties is here to help.

Contact us today to learn more about our services and how we can assist you.







# WHY INVEST IN DUBAI ?

## High rental yields

Dubai offers relatively high rental yields, providing the potential for steady rental income.

## Favorable tax regulations

Dubai has no personal income tax or capital gains tax, resulting in potential tax savings for investors.

## Growing demand

Dubai has a growing population, expatriate community, and tourism industry, leading to increased demand for real estate.

## Stable economy and political environment

Dubai is known for its stable economy and political environment, making it a reliable location for real estate investment income.

## Modern infrastructure and lifestyle offerings

Dubai boasts world-class amenities, innovative urban planning, and a cosmopolitan lifestyle, which attract investors and tenants alike.

# OUR PROJECT

## NAD ALSHEBA

### VILLA PROJECT FEATURES

#### **Our prestigious standalone Villa projects at Nad Al Sheba Gardens, Nad Al Sheba 1st, Dubai**

Nad Al Sheba is in New Dubai area which is close to Downtown and to the various new Developments of Dubai on the outskirts of Dubai. The plots are easily accessible to the main highways of Al Khail Road, Al Ain Road and Sheikh Mohammed Bin Zayed Road and hence connectivity to other parts of Dubai and other Emirates is smooth and easy.

Nad Al Sheba is very popular with both local and foreign investors being close to Meydan and the surrounding communities filled with elite local population and affluent

foreign inventors who find their home for living and Work.

The plots are 15 minutes to Downtown, famous with iconic towers including world's highest building Burj Khalifa and Business Bay the hub for international business, 25 minutes to Dubai Marina & Dubai International Airport, 25 Minutes to Jumeirah beach and another landmark Burj Al Arab hotel and 45 minutes to Dubai World Central airport and EXPO 2020 city.

#### **Project Details**

Our luxury villas are designed with the latest automation technologies integrating all the operation in the villa through WIFI activated smooth and soft panels without any manual efforts.

The buildings are designed with enough light and brightness for the interiors with large size full height glazing panels and high ceilings. Interiors are planned with decorative suspended ceilings, elegant designs of floor, walls with modern color schemes.

The kitchens are fully equipped with all latest appliances and cabinets, both branded, from Germany and the bathrooms are all fitted with European marble and tile finishes and American brand toilet fixtures.

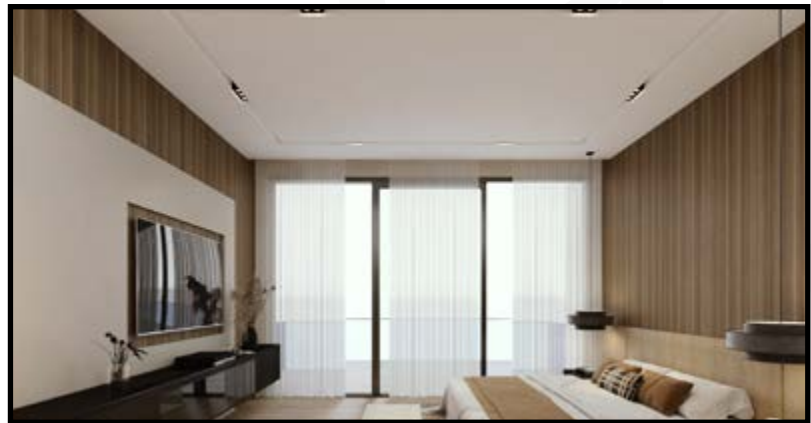
A fully equipped swimming pool with heat control and provisions for home theatre is provided in the larger villa. Provisions are also given for separate Gym room and in both villas.





## Luxury Villa 13,000 sq ft

Name of Project	: Basement + Ground + Level 1 + Roof Villa
Location	: Nad Al Sheba Gardens
Project Commencement	: 21st February, 2023
Project Completion	: 4th June, 2024
Construction period	: 15 months
Project Handover	: 1st August, 2024 (ready to occupy)
Project Status	: Free hold
Total Built up area	: 13,022 sq ft
Plot area	: 9,849 sq ft
Current stage of project	: Mobilisation completed; Shoring works in progress



## Luxury Villa 5,700 sq ft

Name of Project	: Ground + Level 1 + Roof Villa
Location	: Nad Al Sheba Gardens
Project Commencement	: 20th May, 2022
Project Completion	: 20th June, 2023
Construction period	: 13 months
Project Handover	: 20th August, 2023 (ready to occupy)
Project Status	: Free hold
Total Built up area	: 5,778 sq ft
Plot area	: 5,003 sq ft
Current stage of project	: Nearing completion / interior fit out stage

**Let us highlight some of the brands and products used in the finishing of the smaller villa.**

1. Kitchen cabinets from Germany-Poggen Pohl
2. Kitchen appliances from Germany-Siemens
3. Tiling for entire house from Italy-Casa Mia
4. Seamless doors with invisible frames from Italy-Da Vinci
5. Bathroom fittings from USA-Kohler
6. Automation equipment from Italy-Ekinex

You may note that the above Luxury Villa Projects will surely welcome any investor or affluent families of any nationality who wish to live in a posh environment enjoying the elegant design finished with the finest materials, fitted with branded furnishings/ equipment and the amenities.

They will also definitely love to live in such a neighborhood which offers extreme privacy and surrounded by elite neighbors of the same lifestyle and way of life.

Hope the project is of interest to you and look forward to your earnest association by investment partnership considering the viability as explained to you and more on the extremely vibrant real estate boom now here in Dubai.

## Sannat Residency G+6+R Project

Sannat Residency building is designed as a modern residential building and comprises of 62 leasable apartments units of which 56 are one-bedroom apartments of approximate size 850 sq ft each and 6 are two-bedroom apartments with an average size of 1200 sq ft each.

The building has a beautiful lobby and reception area with 24 hours security and 67 parking spaces for the 62 fully occupied apartments. Highway E311 is directly accessible and Dubai International Airport, Business Bay downtown home to the most iconic tallest building in the world, Burj Khalifa, city of Sharjah all are within a

25 minute drive from the project location. Dubai Silicon Oasis and Dubai Academic City is just 10 minutes away, and there is swift access to highway connecting to Abu Dhabi and Al Ain also.

The building is also under an AMC for maintaining the quality and good standard of its assets.

Sannat Residency

سانات ريزيدنسي

MAX HEIGHT  
الحد الأقصى للطول

ENTRY





## Sannat Residency G+6+R Project

Location of Project	: Warsan 4, Intl City Near DSO
Project Commencement	: 1st July 2018
Project Completion	: 1st October 2019
Construction Period	: 14 months
Project Handover	: 15th December 2019
Project Status	: Freehold
Project built up area	: 93,242 sq ft
Project leasable area	: 54,869 sq ft
Plot size	: 28,731 sq ft

# OUR TEAM

At INFRA GULF Properties, our team is comprised of highly skilled professionals with extensive experience in the real estate industry.

We believe in fostering a culture of collaboration and teamwork, where everyone works together to achieve our clients' goals. Our team is dedicated to providing excellent customer service and ensuring that every client receives personalized attention and support throughout their real estate journey.

We are passionate about what we do and are committed to delivering the best possible outcomes for our clients.





## **CONTACT US**

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