

# Dubai or Riyadh?

The Real Investment Answer



 Dubai



 Riyadh

Two of the fastest-growing real estate markets in the GCC:

 Dubai

 Riyadh

But which city offers better opportunities for property investors?

Here are the **real** reasons behind this growing trend.

Market Maturity

# Dubai: Established Global Market

- ✓ One of the most international property markets in the world
- ✓ Open to foreign ownership in many areas
- ✓ Highly active resale and rental market

Dubai has become a global investment hub attracting buyers from Europe, Asia, and the Middle East.



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Growth Potential

# Riyadh: Rapid Expansion Market

- ✓ Saudi Arabia's capital and economic center
- ✓ Strong demand driven by population growth
- ✓ Major transformation under Saudi Vision 2030

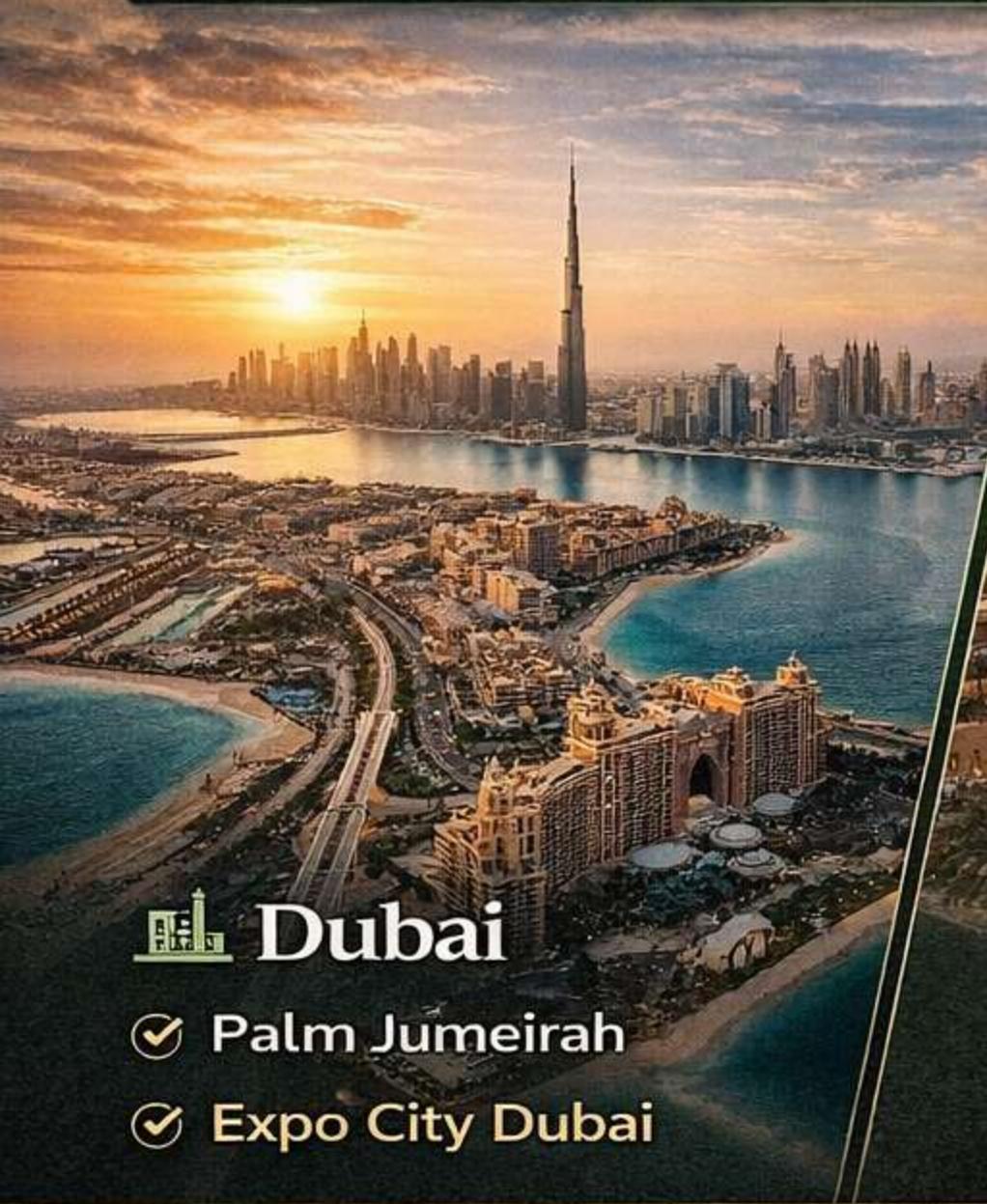
Riyadh is positioning itself as one of the fastest-growing real estate markets in the region.



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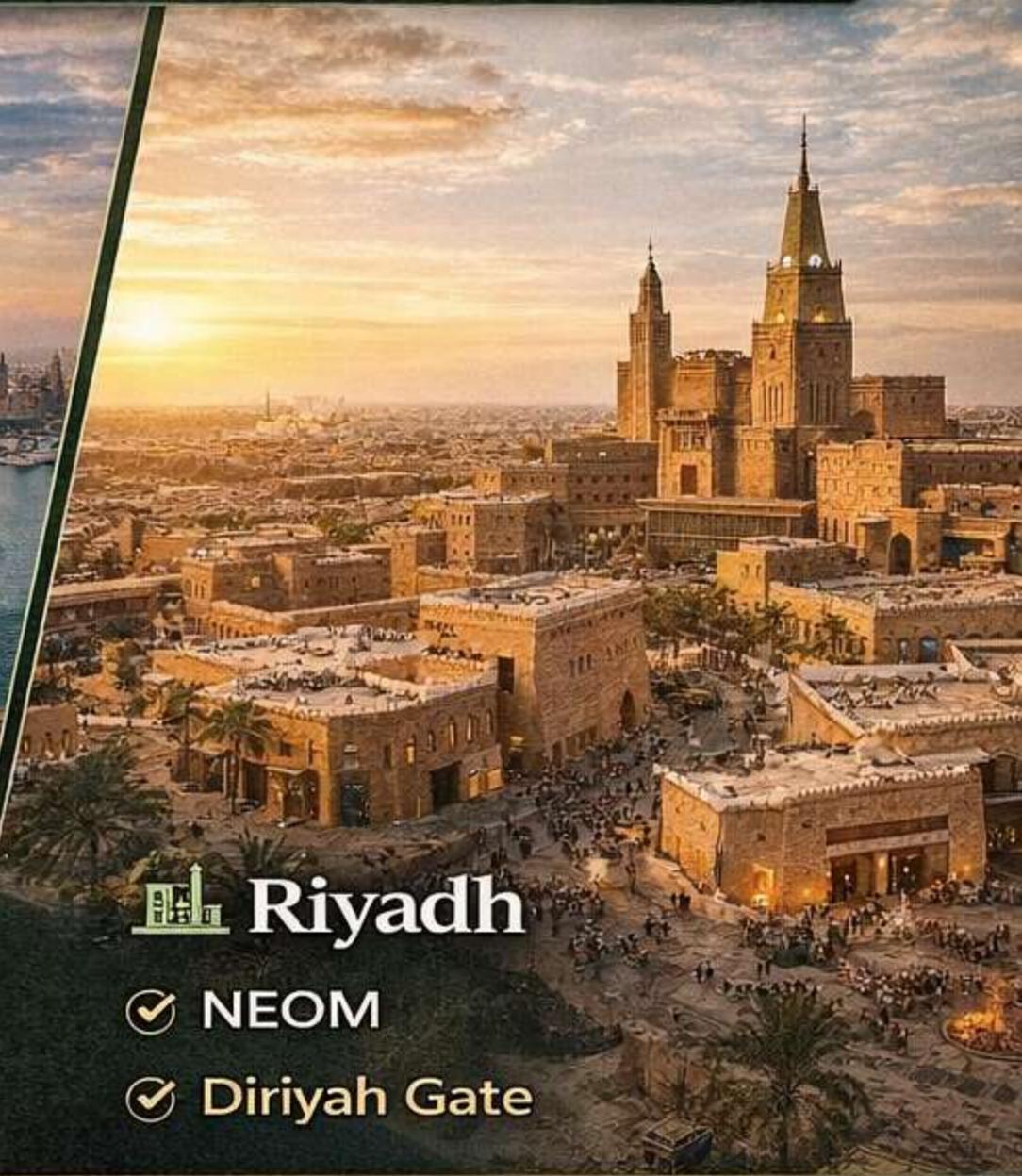
# Major Projects Driving Demand

Both cities are expanding through major developments.



## Dubai

- ✓ Palm Jumeirah
- ✓ Expo City Dubai



## Riyadh

- ✓ NEOM
- ✓ Diriyah Gate

Mega projects increase tourism, business activity, and housing demand.

Rental Returns

# Rental Yield Comparison

## Dubai

Average rental yields:  
**5~8%**

## Riyadh

Rental demand rising  
as the city attracts  
new residents and businesses.

**Dubai** currently offers more transparent  
and established rental markets.

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## Final Insight

# So which city is better for investors?

### ✓ Dubai

Best for international investors seeking **stability, liquidity,** and strong rental yields.

### ✓ Riyadh

Best for investors looking at **long-term growth** driven by Saudi Arabia's economic transformation.

Both markets are becoming **major pillars** of GCC real estate investment.

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