



Holiday Homes Abu Dhabi



Holiday Homes Market AUH

Total Active Listings

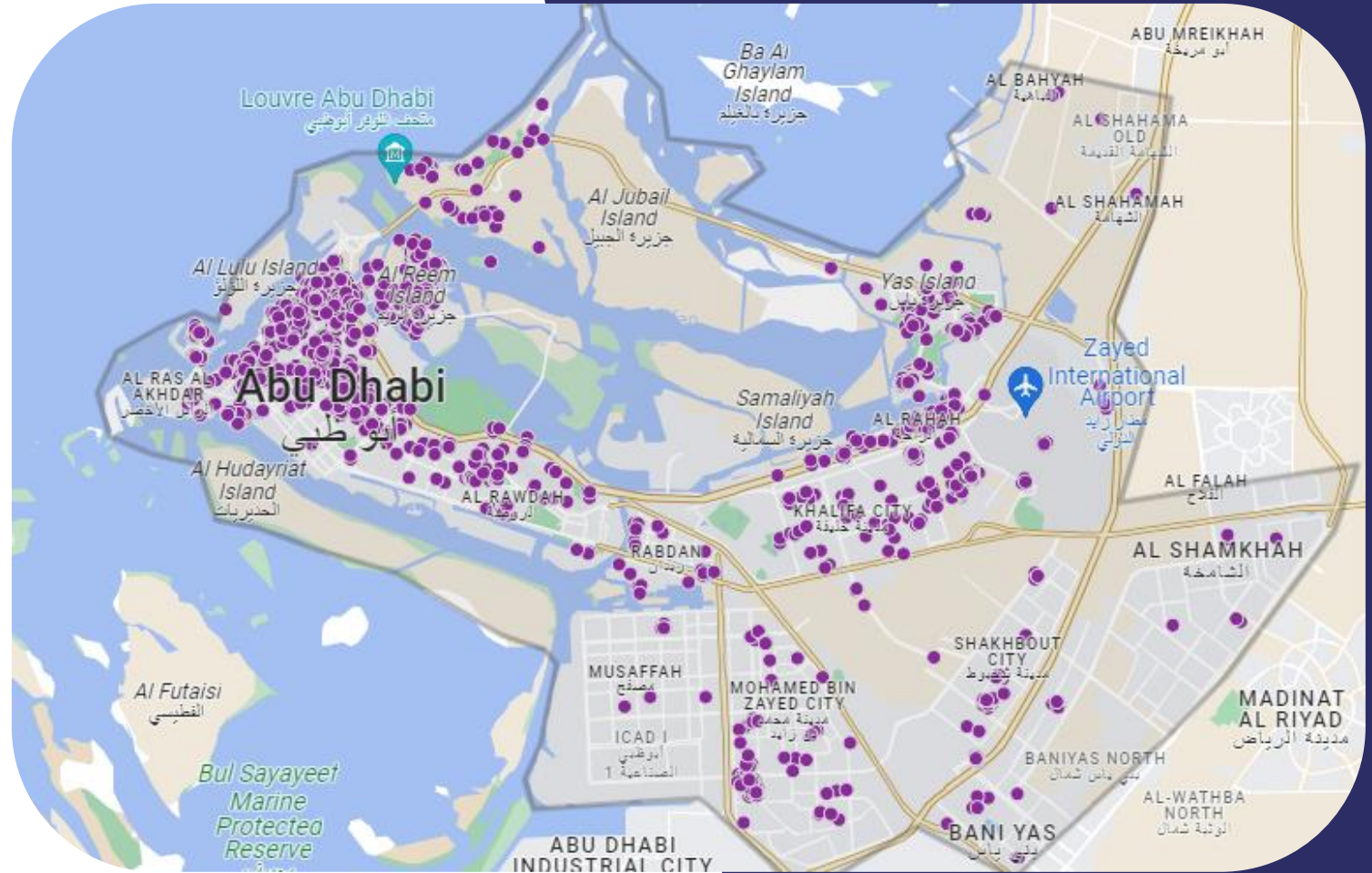
1,218

+65% past year

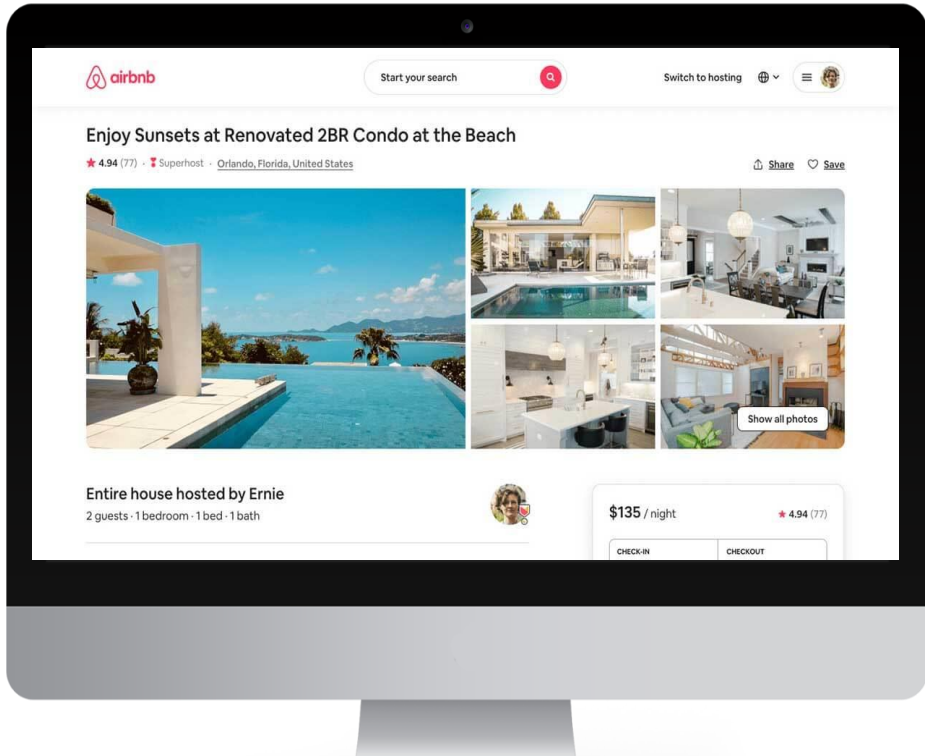
Avg. Daily Rate

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

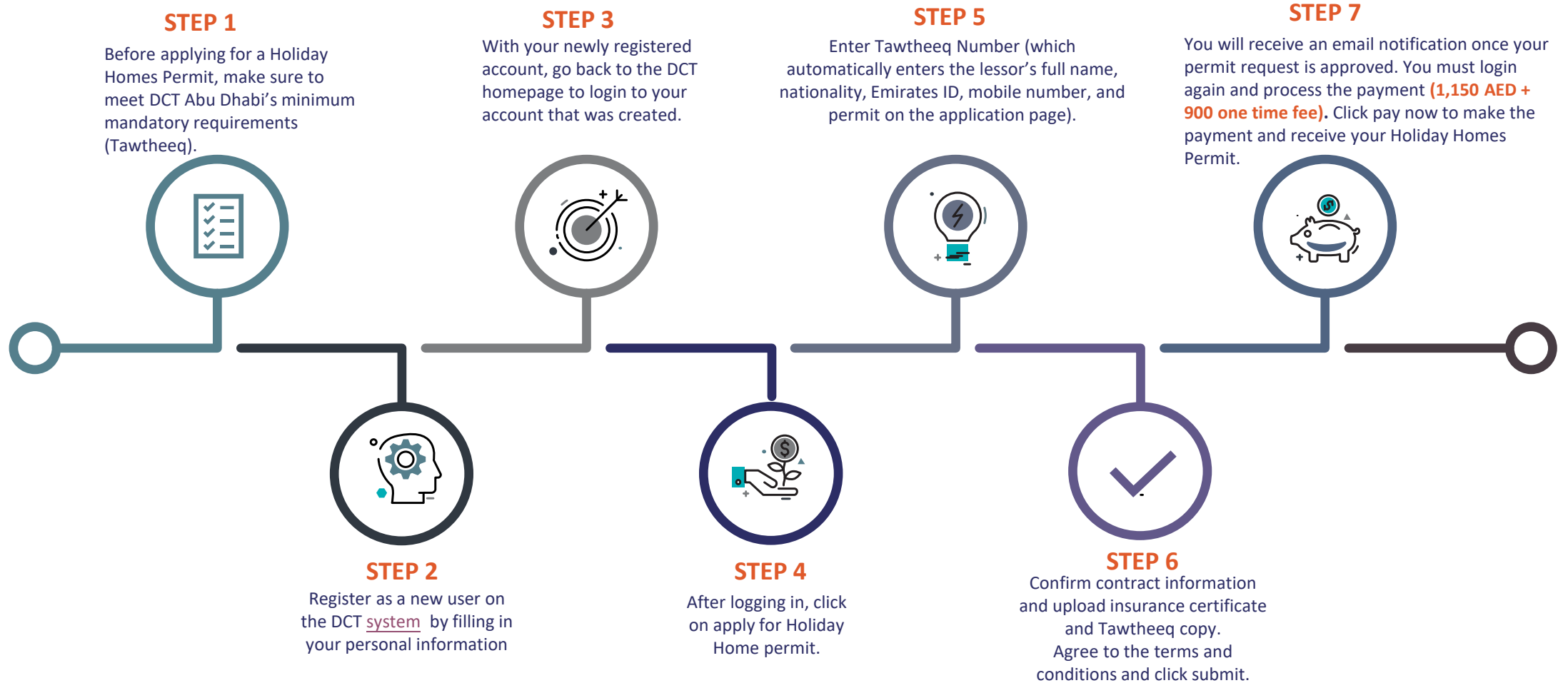
Capitalize on the potential for property value appreciation over time, especially in strategic locations with ongoing development and infrastructure projects.



High Revenue Streams

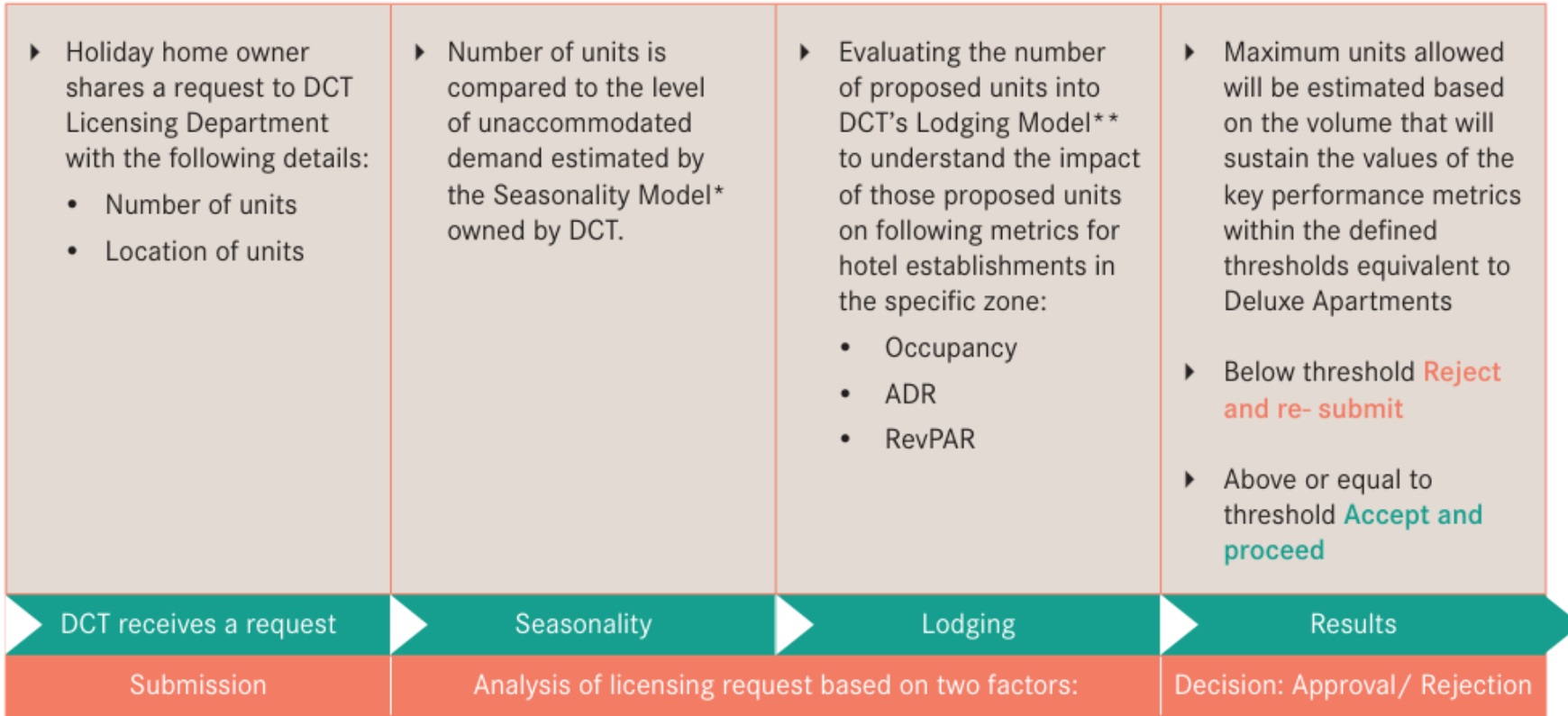
Benefit from potentially high revenue streams in popular tourist destinations attracting a high number of potential guests.

Apply For A Holiday Homes Permit - AUH



Registering More Than One Unit

Holiday Home AUH



- 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.

* 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

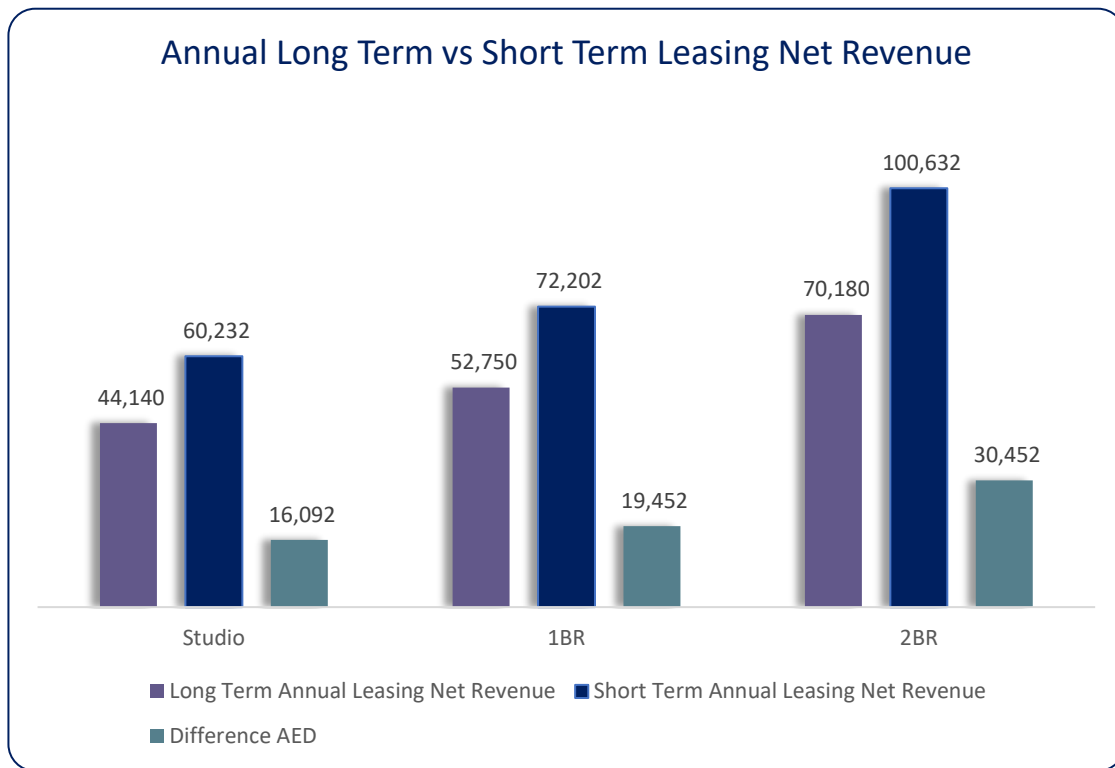
Holiday Homes Fees - AUH

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

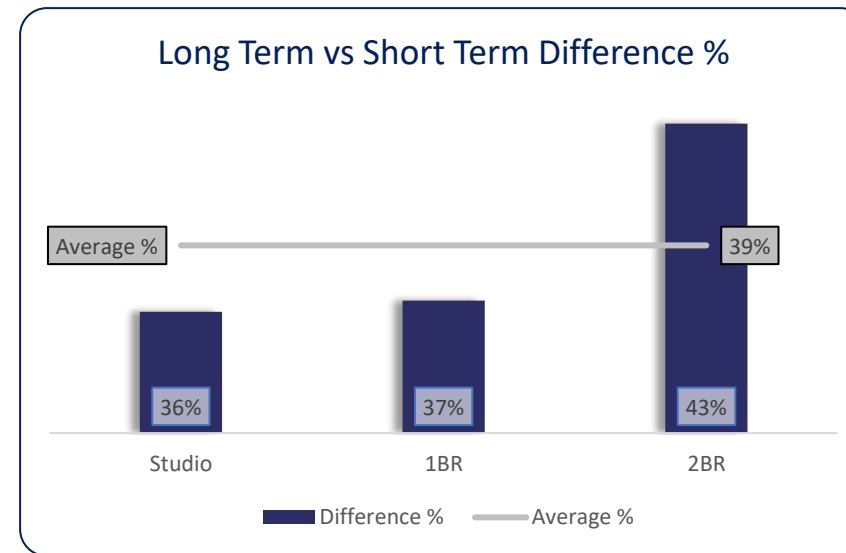
Service Type	Service Fees -AUH	Service Fees -DXB
One-time Registration Fee <ul style="list-style-type: none"> • DCT for AUH • DET for Dubai 	900 AED	1,500 AED + 10 AED knowledge fee + 10 AED innovation fee which total 1,520 AED
Registration in the online system for the holiday homes <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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



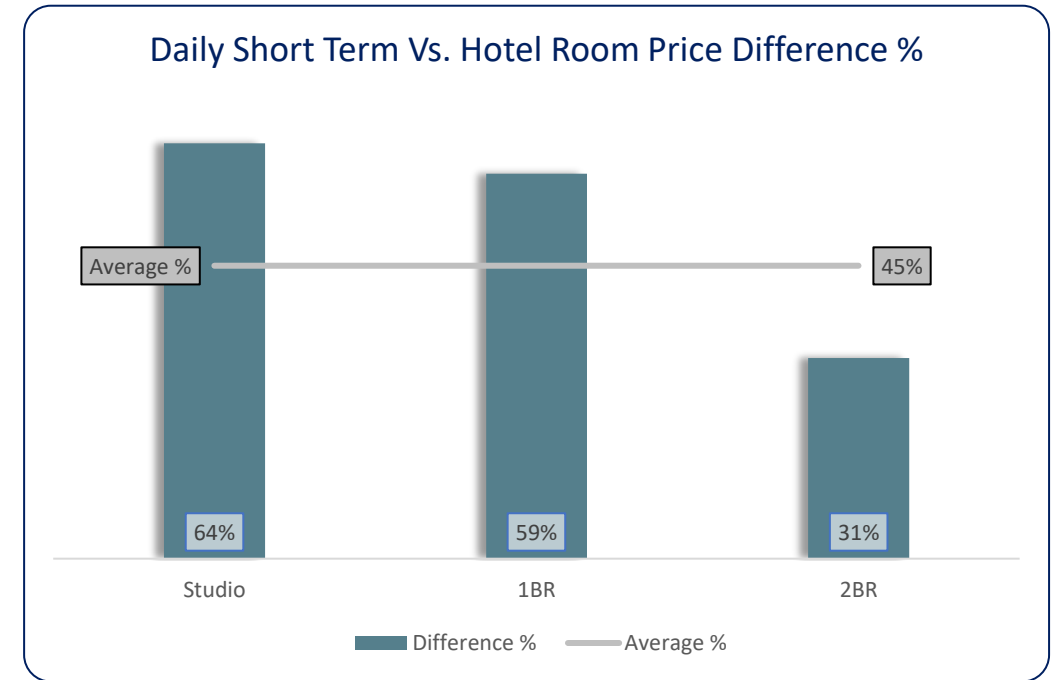
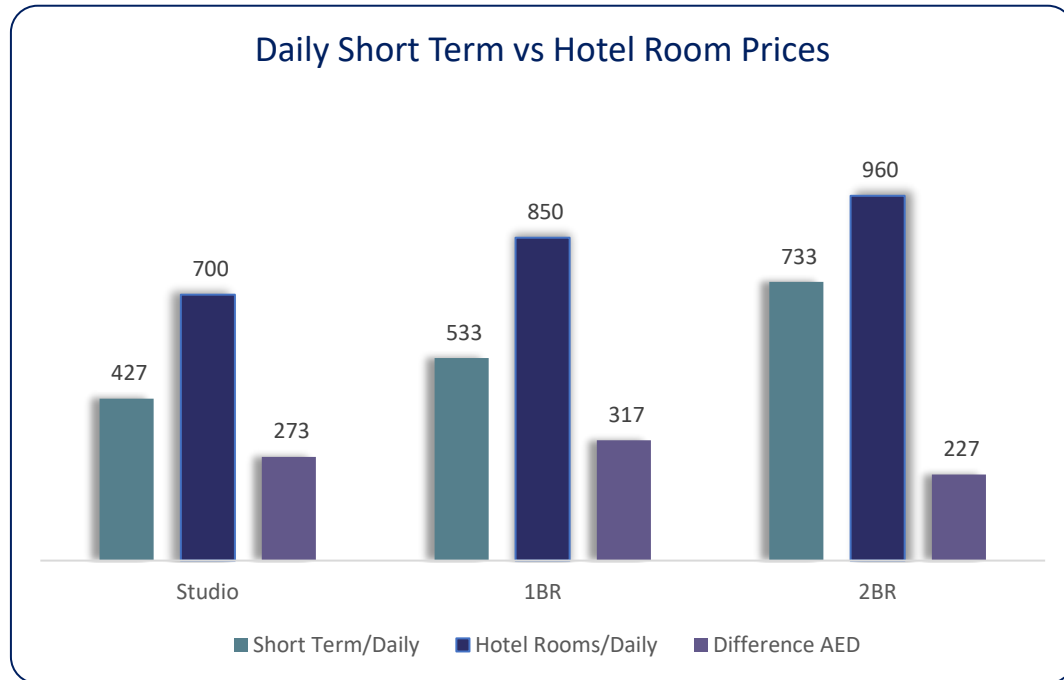
Parameters Taken Into Consideration:

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



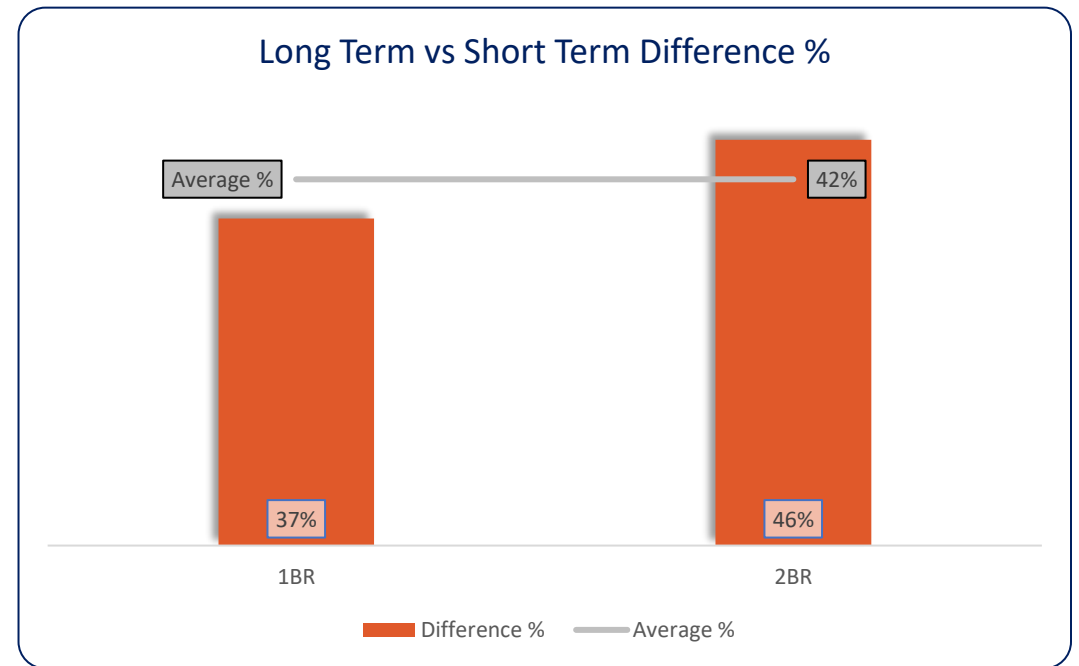
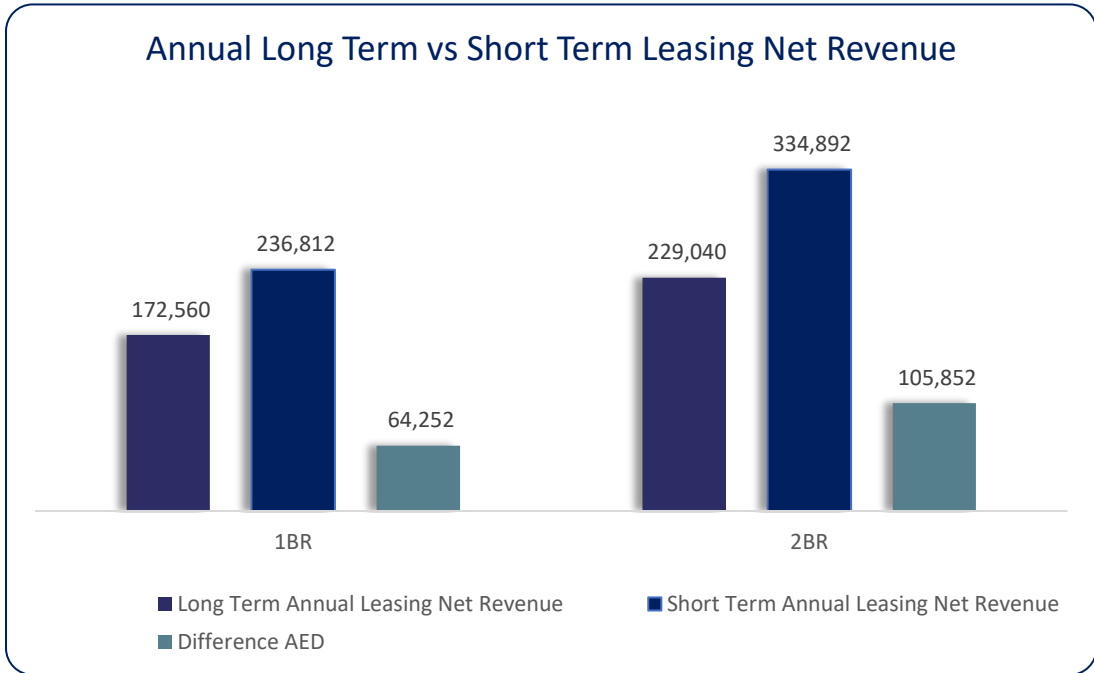
- When comparing long-term leasing to short-term leasing in Al Reem Island, there is a substantial 39% average net revenue advantage for short-term leasing across studio, 1BR, and 2BR units.
- The greatest difference in revenue is in a 2BR apartment amounting to **30,452 AED (43% diff.)**.

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



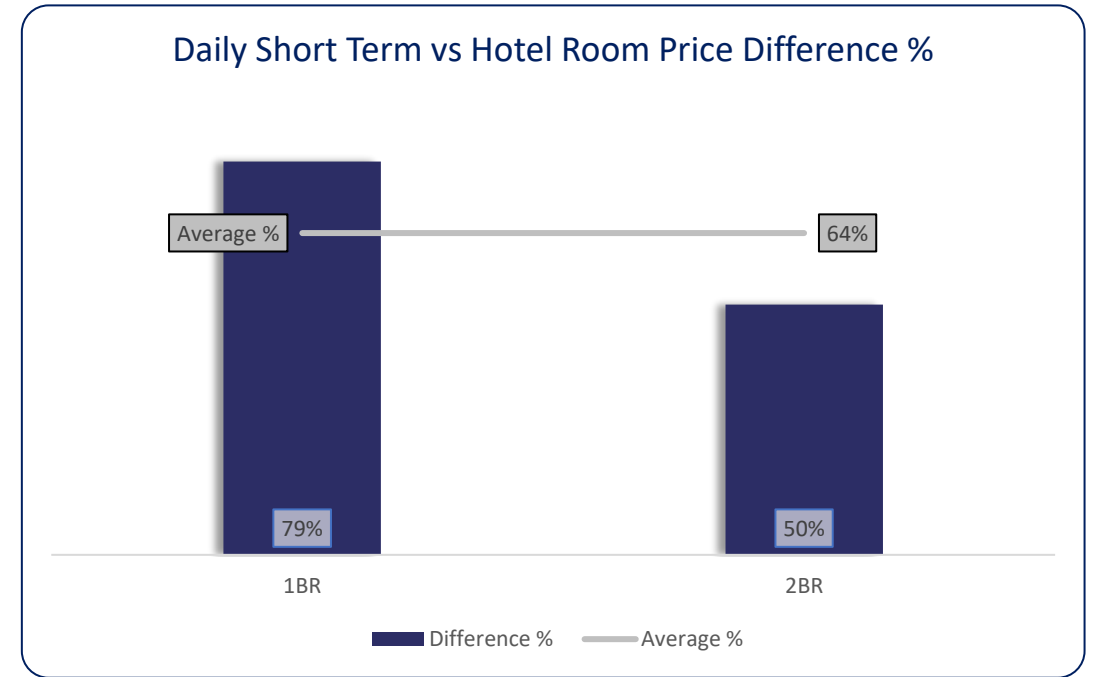
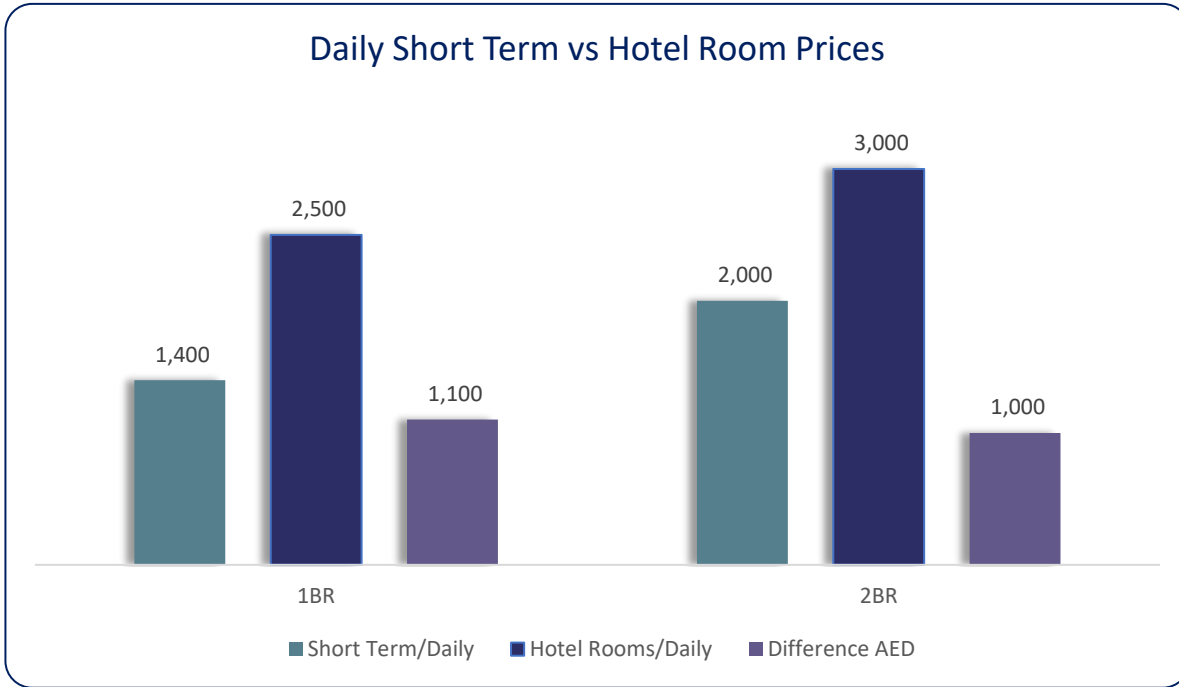
- While comparing the daily rate for holiday homes and hotels in Al Reem Island, holiday homes offer a lower rate per night (45% lower across studio, 1BR & 2BR) which highlights their cost-effective advantage in a competitive market.
- The highest difference in daily price reaches up to **317 AED (64%)**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



PSI.
Together

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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