



castor
real estate
development

Dependable, high-
quality developments.



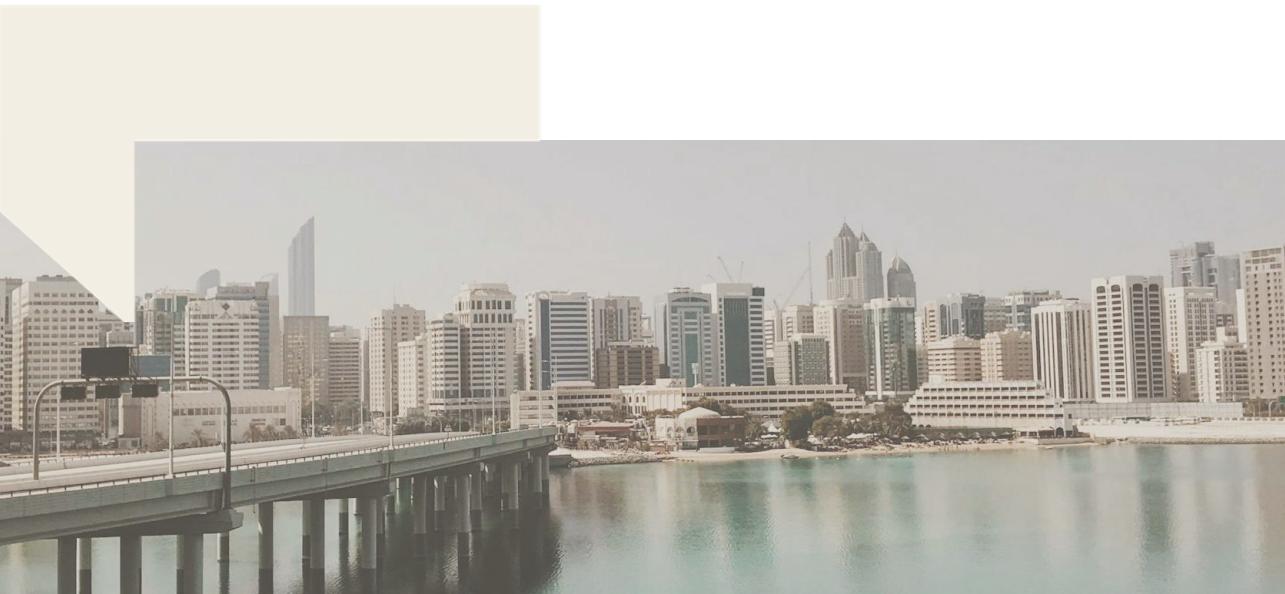
About us

CASTOR

Who we are

Castor is an Abu Dhabi-based real estate development platform with over 20 years in the construction industry, focused on delivering high-quality, well-planned communities that support the emirate's long-term growth.

Through strong governance, disciplined financial structuring, and strategic global partnerships, Castor develops projects that enhance everyday living and create lasting value for residents, investors, and partners.



Vision

To contribute to Abu Dhabi's growth by developing high-quality, well-planned communities that improve everyday living and deliver long-term value.

Mission

To develop real estate and infrastructure projects through world-class planning, strong governance, and strategic global partnerships — ensuring efficient delivery, sustainable value creation, and long-term economic impact for the communities we serve

Our Values

1 Integrity & Governance

2 Quality & Reliability

3 Partnership & Collaboration

4 Accountability & Ownership

5 Innovation & Efficiency

6 Community-Centered Development

Our Promise

To deliver dependable, high-quality developments through disciplined planning, transparent governance, and trustworthy partnerships.



Our Projects

ICONA 1

These detailed architectural visualizations showcase Castor's contemporary design philosophy, emphasizing clean lines, functional elegance, and neighborhood integration that appeals to modern residents while ensuring long-term investment value.

Front Elevation



Rear Elevation



ICONA 2

These detailed architectural visualizations showcase Castor's contemporary design philosophy, emphasizing clean lines, functional elegance, and neighborhood integration that appeals to modern residents while ensuring long-term investment value.

Front Elevation



Rear Elevation



Garden Entry view

Projects Concept

Castor embodies modern residential living tailored for Abu Dhabi's evolving demographic landscape. The developments combine functional design with community-focused amenities to create long-term value for residents and investors alike.

01

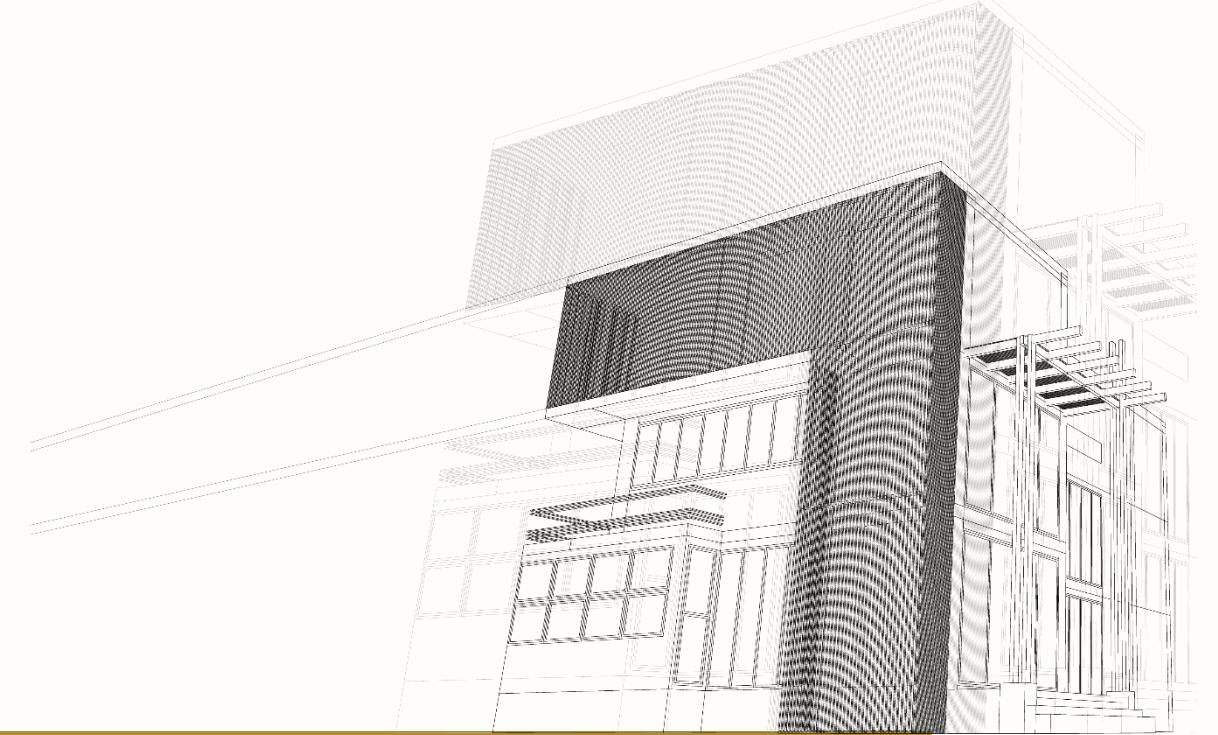
Architectural Excellence

Contemporary design maximizing natural light and ventilation while maintaining privacy and community feel across all residential floors.

03

Community Integration

Ground-floor retail spaces create convenience for residents while generating additional revenue streams and fostering neighborhood vibrancy.



02

Market-Focused Unit Mix

Carefully curated portfolio of studios, 1-bedroom, and 2-bedroom apartments designed specifically for mid-market buyers and renters seeking quality and affordability.

04

Practical Infrastructure

Strategic parking allocation ensures convenience while maintaining development efficiency and cost-effectiveness for investors.

Investment Proposition

These projects represent a compelling investment opportunity in Abu Dhabi's resilient real estate market, combining strategic location advantages with proven development expertise and robust market fundamentals.

01

Strategic Market Position

Prime location in Abu Dhabi's fastest-growing residential corridor with direct access to major employment hubs including Abu Dhabi International Airport and KIZAD industrial zone.

03

Regulatory Compliance

Full escrow compliance with ADREC and DMT registration ensures investor protection, transparent development process, and adherence to Abu Dhabi's stringent regulatory framework.

02

Market Demand Strength

Exceptional demand-supply dynamics favor mid-market housing, with limited competition and growing population base driving sustainable rental yields and capital appreciation.

04

Attractive Returns Profile

Projected strong ROI and IRR based on conservative market assumptions, with multiple exit strategies available to optimize investor returns.

05

Developer Excellence

Experienced development team with proven track record of delivering projects on time and on budget, with investor-first approach ensuring transparent communication and performance.

"Castor 1 represents the convergence of strategic location, market timing, and development excellence – creating an exceptional opportunity for discerning real estate investors."



WHY ABU DHABI? WHY NOW?

Abu Dhabi is no longer just the capital of the UAE; it is a global "safe-haven" built on political stability, economic foresight, and deep strategic partnerships. The emirate offers an unmatched investor framework that positions it as one of the world's most attractive real estate markets.

THE UNMATCHED INVESTOR FRAMEWORK



STRATEGIC PARTNERSHIP

Deep integration with global economies, including the Belt & Road Initiative, makes investors a priority.



10 YEAR GOLDEN VISA

AED 2M (approx. 545\$K USD) real estate investment grants a 10 year renewable residency for you & your family, applicable to off-plan & completed properties.



ZERO TAX HAVEN

0% personal income tax, 0% capital gains tax, and 0% rental income tax.

%100 FOREIGN OWNERSHIP

Full ownership of your freehold property and associated businesses in designated zones.

TRANSPARENT & SECURE

The DARI and TAMM digital platforms provide a single, secure, and transparent government-backed system for all property transactions.



THE CROWN JEWELS

ABU DHABI'S PREMIER ISLANDS

While the entire emirate offers value, these three freehold islands represent distinct, high-growth opportunities tailored for specific investment strategies. Each island offers a unique profile designed to match different investor goals and risk appetites.

SAADIYAT ISLAND

THE CAPITAL OF CULTURE & LUXURY



Profile:

The cultural heart of the Middle East. Home to the Louvre Abu Dhabi, the upcoming Guggenheim, and NYU Abu Dhabi. A curated oasis of pristine beaches and prime residences.

Investment Focus:

Maximum Capital Appreciation. This is the "trophy asset" location for legacy builders seeking long-term value growth in a world-class cultural destination.



YAS ISLAND

THE GLOBAL ENTERTAINMENT HUB



Profile:

A high-energy, integrated destination. Home to the F1 Grand Prix, Ferrari World, and SeaWorld. A magnet for tourism, leisure, and family life.

Investment Focus:

High Rental Yields. The short-term rental (STR) and tourism market is exceptionally strong, making this ideal for cash-flow seekers.



REEM ISLAND

THE DYNAMIC URBAN METROPOLIS



Profile:

A vibrant, modern, high-rise community just minutes from the city center. A "city within a city" with waterfront promenades, parks, top schools, and Reem Mall.

Investment Focus:

Stable, High-Demand Rental Income. Perfect for portfolio builders seeking consistent returns in a dynamic urban environment.

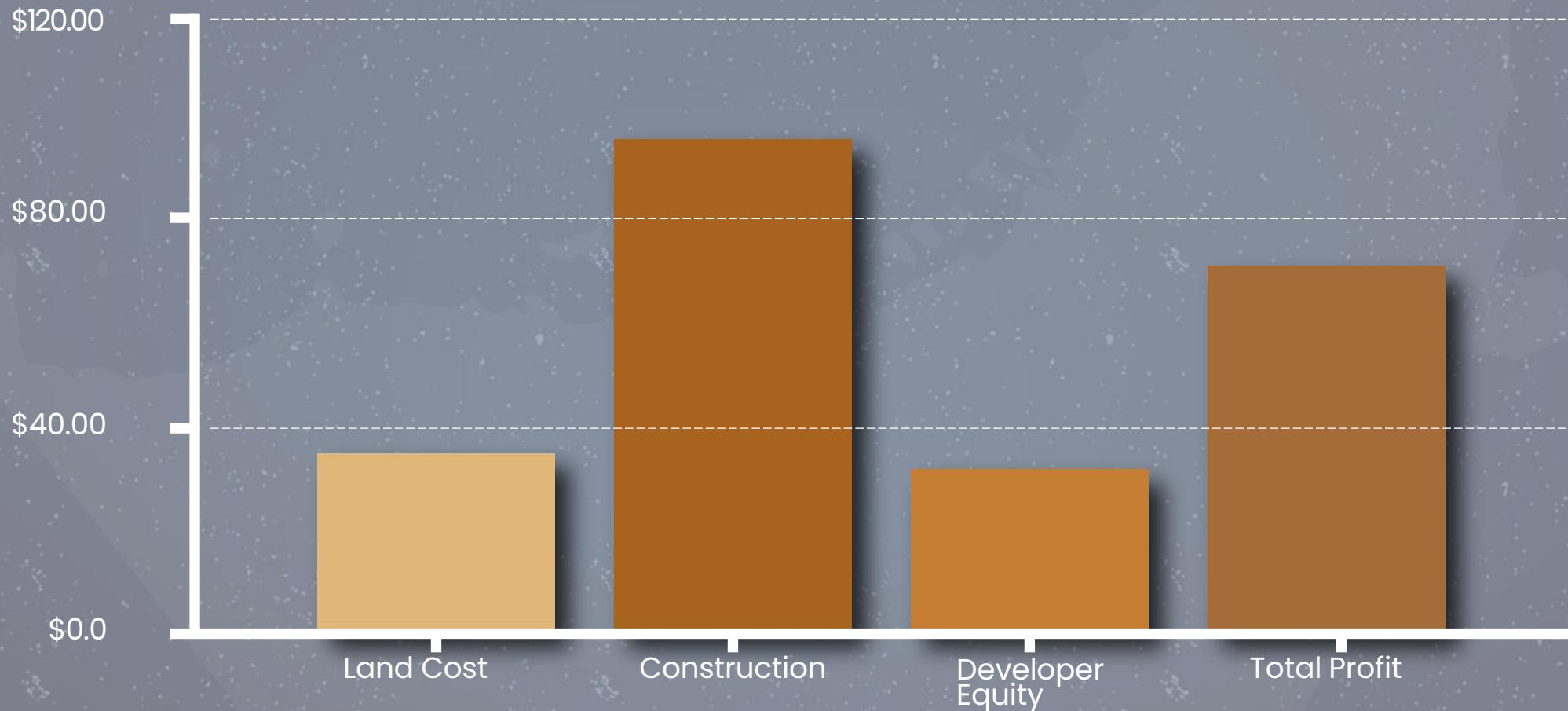


INVESTMENT PROFILE COMPARISON

FEATURE	SAADIYAT ISLAND	YAS ISLAND	REEM ISLAND
PRIMARY VIBE	LUXURY, ARTS, SERENITY	HIGH ENERGY, TOURISM, FAMILY	DYNAMIC, URBAN, COMMUNITY
INVESTMENT FOCUS	CAPITAL APPRECIATION	HIGH RENTAL YIELDS (STR)	STABLE RENTAL INCOME
KEY ASSETS	VILLAS, BRANDED RESIDENCES	APARTMENTS, TOWNHOUSES	APARTMENTS (ALL SIZES)
KEY ATTRACTIONS	Louvre, Guggenheim	F1 TRACK, THEME PARKS	REEM MALL, WATERFRONT
INVESTOR PROFILE	LEGACY BUILDER	CASH FLOW SEEKER	PORTFOLIO BUILDER

FINANCIAL CASE 'BUILD-TO-SELL' MODEL

This pro forma analyzes a "build to sell" project funded by developer equity and off plan sales, managed via a government secured escrow account. The model demonstrates exceptional capital efficiency and return on equity.



CAPITAL EFFICIENCY & PROFIT REALIZATION

Phase 1(0-20%)

Developer Injects Aed 32.5m In Equity To Secure Land And Fund Initial Construction. This Is The Maximum Cash At Risk.

01

Phase 2 (20-100%)

Upon reaching 20% milestone, escrow account is unlocked. All further construction costs are funded by buyer payments, making the project 100% self-financing.

02

Phase 3

(60% Profit Withdrawal)

As construction passes 60%, developer can begin withdrawing their AED 70M profit from escrow surplus, dramatically accelerating IRR.

03

Capital Velocity: This model turns AED 32.5M of equity into AED 70M of profit with an annualized ROE of %86.16 over a - 2.5year project lifecycle. Profit is drawn down during the final year of construction, allowing capital to be redeployed to the next project.

READY TO INVEST IN ABU DHABI?

Discover how Abu Dhabi's premier islands can transform your investment portfolio. With unmatched investor benefits, world-class infrastructure, and exceptional returns, now is the time to secure your position in one of the world's most dynamic real estate markets.

Connect with us to explore investment opportunities tailored to your goals and risk profile.

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