



**4 Steps to Make AED  
978,200 in Profit by Investing  
in Rare Properties at The  
Autograph I Series**





JVC is booming, and The Autograph I Series is your chance to cash in. While most properties here are copy-paste apartments, this project is one of a kind—1-bedroom townhouses, 2-bedroom sky villas, and penthouses with private pools. That's real scarcity in a high-demand area, which means faster appreciation and bigger profits. Investors are already making 8% rental ROI, and with JVC's 10% annual growth, The Autograph I Series is set to appreciate up to 35% by handover.

And the payment plan? It's built for flippers and long-term investors—just 50% at handover, so you hold onto cash longer while property values climb. Whether you're renting, flipping, or holding, this project maximizes your returns while keeping your investment affordable and strategic.

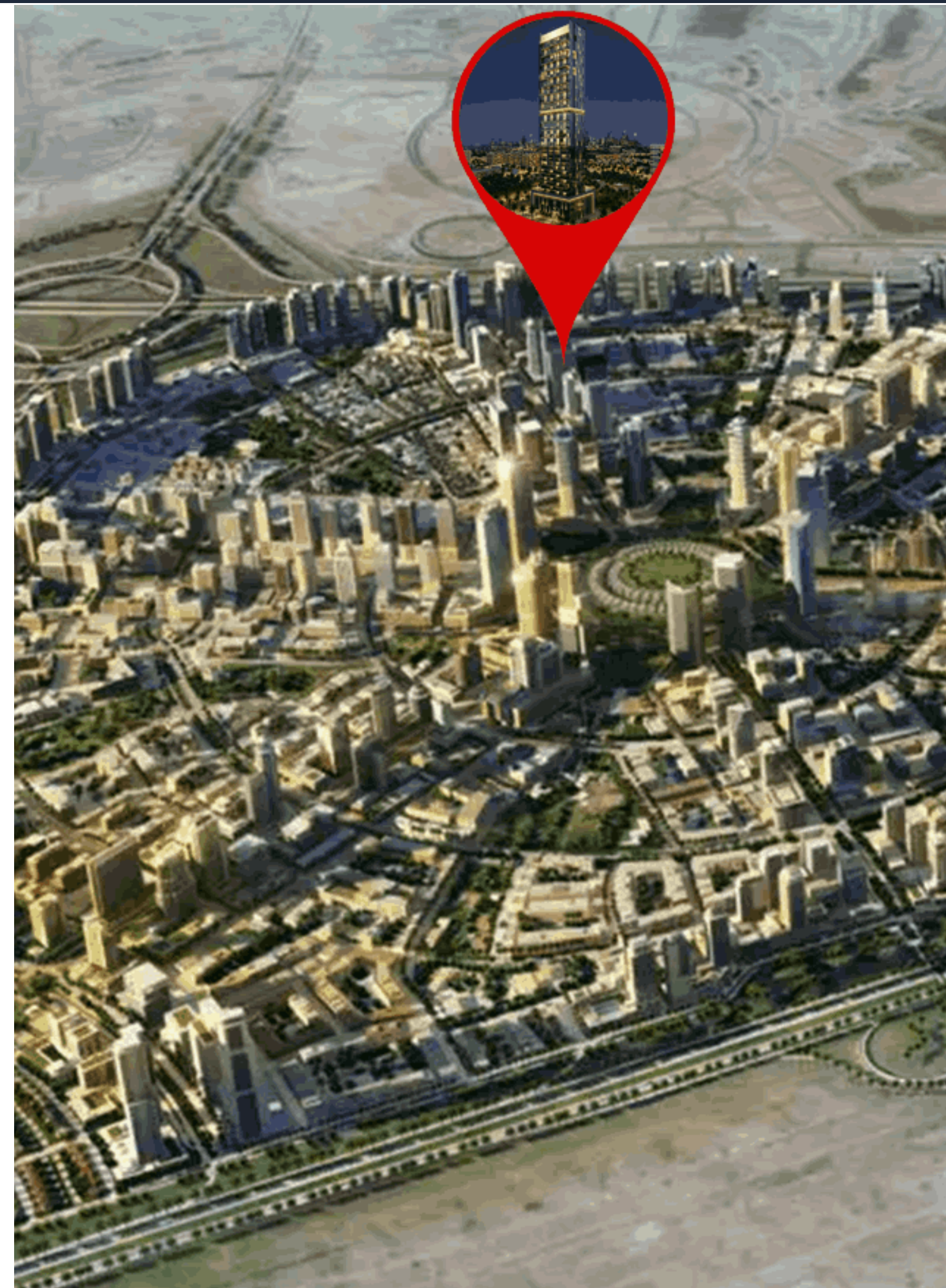
# The Autograph I

## Series: Brief



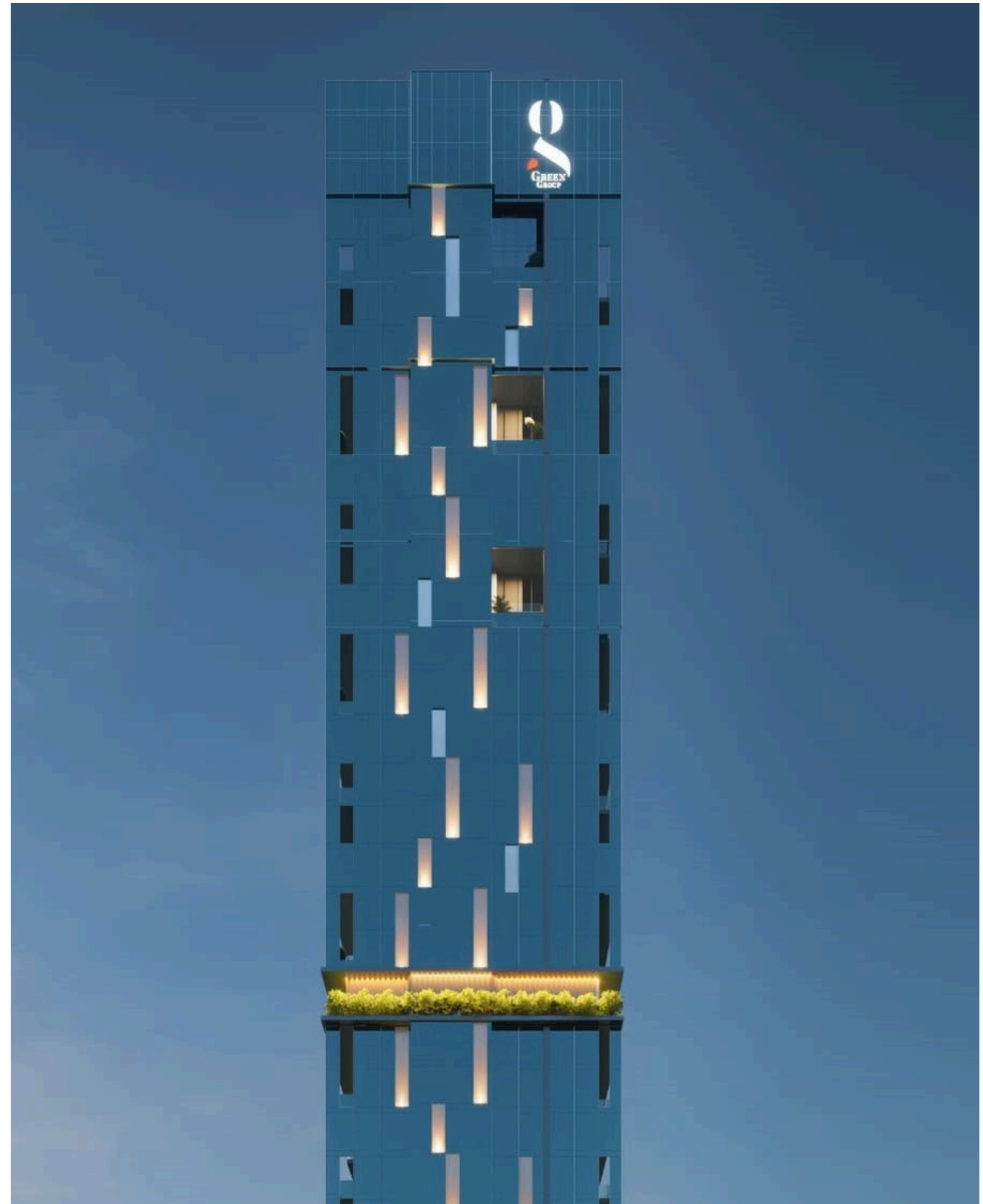
# Location

JVC isn't just a hotspot—it's Dubai's top-selling community with 17,000+ transactions in 2024 alone. Centrally located, it puts you minutes from Downtown, Marina, and both airports, making it a magnet for renters and buyers alike. With 8%+ rental ROI, 10% yearly appreciation, and skyrocketing demand, investing here isn't just smart—it's highly profitable.



Completion Date

Q3 2028

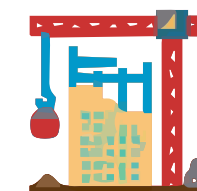




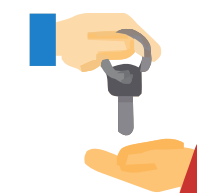
## Payment Plan



**10%**  
Down Payment



**40%**  
During Construction



**50%**  
On Handover



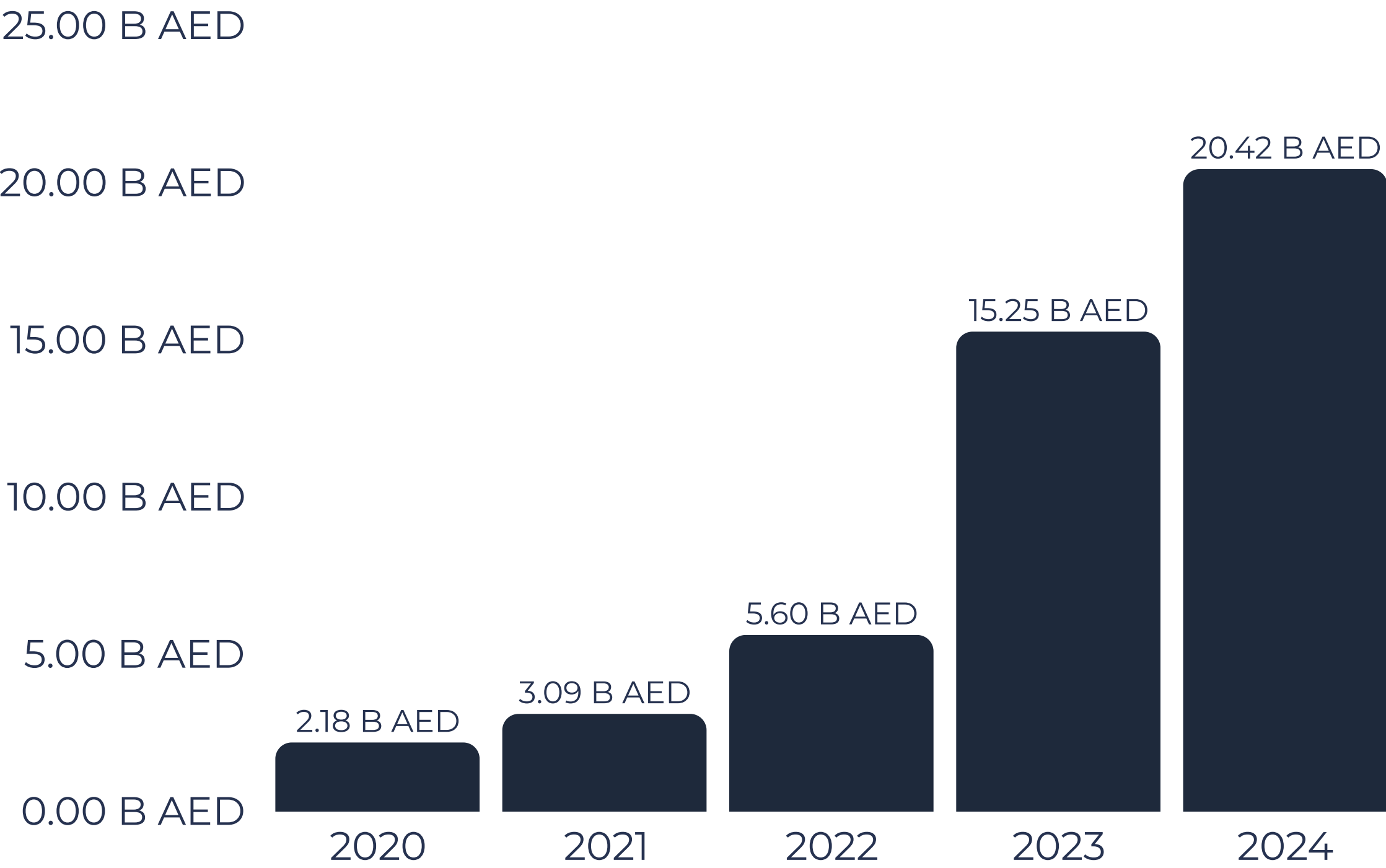
# Property Types, Bedroom Sizes, Price, and Size Ranges in The Autograph I Series Residence

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div> Studio</div><div> Apartment</div></div> <div><div> 780,000 to 866,000 AED</div><div> 444 sqft to 601 sqft</div></div>             | <div><div> Studio + Pool</div><div> Apartment</div></div> <div><div> Starting 938,000 AED</div><div> 651 sqft to 931 sqft</div></div> | <div><div> 1 BR</div><div> Duplex</div></div> <div><div> 1.39M to 1.48M AED</div><div> 782 sqft to 970 sqft</div></div>                    |
| <div><div> 1 BR+ Pool</div><div> Duplex</div></div> <div><div> 1.58M to 1.65M AED</div><div> 1,032 sqft to 1,290 sqft</div></div>      | <div><div> 1 BR+ Pool</div><div> Townhouse</div></div> <div><div> Starting 1.65M AED</div><div> Starting 1,376 sqft</div></div> | <div><div> 2 BR</div><div> Penthouse</div></div> <div><div> Starting 1.78M AED</div><div> 990 sqft to 999 sqft</div></div>           |
| <div><div> 2 BR+ Pool</div><div> Penthouse</div></div> <div><div> Starting 2.08M AED</div><div> 1,405 sqft to 1,408 sqft</div></div> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <div><div> 2 BR+ Pool</div><div> Sky Villa</div></div> <div><div> 2.9M to 3.2M AED</div><div> 1,884 sqft to 2,152 sqft</div></div> |

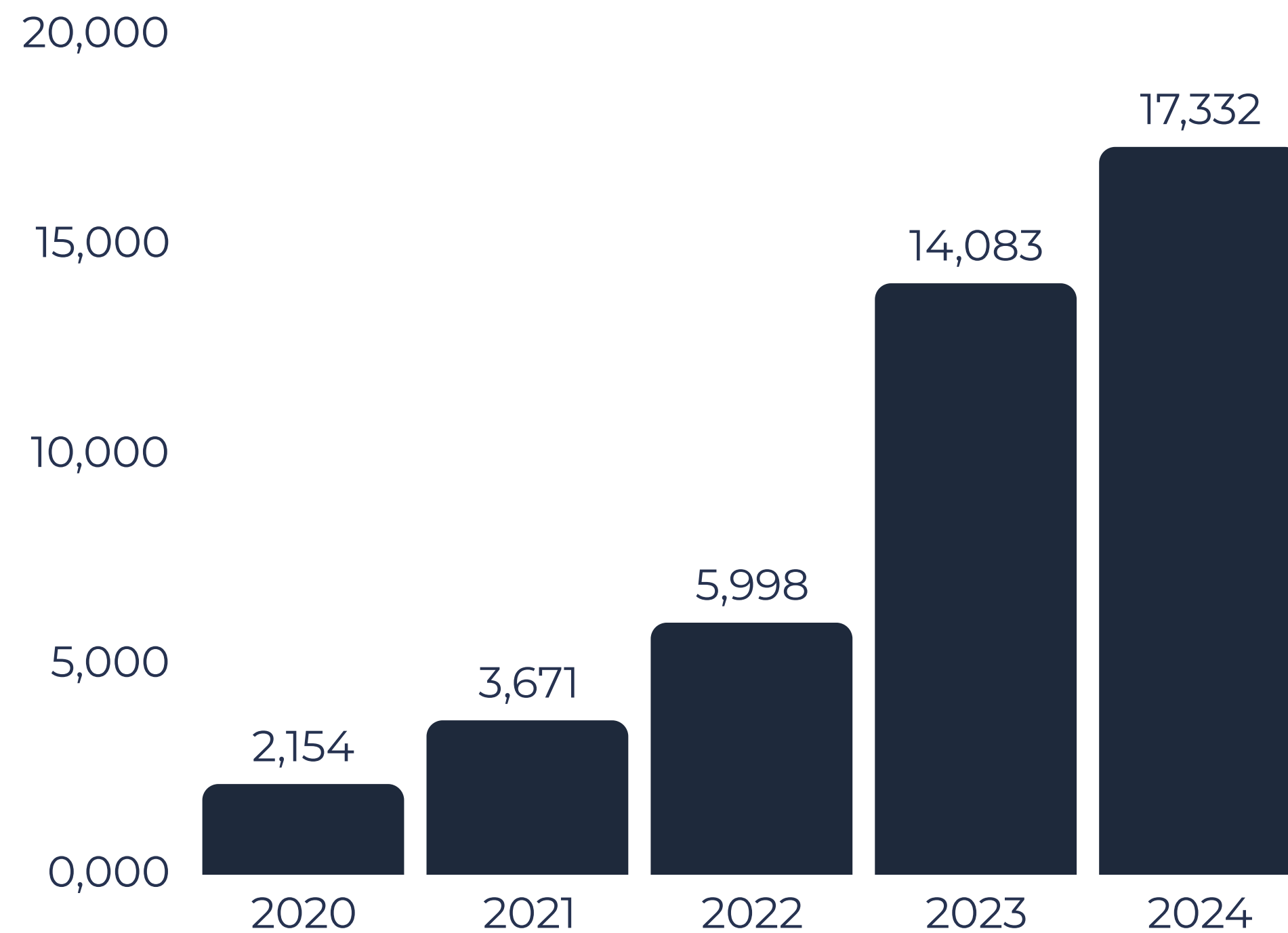
# JVC: Market Insights



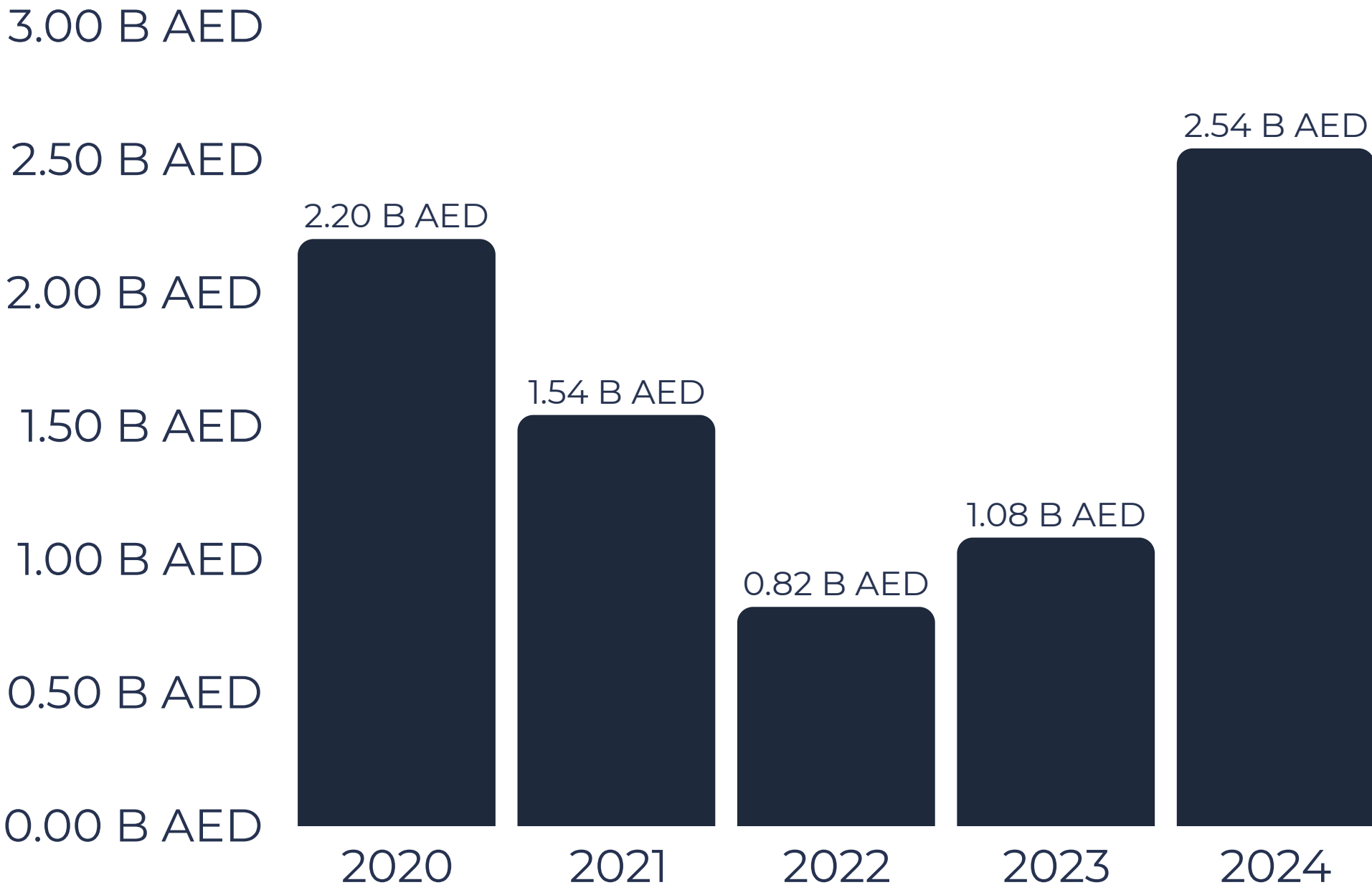
# Total Value of Sales Transactions in Dubai JVC (2020–2024)



## Total Number of Sales Transactions in Dubai JVC (2020–2024)

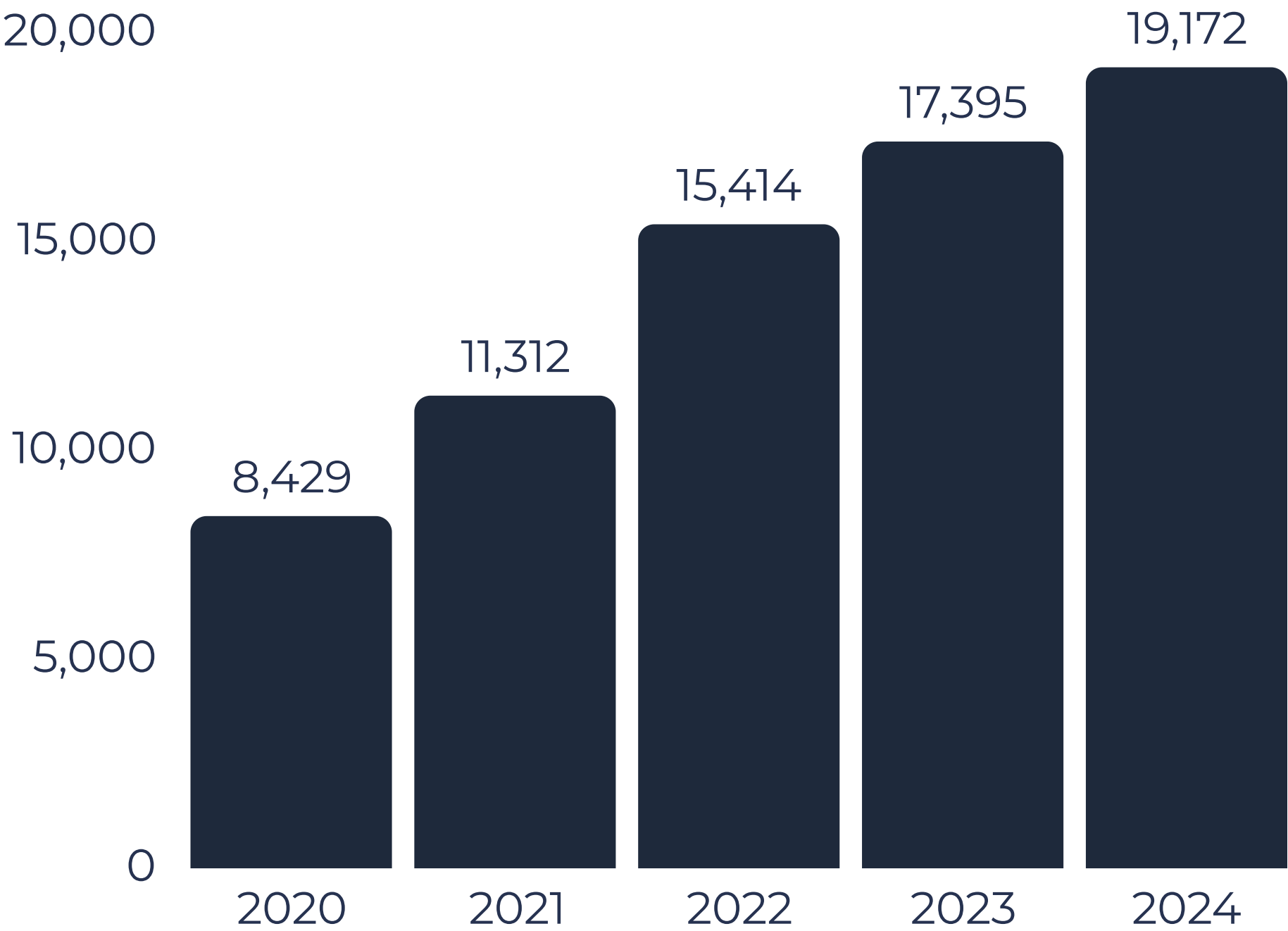


# Total Rental Value of All Leases in Dubai JVC (2020–2024)

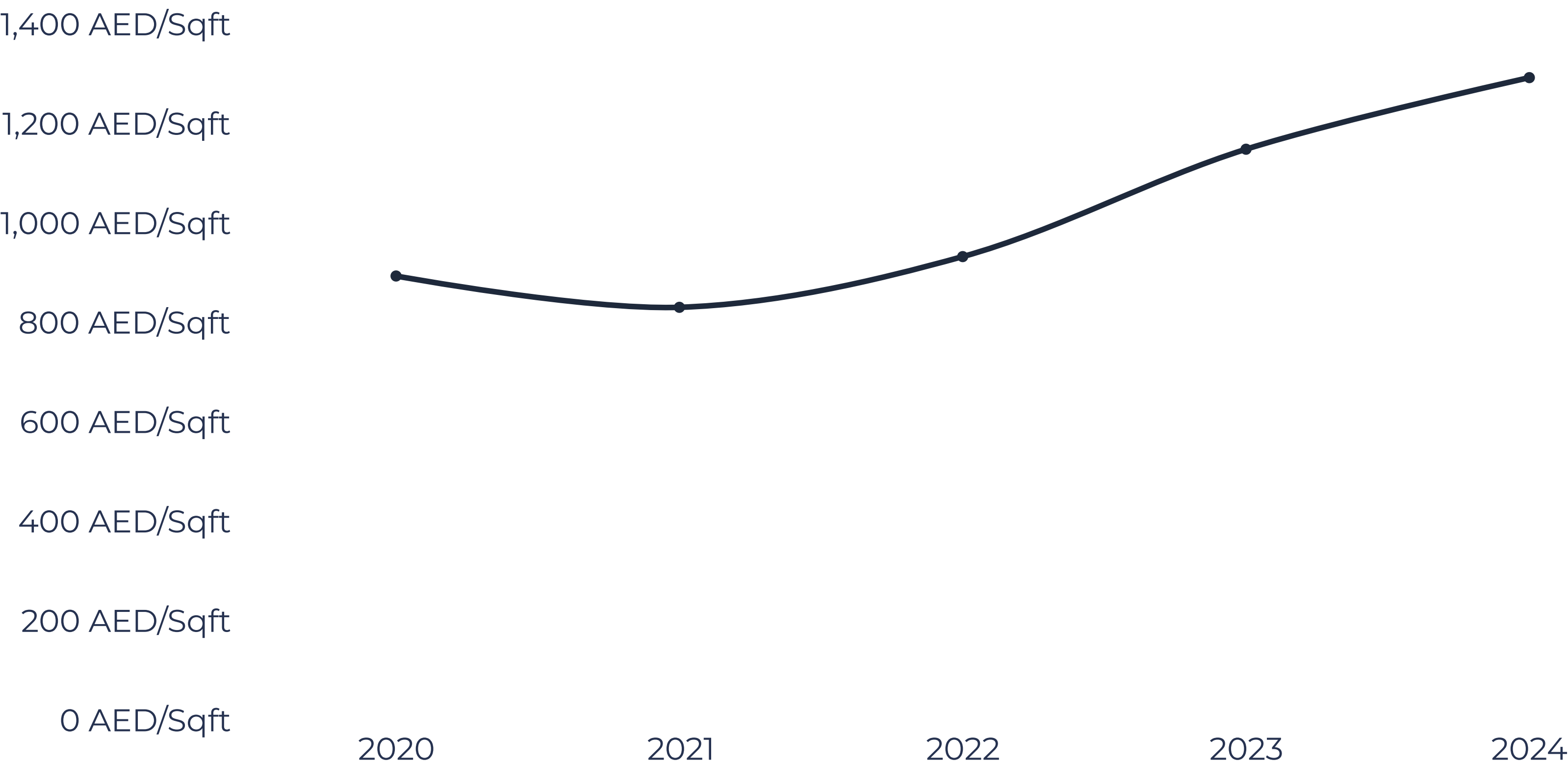




## Total Number of Lease Transactions in Dubai JVC (2020–2024)

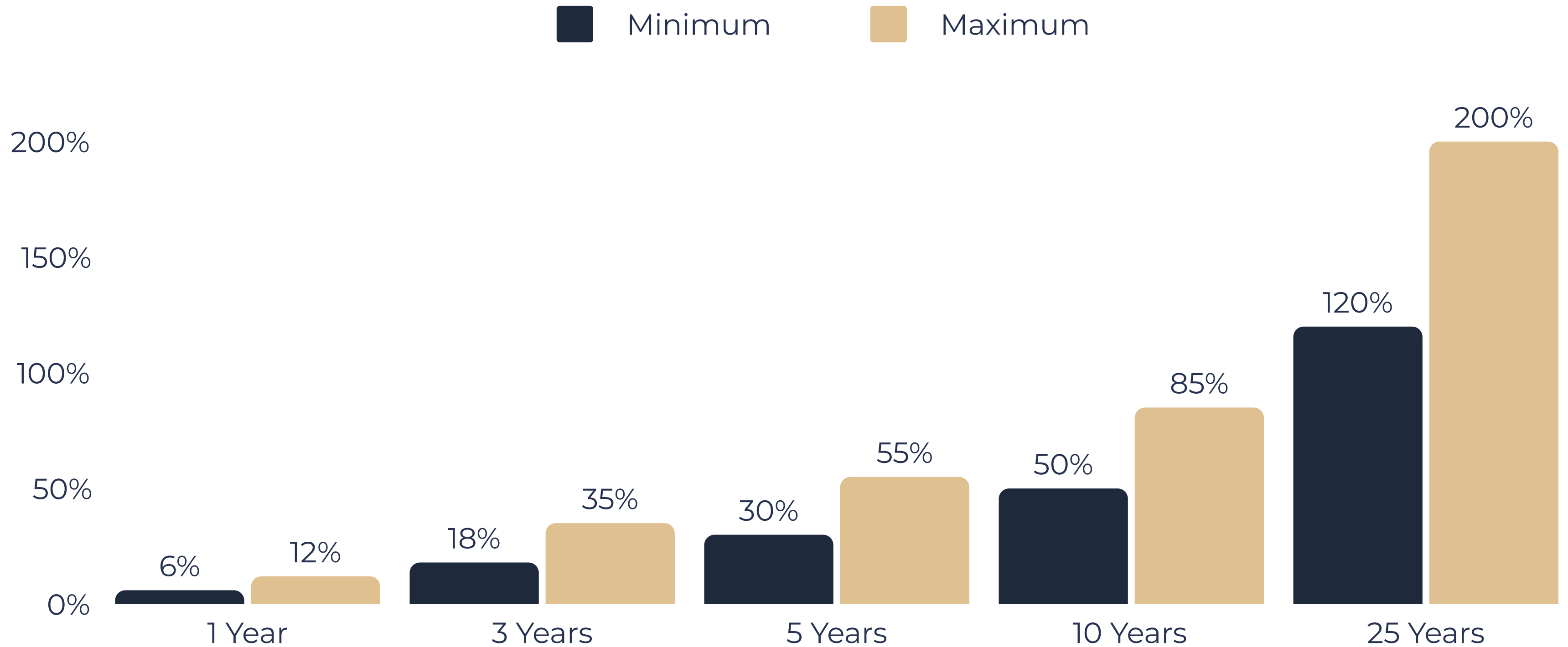


# Price Per Square Foot Trend in JVC (2020–2024)

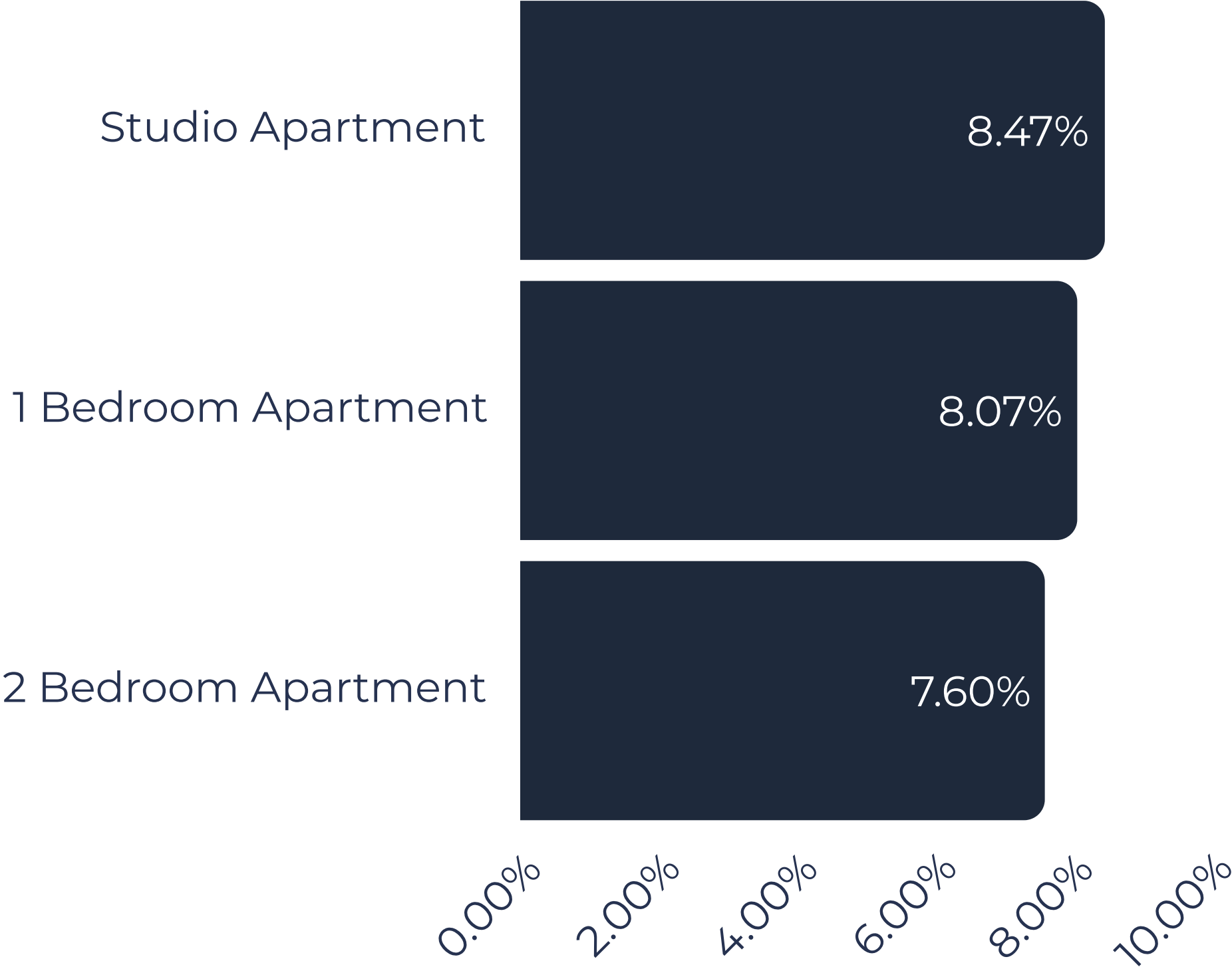




# The Autograph I Series Residence Expected Appreciation



# Expected Rental ROI



# Recommended Exit Strategy for The Autograph I Series Residence

## Short-Term Flip (Pre-Handover Sale)

### Step 1: Secure a Unit with the New Payment Plan

- Book a 1-Bedroom Duplex (782 sqft) at AED 1,390,000.
- Initial down payment: 10% = AED 139,000.

### Step 2: Pay Installments During Construction (2024-2027)

- Pay the 40% during construction over 3-4 years.
- Total paid before resale: 50% of AED 1,390,000 = AED 695,000.

### Step 3: List the Property for Sale Before Handover

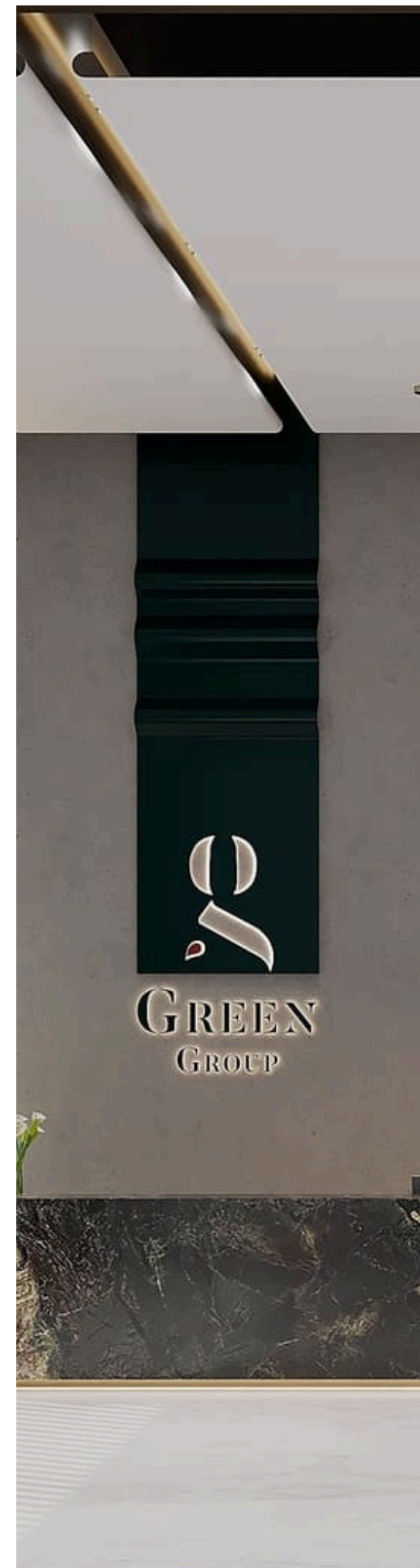
- In early 2028, list the property 6-12 months before completion.
- Target 15%-25% appreciation from the original price.
- Selling price projection (2028): AED 1,780,000 (28% appreciation).

### Step 4: Sell Before Paying Final 50%

- The buyer pays the remaining 50% (AED 695,000) directly to the developer.
- Investor exits without additional capital investment.

### Profit Calculation (2028)

- Selling Price: AED 1,780,000
- Total Paid (50% Before Sale): AED 695,000
- Gross Profit: AED 1,780,000 - 695,000 = AED 1,085,000
- After Fees (4% DLD + 2% Agent = AED 106,800)
- Final Profit: AED 978,200 ( ~ 70% ROI in ~ 4 years)





# Buying Vs Renting in The Autograph I Series Residence

| Property Type       | Years Until Buying Becomes More Cost-Effective | Savings Over 25 Years by Buying vs. Renting |
|---------------------|------------------------------------------------|---------------------------------------------|
| 1-Bedroom Apartment | 3                                              | 950,613 AED                                 |
| 2-Bedroom Apartment | 3                                              | 1,522,733 AED                               |
| 1-Bedroom Townhouse | 3                                              | 1,510,068 AED                               |

# The Autograph I Series Residence: Scores & Analysis



### Area



JVC is a well-developed and highly sought-after area with strong infrastructure, good connectivity, and a rapidly growing population.

### The Future of the Area



JVC has consistently shown appreciation in price per sqft, and with continued developments, demand will remain strong over the next decade.

### Amenities



The project offers solid amenities, including private pools and fitness areas, but lacks direct metro access, which slightly lowers its score.

### Developer



Green Group is a reliable developer but not as well-known as Emaar, Nakheel, or DAMAC, limiting its premium branding potential.

### Demand and Supply



JVC has high demand, but with 29,758 properties, competition is increasing, making differentiation essential for resale and rental.

### Competition with Others



Projects like Binghatti Ruby, The Fifth, and Legado create competition, but The Autograph i Series Residence's unique unit types provide an advantage.

### Price per Sqft



The project is priced competitively within JVC, making it more attractive than some competitors but still leaving room for appreciation.

### Rental Yield



With 8.04% - 8.07% ROI for studios and 1-bedroom duplexes, rental yields are strong, making it an excellent passive income investment.

### Vacancy Rates



JVC's rental demand remains strong, but the high supply of units means vacancy rates could fluctuate based on market conditions.

### Pricing



The project offers competitive pricing with unique property types, making it a great mid-tier investment option.

### Risk Analysis



Market fluctuations, interest rates, and global economic shifts pose some risks, but strong demand and strategic pricing reduce exposure.

### External Factors Score



Dubai's Golden Visa policies, economic stability, and tourism growth support long-term property appreciation, giving this project strong external backing.



## Final Score

# 7.9/10

Unique property types with private pools, strong appreciation potential, competitive pricing, strong ROI, diverse unit types, and the upcoming RTA metro stations in JVC.

# The Top 3 Reasons To Invest in **The Autograph** **I Series Residence**



## Turn AED 695K into Nearly 1 Million – No Full Payment Needed!

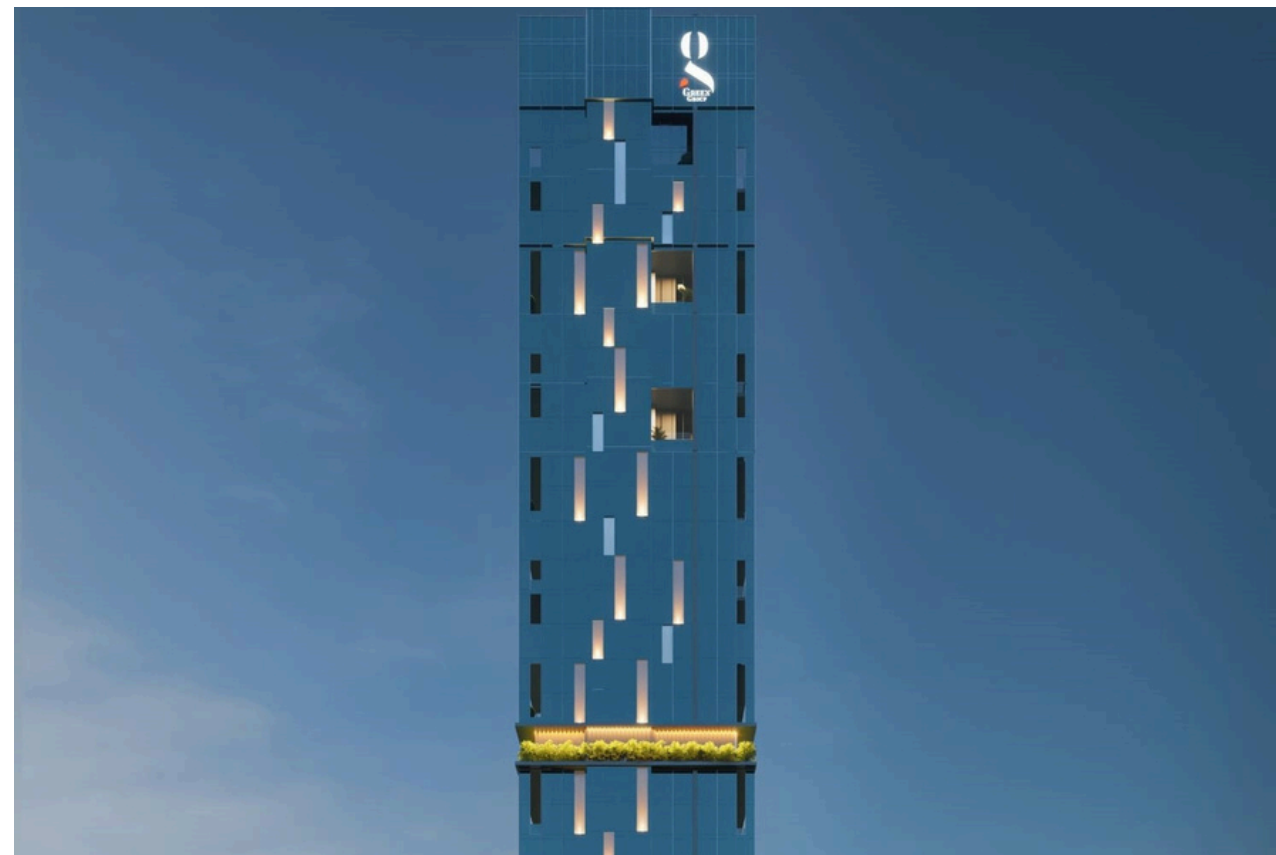
With a smart pre-handover flip strategy, investors can sell before paying the final 50% on handover, leveraging just AED 695,000 and exiting with AED 978,200 in profit (~70% ROI in 4 years!).

## Earn Up to 8.47% ROI – One of JVC's Best Rental Yields!

With high demand for rentals in JVC, this project offers strong annual returns, generating 8.47% ROI on studios, 8.07% on 1-bedrooms, and 7.60% on 2-bedrooms, making it a perfect long-term passive income investment.

## Ultra-Rare Property Types – Guaranteed to Skyrocket in Value!

With private pools, sky villas, and duplex layouts at affordable prices, this project offers exclusive property types rarely found in JVC, ensuring higher appreciation potential than standard apartments, especially as Dubai's luxury market continues to surge.



**Book Your Free  
Consultation**



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