

oxe | GROUP

REAL
ESTATE
WORTH
BILLIONS
OF
DIRHAMS

www.oxegroup.ae



«SETTING ONE'S SIGHTS ON
THE HORIZON IS ALL VERY WELL,
BUT IT IS BY LOOKING BEYOND
IT THAT WE HUMANS FULLY ENGAGE
OUR IMAGINATION TO INSPIRE
TRUE ACHIEVEMENTS.»

Mohammed bin Rashid Al Maktoum

نم دعبأ وه ام ىلإ رظننلا لالخ نم نكلو ، ةياغلل ديج رمأ قفألا يف ءرملا دهاشم عضو نإ
ةيقيقحلا تازاجنإلا ماهلإ لمالكلاب انلايخ كرشن رشبلا نحن اننإف ، كلذ





DEAR FRIENDS!

Mohammed bin Rashid once said: «We must be brave to become big.» At OXE GROUP, we possess the necessary bravery to establish a company in Dubai, the most dynamic city of the 21st century. However there is the whole world lying before us where the concept of «impossible» does not exist. Dubai merely marks the beginning of our journey.

We look forward to the future where new countries and business opportunities await us. From day to day, we passionately craft our company's history with unwavering love and boundless energy. It is our hope that the OXE sparks we have endeavored to convey in this book will ignite a similar flame within you. Furthermore, we are confident that we shall meet in one of the most breathtaking locations on the planet where success, nobility, and real estate thrive in the billions.

Yours sincerely,
Oxana Ermishina
President of OXE GROUP

THE COMPANY'S DETAILS

Company name: OXE GROUP REAL ESTATE BROKERS


Country: United Arab Emirates

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Website: www.oxegroup.ae

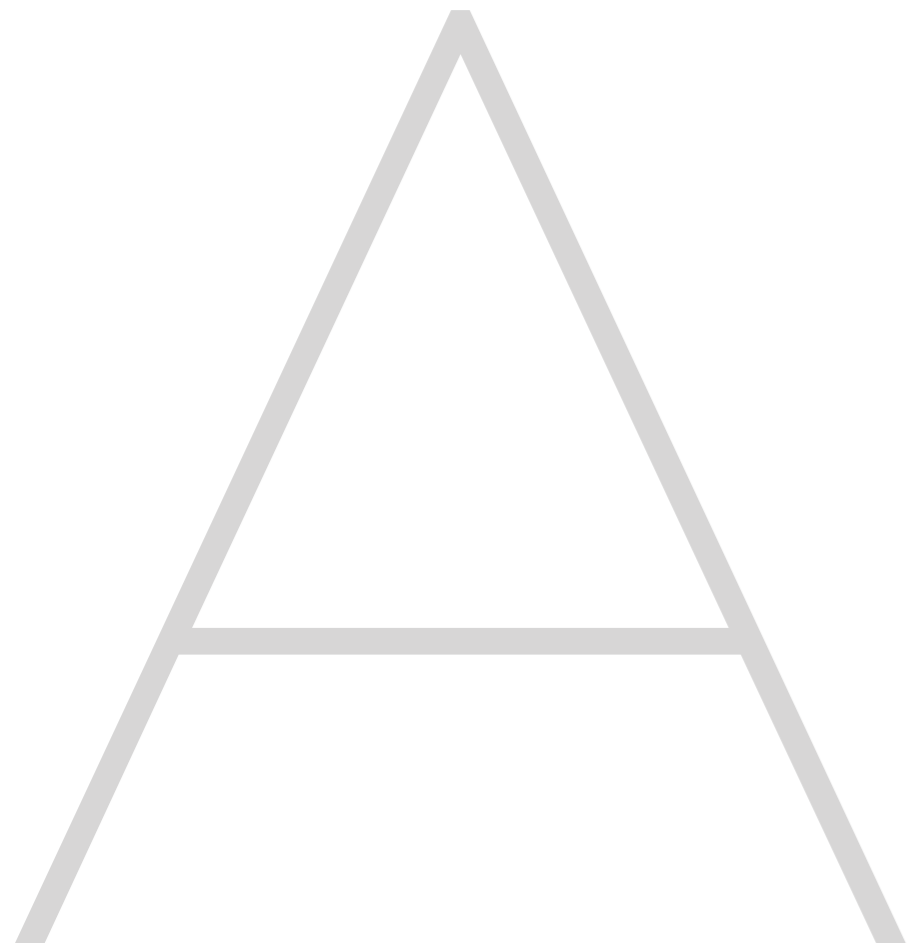


THE OXE GROUP IS BILLIONS
OF DOLLARS WORTH
OF TRANSACTIONS AND
COMPLETE CONFIDENTIALITY

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SECTION



HISTORY

REAL ESTATE WORTH
BILLIONS OF DIRHAMS





OFFICE

OXE GROUP has the office in iconic location of Dubai, Business Bay. It is a penthouse with a direct and full view to the singing fountains and Burj Khalifa

This office is the venue for meetings of the OXE Club privileged members, corporate and client meetings and of course the deals.



THE COMPANY'S HISTORY

The OXE GROUP holding was established on September 13, 2019, by Oxana Ermishina. Its willingness to embrace bold and progressive ideas, coupled with a strong commitment to providing individuals with independence and a sense of responsibility, has played a pivotal role in attracting talented professionals and creating a service delivery system unparalleled in the global real estate market.

On August 1, 2022, the holding's inaugural international office commenced operations in Dubai. Thanks to its rapid growth, strategic development, and effective leadership, OXE GROUP swiftly emerged as a dominant player in the prestigious real estate market of the United Arab Emirates within its very first year of operation.

THE OXE GROUP HOLDING

We know what's what. We round. We are ready to fling into the work so that to achieve the best results within the shortest time possible and go ahead with triumphal progress in business. The lust for life, drive for ongoing development and desire to settle down in new spheres rightfully caused the OXE GROUP to form a group of companies. We want to have all kinds of things and have them now: sell the priciest real properties in the world; design most beautiful interiors; initiate top-notch events in the world of business; hold most memorable and large-scale festivals... And yet of most importance for us is to amaze our customers with how unlimited our opportunities and energy are and how high our professional competence is. The key business of the holding is real estate.

THE GOAL

of the OXE GROUP Holding – propel the company to the top of the international business Olympus. To integrate it into the fundamental world economy. To be the best among the best and give people from all countries a chance to work with us.

THE MISSION

of the OXE GROUP Holding - energize people with the vigour of money and channel the energy for the public weal.



ERMISHINA OXANA
PRESIDENT

OUR TEAM

The OXE GROUP team are young, outstanding, daring professionals.

We are united by passion to the best real estate in the world and ability to deal with top-notch clients. The ability to respond at a rocket speed to all kinds of inquiries, expertise, highest standard of customer service, and sincere desire to assist clients in making the right choice make us stand out.

Becoming a member of the OXE GROUP team is not an easy job. Neither is it easy to stay in our proactive team where each member is a super-professional, successful, smart, charismatic, and determined leader, knowing for sure what he wants.

HOWEVER

if you are born with what we call the 'OXE DNA', you are definitely going to enjoy the crazy pace of work, ambitious benchmarks, and goals that are gaining scale day after day.



PLOKHIKH EVGENIA
DIRECTOR OF INTERNATIONAL
RELATIONS



KOROLEVA IRINA
DIRECTOR OF THE OVERSEAS
REAL-ESTATE DEPARTMENT



MELNIKOVA ANASTASIA
DIRECTOR OF THE NEW DEVELOPMENTS



YAFIZOVA ELIA
DIRECTOR OF THE CITY REAL ESTATE SECOND DEPARTMENT



NEKHLIUDOVA EKATERINA
PR DIRECTOR



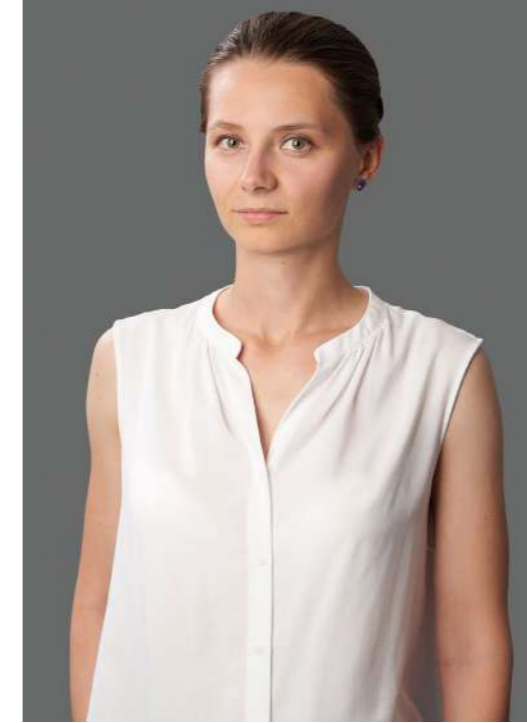
ANOROVA OLGA
HR DIRECTOR



KVETENADZE YANA
DEPUTY DIRECTOR OF THE CITY REAL ESTATE DEPARTMENT



PANOVA ELENA
DIRECTOR OF THE OUT-OF-TOWN REAL-ESTATE DEPARTMENT



SHATERKINA ANNA
DIRECTOR FOR ADMINISTRATION



SAVILOVA LIUDMILA
LEAD LEGAL COUNSEL



KRAINYK OLESYA
DIRECTOR OF THE CITY REAL ESTATE RENTAL DEPARTMENT



CHIKUNOVA LILIA
DIRECTOR OF THE CITY REAL-ESTATE DEPARTMENT

BOARD OF DIRECTORS

AWARDS







LUXURY LIFESTYLE AWARDS 2021 *13th Annual*

That we confirm your success and congratulate your achievement in the Luxury Lifestyle Awards 2021.

The objective of these awards is to recognize excellence across the whole range of and maintain the highest standards in the property industry

of the best in this market. Your impeccable reputation have been recognized and acknowledged. Now we are pleased to announce

Winner of Luxury Lifestyle Awards in the category of

Please accept our heartfelt congratulations on behalf of the Organizing Committee upon achieving such a great result and getting your efforts We look forward to seeing some exciting promotions of your success in the coming months, and we also hope to see you among our participants next

Alexander Chetchikov



Luxury Lifestyle Awards
One World Trade Center, Suite 8500, New York City NY 10007 U.S.A.
+1 (646) 810-87-64

www.luxurylifestyleawards.com



THE OXE AWARD IS
MORE THAN A MONETARY
INCENTIVE;
IT IS AN EFFECTIVE
IMPETUS
WITH A STRONG EMOTIONAL
COMMITMENT, AS WELL AS
AN EXCELLENT TOOL
TO HIGHLIGHT THE OXE
CAPITAL BRAND STATUS.



ON DECEMBER 19 AT THE ANNUAL
CELEBRATION OF OXE CAPITAL
ANNIVERSARY, THE COMPANY
GENERAL DIRECTOR AND BOARD
PRESIDENT WITH ALL MEMBERS OF
THE STAFF RECAP THE FINANCIAL
RESULTS OF THE YEAR.



THE CORPORATE CULTURE

MERITOCRACY IS THE BASIC PRINCIPLE OF THE OXE GROUP MANAGEMENT, I.E. OUR EMPLOYEES ARE INCENTIVIZED AND PROMOTED ACCORDING TO MERIT WITHOUT FAMILY, FRIEND, GENDER, HEIGHT, AGE, RACIAL OR OTHER FAVORITISM. OUR RULES ARE THE SAME FOR ALL.



RACE OF HEROES

ПОБЕДА

ИНСТРУКТОР

5925

5921

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THE OXE GROUP TEAM

is a participant of the «Race of Heroes 2022».

10 km of extreme obstacles under the scorching sun, the largest race in Russia, where everyone runs out of their comfort zone.

This is not for the weakers, just like the work in OXE GROUP.





EDUCATION

STEP INTO THE LIGHT

OXE GROUP training for brokers is crucial to boost professionalism of the workforce and the company at large. Therefore, the management's primary concern is enhancing theoretical knowledge and practical skills in real estate brokerage, as well as relevance of available information.

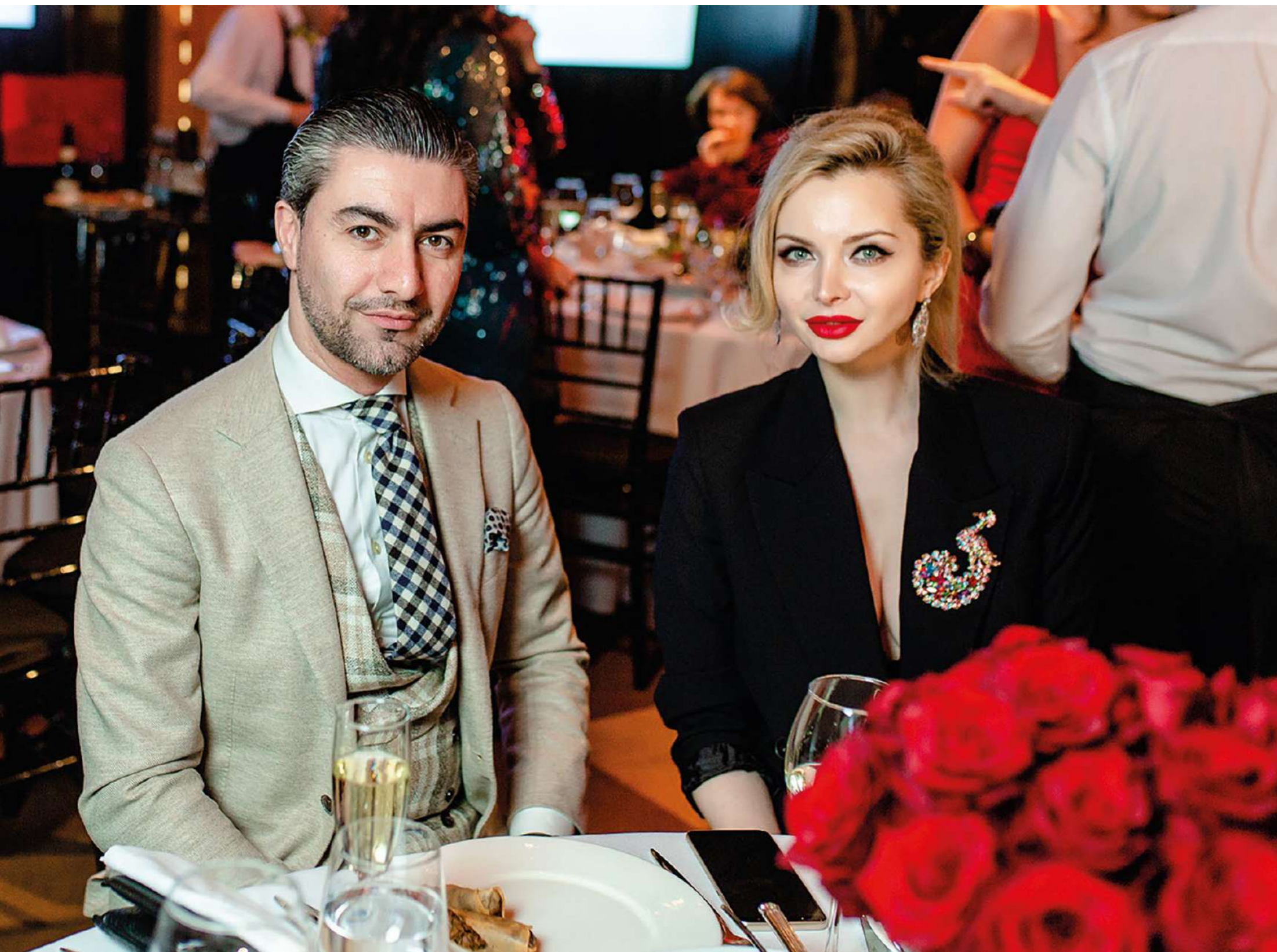
Every team and department participate in regular dedicated educational lectures, training courses, and seminars on identified topics.

Brokers study strategies to respond to clients' demands in order to provide high quality of service and end product which is a perfectly legitimate deal.









oxe

WE HAD
157 680 000 SECONDS,
1825 DAYS,
5 YEARS OF WORK AND LIFE...





... AND IN FRONT
OF US WE HAVE
THE INFINITY OF IDEAS
AND ENDLESS HORIZONS









oxe CAPITAL
5th FLOOR PARTY



5 YEARS

IS JUST THE BEGINNING

B

SECTION

SERVICES



THE OXE GROUP WORLDWIDE
COUNTRIES WE WORK WITH



SERVICES OFFERED TO DEVELOPERS AND SELLERS

- Consulting regarding construction-industry sphere
- Analytics of new developments market
- Highlighting of present-day trends in construction industry
- Marketing plan development and implementation
- Sales plan development and implementation
- Sourcing new unique potential buyers
- Professional initial consultation of clients
- Making arrangements for on-line and off-line visits
of properties
- Organization of productive developer-and-buyer business
interaction
- Providing feedback and independent advice about properties,
price issues and property promotion
- All-round PR-support including organization of top-ranking
events on developers' site

REAL ESTATE DEPARTMENT

BUY

SELL

RENT

THROUGH THE DEPARTMENT OF CITY REAL ESTATE THE COMPANY ENTERS INTO CONTRACTS AND AGREEMENTS WITH LEADING ARABIAN DEVELOPERS, INCLUDING: EMAAR, DAMAC, SOBHA, SELECT GROUP, ELLINGTON AND MANY OTHERS.



SERVICES OFFERED TO BUYERS

- Analytics of real estate abroad
- Active work with properties put to selective tendering
- Selection of villas, townhouses and apartment suites for rent and sale
- Making arrangements for personal on-line and off-line visits of properties
- Management of negotiations at top level including best price guarantee
- Selection of specific-use apartments
- Development of beneficial investment offers
- Setting exclusive terms for real-estate purchase
- Formation of customized bonus-and-privilege package
- Assessment of property market value
- Legal support and insurance of transactions
- Development of profitable investment offers
- Development of exclusive terms of real-estate purchase abroad
- Consulting on taxation issues, as well as obtaining residence permits and citizenship
- Legal support and insurance of transactions
- On-line handling of transactions
- After-sale support

OXE GROUP 是专业、有丰富经验的人海外房产公司。；他们在全世界与优秀的房地产商有业务往来。

此海外房产公司有 5 名精通外语、喜欢旅行、阅历丰富并与外国合作伙伴关系密切的专家。凭借庞大的合作伙伴关系网络和齐全的房地产选择数据库使客户在世界上任何地方快速找到合适的房产。

除了与世界领先的开发商合作以外，本公司还独家出售别出心裁的房产。本公司的房产投资包括历史悠久的城堡、明星住宅和文化遗产。

且是收集此类的客户群是保密的。为了获得最新的信息并深入了解国外的房产，本公司的员工参加国际房地产展览，论坛与座谈会，接受出差任务并与外国同事永久保持联系。

Το OXE GROUP Τμήμα ξένων ακινήτων είναι μια ομάδα επαγγελματιών μεσιτών που συνεργάζονται με ακινήτα που βρίσκονται στις πιο διάσημες τοποθεσίες του κόσμου.

Η ομάδα του τμήματος αποτελείται από 5 ειδικούς που μιλούν πέντε ξένες γλώσσες, τουλάχιστον ταξιδεύουν και έχουν δημιουργήσει, δοκιμάσει στο χρόνο και πρώτα διεξάγει συνεργασίες με ξένους συνεργάτες. να ευνοήσουν συνεργάτες και μια εκτεταμένη βάση επιτρέπεται να βρεθεί γρήγορα μια κατάλληλη ιδιοκτησία οπουδήποτε στον κόσμο.

Εκτός από τη συνεργασία με τον κορυφαίο προγραμματιστή στον κόσμο, το τμήμα πωλεί μοναδικά ακινήτα από ιδιοκτήτες αποκλειστικά βήση. Το χαρτοφυλάκιο της εταιρείας περιλαμβάνει κτίρια με ιστορία, κατοικίες διασημοτήτων και χρονοπολιτιστικά κληρονομιά. Αλλά η κεραια υπερηφάνεια είναι η κλειστή βήση των πελατών που συλλέγουν τσιτσιπαρτνέρ.

Για να λάβετε το πιο ενημερωμένο πληροφορία και να γνωρίσετε διεξοδικά αντικείμενα στο εξωτερικό, οι υπάλληλοι του τμήματος συμμετέχουν σε διεθνή εκθέσεις ακινήτων, παρακολουθούν φόρουμ και συμπόσια, ταξιδεύουν σε περιηγήσεις μεσιτών και παραμένουν σε επαφή με ξένους συναδέλφους 24/7

OXE GROUP c'est une équipe de professionnels, qui travaille avec des biens immobiliers, situés dans des endroits les plus prestigieux du monde.

Dans notre équipe il y a 5 spécialistes qui parlent parfaitement les langues étrangères-anglais, français, allemand, espagnol, italien, portugais, grec. Se sont les personnes qui aiment voyager, possèdent des relations professionnelles de confiance avec leurs partenaires à l'étranger, confirmées par le temps, et des ventes réalisées. La chaîne vaste avec des partenaires et la base de données permettent de trouver votre bien dans n'importe quel endroit de la planète dans les courts délais.

À part de la coopération avec des constructeurs-promoteurs mondiales, le département réalise des ventes de biens à titre exclusif avec des propriétaires privés. Le portefeuille de la compagnie dispose de châteaux historiques, résidences des vedettes, et bâtiments historiques. Mais notre point de fierté c'est la base de données de nos clients qui font des collections de ses biens.

Pour pouvoir obtenir l'information la plus récente et pour connaître parfaitement les produits à l'étranger, nos collègues participent aux expositions internationales d'immobilier, fréquentent les forums, se déplacent pour les visites et les réunions des agents immobiliers et restent en contact avec nos partenaires à l'étranger 24/7.

OXE GROUP ist ein Team professioneller Makler, die mit Immobilien an den renommiertesten und berühmten Standorten der Welt arbeiten. Das Team der Abteilung besteht aus 5 Spezialisten, die fließend Fremdsprachen beherrschen, gerne reisen und über etablierte, bewährte und hervorragend geführte Partnerschaften mit ausländischen Kollegen verfügen. Ein breites Partnernetzwerk und ein umfangreicher Grundstücksbestand ermöglichen es Ihnen, weltweit schnell eine passende Immobilie zu finden. Neben der Zusammenarbeit mit den weltweit führenden Bauträgern veräußert die Abteilung exklusive Immobilien von Eigentümern. Das Portfolio des Unternehmens umfasst Schlösser mit Geschichte, Residenzen von Prominenten und Kulturerbestätten. Aber der Hauptstolz ist die geschlossene Kundschaft, die solche Einzellose sammelt. Um die aktuellsten Informationen zu erhalten und Objekte im Ausland gründlich zu kennen, nehmen Mitarbeiter der Abteilung an internationalen Immobilienmessen teil, besuchen Foren und Symposien, fliegen auf Makler-Touren und bleiben rund um die Uhr mit ausländischen Kollegen in Kontakt. 24/7

BUGATTI
RESIDENCES

BY BINGHATTI





BORN FROM THE FLUIDITY OF NATURE, BUGATTI RESIDENCES BY BINGHATTI IS DESIGNED WITH INVENTIVE VIVACITY, RESOUNDING SHEER OPULENCE. THE FACADE IS CHARACTERIZED BY FLUID LINES, AND SUBTLE CURVES REMINISCENT OF THE FRENCH RIVIERA - A RESORT INSPIRED LIVING IN THE HEART OF THE METROPOLIS.

THROUGH DISTINCTIVE ARCHITECTURE CHARACTERIZED BY BOLD AND COMPLEX DESIGNS, THE FIRST BUGATTI RESIDENCES BY BINGHATTI- IS BESTOWING TO REAL ESTATE THE SAME CRAFTSMANSHIP AND ARTISTRY EXCELLENCE THAT BUGATTI HAS TRANSFORMED THE AUTOMOTIVE WORLD WITH, CONSISTENTLY BRINGING TO THE FORE THE VERY PINNACLE IN THE HYPER SPORTS CAR SEGMENT.

OCEAN HOUSE

BY ELLINGTON

AN EXCLUSIVE COLLECTION OF OCEANFRONT RESIDENCES SURROUNDED BY AN OASIS OF PALM TREES AND ABUNDANT FLORA AND FAUNA DELIVERING DRAMATIC VIEWS OF THE OCEAN'S TURQUOISE WATER.

ELLINGTON OCEAN HOUSE

A HOME OF UNIQUE EXPERIENCES CURATED FOR RESIDENTS SEEKING A LIFESTYLE INCOMPARABLE TO ANYWHERE ELSE.





ELLINGTON PROPERTIES ALONG WITH NORTHACRE AND SOL PROPERTIES BRING ANOTHER DESIGN LEGACY TO PALM JUMEIRAH TO TAKE PALM ISLAND LIVING ANOTHER STEP HIGHER WITH OCEAN HOUSE.

WITH PROVEN EXPERIENCE IN UNDERSTANDING OUR RESIDENTS' APPETITE FOR PERSONALISATION, OCEAN HOUSE IS A TESTAMENT TO OUR SHARED VISION WHERE THE LIFESTYLES OF OUR RESIDENTS ARE CELEBRATED, AND THEIR DIFFERENCES ARE EMBRACED AND FULLY CATERED TO THEIR PREFERENCES.

PALM FLOWER

BY ALPAGO PROPERTIES





LOCATED ON THE PALM JUMEIRAH WEST BEACH, PALM FLOWER IS A ONE-OF-A-KIND BEACHFRONT RESIDENCE DEVELOPED BY ALPAGO PROPERTIES.

THIS IS AN 11-FLOORS TOWER WITH 9 UNITS FEATURING ONE EXCLUSIVE UNIT PER FLOOR, EXCEPT FOR THE PENTHOUSE THAT IS SPREAD OUT OVER 2 FLOORS. EACH UNIT ENCOMPASSES FROM 9,000 TO 18,300 SQUARE FEET, DESIGNED BY THE BEST ARCHITECTS AND INTERIOR DESIGNERS IN THE WORLD.

EACH UNIT WILL FEATURE AN EXPANSIVE DOUBLE-HEIGHT LIVING SPACE, A TERRACE SWIMMING POOL WITH A UNIQUE VIEW OF THE ARABIAN GULF, A PRIVATE GYM, AND A CINEMA HALL. ALSO, EACH UNIT WILL HAVE ITS PRIVATE BASEMENT PARKING SPOTS. PALM FLOWER BLENDS THE BEST OF PALM JUMEIRAH ISLAND IN TERMS OF COMFORT, EXCLUSIVITY, AND SERENITY.

BACCARAT HOTEL

AND RESIDENCES

OF NOBLE ORIGINS, THE BACCARAT BRAND AND ITS DEVOTED ARTISANS HAVE SPENT CENTURIES ESTABLISHING AND REFINING THE GLOBALLY RECOGNIZED HALLMARKS THAT DISTINGUISH TRUE LUXURY – SKILLED CRAFT, UNCOMPROMISING QUALITY, AND IMPECCABLE SERVICE.

MAKING THEIR SPECTACULAR MIDDLE-EASTERN DEBUT IN THE HEART OF DUBAI, THE MASTERS OF REFINEMENT AND ELEGANCE HAVE FORGED GENEROUSLY SPACIOUS AND WARMLY INTIMATE HOMES THAT STRIKE THE DELICATE BALANCE BETWEEN DIGNIFIED ALLURE AND WIDESPREAD ADULATION.





WELCOME TO AN ARTFUL CELEBRATION OF LEGENDARY HERITAGE, UNPARALLELED SERVICE, AND ICONIC DESIGN.

AN EXCLUSIVE INVITATION TO REIMAGINE THE ART OF LIVING IN NEW LIGHT. FOR THOSE WHO ASPIRE FOR MORE.

SITUATED IN DOWNTOWN DUBAI, THE CRYSTALLINE TOWER CREATES A MAJESTIC PRESENCE THAT SHINES BRIGHT AMONGST THE CITY'S CELEBRATED SKYLINE. ANGULAR FORMS PAINT ELEGANT GESTURES ON A METROPOLITAN CANVAS, CREATING A SOPHISTICATED MARK OF DIFFERENCE THAT CAREFULLY COMPLEMENTS AND CONTRASTS ITS SURROUNDINGS.

VELA

DORCHESTER COLLECTION
BY OMNIYAT





WELCOME TO VELA, DORCHESTER COLLECTION BY OMNIYAT, WHERE LUXURY REACHES NEW HEIGHTS AMIDST THE SERENE AMBIENCE OF MARASI BAY. AS YOU ASCEND TO THE BREATHTAKING RESIDENCE, A WORLD OF CONTEMPORARY WATERFRONT LIVING UNFOLDS. IMMERSE YOURSELF IN THE IMPECCABLE SERVICE OF THE DORCHESTER COLLECTION, WHERE EVERY DETAIL IS DESIGNED TO PROVIDE UNPARALLELED COMFORT AND EASE.

HERE, INSPIRING ARCHITECTURE SEAMLESSLY BLENDS WITH SPACIOUS DESIGN AND MAGNIFICENT VISTAS, CULMINATING IN A PLACE OF SHEER ELEGANCE. VELA BY OMNIYAT HAS BEEN STRATEGICALLY POSITIONED TO CAPTURE THE AWE-INSPIRING BEAUTY OF MARASI BAY AND THE ICONIC BURJ KHALIFA AMID THE CAPTIVATING LIGHTS OF DOWNTOWN DUBAI.

BURJ BINGHATTI

JACOB & CO

THE FLAGSHIP OF THE BRAND INSPIRED BY
THE IMPOSSIBLE BRIMMING WITH RADICAL AND
PROFOUND IDEAS, BREAKING NEW GROUND IN
HIGH-END ARCHITECTURAL AND HOROLOGICAL
SPHERES, BINGHATTI AND JACOB & CO UNITE
TO TRANSCEND BOUNDARIES NEVER BELIEVED
POSSIBLE – AN ASTOUNDING ARCHITECTURAL
AND DESIGN LUXURY FEAT THE WORLD HAS
NEVER SEEN BEFORE.





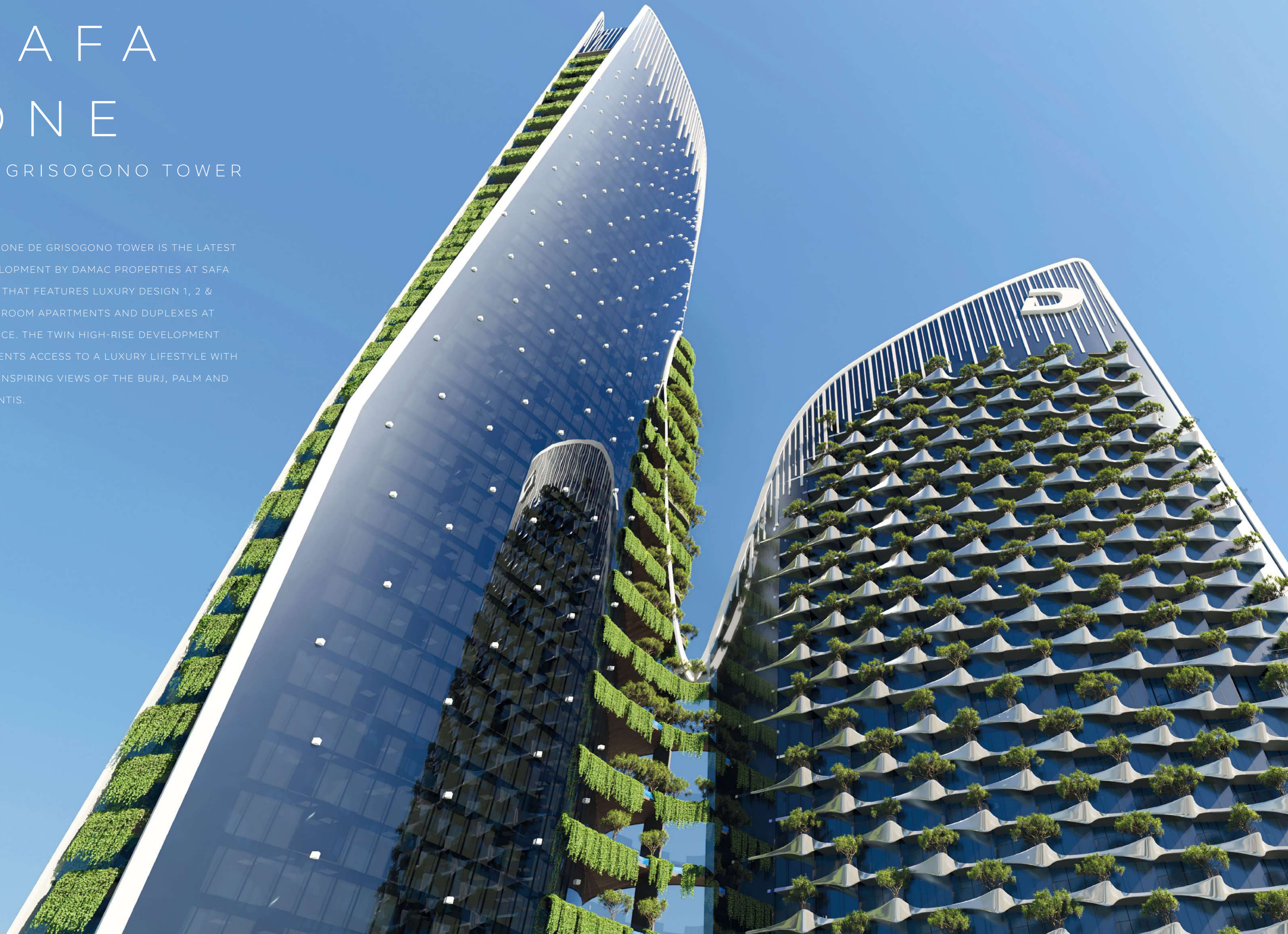
IMAGINE LIVING AMIDST THE CLOUDS AT THE PEAK OF ONE OF THE TALLEST HYPERTOWERS IN THE WORLD. BREAK BOUNDARIES, AND CHALLENGE THE UNTHINKABLE, BURJ BINGHATTI JACOB & CO RESIDENCES UTTERLY REDEFINES THE NOTION OF A LUXURIANT CONTEMPORARY LIFESTYLE IN THE METROPOLIS, OFFERING IMPECCABLE, HIGH-END BESPOKE LIVING EXCLUSIVELY FASHIONED FOR THE ELITE.

THE CROWN STANDS AS THE CULMINATION OF THE BINGHATTI AND JACOB & CO SIGNATURE ARCHITECTURAL AND HOROLOGICAL CODE, THE EMBLEM AND PUREST REPRESENTATION OF THE BRANDS. THE CROWN IS FOUND AT THE HIGHEST ALTITUDE OF THE HYPERTOWER ILLUMINATING UNRIVALED OPULENCE WITH ITS VOLUPTUOUS AND FASCINATING CONSTRUCTIVE DISPLAY OF THE ICONIC AND SIGNATURE JACOB DIAMONDS.

S A F A O N E

DE GRISOGONO TOWER

S A F A O N E D E G R I S O G O N O T O W E R I S T H E L A T E S T D E V E L O P M E N T B Y D A M A C P R O P E R T I E S A T S A F A P A R K T H A T F E A T U R E S L U X U R Y D E S I G N 1, 2 & 3 B E D R O O M A P A R T M E N T S A N D D U P L E X E S A T S E R V I C E. T H E T W I N H I G H - R I S E D E V E L O P M E N T P R E S E N T S A C C E S S T O A L U X U R Y L I F E S T Y L E W I T H A W E - I N S P I R I N G V I E W S O F T H E B U R J, P A L M A N D A T L A N T I S.





SET WITHIN THE EXCELLENT LOCALITY AT SAFA PARK WITHIN DUBAI THAT OFFERS RESIDENTS ACCESS TO EVERY FACILITY LINED WITHIN THE SPRAWLING GREEN LANDSCAPES. FURTHER, WITH ACCESS TO THE MAJOR HIGHWAYS, RESIDENTS ARE PROVIDED HASSLE-FREE ACCESS TO THE REST OF THE CITY WITHOUT ANY FURTHER ISSUES.

THE DEVELOPMENT PRESENTS ACCESS TO TWIN TOWERS WITH 45-STORY AND 67-STORY, WHERE LUXURY AND LEISURE DEFINES THE AMBIENCE. THE RESIDENCES WITHIN THE DEVELOPMENT ARE FURTHER ILLUSTRATED WITH THE HIGH-END ARCHITECTURE LINED WITH UTMOST LEISURE AT SERVICE.

SAFA TWO

BY DE GRISOGONO

SAFA TWO IS A NEW RESIDENTIAL PROJECT
LOCATED OFF SAFA PARK, WITH AN
INCOMPARABLE VIEW OF THE DUBAI WATER
CANAL ON ONE SIDE AND THE BUSY STREETS
OF BUSINESS BAY ON THE OTHER. EMULATING
A CUT DIAMOND, THE SKYSCRAPER IS SET TO
BECOME A GORGEOUS LANDMARK AND THE
MOST OPULENT DEVELOPMENT IN DUBAI.





THE PRIME LOCATION OF THE SKYSCRAPER WILL ENABLE RESIDENTS TO REACH SOME OF THE MOST SOUGHT-AFTER AREAS OF DUBAI AND TOURIST DESTINATIONS WITHIN A FEW MINUTES. IT IS WORTH MENTIONING NUMEROUS WORLD-CLASS AMENITIES THAT WILL BE OFFERED TO THE RESIDENTS. IN ADDITION, TO DELIVER THE ULTIMATE RESORT-LIKE LIFESTYLE, SAFA TWO WILL HOUSE MULTIPLE BEACH-INSPIRED POOLS WITH DECKS AND LOUNGE ZONES.

OPUS
BY DAME ZAHA HADID





THE OPUS BY OMNIYAT DESIGNED BY DAME ZAHA HADID HOUSES UNIQUE FURNISHED RESIDENCES, OFFICE SPACE, AND A MIX OF BOUTIQUE RETAIL AND CULINARY EXPERIENCES.

THE OPUS WAS ENVISIONED AND DESIGNED IN ITS ENTIRETY BY ARCHITECTURAL LEGEND, DAME ZAHA HADID. FROM EXTERIOR TO INTERIOR, EACH DETAIL IS A POWERFUL TESTAMENT OF HER UNIQUE AESTHETICS AND VISION OF THE FUTURE.

THE MESMERIZING BUILDING IS A CELEBRATION OF HADID'S WORK AS AN INSPIRING VISIONARY, WHO RESHAPED THE BOUNDARIES OF ARCHITECTURE AS ART AND FUNDAMENTALLY CHANGED THE WAY PEOPLE IMAGINE AND EXPERIENCE BUILDINGS.

THE OPUS BY OMNIYAT HAS A DOMINANT LOCATION, CENTRAL TO BURJ KHALIFA AND THE DUBAI MALL. THE OPUS IS A LANDMARK IN ITS OWN RIGHT.

THIS ARCHITECTURAL MARVEL INTRINSICALLY STANDS OUT ON DUBAI'S MAP FOR ITS MAGNIFICENT DESIGN.

IT'S ALSO A HIP CULTURAL AND ARTISTIC HUB - AN AWESOME NIGHTLIFE DESTINATION THAT OFFERS ECLECTIC DINING CHOICES AND IS CONVENIENTLY CLOSE TO THE DUBAI OPERA, MARASI BUSINESS BAY AND DUBAI WATER CANAL.

SIX SENSES

RESIDENCES THE PALM





STANDING ELEGANTLY ON THE WEST CRESCENT, SIX SENSES RESIDENCES THE PALM, DUBAI EPITOMISES INNOVATIVE ARCHITECTURE. IT TAKES ITS CUES FROM THE CITY'S JOURNEY WHILE PAYING HOMAGE TO THE CONTOURS AND ELEVATIONS OF THE REGION'S LANDSCAPE, ITS UNIQUE HERITAGE AND ORIGINS, AND ITS UNQUENCHABLE THIRST FOR PROGRESS.

SIX SENSES PLACE
AT THE CORE OF THE SIX SENSES RESIDENCES THE PALM, DUBAI IS A 60,000 SQUARE FOOT WELLNESS AND LIFESTYLE FACILITY, SIX SENSES PLACE, PROVIDING RESIDENTIAL OWNERS WITH A NEW DIMENSION IN COMMUNITY LIVING. A UNIQUE SPACE THAT ADOPTS THE SIX

SENSES BELIEF THAT WELLNESS IS ANYTHING AND EVERYTHING THAT RESULTS IN MENTAL, PHYSICAL, SPIRITUAL AND EMOTIONAL HAPPINESS.

RESIDENTIAL OWNERS AND GUESTS CAN BENEFIT FROM ITS ARRAY OF WELLNESS AND LIFESTYLE FACILITIES, INCLUDING A MASSAGE CIRCUIT POOL, SQUASH COURT, WELLNESS CIRCUIT, SIX SENSES SPA, SHARED WORKING SPACE AND MEETING ROOMS, TO NAME A FEW.

S O B H A
S E A
H A V E N





SOBHA SEAHAVEN IS A PREMIUM SEA-FACING DESTINATION AT DUBAI HARBOUR WITH ULTRA-LUXURY 1-4-BEDROOM APARTMENTS. WITH EXCLUSIVE AMENITIES AND LUSH LANDSCAPING, IT IS A RETREAT OF LUXURY, PEACE, AND BEAUTY. SOBHA SEAHAVEN IS SITUATED AT THE HUB OF A MARITIME GATEWAY MAKING IT EASIER TO DROP ANCHOR AND EXPERIENCE THE MOST EXCLUSIVE DESTINATIONS.

RISING FROM THE HEART OF DUBAI MARINA, GLANCING AT ICONIC PALM JUMEIRAH, AND GAZING AT STUNNING DUBAI HARBOUR, SOBHA SEAHAVEN'S NEW SKY EDITION IS LUXURY WATERFRONT LIVING REDEFINED. IT'S THE VERY BEST OF SEAHAVEN. AND BEYOND.

BURJ
KHALIFA



INVESTMENT DEPARTMENT

MONEY MUST WORK. THE OXE GROUP KNOWS
HOW TO MAKE IT HAPPEN MOST EFFICIENTLY.
THE COMPANY INVESTMENT DEPARTMENT OFFERS
AVAILABLE AND EFFICIENT WAYS OF GETTING
RECURRING REVENUE. WE DO PRE-SALES AT THE
MOST FAMOUS PROJECTS IN DUBAI AND GIVE
AN OPPORTUNITY FOR YOUR MILLIONS BECOME
BILLIONS.



INVESTMENT DEPARTMENT

The department staff members possess expertise in how the Arabian real-estate market works and get true up-to-date information from their partners on financial markets and investments worldwide. It provides us access to the world market of institutional and private-sector capital, which gives us an opportunity to promptly respond to the dynamics of the global financial market environment and focus on most vital and commercially successful lines of business.

The high degree of trust and absolute confidentiality that the company provides allow us to:

- provide our clients an access to investment equity through first-hand entities
- promptly manage distribution of data on one or another asset, foresee the existing demand on the part of investors and offer them such assets that are not exhibited on the market
- develop strategies for efficient entry in and exit from investment projects depending on macro-economy and existing market situation in a concrete real-estate segment, as well as on each client's personal circumstances and interests
- develop flexible financial models for investment projects, one asset or an asset portfolio

Besides, those of us in charge of this segment of company operation take upon themselves investment-portfolio management, perform sale and purchase of properties with good prospects and assign assets to different lines of the company operation to lower risks. At the same time the company is fully liable for development and implementation of investors financial strategies and provides insurance support to improve client security.

MANAGEMENT OF REAL ESTATE

OXE GROUP provides the residential real estate management service to those who have several properties and yet not enough time to manage them as the day and night duration is just 24 hours and also those, who wish to make each lot work more efficiently to get higher profit.

Management of residential real estate includes the highlighting of market trends, diversification of the real estate portfolio, effective use of property areas and their efficient operation. Reliable management tools make it possible for OXE GROUP to be in control of the time of property sale or commissioning, as well as the transaction cost.

The package of services related to residential real estate management has several basic components:

- Marketing plan development and implementation with consideration to market dynamics. Getting photo and video materials ready, preparing presentations, advertising, making arrangements for promotional visits and a lot of others things
- Brokerage including due diligence regarding financial standing of buyers and tenants, assessment of their stability and financial solvency; collection of rent and other payments
- Property maintenance including the up-keeping of cost-effectiveness of operating expenses and due standard of services. The range of works is wide and varies depending on the country, climate, economic, social and other conditions of a property territory
- Financial services, accounts and records, insurance
- Document keeping, approval of re-layout and negotiation with state regulatory authorities and other agencies

The OXE GROUP team can accept for management an unlimited number of properties so that to increase return on investment, profitability and value.

Recalculate, revise, sublet, re-sell, redecorate or re-design, find new tenants or better buyers – we apply our best efforts to provide new opportunities for our clients at their existing locations.

CONSULTING

The principal task of the OXE GROUP consulting service is to analyze and substantiate development prospects, use research and engineering, organizational and economic solutions in the real estate sphere.

The core package of consulting services includes independent evaluation of an existing situation, analysis of processes on and around each property, and recommendations regarding property management to increase its resale value and liquidity.

In the course of work with company experts, our clients are exposed to the latest most relevant and up-to-date ideas concerning the sale and operation of real estate; they gain experience and knowledge, benefit from expert opinion, nonbiased advice, and get a list of what they need to do to get desired results in one or several areas of real estate business.

OXE GROUP offers expert, process, and educational consulting services helping clients to timely achieve different goals, mitigate risks, boost financial performance, and enhance competitive potential of properties on the real-estate market.

DOCUMENTS

Properly documented closing of transactions be it property sale, investment, acquisition and renting of real estate guarantee the rights of all participants, and properly made up legal documents protect against arrogations, loss of monetary funds or property. Expert lawyers of the OXE GROUP company accurately and diligently prepare all necessary documents making it possible for our clients to feel confident and comfortable for the entire duration of a transaction and subsequent property ownership.

LEGAL SERVICES

The OXE GROUP lawyers are high-end experts in due diligence of real properties and title holders, support of negotiations, making arrangements for and legalities for title-transfer procedures, as well as maximal protection of the company clients' interests. The legal service department provides the following services:

- Legal support of sale-and-purchase transactions involving real estate and companies in UAE, Europe, USA, and other countries
- Legal due diligence, development of contracts, supplements to the same and other documents as prescribed by Arabian and international legal provisions
- Drafting, examination and approval of statutory documents, corporate agreements, terms of cooperation and credit contracts, various security transactions in compliance with the legislation of the UAE, UK, USA, Germany, Cyprus, and other jurisdictions.
- Development and bringing into effect of ownership and asset-management structures
- Preparation of legal review reports, legal risk assessment
- Submitting reports in writing on transactions including taxation and management issues, as well as relationships between shareholders
- Development of optimal mutual payment-settlement schemes for real estate transactions
- Preliminary structuring of transactions with sale and purchase of assets
- Cooperation with developers, company principals, registration agencies, bank officials and other participants of the real-estate market
- Cooperation with independent legal counsels
- Litigation and arbitration
- Consulting on legal issues related to the real estate sphere

CITIZENSHIP PASSPORT

One of the segments of the company operation is providing assistance in getting citizenship or residence permits in more than 20 countries of the world including the UAE, USA, Great Britain, Cyprus, Andorra, Austria, Malta, Portugal, Spain, Greece, Antigua and Barbados, Federation of Saint-Kitts and Nevis, and others. Company officers give detailed consultations, select the best and most suitable options depending on clients' demands and offer only most efficient legal ways for getting citizenship and residence permits.

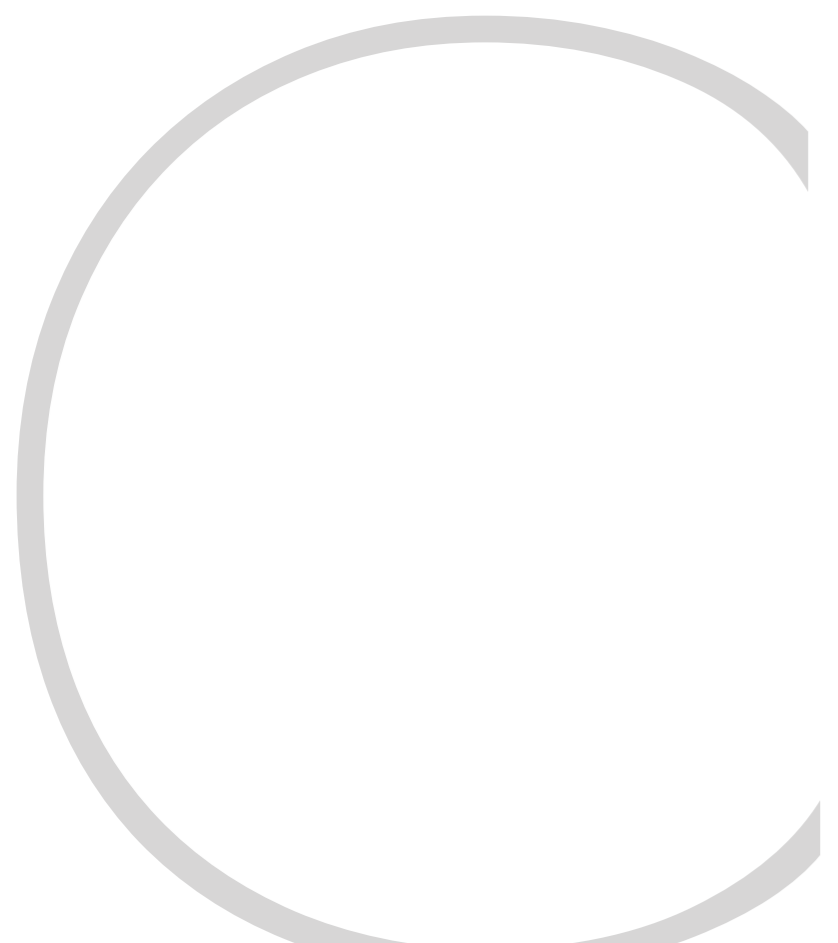
Availability of competent partners worldwide helps in learning the finer points and specifics of each case and finding the right solution, which makes it possible to save the clients' time, efforts and money

BUSINESS RELOCATION

OXE GROUP Company assists its clients in a detailed analysis of the goals and tasks of relocation, efficiently selects a new company location and, based on the existing business model, selects the most appropriate legal form for the company.

SERVICES

1. Legal advice. Lawyers with experience in business relocation in Dubai help you understand the requirements, rules and procedures related to setting up or relocating a business to this region.
2. Company Registration. Business relocation consultants determine the most appropriate type of company, guide you through the registration process, and help you prepare the necessary documents.
3. Searching for real estate. Brokers of OXE GROUP search commercial real estate for purchase or rent taking into consideration all your requirements and preferences.
4. Accounting services and tax support. Business relocation to a new country also implies compliance with local tax and accounting requirements. Our professionals provide accounting, financial reporting and tax compliance services.
5. Support in obtaining visas and permits for employees. Organization of all work processes, human resources and accounting - all this and much more is included in the package of business relocation services in the UAE.



SECTION

TESTIMONIALS



Date: 21st June 2023

To: Oxe Group
Dubai – UAE

Subject: Appreciation Letter

We would like to extend our heartfelt appreciation for the exceptional expertise and unparalleled excellence that Oxe Group has demonstrated in the realm of commercial real estate in Dubai. Your unwavering commitment to delivering top-notch services has positioned your company as the best in the industry. We eagerly anticipate the opportunity to further collaborate with you in the future, as we believe our joint efforts will lead to even greater achievements.

Sincerely,

Kamilla Huseynova
Founding Partner



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TIMELESS

TIMELESS PRIME
PROJECT MANAGEMENT
SERVICES CO. L.L.C
Office 43-44, Owned by Dubai
Municipality, Al Fahidi,
Bur Dubai

timeless.club
denis.matvienko@timeless.club

We would like to express our gratitude to Oxe Group for their assistance in:

- selection of premises
- organization of transactions
- organizing the necessary meetings with representatives of the landlord
- help with MOU compilation





05.05.2023

ENS would like express gratitude to OXE Group and the high level of professional the company showed in finding a building for a school. The staff at OXE Group have a deep and thorough knowledge of the real estate market which greatly assisted ENS in making the right decision.

We wish OXE Group success and growth in the future.

Best regards,

Anna-Maria Nikolaeva

Director



OXE Group Real Estate is an exceptional company. We developed a great partnership with them and deserved a recommendation as they are extremely professional.

- Best Vision Business Center LLC

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Office No. 2101-2102-2201-2202 Metropolis Tower
Burj Khaleefa - Business Bay - Dubai - U.A.E
P.O.Box: 215285 DXB



LETTER OF GRATITUDE

Pafilia Property Developers Limited would like to thank Oxe Group for their professionalism, creative solutions and fruitful cooperation. We wish prosperity and wealth to your company.

Sincerely,
Head of the Representative Office



Tarakanova L. P.

Be Outstanding.

www.pafilia.com

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 Athens Corner of 58 Kalkasou & 52 Skopelou Streets, Kypseli Athens, Greece T +30 210 271 7100 info@pafilia.gr



BENTLEY

BENTLEY

To Mrs. Oksana Ermishina,
Founder, Chairman of the Board of OXE GROUP

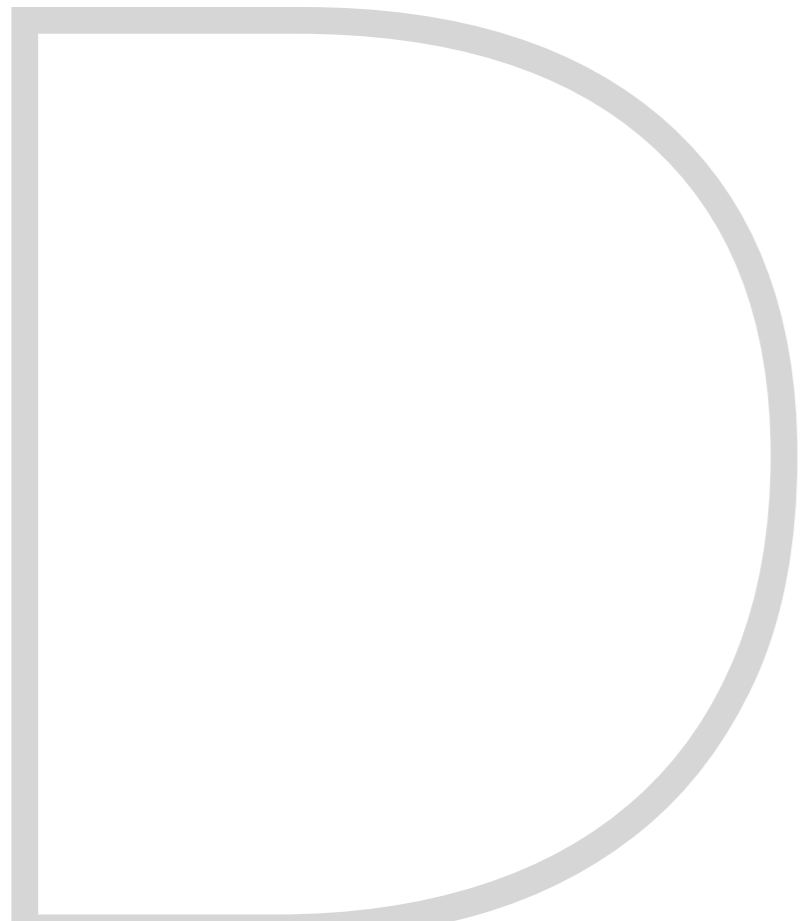
LETTER OF APPRECIATION

On behalf of Bentley we thank OXE GROUP for the bright and productive cooperation, for choosing the high-class location and assistance in preparing and conducting Bentley Flying Spur presentation in September 2019.



Victoria Nikitina,
Marketing Team Leader
Bentley

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SECTION

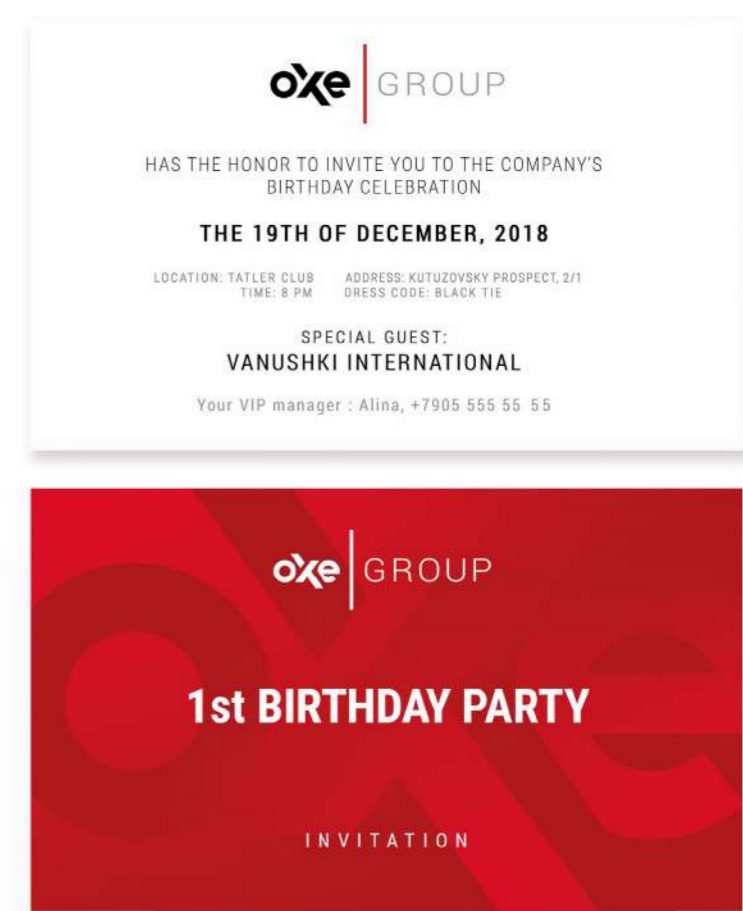
MARKETING



OXE MONEY BEAR

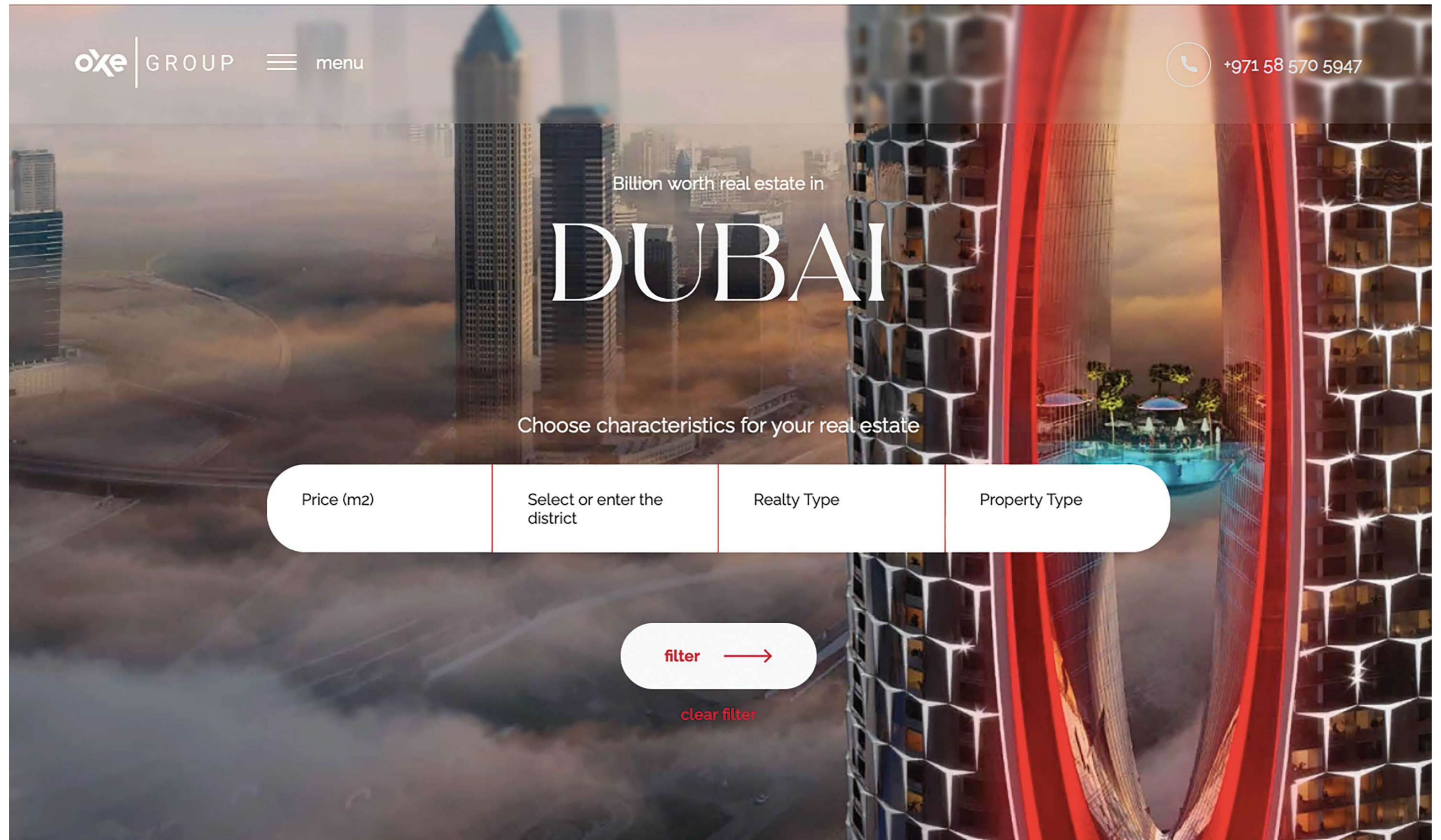
BY BEAR BRICK. THIS BEAR IS VERY FOND OF ATTENTION, FAME AND LIKES.

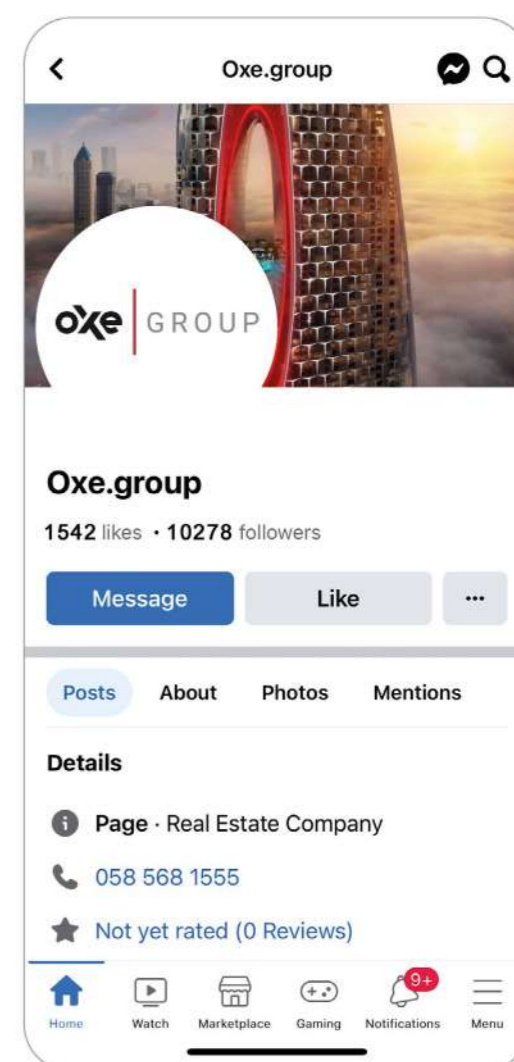
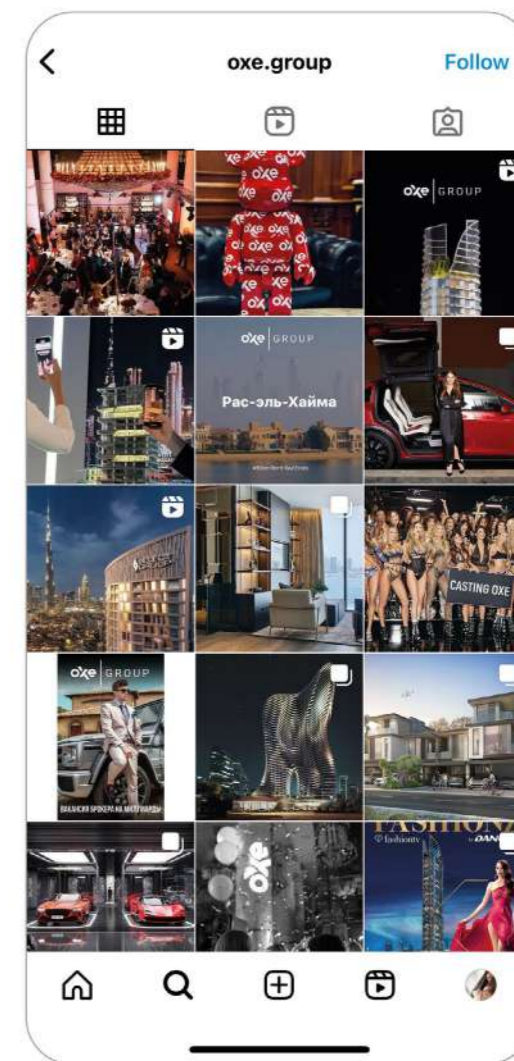
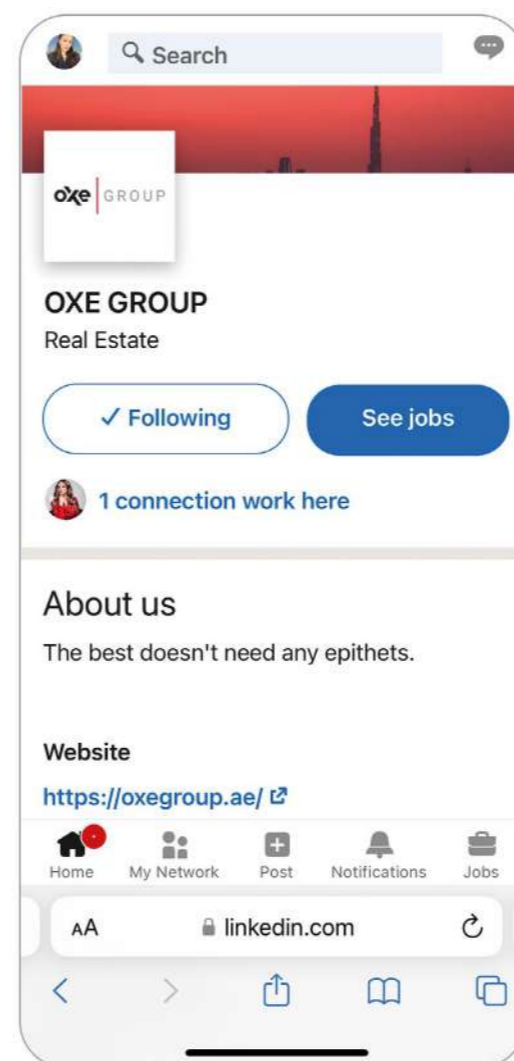
IT BRINGS FORTUNE AND BILLIONS WORTH OF DEALS TO THOSE WHO POST IT ON THEIR STORIES AND POSTS, TAGGING @OXECAPITAL AND @OXE.GROUP ACCOUNTS AND GET THE MOST COOL COMMENTS.



WEBSITE

Modern, minimalistic, user-friendly - it shows high-end real estate in Dubai. The company mission and memorable slogans, description of the team and billion-worth real-estate – you can find all this on the OXE GROUP website. The website adapts well to all devices, while practical filters allow finding information using a maximum number of criteria.





EVENTS





OXE GROUP LOVES ORGANIZING LARGE-SCALE, BRIGHT, AND EXTRAORDINARY REAL ESTATE EVENTS. A REAL PROPERTY BOUTIQUE, A GLAMOROUS GALA DINNER IN THE HIGH-END RESTAURANT, AN EXHIBITION BY THE WORLD-RENOWNED SCULPTOR LAURENCE JENKELL THAT HAS BROUGHT ART INTO THE STREETS, THE PREMIERE OF THE NEW BENTLEY FLYING SPUR WITH A BIRD'S EYE VIEW OF THE VEHICLE, OR A BUSINESS BREAKFASTS - THE LIST OF OUR ACTIVITIES IS FAR FROM BEING COMPLETE.

BOUTIQUE OF REAL ESTATE

To boost sales of most expensive real properties - villas XXII CARAT - OXE GROUP have established a real estate boutique in a worldwide famous luxury store housing over 2000 brands, including Louis Vuitton, Dior, Loro Piana, Kiton Givenchy, Dolce&Gabbana, Valentino, Celine, Ralph Lauren, Alexander McQueen, Lanvin, Chloe, Balmain, Brioni, Boss, Chopard, Rolex, Graff.

REAL ESTATE EXHIBITION

OXE GROUP presents exclusive projects at various specialized exhibitions. Visitors have an opportunity to learn in details about the most prestigious and investment-attractive offers on the market. Exclusive terms, discounts and special offers are available for buyers during the entire period of the exhibition.



BUSINESS BREAKFAST

As a most effective tool for clients and a favored format among partners, a business breakfast at OXE GROUP offers an opportunity to promote customer networking and present upscale properties to our target clientele.



ART EVENTS

OXE GROUP and art evenings with internationally renowned sculptor Laurence Jenkel.

Her works are successfully sold at Christie's and Sotheby's auctions, they are commissioned for themselves by the international companies, such as Coca Cola and the Chanel Foundation, they were also repeatedly presented at the Art Basel fair and they are included in the collections of Bouygues Foundation, Bettencourt-Schueller Foundation, Tel Aviv Museum, Coca Cola Museum.



WORLD RALLY WITH

ROLLS ROYCE MOTOR CARS



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