



D E S E R T K E Y

Rent your apartment once. Get paid for three years.

Three-year fixed leases at Water's Edge, Yas Island. Guaranteed rent. Professionally managed.

3 Years

FIXED CONTRACT

+3% / Year

RENT INCREASE

Since 2023

A RELIABLE TENANT

50+ APARTMENTS AT WATER'S EDGE • 130+ UNDER MANAGEMENT – DESERTKEY.AE

Three years of rent, in your hands on day one

Desert Key runs **50+ apartments in Water's Edge alone** – with full-time cleaning, maintenance and concierge teams inside the community, operating our units like one hotel. At signing, you receive post-dated cheques covering the **entire three-year term** – two per year, each paying six months. Occupancy risk is ours, not yours.



Will I get paid?

All six cheques are handed over the day we sign. No monthly chasing, no renegotiation, no excuses – you hold the full term's rent from day one, from a company, not an individual.



Will my apartment be safe?

We place a **5% security deposit** with you and guarantee to return the apartment in the same condition as at handover. It's cleaned professionally after every stay and looked after by our own maintenance team.



Who is Desert Key?

A hospitality company operating since 2023, with 130+ apartments under management – 50+ of them in Water's Edge. An Airbnb Superhost, rated Excellent (8.7) on Booking.com, with our own teams living and working in the community every day.

36 months

OF CHEQUES AT SIGNING

5%

SECURITY DEPOSIT

50+

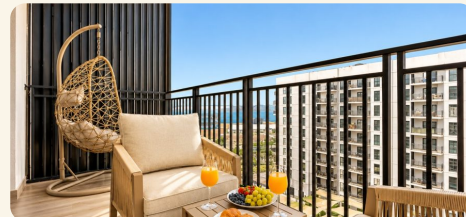
APARTMENTS IN WATER'S EDGE

4.8★

2,900+ GUEST REVIEWS

THE STANDARD WE KEEP – FURNISHED BY US, AT OUR COST

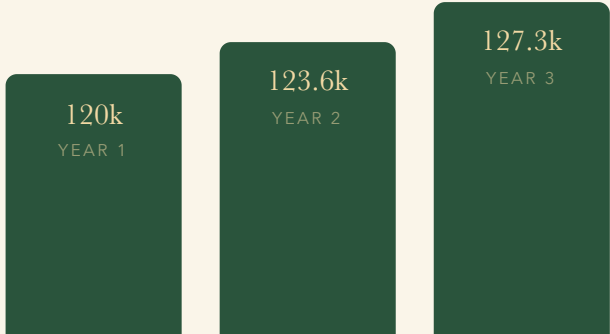
Our two-bedroom apartment at Water's Edge · see every home at desertkey.ae



Predictable income, without the landlord headaches

	TYPICAL TENANCY	WITH DESERT KEY
Vacancy	Empty months between tenants – lost income every renewal.	Zero. Rent continues for 36 months, occupied or not – and beyond three years, we'd love to renew.
Rent growth	Renegotiated yearly, capped by market disputes.	+3% every year, agreed upfront in the contract.
Collection	Chasing cheques year after year, bounced payments, excuses.	Post-dated cheques for all 36 months, in your hand at signing.
Property standard	The apartment becomes the tenant's private home – furnishing, cleanliness and condition are out of your sight.	Professionally furnished, cleaned and maintained to hotel standard – all at our cost, with regular inspections.
Maintenance	Every leaking toilet is your phone call, your contractor, your bill.	You never get that call. Our full-time team fixes everything – we only involve you for major items outside our control.
Handover	Condition after 3 years: depends on habits you'll never see.	Returned as handed over – guaranteed. Our guest ratings depend on it, so it's inspected constantly.

YOUR RENT OVER THE TERM



Example: an apartment signed at AED 120,000. Compounding 3% increments mean Year 3 pays AED 7,300 more – guaranteed, not negotiated.

The largest operator at Water's Edge — and the only professional operator in Abu Dhabi with **50+ apartments** and a **4.8★ guest rating**.

ONE POINT OF CONTACT

One company, one contract, one phone number – for the entire three years.



A TENANT WITH SKIN IN THE GAME

A tenant's habits are invisible. Our apartments are reviewed publicly after every stay – our business only works if your apartment stays perfect.

SEE FOR YOURSELF

Our apartments and reviews are public – at **desertkey.ae**, on Airbnb (Superhost) and on Booking.com (8.7 Excellent).

FROM FIRST CALL TO FIRST PAYMENT

Four steps, no complications

01

OFFER

You receive a clear, fixed rent offer within 48 hours.

02

INSPECTION

Our maintenance team inspects the apartment, so we both know exactly what's being handed over.

03

CONTRACT

We sign the 3-year lease, pay six months upfront and place the 5% deposit – plus post-dated cheques for every remaining payment.

04

HANDOVER

Rent starts with the contract. From that day, the apartment – and everything in it – is our responsibility.

One signature.
Thirty-six months of certainty.

Send us your apartment details – and receive a fixed rent offer within 48 hours.



DESERT KEY

HOLIDAY HOMES · WATER'S EDGE, YAS ISLAND

MUIZ AHMED · HEAD OF OWNER RELATIONS

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www.desertkey.ae