



Umm Al Quwain

EM Concepts
Country Profile



Let us introduce ourselves...

EM Concepts was started to give our clients access to genuinely exciting and fully bespoke investment packages. With EM Concepts your comfort, knowledge and safety are paramount to our ethical principles, along with the desire to give you access to the most exciting property markets around.

We believe that our world of property ownership is changing and to make the smart moves today you need to look to the markets of tomorrow.

EM Concepts cast a wide net over the entire world in order to find you the best investments in the worlds emerging markets.

We have built relationships with the finest, most visionary developers and industry professionals in the market. Our structures and partners help you take the risk away from some of the most interesting and potentially lucrative investments you are ever likely to make.

Our company represents clients across a broad spectrum of investment needs.

- Sophisticated investors looking to be there first
- Those wishing to add property to their pension & investment portfolios
- First time buyers disillusioned with UK prices
- Explorers looking for those fascinating second homes
- Anyone looking for investments that can outstrip traditional housing markets

Our business philosophy is based on three core principles.
Knowledge. Performance. Integrity.

Umm Al Quwain

Introduction

Umm Al Quwain, one of the 7 members of the United Arab Emirates, covers an area of 800 square kilometers and stretches from the beautiful, lush green coastal mangroves lining the shores of the Persian Gulf, inland across the rolling sand dunes to the fertile oasis surrounding Falaj Al Moalla.

Nestled between Sharjah and Ras Al-Khaimah, on the west coast of the UAE, Umm Al Quwain is blessed with one of the most attractive marine environments on the entire Arabian Gulf Coast.

The total area of the emirate is equivalent to one per cent of the country's total area. It is ruled by His Highness Shaikh Rashid bin Ahmad Al Mu'alla, who came to power in 1981.

The town of Umm Al Quwain has the preserved remains of an old fort, its main gate flanked by defensive cannons.

Located 50 kilometers south of the town of Umm Al Quwain is Falaj Al Mulla, the agricultural area of the Emirate. Sinayah Island, lying one kilometers away from the town of Umm Al Quwain, is a natural reserve for a large number of species of birds, deer and Al Qaram trees.

Umm Al Quwain's attraction lies in its long clean beaches, an enclosed lagoon and public horse riding stables. The Ahmed Bin Rashid Port and Free Zone located in Umm Al Quwain offers great incentives to investors. Umm Al Quwain also houses a multi-million dirham aqua park, Dreamland, which has boosted its prominence in the UAE.

History

The history of Umm Al Quwain can be traced back to 1775 with the establishment of a Shaykhdom which was ruled by the Mu'alla family.

During the 19th and early 20th centuries Umm al Quwain, along with the other emirates, endured a strong British influence thanks to the signing of the General Maritime Treaty in 1822 which effectively gave the emirates protection by the British and helped keep out the Ottoman Empire. The other emirates also became involved in the treaty and collectively they became known as the Trucial states.

Between 1968 and 1972 the British gradually withdrew from the region and the states came together to create the United Arab Emirates, which Umm Al Quwain joined on December 2nd 1971.

Currently, Umm Al Quwain is ruled by Sheikh Rashid Bin Ahmad Al Mu'alla, who has been supreme ruler since his father's death in 1981.



Location

Umm Al Quwain is located along the coast of the UAE between Dubai and Ras Al Khaimah. An approximately 25 minute drive from Dubai Airport it is conveniently located to benefit from amenities in both Dubai and Ras al Khaimah.



Property Market

Despite the recent reports that the real estate growth in Dubai is likely to drop by 10-20 per cent in the coming two years, rent hikes are sweeping the Northern Emirates.

Emirates such as Sharjah and Ajman have always been popular for those working in Dubai but cannot afford to live there. UAQ is now the destination of choice for these tenants and the rents are rising faster in UAQ, This is due to its location v price advantage; a 10-minute drive from Ajman City Center and 30mins from Dubai, but 15 -30% cheaper.

Umm Al Quwain has always been known for its friendly beach resorts, flight club, Aqua Park and the drag race track, but in the last few years, the emirate has become famous for cheap rentals of residential villas in which one could take a five-bedroom villa on rent for about Dh30,000 annually, or a two-bedroom flat for a mere Dh20,000.

This has become a thing of the past after the “Dubai people”, as locals call them, started flocking to the emirate and the rental market is rising fast, particularly for villas which are now in undersupply.

Average Apartment Rents Q2 2008

Location	Studio	1 BR	2 BR	3BR
UAQ	23,500	32,500	42,500	50,000
Fujairah	26,000	35,000	44,000	54,000
RAK	28,500	34,500	45,000	57,500
Ajman	29,100	39,800	43,950	59,750

Source Asteco Northern Emirates Report Q” 2008

Umm al Quwain has lagged behind its neighbors in recent years in regards to development plans, however is now undergoing something of a face lift.

The government will demolish deserted and dilapidated buildings in the old city and replace them with new buildings. Most of the buildings ear-marked for demolition are near the beach.

Authorities hope once new buildings are completed, it will make the area more attractive to tourists. Around Dhs60m has been allocated for building a new cultural centre, Dhs8m for a beach park and Dhs70m for a Department of Economy office. Work should be completed by October 2009

There have been some blights in UAQ’s development most notably that of Al Salam city, a mega project that is currently in suspension due to a dispute over electricity supply. However this should shortly be resolved and a new construction timetable announced.

Other projects have not had such problems and with rents and property prices affordable for family accommodation the region should see good capital growth as the Emirate develops.

High Profile Developments

UAQ Marina

Being developed by Emaar in a joint venture with the UAQ government. The marina will be one of the largest in the emirates once complete. Catering for some 6000 residents

Amwaj Resort

On the tip of the Umm Al Quwain peninsula, Amwaj is set to be UAQ’s landmark development.

Designed to emulate the Burj in Dubai, this adventurous project will be the tallest building in the state at 76 floors, and will include the largest shopping mall in the region.

It is being constructed by Maiden a very experienced Abu Dhabi development firm.



Transportation

Umm al Quwain is located on the Emirates road and has direct access to Dubai via this road or from a the new highway which takes you into Dubai through the north of the city. Ras Al Khaimah is easily accessible by road. Although distances are short, due to the congestion on the roads in the UAE travel times can be unpredictable. This is being addressed through a number of reforms due over the next few years.

Improvements

Despite the current economic uncertainty the U.A.E is committed to developing its interstate rail network. The 573-kilometre rail network is not simply a building project, it will have a far wider impact over time. Travel times between regions will be slashed and this will be of huge benefit to the residents of Umm Al Quwain.

It is also planned that a water taxi service currently running from RAK to Dubai will stop in the UAQ Marina once it has reached an adequate point of development.



Infrastructure

Umm Al Quwain has excellent healthcare and has a fully equipped modern hospital that is able to accommodate almost any medical emergency.

A new company by the name of Imdad has recently been established in Umm Al Quwain. This company was set up in order to be able to provide all aspects of water supply services including production, delivery and distribution. The company is a joint venture of the Umm Al Quwain government and Saudi Arabian company Al Rajhi Investment Group and they have plans for exporting water internationally as well as supplying hydro-generated electricity throughout the emirate.

“Despite the current global economic uncertainty, the U.A.E government has committed itself to developing its interstate rail network”

Tourism Hotspot for Russia

Umm Al Quwain has historically been a favoured tourism location for Russians and this looks set to continue with the governments planned expansion of its attractions and suitable accomodation



Why invest in Umm Al Quwain?

- Umm Al Quwain, like Dubai, is a tax-free society with no stamp duty, no capital gains tax and no income tax.
- Umm Al Quwain is an easy 35-minute commute from Dubai on the fast and efficient Emirates Highway.
- Metro and GCC Train Link to connect Umm Al Quwain to Dubai and RAK
- Current Water Taxi's reduce time to Jumeirah beach to 25 minutes
- Offering sparkling seas, sun, desert dunes, unspoilt beaches and several virtually untouched islands, Umm Al Quwain is rapidly developing into a major UAE leisure and recreational destination and is also becoming renowned for its wide range of extreme sports activities.
- Unspoilt beaches and several virtually untouched islands.
- Umm Al Quwain's hosts the famous 250,000 square metre Dreamland Aqua Park.
- Umm Al Quwain is fast becoming a year-round holiday destination and is also a favourite rest and relaxation spot for neighbouring UAE residents and Russians.



For more information...

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