



Holiday Homes Abu Dhabi

Holiday Homes Market AUH



Total Active Listings

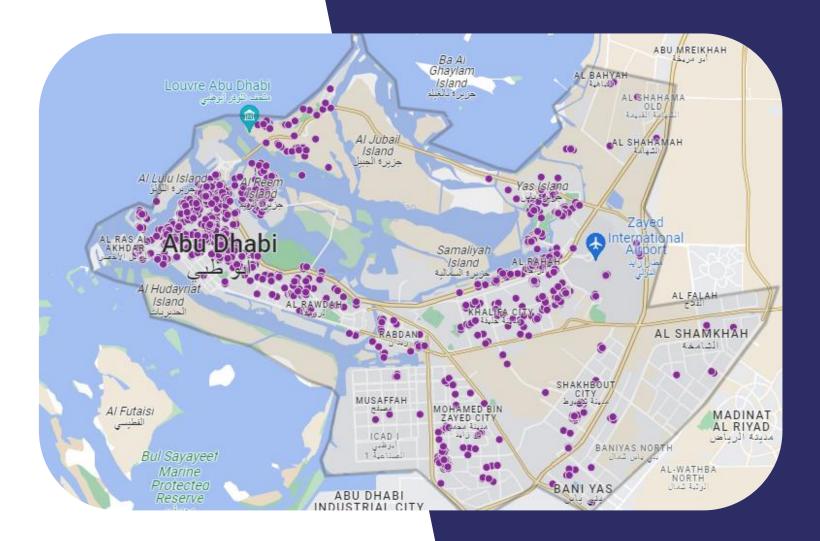
1,218

+65% past year

Avg. Daily Rate

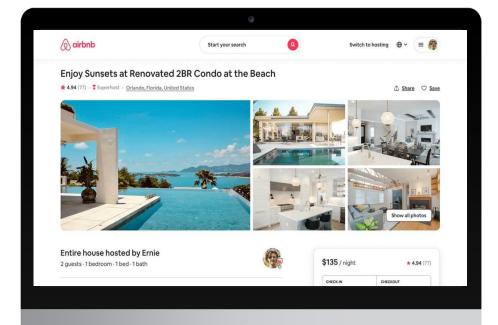
636 AED Per Night

+41% past year



Benefits of Owning Holiday Homes as an Investor







Diversification

Investing in a holiday home diversifies your portfolio beyond traditional asset classes, providing exposure to the dynamic UAE real estate market.



Hassle Free

Partner with reputable property management companies to handle property maintenance, rental logistics, and guest services, ensuring a hassle-free investment experience.



Asset Appreciation

Capitalize on the potential for property value appreciation over time, especially in strategic locations with ongoing development and infrastructure projects.



High Revenue Streams

Benefit from potentially high revenue streams in popular tourist destinations attracting a high number of potential guests.

Apply For A Holiday Homes Permit - AUH





Before applying for a Holiday Homes Permit, make sure to meet DCT Abu Dhabi's minimum mandatory requirements (Tawtheeq).

STEP 3

With your newly registered account, go back to the DCT homepage to login to your account that was created.

STEP 5

Enter Tawtheeq Number (which automatically enters the lessor's full name, nationality, Emirates ID, mobile number, and permit on the application page).

STEP 7

You will receive an email notification once your permit request is approved. You must login again and process the payment (1,150 AED + 900 one time fee). Click pay now to make the payment and receive your Holiday Homes Permit.







STEP 2

Register as a new user on the DCT <u>system</u> by filling in your personal information



STEP 4

After logging in, click on apply for Holiday Home permit.



STEP 6

Confirm contract information and upload insurance certificate and Tawtheeq copy.

Agree to the terms and conditions and click submit.

Registering More Than One Unit Holiday Home AUH

- Holiday home owner shares a request to DCT Licensing Department with the following details:
 - Number of units
 - Location of units
- Number of units is compared to the level of unaccommodated demand estimated by the Seasonality Model* owned by DCT.
- Evaluating the number of proposed units into DCT's Lodging Model** to understand the impact of those proposed units on following metrics for hotel establishments in the specific zone:
 - Occupancy
 - ADR
 - RevPAR

- Maximum units allowed will be estimated based on the volume that will sustain the values of the key performance metrics within the defined thresholds equivalent to Deluxe Apartments
- Below threshold Reject and re- submit
- Above or equal to threshold Accept and proceed

DCT receives a request

Seasonality

Lodging

Results

Submission

Analysis of licensing request based on two factors:

Decision: Approval / Rejection

- * DCT Seasonality Model aims to estimate unaccommodated demand for tourism accommodation, accounting for different seasons.
- ** DCT Lodging Model is used for planning tourism accommodation needs and for the evaluation and licensing of new hotel properties.
- * RevPAR is revenue per available room
- * ADR is the average daily rate The number represents the average rental income per paid occupied room in a given time period



- DCT follows an evidence- based approach to evaluate the number of holiday home units that can be licensed for a single owner.
- The objective of this evaluation is
 to estimate the maximum number
 of units allowed in a certain zone to
 balance the implications on the
 performance of the hospitality
 industry.

Holiday Homes Fees - AUH



Service Type	Service Fee	
One-time Registration Fee (DCT)	900 AED	
Registration in the online DCT system for the holiday homes	1,550 AED	
Renewal Fees for Holiday Homes (Yearly)	900 AED	
Re-inspection Fees	1,040 AED	
Tourism Fee	6% to be declared on all guest invoices	

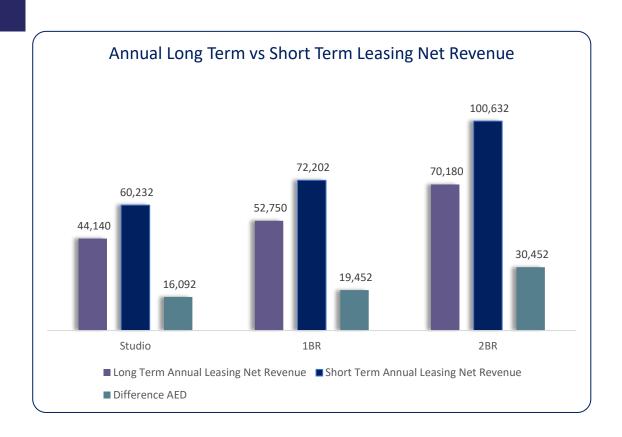
Holiday Homes Fees – AUH & DXB



Service Type	Service Fees -AUH	Service Fees -DXB
One-time Registration Fee DCT for AUH DET for Dubai	900 AED	1,500 AED + 10 AED knowledge fee + 10 AED innovation fee which total 1,520 AED
Registration in the online system for the holiday homes DCT for AUH DET for Dubai	1,550 AED	AED 300 per bedroom + AED 50 per Holiday Home (issuing a Holiday Home classification certificate) + AED 10 knowledge fee + AED 10 innovation fee
Renewal Fees for Holiday Homes (Yearly)	900 AED	AED 300 per bedroom + AED 10 knowledge fee + AED 10 innovation fee
Re-inspection Fees	1,040 AED	NA
Tourism Fee (Daily Rate)	6% to be declared on all guest invoices	 Deluxe Holiday Home: AED 15/room/night Standard Holiday Home: AED 10/room/night

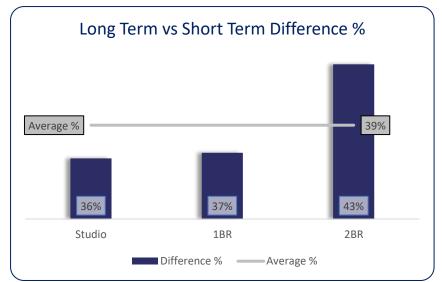
Holiday Homes Comparison – Long Term Vs. Short Term Leasing Al Reem Island





Parameters Taken Into Consideration:

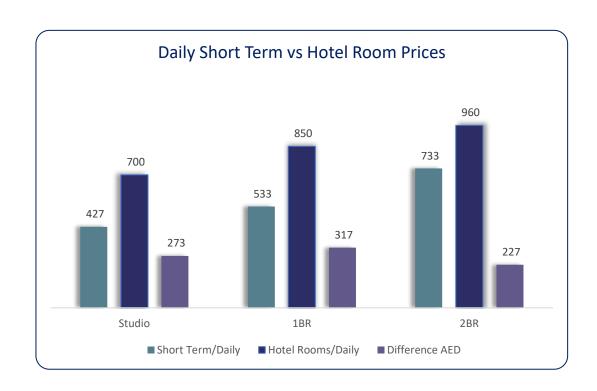
- Service Charge Per Sqft. = 15 AED
- Insurance Property Fee Rate = 0.5%
- Airbnb Base Price = 75%
- Assumed Monthly Occupancy = 80%
- Property Management Fees = 20%

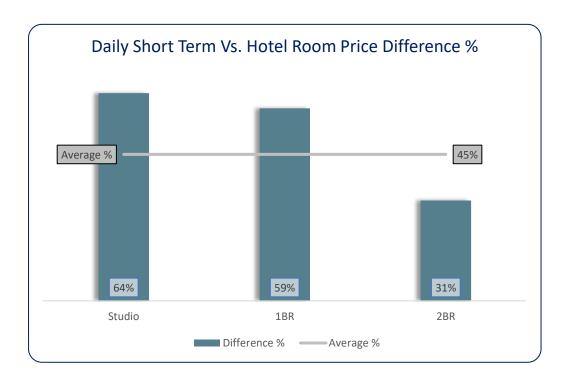


- When comparing long-term leasing to short-term leasing in Al Reem Island, there is a substantial 39% average net revenue advantage for short-term leasing across studio, 1BR, and 2BR units.
- The greatest difference in revenue is in a 2BR apartment amounting to 30,452 AED (43% diff.).

Holiday Homes Comparison – Hotel Vs. Holiday Homes Al Reem Island



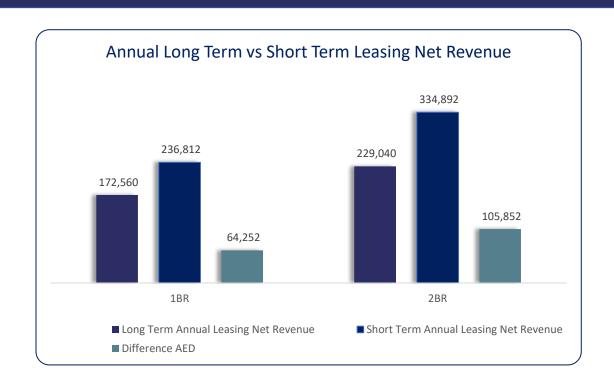


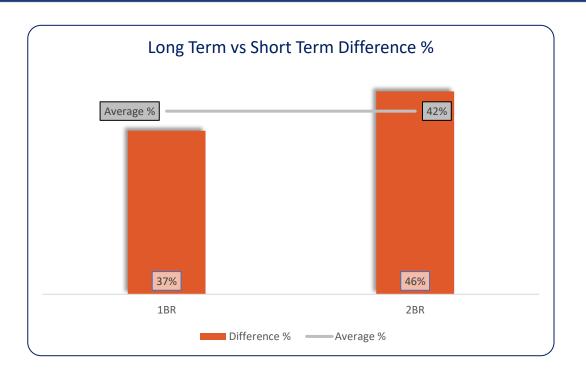


- While comparing the daily rate for holiday homes and hotels in Al Reem Island, holiday homes offer a lower rate per night (45% lower across studio, 1BR & 2BR) which highlights their cost-effective advantage in a competitive market.
- The highest difference in daily price reaches up to 317 AED (64%) for a 1BR.

Holiday Homes Comparison – Long Term Vs. Short Term Leasing Mamsha Al Saadiyat



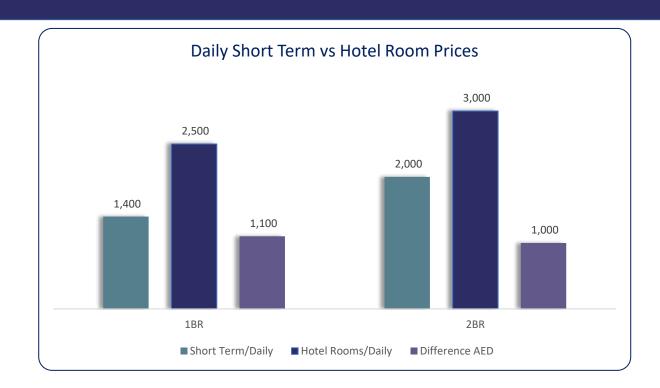


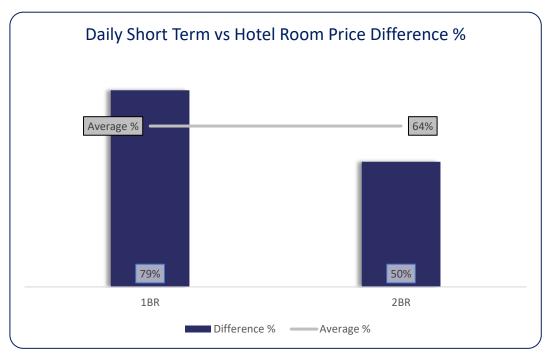


- While comparing long term vs short term leasing in Al Mamsha, Saadiyat there is a significant revenue difference in favor of short term leasing reaching up to 42% in one and two-bedrooms.
- The difference in revenue in a 1BR reaches 64,252 AED (37%) and 105,853 AED (46%) in a 2BR.

Holiday Homes Comparison – Hotel Vs. Holiday Homes Mamsha Al Saadiyat







- As shown in the above graph, while comparing the daily rates of holiday homes to those of hotels in Saadiyat Island, holiday homes offer a lower rate for both 1BR and 2BR (1,400 AED & 2,000 AED) while hotel rooms offer around 2,500 AED for 1BR and 3,000 AED for 2BR.
- This substantial daily rate price difference of 64% between holiday homes and hotels highlights the attractiveness of holiday homes as a preferred accommodation choice over hotel rooms.

Holiday Homes Observation Summary



Short-term leasing net revenue depends on a few factors including:

- Location
- Seasonality
- Amenities
- Unit Type
- Occupancy Rate

The occupancy rate can be improved by selecting an excellent property management. With an 80% occupancy rate, we can anticipate a 40% increase in income compared to long-term leasing net revenue. At 60% occupancy rate, we can expect a breakeven compared to long-term leasing net revenue.



Property Shop Investment LLC

We proudly hold our status as the No.1 Real Estate Company in Abu Dhabi, relentlessly striving for success within our industry. Through our exceptional and sustainable performance, we have solidified our reputation as leaders in the UAE Real Estate market.



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