



STROIKA GROUP

MANAGEMENT

DEVELOPMENT CONSULTANCY
PROJECT MANAGEMENT

2025



STROIKA GROUP MANAGEMENT

About Us.

Stroika, Led By A Team Of Development Management Experts, Specializes In Delivering Tailored Real Estate Services To Private Investors And Developers. Our Solutions Are Focused On Maximizing Efficiency Throughout The Entire Off-Plan Development Journey, Providing Both Insightful Advisory And Smooth, Integrated Project Management From Start To Finish.

What is our Mission?

Guiding Clients And Investors Into The UAE Real Estate Market Successfully, We Offer Expert Insights And Strategies For Managing Property Developments In A Safe, Secure, And Well-Informed Manner. We Assist Clients In Achieving Their Real Estate Development Goals By Leveraging Our Extensive Experience And In-Depth Understanding Of The Local Market.

What we do?

- Introduce UAE Real Estate Market
- Identifying Real Estate Investment Opportunities
- Legal and Regulatory Framework
- Risk Management and Safety
- Real Estate Development Strategy & Execution
- Investment Management & Monitoring
- Networking and Strategic Partnerships



Understanding the UAE Real Estate Market

Introduction to the Market

- UAE real estate market is dynamic and diverse, with key sectors such as residential, commercial, hospitality, and mixed-use developments. STROIKA GROUP highlights the market's growth potential, robust infrastructure, and business-friendly environment that makes it an attractive destination for real estate investment.

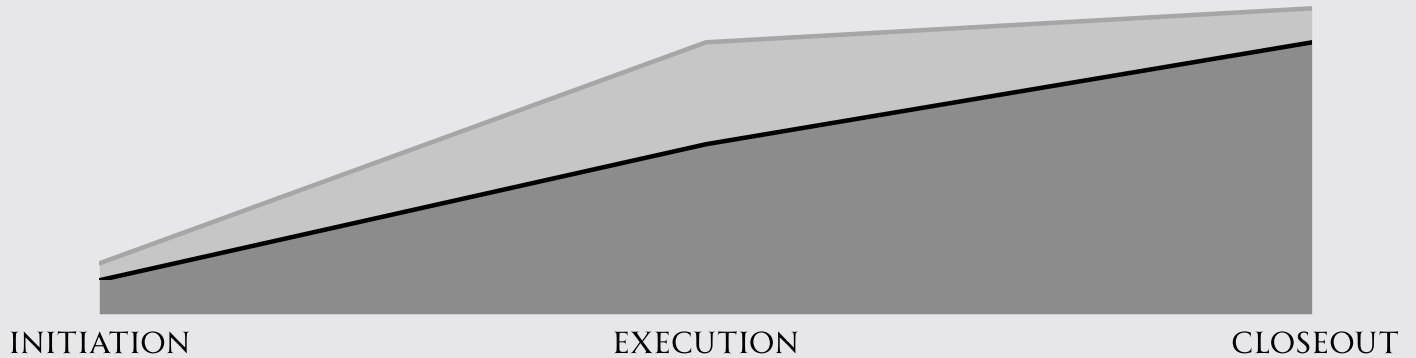
Market Stability and Growth

- The UAE's real estate market offers stability backed by a strong economy and a growing population. We help investors stay informed about long-term trends in property prices, demand for real estate, and key market drivers such as urbanization, population growth, and economic diversification.



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● WITH STROIKA ● WITHOUT STROIKA



Insuring Cost Reduction through All Stages

Longterm Partnership

- Partnering with STROIKA GROUP means guaranteed cost savings and a secure, hassle-free real estate development process. Our expertise in cost control, procurement optimization, and efficient project management ensures you save money, eliminate risks, and maximize returns. With STROIKA GROUP, your investment is protected, your budget is optimized, and your project is delivered on time and within cost—securing long-term success in the real estate market.



Identifying Real Estate Investment Opportunities

Free Zones & Ownership Structures

- STROIKA GROUP assists clients in exploring opportunities within the UAE's free zones and other regions where they can benefit from 100% foreign ownership and tax incentives, particularly in property developments.

Residential & Commercial Projects

- We guide investors in identifying high-potential residential and commercial developments, from luxury housing projects to office spaces and retail developments, ensuring they make the right investment choices for long-term returns.

Hospitality and Mixed-Use Developments

- The UAE's tourism sector offers lucrative opportunities for hospitality and mixed-use developments. STROIKA GROUP provides expert advice on entering this market segment, ensuring investors tap into the growing demand for tourism, leisure, and hospitality services.



Legal and Regulatory Framework

Real Estate Laws and Regulations:

- STROIKA GROUP ensures that our clients are well-versed in the legal framework governing real estate development and investment in the UAE, including ownership laws, registration requirements, and property rights.

Freehold and Leasehold Property Options

- We provide clear guidance on the differences between freehold and leasehold properties in the UAE, helping clients identify the best investment structures based on their objectives.

Compliance and Approvals

- Navigating the regulatory environment is key to successful real estate development. STROIKA GROUP ensures compliance with zoning regulations, construction permits, and environmental guidelines to avoid legal challenges and delays in project execution.



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Real Estate Development Strategy & Execution

Project Feasibility and Planning

- At STROIKA GROUP, we help clients assess the feasibility of development projects by conducting detailed financial analysis, identifying key risks, and creating strategic plans that maximize returns.

End-to-End Project Management

- From land acquisition and design to construction and delivery, STROIKA GROUP offers end-to-end project management services. Our team oversees every stage of the real estate development process, ensuring timelines, budgets, and quality standards.

Sustainable and Innovative Design

- As part of our commitment to long-term value creation, we guide clients in adopting sustainable and innovative design practices in their developments, which are in high demand in the UAE market.



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Risk Management and Safety

Experienced Advisory

- With STROIKA GROUP's experienced real estate development team, investors receive expert guidance to minimize risks in property development projects, from land acquisition to project completion.

Project Diversification

- We advise clients on diversifying their real estate portfolio across different types of developments (residential, commercial, retail) and geographic locations to reduce exposure to market volatility.

Market Research and Due Diligence

- STROIKA GROUP emphasizes the importance of conducting thorough market research and due diligence before committing to any development project. We provide in-depth analysis of market conditions, demand forecasts, and financial feasibility studies to ensure informed investment decisions.



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Investment Management & Monitoring

Asset Management

- STROIKA GROUP provides expert asset management services, ensuring that real estate developments are optimized for performance and yield. Our team actively monitors property portfolios and implements strategies to enhance profitability and reduce risks.

Regular Reviews and Adjustments

- We offer continuous support by reviewing investment performance and recommending adjustments based on market changes, ensuring that our clients' real estate developments stay on track.



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Networking and Strategic Partnerships

Access to Key Networks

- Through STROIKA GROUP, investors can connect with key players in the UAE real estate sector, including developers, contractors, architects, and legal advisors. We help facilitate partnerships that enhance development opportunities and improve project outcomes.

Support Services

- We also introduce clients to local business incubators, government agencies, and financial institutions that provide funding, resources, and support for real estate projects.

Sustainable Growth and Visionary Development

- STROIKA GROUP is committed to helping clients achieve sustainable growth through visionary real estate development projects in the UAE. With the country's ambitious plans for innovation and urban development, we guide investors in creating high-impact projects that contribute to the UAE's evolving skyline and urban infrastructure.



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Cultural and Market Considerations

Understanding Local Culture

- Real estate development in the UAE requires a deep understanding of the local culture and market trends. STROIKA GROUP ensures that our clients are aware of the cultural and social factors that influence property demand, as well as the importance of building long-term relationships with local stakeholders.

Building Trust with Partners:

- In the UAE, trust and reputation are essential to successful development projects. STROIKA GROUP helps clients build strong relationships with contractors, investors, and government entities to ensure smooth project execution.

Clients

BEYOND
DEVELOPMENTS

SAMANA
DEVELOPERS

ARADA

AZIZI



MAJID AL FUTTAIM
ماجد الفطيم

ELLINGTON



DUBAI HEALTH AUTHORITY
هيئة الصحة بدبي

UNITED ARAB EMIRATES
MINISTRY OF EDUCATION



الإمارات العربية المتحدة
وزارة التربية والتعليم

أوقاف أبوظبي
Awqaf Abu Dhabi

Emirates National Schools
مدارس الإمارات الوطنية

EMIRATES IDENTITY AUTHORITY
هيئة الإمارات للهوية



AL GHURAIR GROUP
مجموعة الغرير



THE ADDRESS
HOTELS + RESORTS



Raibal
ريبال



AL FATTAN
الفتان



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