

Real Estate Investment Advisory in UAE

‘Tailored Strategies, Building Value’





About Us

Company Overview

ELLEGI is a **boutique real estate consulting firm** based in Dubai, born from the founder's personal experience and deep passion for transforming properties into high-value investments.

The founder, Laura Garzia, having successfully navigated the market first-hand, assists her Clients in making the most suitable and profitable choices in the **UAE real estate market**.

ELLEGI is specialized in property **flipping** (Buy, Renovate and Sell), customized **rental solutions** and **off-plan investments**.

Our Approach

With a **trusted network** of highly experienced long-term partners and an unwavering commitment to excellence, we transform real estate opportunities into lasting value investments.

We blend technical expertise of selected and qualified players with a **deep market knowledge** and a **refined Italian elegant taste**.

In a fast-moving market, we provide our Clients with personalized, **tailor-made consulting services**, guiding them hand in hand towards the best solutions to achieve their specific investment goals.

ELLEGI Founder



'I am Laura Garzia and I have been living in Dubai for 11 years, a city I have chosen not only as my home but as the ideal place to pursue my ambitions in the real estate sector. From the very beginning, I believed in the remarkable opportunities this market offers and decided to invest personally, achieving great success.

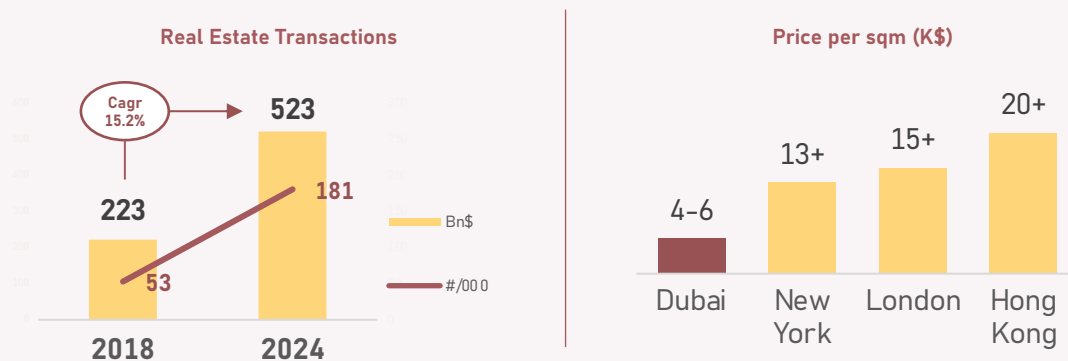
Building on my personal experience, I founded **ELLEGI Real Estate Consulting** with a clear goal: to leverage my connections and expertise to advise those seeking smart investments in Dubai. The UAE real estate market is constantly evolving, offering unique opportunities for those who know how to seize them strategically.

Over the years, real estate has become my full-time profession. Along with my 25 years of experience in project management within major agencies and leading consulting firms, I have deepened my industry knowledge and built a strong network of experts developing a strategic vision grounded in first-hand experience and continuous market monitoring.'

Dubai's Real Estate Market Overview

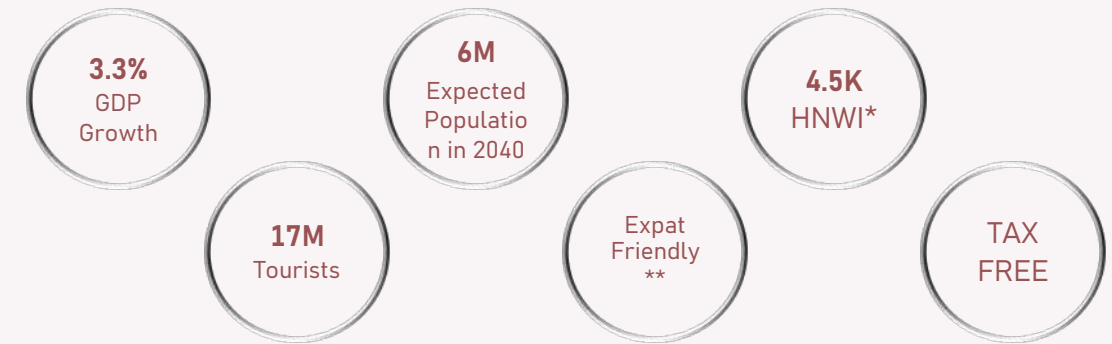
Dubai's real estate market continues to be a **strong and lucrative** investment opportunity and a prime destination for real estate ventures.

2. Highly liquid and growing RE Market still with huge untapped potential



Several Ongoing Large-Scale Developments (Dubai Urban Master Plan 2040, Dubai Creek Tower, Hyperloop & Expansion of Al Maktoum Airport, etc.)

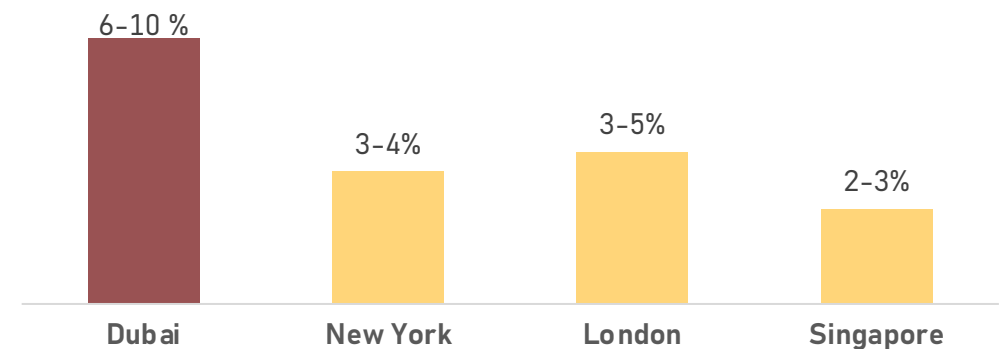
1. Dubai has strong Economic and Demographic fundamentals



* HNWI High Net worth Individuals: is a proxy of additional benefits and investing opportunities for high spending people

** Golden Visa: 10-year renewable residency visa granted to investors purchasing real estate property (AED 2M)

3. High Rental Yields & Higher ROI Compared to Global Cities



Source: Dubai Statistic Center; World Bank; Henley & Partners; Dubai Government, DTCM, Dubai Land Department

Mission

Tailored Investment Strategies

Our mission is **to create lasting value for discerning investors** through expert real estate advisory, delivering tailored strategies that optimize asset performance and maximize returns.

We provide a **highly personalized approach**, focusing on our Clients' needs and ensuring that every investment decision is handled with the utmost care and attention.

By leveraging our deep market insight and trusted partner network, we navigate Dubai's evolving property landscape to unlock valuable and profitable opportunities.



Vision

Aspiring for Excellence

Our vision is to become the leading boutique real estate advisory firm in Dubai and emerging UAE cities.

ELLEGI stands out in its 'market niche' for:

- **Reliability**
- **Transparency**
- **Flexibility**

We strive to be recognized for our strategic investments, market expertise and innovative solutions, maximizing returns while unlocking the full potential of every property.



Services



We guide Clients exploring and selecting suited investment opportunities



Flipping

(Buy, Renovate and Sell)

We empower our Clients to leverage the Dubai's unique flipping market potential through end-to-end project management both for

- **Direct acquisitions**
- **Structured lump-sum investment solutions.**



Renting

(Buy, Elevate and Rent)

We help our Clients **maximize rental returns**, whether they already own a property or are looking to purchase one matching the co-created rental strategy.



Off-Plan

We guide our Clients through the complex off-plan market, identifying the **prime opportunities** and ensuring a seamless acquisition process from selection to closing. Thanks to our exclusive network, we also offer access to **privileged club deals.**

Flipping

Two investment options:

1. Direct Purchase

Direct purchase of a property **by the Client** whether by cash or mortgage.

We manage the entire process, from identification and acquisition of high-potential properties to managing the restructuring, design and resale, ensuring maximum return on investment and seamless investment journey.

Management Fee depending on profitability, ranging from 6.5% (<25% of profit) to 11.5% (>35% of profit).

2. Lump sum

Structured investment opportunities where Clients can participate in the flipping business without direct purchasing of the property. Through our operative partners, we enable secure, short-term investment cycles with reliable exit strategies, ensuring predictable and attractive gains for investors.

Guaranteed return from **13% to 22%** depending on investment amount.

% Profit (Direct Purchase)	Management Fee
Less than 25%	6.5% of profit
25% to 30%	7.5% of profit
30% to 35%	9.5% of profit
Exceeding 35%	11.5% of profit

Lump Sum Amount	1 Year Interest Rate	3 Year Interest Rate	5 Year Interest Rate
<100k USD	13%	15%	17%
<250k USD	15%	17%	20%
>250k USD	17%	20%	22%

Flipping

Our role in the Flipping



1. Property Identification

- **Strategic Selection:** We identify properties with high resale potential, leveraging market insights, price trends and demand analytics.
- **Prime Locations & Growth Potential:** We focus on areas with strong appreciation, ensuring profitable resale.
- **Risk Mitigation:** Every property undergoes a detailed feasibility analysis, considering developer reputation, DLD transaction reports and renovation potential.



2. Financing

- **Access to Top Lenders:** Our network of leading banks and mortgage brokers secures the best financing terms with fast approvals.
- **Efficient Process Management:** We handle all paperwork, ensuring a smooth and time-efficient transaction.



3. Restructuring

- **Optimized Renovation Strategy:** We define the right level of refurbishment to maximize value without overcapitalizing.
- **Trusted Contractor Network:** Access to reliable suppliers and skilled professionals for cost-effective, high-quality execution.
- **Project Management & Quality Control:** We oversee every phase, ensuring timely delivery, budget adherence and superior finishes.



4. Sell

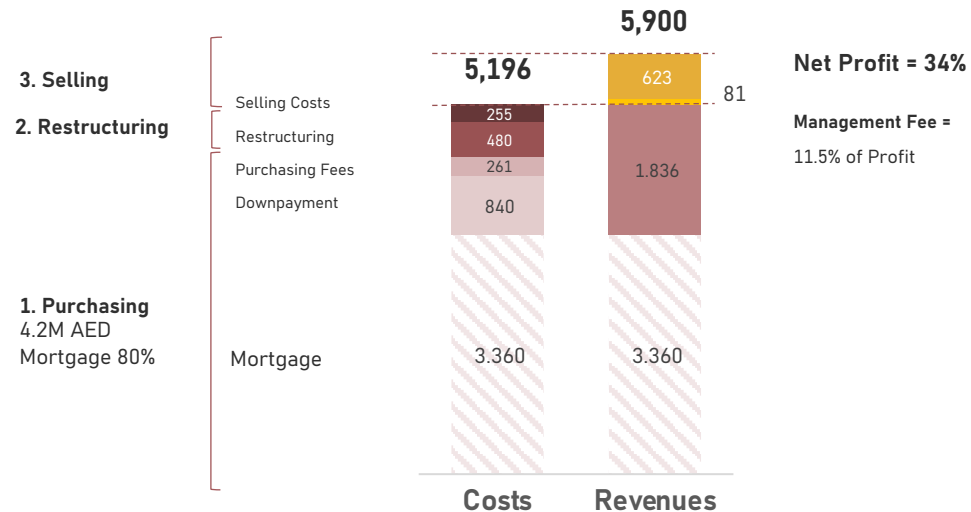
- **Targeted Marketing & Sales Strategy:** We position properties for fast and high-value sales through digital campaigns and broker networks.
- **Optimized Transaction Execution:** We manage the entire closing process, ensuring a hassle-free, high-yield exit.
- **Performance-Based Fees:** Our incentives are aligned with investor returns, reinforcing our commitment to maximizing profitability.

Flipping - Example



Flipping Example (KAED)

3 Bedrooms in Springs



A selection of recent Flips

Location	Purchase Price (AED)	Selling Price (AED)	Total Cash Used (AED)	Profit (AED)	Profit % over Cash Invested
Old Town - Rehaan 7	1,250,000	1,675,000	353,500	296,500	84%
Dubai Creek Harbour - NT 1	2,250,000	2,750,000	630,000	223,500	35%
Old Town - Yanson 3	1,300,000	1,900,000	396,000	252,000	64%
Burj View - Tower C	1,335,000	1,700,000	414,700	210,300	51%
Old Town - Rehaan 1	1,480,000	1,800,000	448,600	141,400	32%
8 Blv. Walk	1,400,000	1,850,000	440,000	191,000	43%
8 Blv. Walk	1,400,000	1,800,000	414,000	196,000	47%
8 Blv. Walk	1,485,000	1,850,000	448,700	141,300	31%
8 Blv. Walk	2,150,000	2,900,000	721,000	352,000	49%
8 Blv. Walk	2,350,000	3,000,000	752,000	258,000	34%

Renting

We advise our Clients to maximize their rental yields providing a **customized strategy** aligned with their specific goals.

From selecting the right property to managing contractual procedures, we provide our Clients a tailored support at **every step of the journey**.

Leveraging our in-depth industry knowledge and expertise we support our Clients in choosing the best rental solution, either on **long term or short - term basis**, ensuring a seamless, efficient and profitable process.

Interior Design Services

We provide access to experienced interior designers offering a streamlined approach oriented to cost **efficiency, functionality and Italian design**.

Our ability is to blend efficiency with refined and elegant Italian taste.

Our trusted short term rental partner provides smart **furnishing solutions**, both readymade and custom made, tailored to each property's unique style and goals.



Renting



Our role in the Renting



1. Property Identification*

- **Strategic Selection:** We identify properties with high rental potential, leveraging market insights, price trends and demand analytics.
- **Prime Locations & Growth Potential:** We focus on areas with profitable rental, both for long term and short term.

* Not needed in case the Client already owns a property.



2. Financing*

- **Access to Top Lenders:** Our network of leading banks and mortgage brokers secures the best financing terms with fast approvals.
- **Efficient Process Management:** We handle all paperwork, ensuring a smooth and time-efficient transaction.



3. Rental strategy

- **Targeted Marketing & Rental Strategy:** We position properties for fast and high-value rentals choosing the best solution for our Client.
- **Trusted Partner in Interior design and Furnishing:** Access to reliable suppliers and skilled professionals for cost-effective, high-quality furniture.



4. Rent

- **Contracting with our agents and trusted partner:** We support in the entire process of agreement formalization with our agents and short-term partner.
- **Performance-Based Fees:** short term rental fees are aligned with owner's returns, reinforcing the commitment to maximizing profitability (**avg 8-10% of income**).

Off-Plans

Offering a specialized advice for off-plan investments, we lead our Clients identifying the best opportunities through an in-depth analysis of projects under development.

With our industry expertise and collaboration with top-tier developers, we allow access to advantageous conditions in off-plan projects. Thanks to our exclusive network, we also offer **access to privileged club deals**.

From property selection to handling contractual formalities, our goal is to optimize investment returns and minimize risks, offering personalized guidance at every stage of the process.

Off-Plans

Our role in the Off-Plans



1. Project Selection

- **Project Selection:** We identify off-plan projects with high potential, leveraging market insights, price trends and demand analytics.
- **Prime Locations & Growth Potential:** We focus on areas with strong appreciation, ensuring profitable resell or rental.
- **Developer selection:** We carefully select the projects from trusted developers.



2. Payment plan

- **Payment plan:** We identify the project based on the Clients' financial capability and strategy with a particular focus on project duration and payment plan.
- **Cash flow analysis:** We ensure optimal cash flow management and ROI.



3. Signing contract with Developer

- **Formalization with the Developer:** We assist in the entire phase from booking to contract formalization with the developer.
- **Exclusive Club deals:** We propose to developers 'club deals' assuring our Clients considerable discount on the original price (up to 50% discount).



4. Rent/Resell

- **Resell Timing:** According to the specific goal of each Client, we guide the Client to identify the best timing for reselling the property.
- **Resell:** We market the property and resell it ensuring the highest ROI (avg.40-80%).
- **Renting,** We assist Clients in listing the property for long term rental or signing an agreement with our trusted short term rental partner.

Why us ?

In a fast-paced impersonal market, we bring a different approach, built on reliability, transparency and flexibility.
At **ELLEGI** we provide **Tailored-Made** investment **Strategies to Build** lasting **Value** for our Clients.



Successful Track Record

Our **strong track record** in the market over the last **10 years** includes high-value property flips, profitable rental investments and strategic off-plan acquisitions, consistently delivering **exceptional proven returns**.



The Italian Edge

Combining **high-end Italian design** with **refined execution**, we deliver premium real estate projects. Beyond consulting, we take full ownership of every single project, managing each step from strategy to delivery.



Trusted Partners

We collaborate exclusively with **tested professionals: reliable, transparent, and highly skilled**, ensuring seamless execution and exceeding expectations. With deep market insight and technical expertise, we navigate Dubai's dynamic real estate landscape with **integrity** and **efficiency**.



Contact us



laura@ellegi.ae



+971 56 6639009



www.ellegi.ae



[ellegi.rec](https://www.instagram.com/ellegi.rec)

