

# UK CAPITAL INVESTMENTS GROUP

The Cavendish • Awali City • Ajman • United Arab Emirates  
1 BEDROOM APARTMENT • TYPE F



## THE CAVENDISH

### GUIDE PRICE

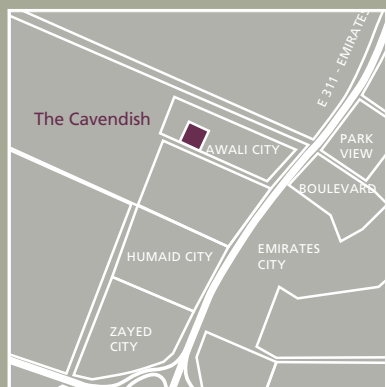
Floors	AED	GBP
7-17	504,200	69,000
18-27	523,600	71,700

All purchases contracted in AED

### BENEFITS

- Freehold Title
- Residency Status
- Average Rental Yields: 7-12%
- No Income Tax
- No Capital Gains Tax
- No Property Tax
- No Rental Income Tax
- Emerging Market

### LOCATION



### INTRODUCTION TO AJMAN

Ajman is the fastest emerging region of the seven United Arab Emirates. Its unique location just 20km north of Dubai International Airport and sitting at the entrance of the Arabian Gulf, places it at the crossroads of both eastern and western markets.

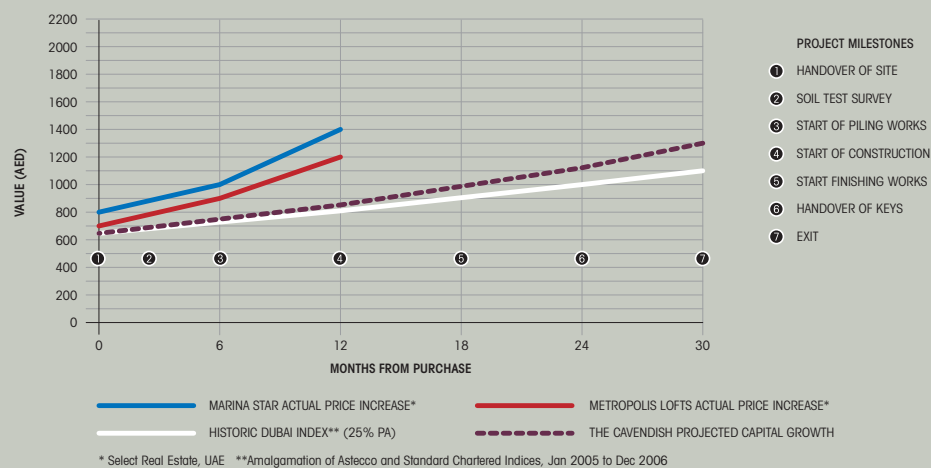
The Ajman Free Zone, which allows for 100% foreign ownership and competitive tax benefits, has attracted a great deal of industrial activity in the emirate due to its significant cost advantages and corporate benefits. Nowhere has this been seen more clearly than in Ajman's lucrative real estate market, which is expected to grow from strength to strength as a result of its appeal to both local and foreign investors.



### CAPITAL GROWTH ON UKCIG PROJECTS

The Cavendish is the latest project presented by Dubai based developers UK Capital Investments Group (UKCIG). UKCIG's previous projects have proved extremely popular and are now completely sold out. As per the graph, UKCIG's clients have already seen large capital rises of up to 75% in a short period of time. With this in mind demand for The Cavendish is expected to be very high.

With neighbouring Dubai becoming increasingly crowded, we believe Ajman is entering a period of exponential growth with an anticipated annual capital growth of 30% per annum for The Cavendish. This can be further enhanced by announcements of large construction projects in the region in the future.



### PAYMENT PLANS (MONTHS)

Plan A

Deposit	3	6	9	12	15	18	21	On Completion
15%	15%	10%	10%	10%	10%	10%	10%	10%

Plan B (5% discount)

Deposit	3	6	9	12	15	18	21	On Completion
25%	15%	10%	10%	10%	10%	10%	5%	5%

Past performance is not necessarily a guide to future performance. UK Prices are based on an exchange rate of 1GBP = 7.36AED, and are subject to change. The value of investments can be affected by movements in the exchange rate. The value of investments and income from them can fall as well as rise. Investors may not recover the sum originally invested when they sell their property. UKCIG invests in a specialist sector that may be less liquid and produce more volatile performance than broader investment sectors. Whilst valuations are conducted by an independent expert, any such valuation is a matter of the valuer's opinion. The opinions expressed here represent the views of UKCIG at the time of printing and should not be interpreted as investment advice. UKCIG is not authorised to give investment advice, and only provides information on UKCIG's products. For your protection, telephone calls may be monitored and recorded. Issued by UK CAPITAL INVESTMENTS GROUP LIMITED, 1171C, AL WASI ROAD, PO BOX 112888, DUBAI, UNITED ARAB EMIRATES.

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## THE CAVENDISH



### REAL ESTATE IN AJMAN

Ajman's real estate market has experienced increased activity in line with the region's rapid growth rate. The UAE has seen its population grow by nearly 75% in the past decade. As a result, new property laws have been introduced in order to accommodate nationals and non-nationals. Ajman has led the way in this respect by becoming the first emirate to offer 100% freehold rights to non-nationals in 2004.

The higher property prices and ever increasing rental costs of its neighbour Dubai are encouraging investors to look to Ajman where prices are significantly lower. However, given the easy access to and from Dubai via the newly constructed Emirates Road which opens up Ajman to people working in Dubai, the links between the two regions are clearly strong, with Ajman offering the best of that which the two locations have to offer.

Ajman offers a cost effective investment solution, at an affordable rate with the potential for significantly higher returns. Faster connectivity to all the emirates (with Dubai being particularly accessible) adds value to this investment. Ajman therefore remains a key destination for new investment in real estate and construction projects.

### TOURISM

Ajman's allure has gone largely unnoticed by tourists from across the globe. Its location, comprising beautiful beaches, a solid transport infrastructure and a warm and welcoming culture, make this emirate an ideal vacation spot within easy flying distance from both Europe and Asia. Neighbouring, more crowded emirates have made Ajman a destination for the more discerning holidaymaker, with hotel offerings targeted more toward those looking for luxury and comfort. With a number of five-star hotels being constructed along the Ajman corniche and elsewhere within the main city, there will soon be a wide range of high-end hotels available.

PHOTOVOLTAIC CELLS

36 SUITE APART-HOTEL

ROOFTOP GARDEN

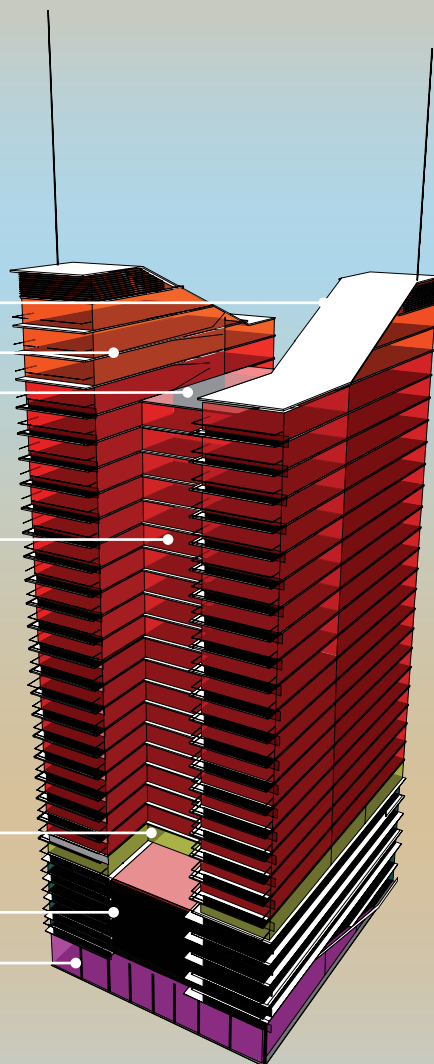
RESIDENTIAL FLOORS

HEALTH CLUB FLOOR

CONCEALED CAR PARKING

RETAIL AND COMMERCIAL FLOORS

INFORMATION SUBJECT TO CHANGE



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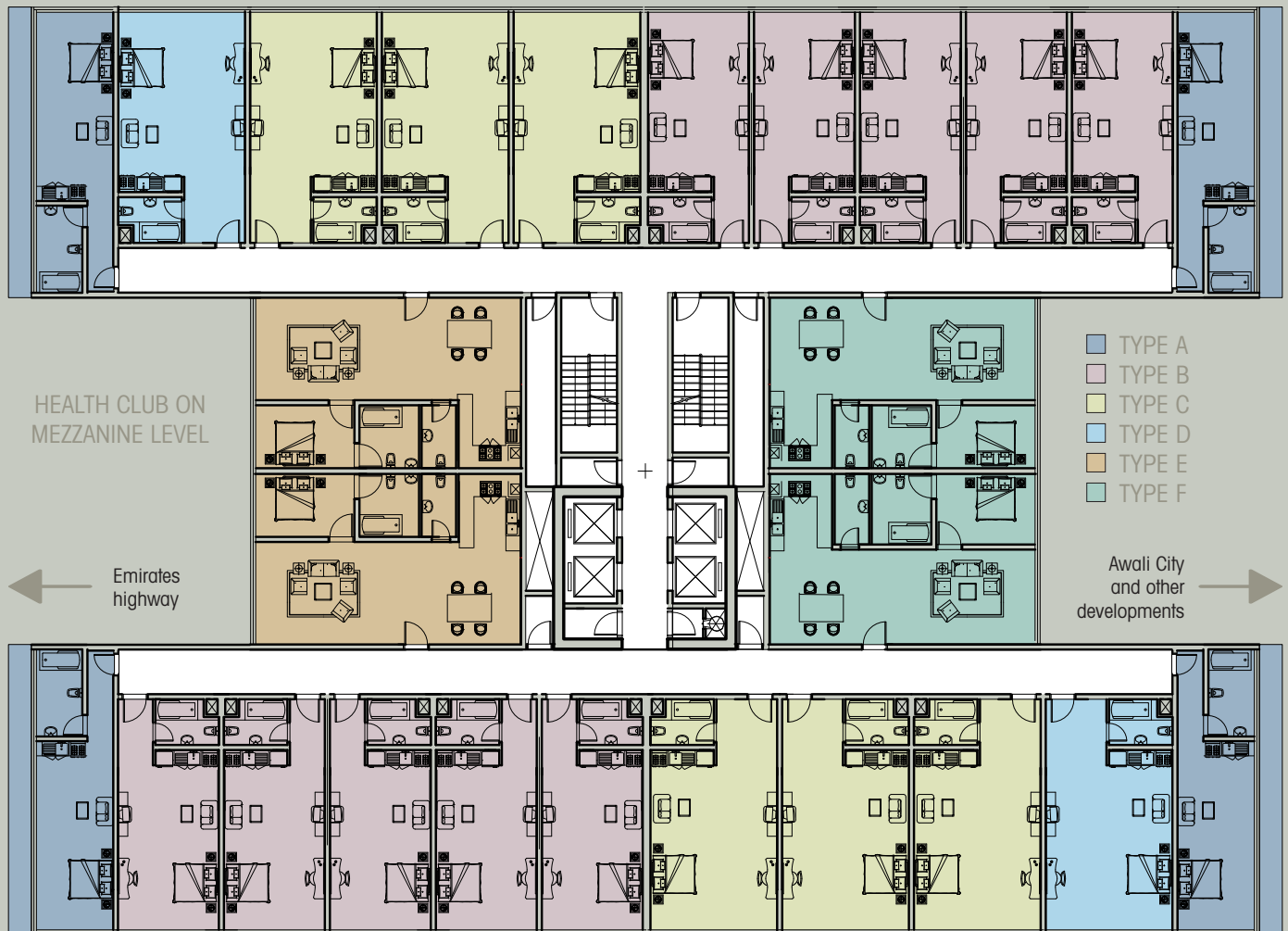
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### FEATURES

- Environmentally friendly building with partial solar power
- Health Club with latest fitness equipment, sauna and jacuzzi
- Swimming pool, gardens and sun terrace
- Retail mall with selection of restaurants, cafes and shops
- Free car parking with most units
- 24 hour security

### 1 BEDROOM APARTMENT

Type F • 776 ft<sup>2</sup> (72m<sup>2</sup>) • Apartment includes a free parking space



- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E
- TYPE F

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