

ISSUED BY SWANK DEVELOPMENT

REVEALED: TOP 10 REAL
ESTATE MAGNATES OF
TOMORROW

LUA RESIDENCES:
SOLD OUT

FEATURED AMONG DUBAI'S
TOP REAL ESTATE
DEVELOPERS IN ASIA
BUSINESS OUTLOOK

SWANK LIVING



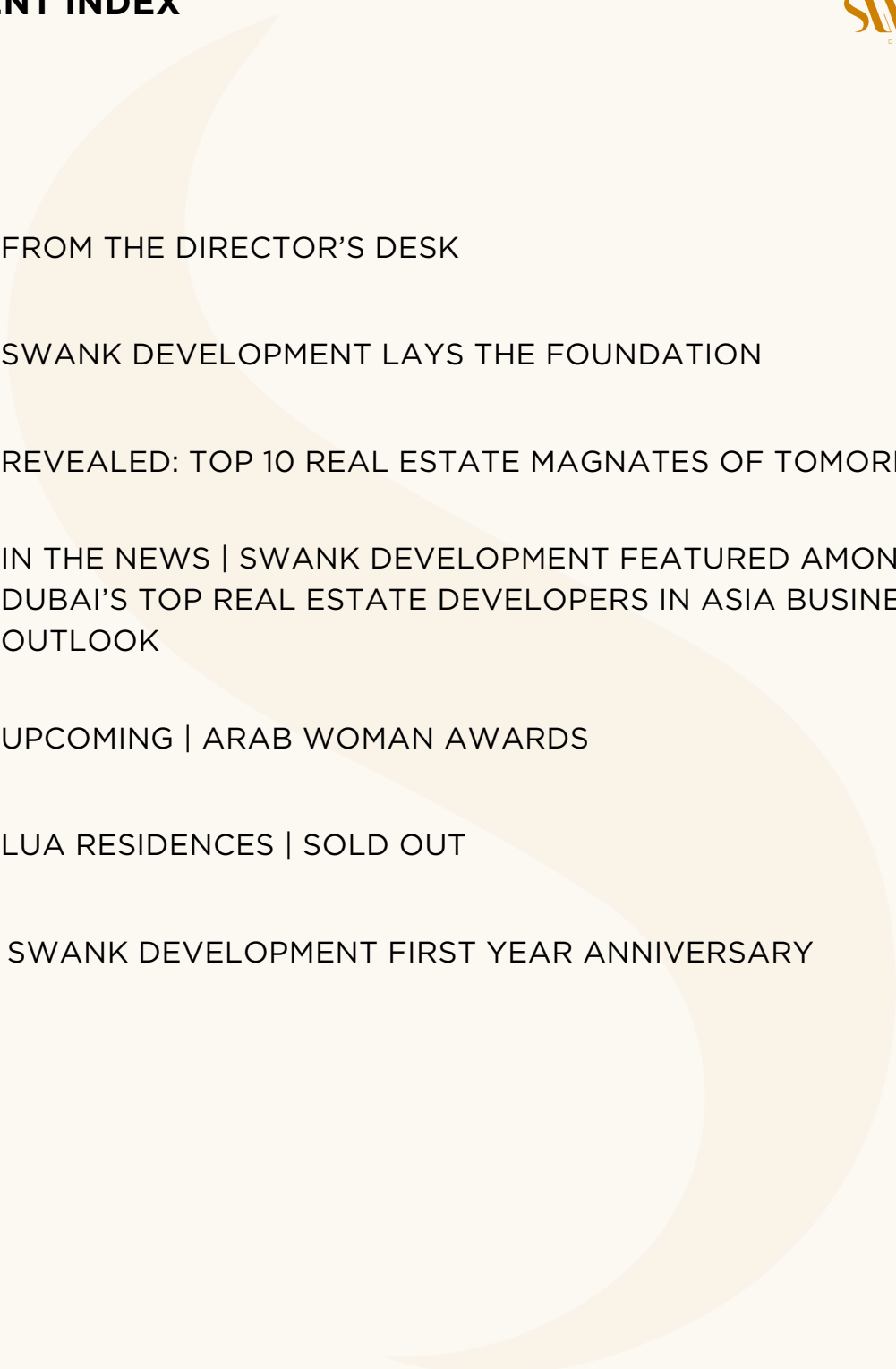
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HOW DUBAI'S MILLIONAIRES ARE TRANSFORMING THE PROPERTY MARKET



Moustafa Elsaid, Managing Director of Swank Development, highlights the significant transformation in Dubai's real estate market, driven by an influx of millionaires. According to the Henley Private Wealth Migration Report 2024, the UAE is set to welcome 6,700 high-net-worth individuals this year, further enhancing Dubai's reputation as a luxury destination.

The demand for ultra-luxury properties, particularly in prestigious locations like Mohammad Bin Rashid City Villas, Emirates Hills, and Palm Jumeirah, has surged, leading to increased property prices. Data from the Dubai Land Department indicates a 21% rise in residential sale prices and rental rates over the past year, underscoring the competitive nature of the luxury market.

Additionally, wealthy investors are diversifying their portfolios to include commercial real estate and technology startups, contributing to a more resilient market. To accommodate this growth, Dubai is expanding its infrastructure, improving public services, and enhancing transportation networks.

Moreover, older neighborhoods such as Jumeirah and Al Safa are undergoing revitalization, driven by gentrification and luxury developments that elevate property values and attract affluent buyers. This dynamic shift positions Dubai not just as a leader in luxury real estate but as a multifaceted investment hub.

Moustafa El Said

MANAGING DIRECTOR

*"Lua Residences" in Mohammed
Bin Rashid City*



Swank Development Lays the Foundation

SWANK DEVELOPMENT, A LEADING EUROPEAN REAL ESTATE DEVELOPER, HAS OFFICIALLY BEGUN THE CONSTRUCTION OF ITS LATEST LUXURY RESIDENTIAL PROJECT, "LUA RESIDENCES", IN THE PRESTIGIOUS DISTRICT 11, MOHAMMED BIN RASHID CITY, MEYDAN. WITH A PROJECT VALUE OF AED 320 MILLION, THIS INITIATIVE MARKS A SIGNIFICANT MILESTONE IN THE COMPANY'S EXPANSION WITHIN DUBAI'S THRIVING REAL ESTATE MARKET.



CORRESPONDENCE



The foundation laying ceremony was attended by prominent figures including Swank Development's Managing Director and Board Member Moustafa Elsaïd, and General Manager Prasenjit Ghosh, alongside representatives from Maravilla Building Contracting and SKOON Architectural Design Consultancy, both key partners in this high-profile development.

This landmark project highlights Swank Development's dedication to delivering premium residential offerings that seamlessly blend the magical European design with Dubai's rich heritage and world-class amenities, further strengthening its position as a leader in the luxury property market.



SWANK DEVELOPMENT FLAG

"Lua Residences" embodies the essence of European architecture with its holistic vision for creating ideal living spaces that are both functional and luxurious. This exclusive gated community features 37 exquisite villas ranging from 4 to 6 bedrooms, each offering unique interiors and various amenities that elevate the living experience such as private swimming pools, internal elevators, and landscaped gardens, in addition to innovative solutions such as smart technologies and sustainable practices that ensure a healthy and modern lifestyle for the residents. The project also offers many communal facilities such as green outdoor areas, lake, gym, mosque, retail shops, supermarket, school, and medical clinics.



FOUNDATION LAYING CEREMONY

"Commenting on this significant achievement, Moustafa Elsaïd, Managing Director and Board Member of Swank Development, stated: "Lua Residences represents a bold step in expanding our real estate portfolio by introducing innovative lifestyle concepts that redefine luxurious living in premier destinations like Mohammed Bin Rashid City. At Swank Development, our vision is to elevate the standards of living in the UAE by creating modern, meticulously designed living spaces that offer unparalleled elegance and sophistication, ensuring a truly exceptional living experience for our residents".

He emphasized that Swank Development's presence in Dubai's real estate landscape constitutes a new era of development and innovation which adopts a sustainable approach for future projects, built on a holistic vision with a meticulous attention to detail that goes beyond traditional construction to create unique homes that reflect each resident's aspirations.

Moustafa Elsaïd reaffirmed the company's unwavering commitment to its legacy of excellence. He noted that sales of "Lua Residences" have exceeded expectations, with all villas projected to sell out soon. Additionally, construction is progressing on schedule, ensuring that all residential units will be delivered on time as promised, in the second quarter of 2026.

REVEALED: TOP 10 REAL ESTATE MAGNATES OF TOMORROW



Swank Development, under the leadership of Managing Director Moustafa Elsaid, is reshaping Dubai's real estate landscape through its innovative approach to luxury living. The company's flagship project, LUA Residences, is a prime example of its commitment to merging European architectural heritage with Dubai's contemporary lifestyle. Located in the exclusive Meydan area of MBR City, Dubai, LUA Residences features 37 exceptional villas within a gated community, providing residents with an elegant and culturally rich living environment. The European-inspired cobblestone pathways and lush landscaping further enhance the development's charm and sophistication.

At the core of Swank Development is a focus on sustainability and innovation. The company uses renewable materials such as timber and stone, improving air quality and ensuring long-term durability. LUA Residences, in particular, introduces distinctive villa layouts that break away from traditional designs, creating a bespoke community experience. Swank's approach combines European craftsmanship with modern architectural techniques, reducing environmental impact while promoting a lasting sense of well-being.

Customer experience is a priority at Swank Development, from design and construction to post-sale service. Each home is customised to suit the individual preferences of its residents, ensuring that every detail, from layout to interior finishes, reflects both luxury and comfort. Swank Development goes beyond simply building homes; it creates personalised living spaces tailored to the unique needs of its clients.

Looking forward, Moustafa Elsaid aims to expand the company's portfolio by introducing new lifestyle concepts that set a new standard for luxury living in Dubai. Through a combination of visionary design and quality craftsmanship, Swank Development is positioned to make a significant contribution to the future of Dubai's real estate landscape. Additionally, the developer is preparing to launch new projects that continue to introduce European living concepts to the UAE.



BY SHEHZIN SHAIKH & ANGITHA PRADEEP
CONSTRUCTION WEEK MAGAZINE

In the News | Swank Development Featured Among Dubai's Top Real Estate Developers in Asia Business Outlook



Swank Development is proud to be featured in Asian Business Outlook, standing shoulder to shoulder with some of the UAE's most renowned real estate giants like Aldar, Meraas, Nakheel, Sobha, and Emaar. As a key player in Dubai's booming real estate sector, Swank Development continues revolutionizing the market with its unique and sophisticated approach to luxury living.

Revolutionizing Dubai's Real Estate Market Through Unique & Sophisticated Living Experiences

The UAE has long established itself as one of the world's premier investment destinations. With forward-thinking initiatives such as long-term visas and property ownership reforms, the region has become a hub for international investors. Dubai, in particular, boasts a vibrant real estate market characterized by its iconic skyline and opulent living experiences, attracting a discerning clientele looking for luxury and exclusivity.

Swank Development, known for its distinctive, thoughtful design and commitment to exceptional craftsmanship, is emerging as a standout name in this competitive market. Led by Managing Director Moustafa Elsaid, who has nearly two decades of experience across diverse industries in the Middle East and Asia, Swank Development places craftsmanship, quality, and visionary design at the core of its projects. Over the years, the firm has earned a strong reputation for blending the rich heritage of Europe with the cultural essence of the UAE, offering clients a living experience that is as luxurious as it is meaningful.

A Promising Expansion in Dubai

Swank Development has recognized Dubai's unique blend of luxury, security, and advanced infrastructure as the ideal foundation for its ambitious expansion plans. In line with this vision, the company has launched its high-end luxury developments in the city, aiming to elevate the standard of living experiences in the region.

European Elegance Meets Dubai's Modern Landscape

Swank Development's projects are a testament to the company's dedication to quality and attention to detail. Every element of their developments is meticulously crafted, from cobblestone pathways reminiscent of European streets to the mature olive trees thoughtfully placed throughout communal areas. These features not only evoke the Mediterranean landscape but also symbolize peace and longevity, infusing Swank's communities with a deep sense of cultural heritage.

As the Dubai real estate market continues to grow, Swank Development's innovative approach sets it apart from its competitors. By offering a holistic vision and crafting bespoke spaces that cater to the unique tastes of an elite clientele, Swank is not just building homes but creating legacies that resonate with culture, elegance, and luxury.

Swank Development's feature in Asia Business Outlook alongside prominent developers like Al Dar, Meraas, Nakheel, Sobha, and Emaar highlights its rising influence in the UAE's real estate landscape. As the firm continues to blend European elegance with Dubai's thriving modernity, Swank is poised to make a lasting mark on the city's skyline and living experiences.



OUR EXPANSION
DECISION WAS DRIVEN
BY DUBAI'S RISING
STATUS AS ONE OF THE
WORLD'S HAPPIEST AND
SAFEST CITIES, A
QUALITY THAT ALIGNS
PERFECTLY WITH OUR
BRAND'S COMMITMENT
TO CRAFTING SPACES
THAT ELEVATE THE
QUALITY OF LIFE,"
STATED MOUSTAFA
ELSAID.



Upcoming | Arab Woman Awards

Swank Development is proud to sponsor the Arab Women Awards, a celebration of the incredible contributions women make to our communities. Supporting women is a core pillar of our brand, reflecting our commitment to fostering empowerment and equality.

We believe that by uplifting women and recognizing their achievements, we can help build a more inclusive and vibrant society. Through our sponsorship, we aim to inspire future generations and contribute to the ongoing dialogue about women's roles in shaping our world.





Swank Development is thrilled to announce the complete sellout of LUA Residences, marking yet another successful project in the luxury real estate market. Launched on June 6, LUA Residences has quickly become a sought-after destination for discerning buyers, showcasing the exceptional design and craftsmanship that define our brand. The handover is set for Q2 2026, allowing future residents to look forward to moving into their dream homes in a vibrant community.

Celebrating our first year in Dubai, we've set new standards in luxury real estate and bespoke developments. This is just the start of our journey, and we're excited to continue delivering excellence. Thank you to our partners, clients, and community for your trust and support.





STAY IN TOUCH WITH US!

VISIT OUR OFFICE

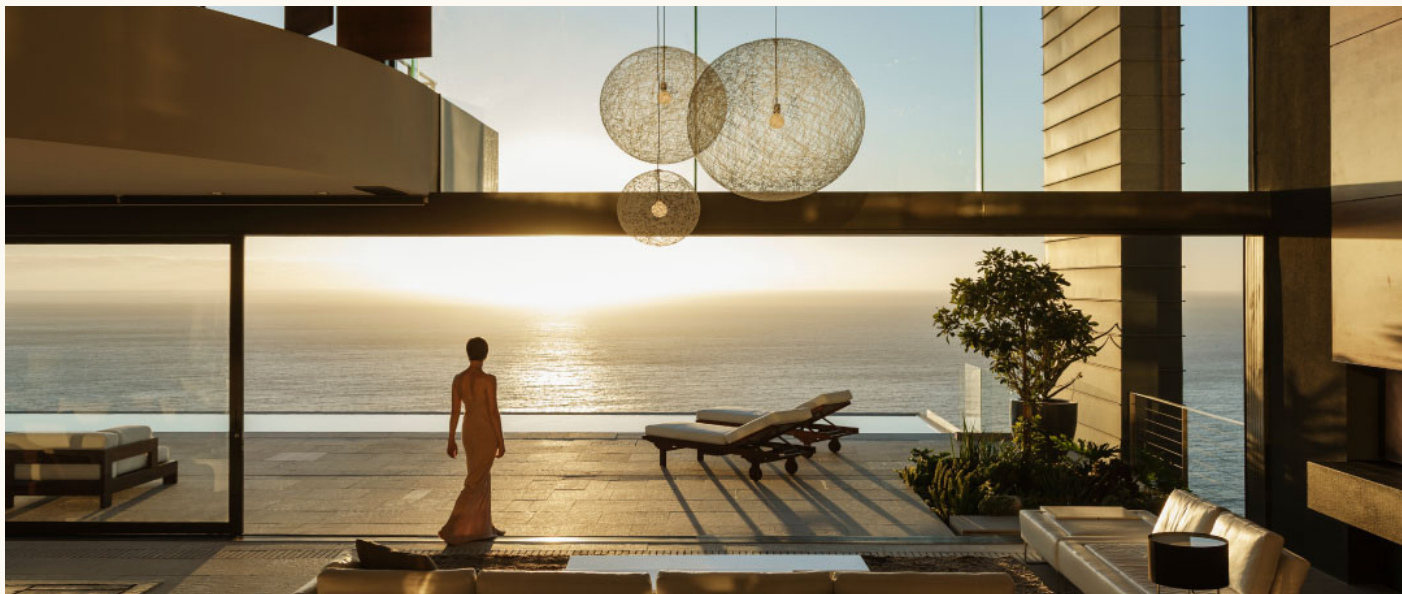
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SWANK DIGITAL MAGAZINE

Every issue of Swank Development Magazine offers a glimpse into the future of luxury living. From project milestones to exclusive events, we invite you to stay connected with the latest updates, and continue this exciting journey with us.

