

REAL ESTATE INDUSTRY *media*



# RIM



CEO Clubs Network

## SPECIAL EDITION

NOVEMBER DECEMBER 2025



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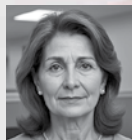
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## EDITOR'S CORNER



As Dubai prepares to host one of the most anticipated global business gatherings — The 8th Edition of the Burj CEO Awards and Business Summit — we are proud to present this special issue of RIM (Real Estate Industry Media), celebrating excellence, innovation, and leadership in real estate and architecture.

The Burj CEO Awards, organized by the CEO Club Network Worldwide, stand as a global symbol of entrepreneurial achievement, uniting visionaries who are shaping industries and economies across continents. RIM is honored to once again be part of this prestigious platform, recognizing the inspiring journeys of leaders who are redefining the built environment and the business of real estate.

This special edition shines a spotlight on remarkable companies and the creative minds behind them. Among those featured is ABITEC, under the leadership of its founder and CEO Charles Kadri, whose vision and craftsmanship continue to set benchmarks in luxury villa design and construction. We also explore the design philosophy of ISTO Architecture, co-founded by Serhii Bykov, whose refined, modern approach to architectural and interior design captures both innovation and individuality.

Equally inspiring is Prestige One Developments, led by CEO Ajmal Saifi, a brand that epitomizes the harmony between design excellence, lifestyle sophistication, and sustainable development. Their projects are a testament to Dubai's ever-evolving skyline and its spirit of modern luxury.

As we gather at the Al Habtoor Palace for this year's summit and red-carpet gala, we celebrate not just achievement but the pursuit of purpose — the drive to innovate, to lead, and to leave a legacy. While the winners of this year's awards will be announced during the ceremony, every nominee featured here represents the very best of global real estate and architectural excellence.

On behalf of our entire editorial team at RIM, I extend our congratulations to all the distinguished nominees and participants of the Burj CEO Awards 2025. This issue is a tribute to your passion, resilience, and contribution to an industry that continues to shape our world in extraordinary ways.

Zulfiqar Ali  
Founder RIM | Real Estate Industry Media

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The Overlooked Link: Real Estate as the New Passport to Global Belonging



# ABITEC: Redefining Luxury Villa construction with Precision and Passion

In a city that sets global standards for innovation and luxury, Dubai's skyline continues to evolve—thanks to visionaries who refuse to compromise on quality or creativity. Among them stands ABITEC, one of the region's most respected luxury villa construction companies, led by its dynamic founder and CEO, Charles Kadri. Over the past decade, ABITEC has carved a distinctive niche in Dubai's high-end residential market by blending meticulous engineering

with refined architectural design. The company has become synonymous with bespoke luxury villas—crafted for clients who expect nothing less than excellence in every detail. From conceptual design to completion, ABITEC's projects are defined by structural integrity, elegant aesthetics, and sustainable sophistication.

## **A Vision Rooted in Craftsmanship**









Charles Kadri's leadership style is both visionary and deeply hands-on. Trained as an engineer with an eye for design, Kadri built ABITEC on the principle that luxury is not just about finishes—it's about the discipline behind the build. Each project is approached as a work of art supported by the science of construction excellence.

"Dubai is not just a market—it's an inspiration," says Charles. "Our clients demand homes that are both timeless and personal. That's why we design and build every villa as if it were our own."

This approach has earned ABITEC the trust of elite clientele, including developers and private investors who value quality-driven partnerships. With projects spread across Emirates Hills, Palm Jumeirah, and Dubai Hills Estate, ABITEC's portfolio showcases the company's mastery in architectural precision and bespoke execution.

### Sustainability Meets Luxury

Beyond aesthetics, ABITEC has made strides in incorporating green building materials and smart home technologies, reflecting Dubai's forward-thinking vision for sustainable luxury living. The company's design philosophy ensures that each property delivers both comfort

and conscience—meeting the highest international standards for energy efficiency and environmental responsibility.

### A Spotlight Moment at the Burj CEO Awards

As the global business community gathers in Dubai for the 8th Edition of the Burj CEO Awards and Business Summit, ABITEC's presence symbolizes the strength of the UAE's homegrown excellence in construction and design. While the evening celebrates global achievers, RIM Magazine is proud to spotlight industry leaders like Charles Kadri and ABITEC, whose work continues to raise the bar for the region's luxury villa market.

### Looking Ahead

With several landmark villas under construction and plans for expansion into other high-growth markets, ABITEC remains focused on one goal—to redefine what luxury construction means in the modern era. Under Kadri's leadership, the company continues to demonstrate that the foundation of true success lies not only in what is built, but how it's built.



# ISTO Architecture: The Essence of Design Excellence

Crafting Dubai's most distinctive luxury villas, ISTO Architecture blends artistry, precision, and innovation to shape spaces that embody modern sophistication and enduring beauty

**I**n the fast-evolving world of contemporary architecture, where every detail defines emotion, functionality, and form, ISTO Architecture stands out as a creative force reshaping the language of modern design. Based in Dubai, this visionary architectural and interior design studio has built its reputation on a philosophy of personalization, precision, and individuality—approaching every project as a bespoke work of art.

The word “ISTO” itself comes from the Old Slavic term for “essence”—a fitting name for a studio that strives to capture the true spirit of each client’s vision. Every design, whether residential, commercial, or hospitality, embodies the studio’s core belief that thoughtful architecture forms the foundation of an extraordinary life.

## A Philosophy Rooted in Craftsmanship and Authenticity

At the heart of ISTO’s approach lies a deep respect for individuality. The team believes that every space should reflect the personality and aspirations of those who inhabit it. “We don’t believe in compromise,” says Serhii Bykov, Lead Architect and Design Director of ISTO. “Each project deserves its own identity—its own story.”

This mindset has inspired a design ethos that balances technical mastery with emotional intelligence. Whether through minimalist harmony or expressive asymmetry, ISTO’s work is always guided by clarity, functionality, and elegance. Their full-cycle project management—from concept to supervision—ensures that each creation meets the

highest standards of craftsmanship and precision.

## The Creative Force Behind ISTO: Serhii Bykov

A driving force behind ISTO’s creative vision, Serhii Bykov brings years of international experience and a distinctive design sensibility to every project. His work demonstrates a rare balance between innovation and timelessness—where architecture becomes not just a structure but an experience.

Serhii’s leadership style emphasizes collaboration, artistic freedom, and technical excellence. His hands-on involvement in the design process ensures that each project captures both the client’s dream and ISTO’s design DNA—marked by simplicity, sophistication, and substance.

## Beyond Boundaries: ISTO’s Global Footprint

With over a hundred successfully completed projects around the world, ISTO continues to expand its creative influence. The studio’s recognition at prestigious international design competitions—including the LIV Hospitality Design Awards, SBID International Design Awards, International Design Awards (IDA), and Commercial Interior Design Awards—is a testament to its design excellence and global appeal.

These accolades reinforce ISTO’s status as a studio that not only creates beautiful spaces but also contributes meaningfully to the dialogue of contemporary architecture. Their projects are not just visually captivating; they redefine how people experience space, comfort, and emotion.



















## The ISTO Experience

Each ISTO project begins with understanding—listening to the client’s lifestyle, preferences, and aspirations. This is followed by visualization, where concepts take form through detailed plans, 3D renderings, and engineering precision. Finally, the embodiment phase brings design to life with meticulous supervision, ensuring that every detail aligns with the original vision.

This thoughtful process transforms architecture

into a seamless journey—where creativity meets discipline, and every finished space feels deeply personal.

## Designing the Essence of Tomorrow

In a world that constantly seeks originality and purpose, ISTO Architecture remains steadfast in its mission to design spaces that inspire and endure. Guided by the vision of Serhii Bykov, the studio continues to push the boundaries of modern architecture—one bespoke project at a time.





# The 8th Burj CEO Awards: Celebrating Global Leadership and Innovation in Dubai

RIM joins as official media partner for the world’s most prestigious business awards, recognizing visionary CEOs, entrepreneurs, and innovators shaping the future.



## Dubai, UAE — November 2025:

The global business community turns its attention to Dubai this month as the 8th Edition of the Burj CEO Awards unfolds under the theme “Leading the Future: Innovation in Action.” Set against the glamorous backdrop of Al Habtoor Palace, this iconic event once again lives up to its reputation as “The Oscars of the Business World.”

Organized by the CEO Clubs Network

Worldwide, the Burj CEO Awards has grown into one of the most influential gatherings for global leadership excellence — honoring those who are redefining industries, inspiring innovation, and driving progress across continents.

For nearly a decade, the Burj CEO Awards have recognized over 350 leaders and organizations from more than five continents, representing sectors as diverse as real estate, technology, finance, energy, and sustainability. The ceremony and its accompanying Burj CEO Business Summit bring together visionary CEOs, founders, investors, and government dignitaries for two days of dialogue, networking, and celebration of achievement.

## A Legacy of Leadership: The Vision Behind CEO Clubs Network

At the heart of the Burj CEO Awards is the CEO Clubs Network, a globally recognized platform that connects decision-makers, nurtures business collaborations,







and fosters knowledge-sharing among top-level executives.

Founded by Dr. Tariq Ahmed Nizami, the network has become a cornerstone for cross-border business relationships — bridging corporate, governmental, and entrepreneurial communities. With strong hubs in the UAE, USA, and China, CEO Clubs has cultivated a community of over 3,000 members and affiliations, representing the world's most dynamic sectors.

Under Dr. Nizami's leadership, CEO Clubs has received numerous recognitions, including the Dubai Quality Appreciation Awards (2017 & 2022) presented by His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai. The organization also received special acknowledgment from H.H. Sheikh Ahmed bin Saeed Al Maktoum, Chairman of Expo 2020 Dubai, for its contributions to the global business ecosystem.

### The 8th Edition: Innovation Meets Excellence

This year's edition, taking place on 24th November 2025, is themed "Leading the Future: Innovation in Action." The program features keynotes, fireside chats, and panels with leading voices from across industries — exploring topics such as AI, blockchain, sustainability, smart cities, and cross-border investment opportunities.

The event will culminate in a Red-Carpet Awards Gala on 24 November, celebrating excellence and leadership among some of the world's most prominent CEOs, entrepreneurs, and innovators.

### RIM: Proud Media Partner and Industry Nominator

As an official media partner, Real Estate Industry Media (RIM) is honored to support and cover this landmark global event. RIM has nominated exceptional players from the international real estate sector, recognizing their excellence in development, innovation, and leadership.

While the winners will be revealed only during the gala evening, RIM's November edition provides exclusive coverage, insights, and profiles of select nominees shaping the future of real estate and urban development.

"We don't just celebrate success; we connect visionaries who are creating the future," says Dr. Tariq Nizami, founder and CEO of CEO Clubs Network. "The Burj CEO Awards symbolize excellence, but more importantly, they create lasting partnerships that drive global growth."

### About CEO Clubs Network:

CEO Clubs Network is an award-winning global organization connecting C-level executives across private and public sectors to exchange knowledge, foster partnerships, and promote sustainable growth. With operations in over 10 countries, it remains one of the most trusted platforms for international collaboration among business leaders.



**CEO Clubs Network®**



# Prestige One: Rising With Purpose

How CEO Ajmal Saifi Is Building a Legacy of Innovation, Community, and World-Class Living

**D**ubai's real estate landscape is evolving fast — and Prestige One Developments, led by visionary founder and CEO Ajmal Saifi, is emerging as one of the most dynamic forces reshaping the city's future. From experiential design to a landmark partnership with Hilton, the company's ascent reflects discipline, ambition, and a lifestyle-first philosophy.

Prestige One Developments has quickly become a name associated with refined living and forward-thinking design. In a city that thrives on innovation, the company stands out for its commitment to craft — crafting communities, crafting experiences, and crafting a long-term legacy built on the principles of integrity, sustainability, and customer trust.

At the centre of this momentum is Ajmal Saifi, founder and CEO, whose vision extends beyond conventional development. His philosophy is rooted in the belief that real estate should enhance life: not only through architecture, but through emotional resonance, thoughtful amenities, and long-term value.

“Every project is a reflection of our values,” Ajmal Saifi often emphasizes. His leadership combines strategic clarity with a purpose-driven mindset — elevating Prestige One from an ambitious entrant to a respected, fast-growing player in Dubai's competitive development landscape. Under Ajmal Saifi's guidance, Prestige One has grown its portfolio across key destinations including Palm Jumeirah, Meydan Horizon, Dubai Islands, and Maritime City. With over AED 10 billion in upcoming projects, the company is cre-

ating a diversified pipeline that balances luxury with large-scale, high-impact developments.

**“Prestige One is not just building residences — it is building a legacy grounded in quality, trust, and community.”**

“Our vision is rooted in delivering long-term value. Innovation and integrity guide every decision.”

## AJMAL SAIFI'S LEADERSHIP PHILOSOPHY

Ajmal Saifi's leadership is anchored in four pillars — innovation, sustainability, integrity, and quality. These are not marketing terms; they form the backbone of the company's culture and the blueprint for every new project.

Ajmal Saifi believes in longevity over shortcuts. His approach prioritizes durable materials, high-spec finishes, and design principles that promote natural light, harmony, and comfort. This emphasis on experiential living has shaped signature projects such as Parkway in Meydan Horizon and Hilton Residences Dubai Maritime City, each offering curated amenities designed to enrich daily life.

His commitment to sustainability is equally noteworthy. Prestige One integrates eco-conscious thinking into its developments — from energy-efficient design strategies to modern amenities that encourage healthier, more connected lifestyles.

Beyond real estate, Ajmal Saifi's values extend to community impact through the Diana Saifi Foundation, which supports philanthropic ini-



tatives focused on families, widows, orphans, and community wellbeing.

## 5 KEY MILESTONES UNDER AJMAL SAIFI

- Groundbreaking of AED 10 billion in developments across UAE.
  - Recognition as one of the UAE's fastest-growing independent developers.
  - Expansion into prime locations including Palm Jumeirah, Business Bay, and World Islands.
  - First real estate sponsor of the Argentina Football Association (AFA).
  - Partnership with Hilton to deliver the world's first Hilton-branded standalone waterfront residences in the Middle East and Africa.

## THE HILTON PARTNERSHIP

A Turning Point for Prestige One  
One of the most significant developments in Prestige One's evolution is its recent collaboration with Hilton. Together, they are developing the world's first waterfront standalone branded residences under the Hilton Hotels & Resorts banner — a milestone that underscores the company's growing international stature.

The tower, rising prominently along Dubai's waterfront, will feature premium residences supported by Hilton's signature hospitality standards. This partnership merges Prestige One's experiential design ethos with Hilton's global reputation for service, quality, and lifestyle excellence.







For Ajmal Saifi, the collaboration marks “a defining moment” in Prestige One’s journey to be a top player in branded luxury living.

### WHAT MAKES A PRESTIGE ONE PROJECT DIFFERENT?

- Experiential interiors designed around lifestyle needs
  - Thoughtfully curated amenities such as outdoor cinemas, wellness lounges, skyline infinity pools, and smart environments
  - Architectural harmony that maximizes natural light, views, and flow
  - A long-term focus on durability and quality over short-term cost-cutting
  - Customer-centric planning that anticipates how residents will live, move, and connect

### LOOKING AHEAD

A Developer Shaping the Future of Dubai Living  
As Dubai’s residential market continues to evolve, Prestige One is positioning itself for sustained growth. Its development strategy — blending boutique towers with landmark projects — signals a balanced, smart approach to expansion. For Ajmal Saifi, the mission remains clear: create living spaces that endure, inspire, and uplift. His leadership has already transformed Prestige One into one of the most compelling development stories in Dubai. And with major launches planned, including flagship waterfront projects, the company is poised to cement its place among the city’s successful developers. Prestige One’s future looks bright — and under Ajmal Saifi’s guiding vision, its legacy is only beginning to unfold.



PRESTIGE ONE



# Corsa: Dubai Real Estate in Italian Style

Guided by Riccardo Gioè and Ilona Lobkova, Corsa Brings an Italian-Led Vision to Dubai's Luxury Real Estate Market

In a city where ambition shapes the skyline, Corsa has carved a distinctive identity—merging Italian design sensibilities with Dubai's fast-rising real estate opportunities. Founded with a mission to curate only the finest investments for a prestigious international clientele, Corsa operates with a singular focus: to deliver exceptional value through insight, integrity, and deeply personalized service.



What sets Corsa apart is its disciplined, almost artisanal approach to real estate consulting. Rather than following the mass-market trend of volume-driven brokerage, the firm positions itself as an investment partner, guiding clients through tailored acquisitions across Dubai's most coveted locations, including Dubai Marina, JBR and Palm Jumeirah. Every recommendation emerges from meticulous market analysis, first-hand evaluation, and an unwavering commitment to long-term asset performance.

At the helm is Riccardo Gioè, an entrepreneur, investor, and one of the most trusted advisors for Italian investors in the UAE. His expertise in off-plan and secondary luxury markets—backed by privileged access to high-potential projects—has shaped

Corsa into a reference point for those seeking both security and sophistication in their real estate portfolios. His transparent and ethical approach has become synonymous with the Corsa brand.

Alongside him is Ilona Lobkova, Co-Founder and specialist in luxury residential advisory. Her deep knowledge of Dubai's premium villa and penthouse segment, strengthened by an exclusive network of architects, interior designers and investment professionals, ensures every client receives a fully curated and seamless experience—before and after the transaction.

Corsa's philosophy goes beyond simple property transactions. Their work begins with analysis, continues through due diligence, and extends into long-term support—reflecting a belief that real estate is not merely a purchase, but a strategic lifestyle and investment decision. Whether navigating the secondary market or entering Dubai's thriving off-plan landscape, the firm's clients benefit from a structure that blends Italian elegance with Emirati opportunity.

With the city entering a new era of global prominence, Corsa stands firmly positioned as a trusted guide for discerning investors. Their blend of market intelligence, bespoke consultancy and design-driven thinking ensures that every investment is not only financially rewarding—but also beautifully aligned with the Dubai lifestyle.

For investors seeking clarity, confidence and genuine partnership, Corsa remains one of the most distinctive names shaping Dubai's luxury real estate journey.





# Empire Developments: Trust, Innovation & Living Re-imagined in Dubai

Under the leadership of Kamran Ghani, Empire Developments stands as a significant force in Dubai's real-estate sector—combining reliability, luxury and value to redefine modern living.

Since its inception, Empire Developments has forged a reputation for offering homes that go beyond bricks and mortar—crafting lifestyle solutions grounded in trust, design integrity and practical innovation. Established as part of the Ghani Holdings group, Empire benefits from a diversified backing, yet remains laser-focused on delivering residential value in Dubai.

At the heart of this mission is Kamran Ghani. His entrepreneurial journey spans decades—rooted in the UAE since 1995—building businesses, vision and reputation. Under his guidance, Empire Developments has launched multiple projects, delivered on time and kept customer satisfaction central.











Quality, affordability and smart design are present in Empire’s portfolio. What stands out is its approach to “luxury with value”: homes designed with modern aesthetics, amenity-rich environments and accessible payment terms. As noted in recent coverage, the firm’s introduction of a 0.5% monthly payment plan reflects its commitment to making home-ownership easier for more buyers.

Strategic locations also bolster the appeal. Empire Developments selects sites in Dubai’s growth corridors, ensuring convenience, connectivity and lifestyle appeal. Their homes are not just places to live—they become part of the

city’s rhythm and its future.

Ghani emphasises the importance of trust and delivered promises. “Customer satisfaction is the driver of our growth,” he says. Timely delivery, high-quality finishes and transparency are the standards by which the company operates.

As Dubai’s real-estate ecosystem continues evolving, Empire Developments rises as a developer that understands the market’s dual demands: design excellence and investment integrity. Under Kamran Ghani’s leadership, the company is poised to continue its trajectory—not just in delivering homes—but in shaping living experiences that stand the test of time.



# Carney's Housing Reset: What actually changes for buyers and investors this fall

**V**oters hired a former central banker to cool a feverish market and get homes built. Prime Minister Mark Carney's opening moves are not about a new grant here or a boutique credit there. Ottawa has set up a national builder, is reshaping taxes at the entry point for first-time buyers, and is leaning on financing levers to get rental projects out of the ground. If you are hunting for a condo in Mississauga, a townhouse in Calgary, or an infill rental in Halifax, here is what now matters.

## **A federal homebuilder you will actually feel in the approvals queue**

Ottawa created Build Canada Homes, a delivery agency with seed capital of about 13 billion dollars to take projects from land assembly through to keys-in-hand, partnering with cities, provinces, Indigenous communities, and private build-

ers. Think fewer pilots, more cranes. The file sits with the Housing, Infrastructure and Communities portfolio and is framed as building at scale on public and underused land while de-risking early phases for private partners. For investors and developers, the practical promise is faster site control and a single federal counterpart that can close. According to the Prime Minister's Office, the launch date was September 14, 2025. Reuters and CMHC have since described the agency's scope in follow-on notes.

## **First-time buyers get a cleaner entry point on new homes**

Budget 2025 sets up a GST break for first-time buyers of newly built homes up to 1 million dollars, with a tapered reduction up to 1.5 million. The measure still needs Parliament's final nod, but the government has placed it at the centre of

its affordability pitch. In plain terms, removing a 5 percent levy on a 700,000 dollar new build is real money at closing, and it can lower monthly payments if rolled into the mortgage. The budget docs say this sits alongside earlier rule tweaks that eased stress for new buyers.

One other carryover from the pre-Carney era still matters: insured borrowers purchasing newly built homes can qualify for 30-year amortizations. That started in 2024 to stimulate supply and blunt monthly payments for younger buyers. If you are eyeing a brand-new unit, ask your lender to model the 25 versus 30 year schedule before you sign.

### **Rentals: faster depreciation, bigger bond program, mixed mood**

On the supply side, Ottawa is keeping the accelerator on purpose-built rentals. The capital cost allowance rate increase for new rental projects to 10 percent remains in play, which improves early-year project math. Sector groups have

called it helpful but not a silver bullet, especially in markets battling high carrying costs and municipal delays.

Financing is the other lever. Canada Mortgage Bonds issuance is moving to 80 billion dollars, up from earlier caps, with the additional headroom largely aimed at multi-unit housing insured by CMHC. For developers running pro formas this winter, that deeper pool can sharpen debt pricing and liquidity if you qualify under CMHC programs.

### **A tax the market will not miss**

The government plans to eliminate the Underused Housing Tax starting with the 2025 calendar year. Filing and payment obligations would still apply for 2022 through 2024, but investors and small firms have one less annual compliance trap going forward if Parliament enacts the change as drafted. Several tax and law bulletins flagged this as a simplification rather than stimulus.



# Rijas Development: Building Tomorrow with Purpose, Precision & Integrity

Led by Founder & Chairman Kashif Shahzad, Rijas Developments is shaping a new era of quality-driven, design-focused real estate

**R**ijas Developments has steadily emerged as one of Dubai's most disciplined and value-driven real estate developers — a company known not for rapid volume, but for clarity of vision, thoughtful execution, and long-term integrity. At the center of this growth is Founder & Chairman Kashif Shahzad, whose leadership philosophy is built on responsibility, consistency, and an unwavering commitment to building meaningfully.

Kashif's entry into real estate began with a strong interest in how global cities grow and define themselves. Dubai, with its entrepreneurial energy and world-class standards, became the foundation of his professional journey. What started as small investments quickly evolved into a deeper understanding of development cycles, partnerships, design quality, and the importance of customer experience.

In 2016, Kashif founded Rijas Developments with a clear purpose: to move beyond transactional real estate and build homes and communities that truly reflect how people want to live. His early projects in Jumeirah Village Circle demonstrated the company's approach — modern design, functional planning, and a focus on quality that stands the test of time.

Today, Rijas Developments is developing and co-developing projects across some of Dubai's most strategic growth areas, including Dubai Islands, International City, Business Bay, and other emerging districts aligned with the city's

long-term vision. Across all locations, the guiding philosophy remains constant: deliver homes that carry lasting value, not temporary appeal.

What distinguishes Rijas is its disciplined development approach. Rather than chasing scale or overly aggressive launches, the company prioritizes architectural harmony, practical layouts, refined interiors, and strong construction oversight. Each project is designed to enhance modern urban living, emphasizing comfort, openness, and everyday functionality.

Kashif's leadership blends global exposure with a deep respect for Dubai's evolving residential landscape. His approach is rooted in efficiency, transparency, and a commitment to producing work that aligns with international standards. Under his guidance, Rijas has introduced modern construction methodologies, digital monitoring systems, and enhanced project-management processes to ensure consistent delivery across every phase of development.

One of Kashif's core beliefs is that real estate must always serve the people who inhabit it. For him, development is not simply a business — it is a responsibility. "Success isn't measured by the number of buildings you complete," he says. "It's measured by how much value your work adds to the lives of others." This principle guides the company's decisions, from site selection to design partnerships to customer relationships.



# The Overlooked Link: Real Estate as the New Passport to Global Belonging

By Angela Gegg

Contributor, Real Estate Industry Magazine

In a world where wealth moves faster than ever, one truth remains timeless. Real estate is the foundation of security, freedom, and legacy. Yet in 2025, property has evolved far beyond traditional ownership. It has become the bridge between lifestyle, mobility, and identity.

Across continents, governments are linking property investment with citizenship and residency programs. The modern investor is no longer purchasing property only for yield or appreciation. They are investing for access, safety, and generational continuity. This overlooked relationship between real estate and global citizenship is shaping the next era of wealth planning.

Few understand this intersection more deeply than Giselle Bru, the visionary Founder and CEO of PassPro, one of the United Arab Emirates leading citizenship and residency consultancies. Since 2016, PassPro has guided high net worth individuals and families through the process of securing second nationality, with strategies that merge real estate selection and global mobility for a new world of international living.

**"Many clients begin seeking a passport," Bru shares, "but they end up finding something far more personal. They discover a home, a sense of belonging, and the peace of knowing their future is secure."**

## Property as a Multi Purpose Investment

Real estate remains one of the most tangible and enduring assets. When integrated with global citizenship and residency pathways, it becomes multi dimensional. It is a sanctuary in uncertain times, a hedge against inflation, and a bridge to opportunity.

### A home can serve many important roles

- A sanctuary that offers comfort and retreat
- A protector of wealth through long term appreciation
- A passport to the world through visa free mobility
- A legacy that can be cherished, lived in, and passed down

This blend of lifestyle and legal privilege has made real estate a cornerstone of modern global mobility.

## Residency or Citizenship, The New Distinction in Investment

Residency programs in countries such as the United Arab Emirates, Portugal, Spain, and Greece allow investors to live, work, and access local benefits while maintaining their existing nationality. In contrast, citizenship by investment programs in the Caribbean offer full nationality with all associated rights. In many cases approvals can be obtained within months.

Both pathways hold significant value. Residency



Giselle Bru -- La Mer Estate in Antigua and Barbuda, a residential project personally envisioned by her

provides flexibility and lifestyle integration. Citizenship offers identity, permanence, and inter-generational benefit. Each one is increasingly tied to real estate as the qualifying anchor.

## The Caribbean Model, A Vision Greater Than Its Size

The Caribbean remains a global leader in citizenship through investment. These island nations have developed some of the most efficient and respected programs in the world.

Their strength lies in three important advantages

- Speed, with citizenship approvals often completed in under a year
- Simplicity, through clearly defined sovereign frameworks
- Lifestyle, offering serenity, space, and natural beauty in tropical surroundings

The region has evolved significantly. Modern developments are no longer limited to traditional hotel shares. Investors now access wellness oriented, design focused communities built for long term value and secure living.

## La Mer Estate, Giselle Bru's Vision Realized

One of the most promising examples of this evolution is La Mer Estate in Antigua and Barbuda, a residential project personally envisioned by Giselle Bru.

Set above the turquoise waters of Willoughby Bay, La Mer will feature forty four private villas shaped with architectural elegance, steel frame strength, and organic design. The homes blend nature and resilience with coconut trees, gardenia filled pathways, smooth white interiors, and natural microcement finishes.

For Bru, real estate must be purposeful. It must carry meaning. La Mer reflects this philosophy. It is built with sustainability, longevity, and legacy at its core.

"Real estate is more than compliance," Bru explains. "It is about creating a legacy you can live in, love, and pass down."

La Mer is structured as a strong investment as well. With entry from USD 490000, it qualifies for Antigua and Barbuda's Citizenship by Investment program. Investors can expect rental yields in the range of six to eight percent annually and potential appreciation of fifteen to twenty percent over five years.

Construction is actively progressing. The first villas are scheduled for completion in April 2026, with full delivery expected by December 2027.

## A New Era of Investment Thinking

For global investors, real estate is no longer a simple acquisition. It is a strategic decision rooted in purpose. The right property provides security, mobility, and belonging in one unified asset.

Families today are not asking only where they can buy. They are asking where they will be safe, where they will thrive, and where their legacy will be protected.

Through PassPro and developments like La Mer, the future of investment citizenship offers clear answers.

## Closing Reflection

Real estate has always been about location. In 2025, it is equally about jurisdiction. Where you invest influences not only where you live, but who you become.

Thanks to visionaries such as Giselle Bru and companies like PassPro, real estate has expanded far beyond capital appreciation. It has become a gateway to choice, freedom, and long term legacy. These are the new pillars of wealth.

## About the Author:

Angela Gegg as Contributor to Real Estate Industry Magazine. She is the Founder and Chief Executive Officer of AG Assets Real Estate in Dubai and a leading commercial property advisor known for her market expertise and strategic investment insights.

# Angela Gegg





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