



COMPANY PROFILE



Feasibility Studies and Project Development for Real Estate and Properties



MARKET ANALYSIS

Evaluating demand, competition, and economic trends to identify opportunities and risks.



FINANCIAL VIABILITY

Assessing project costs, funding, and potential returns to ensure profitability.



REGULATORY COMPLIANCE

Reviewing zoning laws, permits, and legal requirements for smooth project execution.



SITE SUITABILITY

Analyzing location, accessibility, and environmental factors to determine project feasibility.

Top Notch Services

Work with us the way you want.

Some believe you must choose between an online broker and a wealth management firm. At ARIA Consulting, you don't need to compromise. Whether you invest on your own, with an advisor, or a little of both — we can support you.

MARKET AND FINANCIAL FEASIBILITY ANALYSIS

Ensuring market alignment and financial viability through real estate trend analysis and demand-supply evaluation.



DEVELOPMENT PRIORITIZATION

Prioritizing real estate opportunities to maximize returns and manage risks.



MASTER PLANS & MEGAPROJECTS

Advising on creating destinations that boost the economy, generate jobs, and drive social impact.



HIGHEST AND BEST USE ANALYSIS

Maximizing real estate value through property, market, and competition analysis.



RETAIL CONSULTANCY

Boosting user experience, footfall, and revenue with an optimal brand mix.



ASSET MANAGEMENT STRATEGY

Managing real estate assets to maximize value, with financial modeling for costs, revenues, and ROI.



Transforming Insights into Real Estate Success

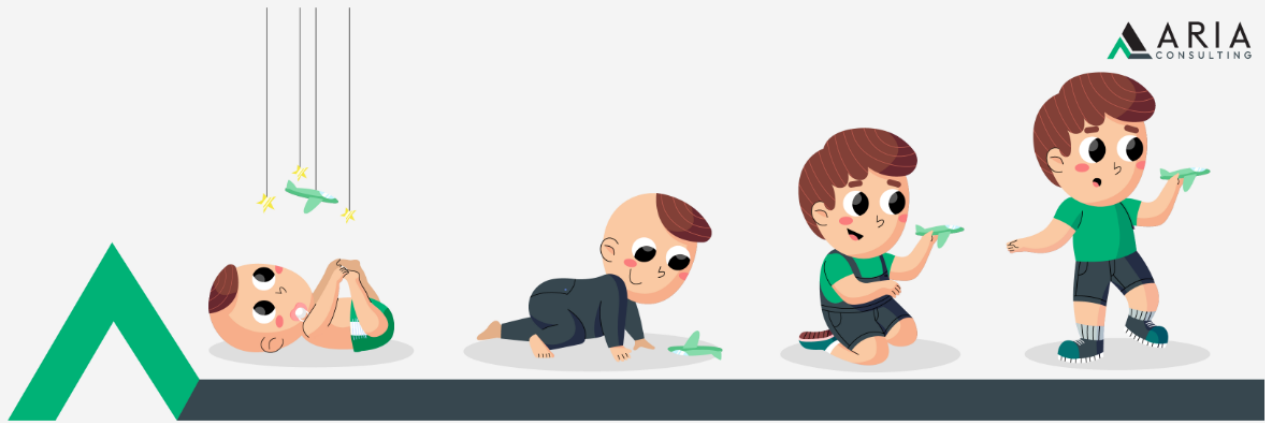
ARIA Consulting transforms data-driven insights into successful real estate investments, providing expert feasibility studies and strategic solutions that drive sustainable growth, maximize value, and ensure long-term success in the property sector.



About Us

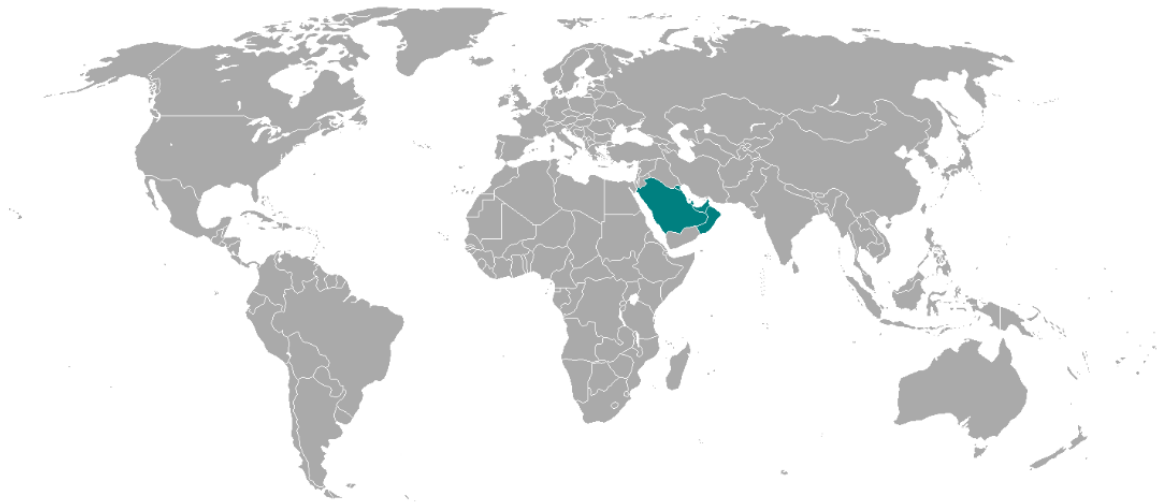
ARIA Consulting was established in 2024 with the mission of maximizing investment value through detailed studies in real estate and properties.

This primarily focuses on identifying promising areas where investments can achieve the highest growth in land or property value.



Global Growth, Rooted in Dubai and the GCC

Our aim is the world, our home is Dubai, and our foundation is the GCC. We plan for organic growth by extending our reach, including through partnerships.



Cooperation Council for the Arab States of the Gulf

Our Values

ARIA Consulting values customer respect, innovation through research, and diversity in all our endeavors.

We foster a culture of respect, innovation, and inclusivity, creating a positive environment where collaboration and forward-thinking drive excellence in every endeavor.



Respect of Customers



Innovation & Research



Diversity

Services



Highest and Best Use Analysis

We ensure that your proposed concept aligns with market demand and is financially feasible. This involves a detailed assessment of current market conditions, including the demand-supply gap across various real estate sectors, prevailing rental rates, vacancy levels, sales performance, sales velocity, and emerging trends in the local real estate market. By integrating market insights with financial analysis, we provide actionable recommendations to optimize project potential and ensure long-term success.



Development Prioritization

Strategic decision-making processes are designed to identify and prioritize real estate development opportunities within a portfolio, aiming to maximize overall returns while mitigating risks. This involves evaluating each asset's current performance, potential for value addition, and alignment with market trends and future demand. Factors such as financial feasibility, regulatory compliance, environmental considerations, and competitive positioning are thoroughly analyzed to ensure informed and sustainable investment decisions. By leveraging data-driven insights and scenario analysis, this approach ensures that portfolio optimization aligns with long-term strategic objectives and market dynamics.



Masterplans and Megaprojects

We provide strategic advisory services to develop new destinations that drive economic growth, create job opportunities, and deliver meaningful social and economic impacts. Our approach includes identifying untapped market opportunities, designing sustainable development strategies, and aligning projects with community needs and regional objectives. By fostering innovation and leveraging local assets, we help shape destinations that contribute significantly to the local economy while enhancing quality of life and promoting long-term resilience.



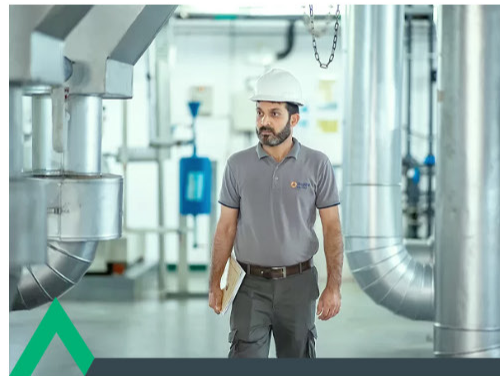
Highest and Best Use Analysis

A comprehensive assessment is conducted to unlock the maximum long-term value of a real estate asset. This includes evaluating the physical characteristics of the property, such as its size, location, topography, access to utilities, environmental factors, proximity to demand generators, surrounding land use, and any constraints or opportunities for development. Additionally, key macroeconomic indicators at the city level—such as population, employment, GDP and tourism—are analyzed to determine their impact on demand across various types of real estate assets. A thorough benchmarking exercise is also carried out to understand competing developments within the city and to assess the achievable performance levels of sectors being planned for the specific site.



Retail Consultancy

We enhance the end-user experience, drive footfall, and maximize revenues by recommending an optimal brand mix tailored to the target audience and market dynamics. This involves analyzing consumer preferences, competitive positioning, and local demographics to curate a balanced mix of brands and offerings that meet demand while differentiating the destination. Our approach ensures the seamless integration of complementary tenants and services, creating engaging spaces that attract and retain visitors, foster loyalty, and boost overall profitability.



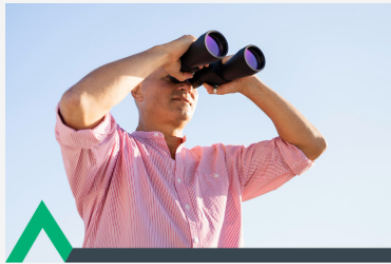
Asset Management Strategy

We provide strategic management and oversight of real estate assets to maximize their value, optimize performance, and achieve investment objectives. This includes conducting comprehensive financial modeling to evaluate the potential costs and revenues associated with various development options. Key factors assessed include construction costs, operating expenses, projected rental or sales income, expected return on investment (ROI), net present value (NPV), and internal rate of return (IRR) at both the project and equity levels. By integrating market trends, financial metrics, and risk analysis, we deliver data-driven insights that help stakeholders make informed decisions and enhance long-term asset performance.

Business Approach

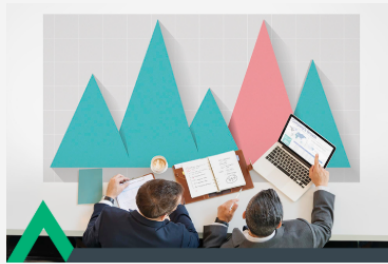
Empowering clients to unlock real estate potential and maximize returns.

Discover ARIA Consulting's top-notch services, where tailored research and expert insights help you unlock the full potential of your real estate investments in high-growth areas.



Vision

"Always on good land", enabling clients to maximize their real estate investment by identifying the areas of maximum potential appreciation.



Mission

Develop and tailor multidisciplinary researches to achieve the Vision.



Business Approach

Two main business approaches with clients:

1. We develop brand new customized research solutions for our clients, fitting their property or real estate investments requirements.
2. Routinely invest and develop own research on the areas in GCC with the most potential appreciation.



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