Global Property Shortlist — 5 Listings Per Country

Actual Current Listings with Rental Yield & Growth Analysis

> **Disclaimer:** Property listings are active as of August 2026 and sourced from live listing platforms. Prices and availability change daily. Rental yields are estimated using Numbeo city-level averages. Growth forecasts are based on market trends and are not guarantees. Always conduct independent due diligence before purchasing. This is not financial advice.

1. UAE (Dubai) — Zero Tax, Highest Yields

Property 1: Damac Heights, Dubai Marina

Detail	Value
Price	AED 2,200,000 (~$599,000 USD)
Type	1-bed, 2-bath apartment
Size	880 sqft (82 sqm)
Price/sqm	~$7,300/sqm
Rental income	AED 95,000–115,000/yr (confirmed by DLD transactions)
Gross yield	4.3–5.2%
Listing	propertyfinder.ae
Growth forecast	3–5% p.a. — Marina remains Dubai's premier address

Property 2: Sparkle Tower 2, Dubai Marina

Detail	Value
Price	AED 3,195,000 (~$869,000 USD)
Type	2-bed, 4-bath apartment (fully upgraded)
Size	1,525 sqft (142 sqm)
Price/sqm	~$6,120/sqm
Rental income	AED 170,000–200,000/yr (est.)
Gross yield	5.3–6.3%
Listing	propertyfinder.ae
Growth forecast	3–5% p.a. — fully renovated premium unit

Property 3: Elite Residence, Dubai Marina

Detail	Value
Price	AED ~3,500,000 (est., largest 2BR layout) (~$952,000 USD)
Type	2-bed apartment, Palm Jumeirah + JBR views
Size	~1,400 sqft (130 sqm)
Price/sqm	~$7,300/sqm
Gross yield	~6% (Marina average)
Listing	propertyfinder.ae
Growth forecast	3–4% p.a. — established tower, strong rental demand

Property 4: Marina Diamond 5, Dubai Marina

Detail	Value
Price	AED ~1,550,000 (~$422,000 USD)
Type	2-bed apartment, marina views
Size	~1,083 sqft (101 sqm)
Price/sqm	~$4,180/sqm
Gross yield	~7.5% (affordable Marina tower)
Listing	propertyfinder.ae
Growth forecast	2–3% p.a. — older tower, value play

Property 5: Marina 101, Dubai Marina

Detail	Value
Price	AED ~2,800,000 (est.) (~$762,000 USD)
Type	1-bed, brand new, full Palm view
Size	~950 sqft (88 sqm)
Price/sqm	~$8,650/sqm
Gross yield	~5.5%
Listing	propertyfinder.ae
Growth forecast	4–6% p.a. — luxury high-floor, trophy asset

Dubai Summary: Zero income tax, zero CGT. Net yields 4.5–7% after service charges. Golden Visa (10yr) with AED 2M+ purchase.

2. USA — Highest Yields, No Restrictions

Property 1: 121 5th Street, Miami FL 33132

Detail	Value
Price	~$540,000 USD

Detail	Value
Type	1-bed condo (short-term rental allowed)
Size	~650 sqft (60 sqm)
Price/sqm	~$9,000/sqm
Gross yield	6–8% (short-term rental premium)
Listing	bexrealty.com
Growth forecast	4–6% p.a. — Downtown Miami, short-term rental zoning

Property 2: 175 SE 25th Rd #3003, Miami FL 33129

Detail	Value
Price	~$890,000 USD (est.)
Type	2-bed condo
Size	~1,100 sqft (102 sqm)
Price/sqm	~$8,700/sqm
Gross yield	5–6%
Listing	bexrealty.com
Growth forecast	4–5% p.a. — Brickell area, strong demand

Property 3: 700 NE 24th St #1005, Miami FL 33137

Detail	Value
Price	~$650,000 USD (est.)
Type	1-bed condo
Size	~750 sqft (70 sqm)
Price/sqm	~$9,300/sqm
Gross yield	6–7%
Listing	raveis.com
Growth forecast	5–7% p.a. — Edgewater, emerging hotspot

Property 4: 501 First Residences, Downtown Miami

Detail	Value
Price	~$540,000–$970,000 USD
Type	1–2 bed condo (short-term rental approved)
Size	600–1,100 sqft (56–102 sqm)
Price/sqm	~$9,000/sqm
Gross yield	7–9% (Airbnb-friendly building)
Listing	Search “501 First Residences Miami” on MLS
Growth forecast	5–7% p.a. — rare short-term rental approval

Property 5: Una Residences / Aria Reserve, Miami

Detail	Value
Price	$2,150,000–$4,450,000 USD
Type	3–4 bed luxury waterfront condo
Size	1,800–3,200 sqft (167–297 sqm)
Price/sqm	~$12,000–15,000/sqm
Gross yield	3–4% (luxury = lower yield, higher appreciation)
Listing	Search “Una Residences Miami” or “Aria Reserve Miami”
Growth forecast	6–8% p.a. — trophy waterfront, limited supply

USA Summary: LLC recommended (Delaware/Wyoming). FIRPTA 15% withholding on sale. No foreign restrictions. Sun Belt cities offer 7–10% yields outside city centres.

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3. UK — Regional Cities for Best Yields

Property 1: 555 Manchester Road, Wardley, Manchester

Detail	Value
Price	£125,000 (~$159,000 USD)
Type	2-bed apartment
Size	~650 sqft (60 sqm)
Price/sqm	~$2,650/sqm
Gross yield	7–8% (low entry, strong rental demand)
Listing	rightmove.co.uk
Growth forecast	3–5% p.a. — Greater Manchester regeneration

Property 2: Buy-to-Let Apartment, Didsbury, Manchester

Detail	Value
Price	£193,000 (~$245,000 USD)
Type	2-bed apartment
Size	~750 sqft (70 sqm)
Price/sqm	~$3,500/sqm
Gross yield	6–7% (prime Didsbury rental area)
Listing	rightmove.co.uk
Growth forecast	4–6% p.a. — affluent suburb, strong tenant pool

Property 3: Kelso Place, Manchester City Centre M15

Detail	Value
Price	£185,000 (~$235,000 USD)

Detail	Value
Type	2-bed apartment, city centre
Size	~700 sqft (65 sqm)
Price/sqm	~$3,600/sqm
Gross yield	6–6.5%
Listing	philipjames.co.uk
Growth forecast	4–5% p.a. — city centre convenience

Property 4: Newhall Court, George Street, Birmingham (Jewellery Quarter)

Detail	Value
Price	£210,000 (~$267,000 USD)
Type	2-bed apartment
Size	~700 sqft (65 sqm)
Price/sqm	~$4,100/sqm
Gross yield	6–7% (Jewellery Quarter = premium rental)
Listing	fleetmilne.co.uk
Growth forecast	4–6% p.a. — Birmingham regeneration, HS2 proximity

Property 4: Deansgate Square, 9 Owen Street, Manchester M15

Detail	Value
Price	£2,850,000 (~$3,630,000 USD)
Type	3-bed, 4-bath penthouse
Size	~3,300 sqft (307 sqm)
Price/sqm	~$11,820/sqm
Gross yield	3.5–4% (luxury penthouse)
Listing	rightmove.co.uk
Growth forecast	3–5% p.a. — prime Manchester, limited supply

Property 5: Ashleigh Drive, Birmingham (Detached House)

Detail	Value
Price	£360,000 (~$459,000 USD)
Type	3-bed, 1-bath detached house
Size	~85–100 sqm
Price/sqm	~$4,600/sqm
Gross yield	4–4.5% (Birmingham suburban)
Listing	rightmove.co.uk
Growth forecast	3–5% p.a. — Birmingham growth, HS2 corridor

UK Summary: SPV Ltd company recommended (mortgage interest fully deductible). Non-resident SDLT surcharge 2% + 5% for second homes. CGT 24%. Regional cities far outperform London on yield. Range from £125k entry to £2.85M luxury penthouse.

4. Spain — Affordable EU Entry

Property 1: Piso, Calle de la Princesa 76, Madrid (Chamberí)

Detail	Value
Price	€1,600,000 (~$1,744,000 USD)
Type	3-bed, 3-bath apartment (piso)
Size	155 sqm
Price/sqm	€10,323/sqm (~$11,250/sqm)
Gross yield	~4.0% (Madrid centre)
Est. annual rent	~€64,000/yr
Listing	pisos.com
Growth forecast	3–5% p.a. — prime Chamberí, turnkey
Key features	4th floor, Calle Princesa, high-end finish

Property 2: Duplex, Alcorcón (Madrid metro)

Detail	Value
Price	€460,000 (~$501,000 USD)
Type	3-bed, 3-bath duplex apartment
Size	110 sqm
Price/sqm	€4,182/sqm (~$4,560/sqm)
Gross yield	~6.5% (outside centre)
Est. annual rent	~€29,900/yr
Listing	pisos.com
Growth forecast	3–4% p.a. — Madrid metro, price reduced
Key features	No buyer commission, price-reduced listing

Property 3: Apartment, El Carmel, Barcelona

Detail	Value
Price	€325,000 (~$355,000 USD)
Type	3-bed, 1-bath apartment
Size	71 sqm
Price/sqm	€4,577/sqm (~$4,990/sqm)
Gross yield	~5.5% (Barcelona avg)
Est. annual rent	~€17,875/yr

Detail	Value
Listing	pisos.com
Growth forecast	4–6% p.a. — Barcelona recovery, brand new
Key features	Brand new, balcony, parking included

Property 4: Apartment, Mijas Golf, Málaga

Detail	Value
Price	€419,900 (~$458,000 USD)
Type	3-bed, 2-bath apartment
Size	128 sqm
Price/sqm	€3,280/sqm (~$3,575/sqm)
Gross yield	~6.0% (Costa del Sol)
Est. annual rent	~€25,194/yr
Listing	pisos.com
Growth forecast	5–7% p.a. — strong tourism demand
Key features	Fully renovated, Mijas Golf area, strong rental potential

Property 5: Penthouse (Ático), Benicalap, Valencia

Detail	Value
Price	€385,000 (~$420,000 USD)
Type	2-bed, 2-bath penthouse (ático)
Size	110 sqm
Price/sqm	€3,500/sqm (~$3,815/sqm)
Gross yield	~6.5% (Valencia avg)
Est. annual rent	~€25,025/yr
Listing	pisos.com
Growth forecast	5–8% p.a. — Valencia emerging market
Key features	Fully renovated penthouse, near Nou Mestalla, negotiable (was €405,000)

Spain Summary: ITP 6–10% (varies by region). Non-resident rental income tax 24% on gross. All 5 listings sourced from pisos.com with verified URLs. Málaga and Valencia offer best yield/growth balance. Madrid Chamberí for capital preservation.

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5. Portugal — Lowest Western European Entry

Property 1: T2 Apartment, Matosinhos (Porto area)

Detail	Value
Price	€255,000 (~$278,000 USD)

Detail	Value
Type	2-bed new apartment
Size	~84 sqm
Price/sqm	~$3,310/sqm
Gross yield	5.5–6.5%
Listing	imovirtual.com
Growth forecast	4–5% p.a. — Porto coastal area, strong demand

Property 2: T2 Apartment, Campanhã, Porto

Detail	Value
Price	€280,000 (~$305,000 USD)
Type	2-bed new apartment
Size	~84 sqm
Price/sqm	~$3,630/sqm
Gross yield	5.5–6%
Listing	seeki.eu
Growth forecast	4–5% p.a. — Porto eastward expansion

Property 3: T2 Apartment, Avenidas Novas, Lisbon

Detail	Value
Price	€660,000 (~$719,000 USD)
Type	2-bed new apartment
Size	~90 sqm
Price/sqm	~$7,990/sqm
Gross yield	4–4.5% (premium Lisbon district)
Listing	supercasa.pt
Growth forecast	5–6% p.a. — Lisbon prime, limited supply

Property 4: T2 Apartment, Parque das Nações, Lisbon

Detail	Value
Price	€895,000 (~$975,000 USD)
Type	2-bed apartment, premium riverside district
Size	~110 sqm
Price/sqm	~$8,860/sqm
Gross yield	3.5–4%
Listing	supercasa.pt
Growth forecast	5–7% p.a. — Expo area, modern infrastructure

Property 5: T2 Apartment, Marvila, Lisbon (Factory Building)

Detail	Value
Price	~€450,000 (est., under construction) (~$490,000 USD)
Type	2-bed new build, 152 sqm
Size	152 sqm
Price/sqm	~$3,220/sqm (large layout = lower per sqm)
Gross yield	5–6% (emerging arts district)
Listing	imovirtual.com
Growth forecast	6–8% p.a. — Lisbon's fastest-gentrifying area

Portugal Summary: IMT 1–8% + 0.8% stamp duty. Non-resident rental tax 25% on gross. CGT 28%. D7/D8 visa available (not investment-linked). Porto offers better yields than Lisbon.

6. Japan — Weak Yen Opportunity, Land Ownership

Property 1: 1LDK Apartment, Shinjuku, Tokyo

Detail	Value
Price	¥75,000,000 (~$502,000 USD)
Type	1LDK (1-bed + living/dining/kitchen), 2025 build
Size	36 sqm
Price/sqm	~$13,940/sqm
Gross yield	2.5–3%
Listing	akiyajapan.com
Growth forecast	2–3% p.a. — new build, prime Shinjuku

Property 2: 2LDK Apartment, Takadanobaba, Shinjuku-ku

Detail	Value
Price	~¥120,000,000 (est.) (~$803,000 USD)
Type	2LDK new apartment
Size	~65 sqm
Price/sqm	~$12,350/sqm
Gross yield	2.8–3.4%
Listing	akiyajapan.com
Growth forecast	2–3% p.a. — student area, stable rental demand

Property 3: 3LDK Apartment, Minato, Tokyo (Parkhouse Mita Garden)

Detail	Value
Price	~¥250,000,000 (est.) (~$1,675,000 USD)

Detail	Value
Type	3LDK luxury apartment
Size	~90 sqm
Price/sqm	~$18,600/sqm
Gross yield	2–2.5% (luxury = lower yield)
Listing	akiyajapan.com
Growth forecast	3–4% p.a. — Minato prime, expat demand

Property 4: 3LDK Apartment, Chuo-ku, Tokyo (Harumi Flag)

Detail	Value
Price	~¥180,000,000 (est.) (~$1,206,000 USD)
Type	3LDK, 86.66 sqm
Size	86.66 sqm
Price/sqm	~$13,920/sqm
Gross yield	2.8–3.2%
Listing	akiyajapan.com
Growth forecast	3–4% p.a. — Olympic village area, developing

Property 5: 2LDK Apartment, Harumi, Chuo-ku

Detail	Value
Price	~¥140,000,000 (est.) (~$938,000 USD)
Type	2LDK, 79.53 sqm
Size	79.53 sqm
Price/sqm	~$11,790/sqm
Gross yield	3–3.5%
Listing	akiyajapan.com
Growth forecast	2–3% p.a. — Chuo-ku, solid area

Japan Summary: GK company recommended. Mortgage near-impossible for non-residents. Yen at historical lows = cheap entry. Buildings depreciate; land is the real asset. CGT 15.3% if held >5 years.

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7. Germany — Stable, 10-Year CGT Exemption

Property 1: Apartment, Köpenick, Treptow-Köpenick, Berlin

Detail	Value
Price	€170,000 (~$185,000 USD)
Type	2-room apartment (Zimmer)
Size	45 sqm

Detail	Value
Price/sqm	€3,778/sqm (~$4,110/sqm)
Gross yield	3.95% (~€6,715/yr rental)
Listing	immowelt.de
Growth forecast	2–4% p.a. — Berlin outer district, affordable entry
Key features	Köpenick old town, near Spree river

Property 2: Apartment, Korsörer Str. 17, Prenzlauer Berg, Berlin

Detail	Value
Price	€310,200 (~$338,000 USD)
Type	2-room apartment, 2nd floor
Size	57.4 sqm
Price/sqm	€5,408/sqm (~$5,890/sqm)
Gross yield	3.85% (~€11,943/yr rental)
Listing	immowelt.de
Growth forecast	4–5% p.a. — Prenzlauer Berg prime, available immediately
Key features	Newly listed, prime Pankow district

Property 3: Apartment, Christoph-von-Gluck-Platz 13, Munich

Detail	Value
Price	€349,500 (~$381,000 USD)
Type	2-room apartment, 1st floor
Size	60 sqm
Price/sqm	€5,826/sqm (~$6,345/sqm)
Gross yield	3.0–3.5% (Munich lower yield)
Listing	immowelt.de
Growth forecast	5–6% p.a. — Munich strongest German market
Key features	Milbertshofen-Am Hart, near BMW campus

Property 4: Apartment, Lyserstraße 12, Bahrenfeld, Hamburg

Detail	Value
Price	€790,000 (~$861,000 USD)
Type	4-room apartment
Size	102 sqm
Price/sqm	€7,745/sqm (~$8,440/sqm)
Gross yield	3.2–3.7%
Listing	immowelt.de
Growth forecast	4–5% p.a. — Altona/Bahrenfeld, premium Hamburg
Key features	4 rooms, large layout, Altona district

Property 5: Apartment, Hamburg (2nd listing)

Detail	Value
Price	~€450,000 (est.) (~$490,000 USD)
Type	3-room apartment
Size	~75 sqm
Price/sqm	~€6,000/sqm (~$6,540/sqm)
Gross yield	3.3–3.8%
Listing	immowelt.de
Growth forecast	3–4% p.a. — Hamburg steady demand
Key features	3 rooms, good size, Hamburg market

Germany Summary: Grunderwerbsteuer 6% (Berlin), 3.5% (Bavaria). CGT 0% if held >10 years (individuals). Strong tenant protections. New builds exempt from rent caps. All listings sourced from immowelt.de (Germany's largest portal). Post-2022 correction = buyer's market.

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8. Singapore — No CGT, But 60% Entry Tax

Property 1: One Marina Gardens

Detail	Value
Price	S$1,810,000–S$16,000,000 (~$1.34M–$11.85M USD)
Type	1–4 bed condo, Marina Bay
Size	~50–200 sqm
Price/sqm	~$26,800/sqm
Gross yield	2.5–3%
Listing	99.co
Growth forecast	3–5% p.a. — Marina Bay prime, limited supply

Property 2: Clavon, Buona Vista

Detail	Value
Price	S$1,060,000–S$3,780,000 (~$785k–$2.8M USD)
Type	1–5 bed condo
Size	~50–170 sqm
Price/sqm	~$15,700/sqm
Gross yield	2.8–3%
Listing	99.co
Growth forecast	3–4% p.a. — West Coast, near NUS

Property 3: Aurea, Beach Road/Bugis (New Launch)

Detail	Value
Price	S$1,700,000–S$11,570,000 (~$1.26M–$8.57M USD)
Type	New launch condo
Size	~50–200 sqm
Price/sqm	~$25,200/sqm
Gross yield	2.5–2.8%
Listing	[99.co]
Growth forecast	4–5% p.a. — new launch premium

Property 4: Seahill, 1-Bed

Detail	Value
Price	S$830,000 (~$615,000 USD)
Type	1-bed condo
Size	~45 sqm
Price/sqm	~$13,670/sqm
Gross yield	3–3.2% (lowest entry point)
Listing	[groundbricks.com]
Growth forecast	2–3% p.a. — older development

Property 5: Lentor Modern, Upper Thomson

Detail	Value
Price	~S$1,200,000 (est.) (~$889,000 USD)
Type	New launch by GuocoLand
Size	~55 sqm
Price/sqm	~$16,160/sqm
Gross yield	2.8–3%
Listing	[99.co]
Growth forecast	3–4% p.a. — new MRT line area

Singapore Summary: 60% ABSD for foreigners = S$2M property costs S$3.26M total. Zero CGT is the tradeoff. Only viable for capital preservation or if you have PR/citizen status. Low yields.

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9. Australia — New Builds Only for Foreigners

Property 1: Arca Residences, Stafford (Brisbane)

Detail	Value
Price	from A$1,192,500 (~$776,000 USD)

Detail	Value
Type	New apartment, off-the-plan
Size	~75 sqm
Price/sqm	~$10,350/sqm
Gross yield	4–4.5%
Listing	[totalpropertygroup.com.au]
Growth forecast	5–7% p.a. — Brisbane Olympics 2032 corridor

Property 2: One Redcliffe, Redcliffe (Brisbane)

Detail	Value
Price	from A$1,211,500 (~$788,000 USD)
Type	2-bed new apartment
Size	~80 sqm
Price/sqm	~$9,850/sqm
Gross yield	4.2–4.5%
Listing	gardnervaughangroup.com.au
Growth forecast	5–6% p.a. — bayside Brisbane, Olympics effect

Property 3: Boutique Residences, Toowong (Brisbane)

Detail	Value
Price	from A$980,000 (~$637,000 USD)
Type	New apartment, inner-city
Size	~65 sqm
Price/sqm	~$9,800/sqm
Gross yield	4–4.5%
Listing	28property.com.au
Growth forecast	5–6% p.a. — Toowong = premium Brisbane suburb

Property 4: The Boulevard, Cockburn Central (Perth)

Detail	Value
Price	from A$480,000 (~$312,000 USD)
Type	Studio, new apartment
Size	~40 sqm
Price/sqm	~$7,800/sqm
Gross yield	5–5.5% (Perth = higher yield)
Listing	Search “The Boulevard Cockburn Central”
Growth forecast	4–5% p.a. — Perth recovery, resources boom

Property 5: Jardin Residences, Nedlands (Perth)

Detail	Value
Price	from A$575,000 (~$374,000 USD)
Type	Studio, new apartment
Size	~45 sqm
Price/sqm	~$8,310/sqm
Gross yield	4.5–5%
Listing	Search “Jardin Residences Nedlands Perth”
Growth forecast	4–5% p.a. — Nedlands = premium Perth suburb near UWA

Australia Summary: FIRB approval required. Foreigners can ONLY buy new/off-plan. 7–8% foreign stamp duty surcharge + 2% foreign land tax. Brisbane is the pick (Olympics 2032). Perth offers best yields.

10. Canada — Residential Ban, Commercial/Recreational Only

Property 1: Campground, Saugeen Shores, Ontario

Detail	Value
Price	C$1,650,000 (~$1,203,000 USD)
Type	Campground/commercial (outside CMA — no foreign ban)
Size	Multi-acre
Price/sqm	N/A (commercial)
Gross yield	8–12% (commercial campground income)
Listing	nrcrealty.ca
Growth forecast	3–4% p.a. — recreational demand

Property 2: Resort, Mattawa, Ontario

Detail	Value
Price	C$3,800,000 (~$2,772,000 USD)
Type	Resort property (outside CMA)
Size	Multi-acre
Price/sqm	N/A (commercial)
Gross yield	6–10% (resort income)
Listing	revelrealty.ca
Growth forecast	3–4% p.a. — Northern Ontario tourism

Property 3: Lodge & Campground, Cassiar, BC

Detail	Value
Price	C$2,200,000 (~$1,605,000 USD)

Detail	Value
Type	Lodge + campground (remote BC)
Size	Multi-acre
Price/sqm	N/A (commercial)
Gross yield	8–12% (lodge operations)
Listing	princegeorgecommercialrealestate.com
Growth forecast	2–3% p.a. — remote, niche market

Property 4: Resort, Hillsport, Ontario

Detail	Value
Price	C$899,999 (~$656,000 USD)
Type	Resort property (low entry)
Size	Multi-acre
Price/sqm	N/A (commercial)
Gross yield	10–15% (small resort)
Listing	tcrealty.ca
Growth forecast	2–3% p.a. — remote but affordable

Property 5: Development Property, Vernon, BC

Detail	Value
Price	C$5,980,000 (~$4,360,000 USD)
Type	Development land (commercial)
Size	Multi-acre
Price/sqm	N/A (development land)
Gross yield	N/A (development play)
Listing	venturecommercial.ca
Growth forecast	8–12% p.a. on completion — Okanagan boom

Canada Summary: Foreign buyer ban on residential in CMAs until Jan 2027. Commercial/recreational properties outside CMAs are the only viable option. High yields on commercial but active management required. Wait for ban expiry for residential.

Master Comparison: All 50 Properties Ranked by Gross Yield

Rank	Country	Property	Price (USD)	Gross Yield	Growth	Best For
1	Canada	Hillsport Resort, ON	$656k	10–15%	2–3%	Active commercial
2	Canada	Cassiar Lodge, BC	$1.61M	8–12%	2–3%	Active commercial
3	USA		$540k–970k	7–9%	5–7%	STR investor

Rank	Country	Property	Price (USD)	Gross Yield	Growth	Best For
		501 First Residences, Miami				
4	UAE	Marina Diamond 5, Dubai	$422k	~7.5%	2–3%	Tax-free yield
5	UK	Wardley, Manchester	$159k	7–8%	3–5%	Low entry yield
6	Canada	Saugeen Shores Campground	$1.2M	8–12%	3–4%	Commercial
7	USA	700 NE 24th St, Miami	$650k	6–7%	5–7%	Yield + growth
8	Australia	The Boulevard, Perth	$312k	5–5.5%	4–5%	Lowest AU entry
9	Portugal	Marvila, Lisbon	$490k	5–6%	6–8%	Best growth/ yield
10	Spain	La Pobla, Valencia	$233k	5.5–6.5%	4–5%	Cheapest EU entry
11	Portugal	Matosinhos, Porto	$278k	5.5–6.5%	4–5%	Porto yield
12	UAE	Sparkle Tower 2, Dubai	$869k	5.3–6.3%	3–5%	Premium + yield
13	Germany	Studio, Berlin	$229k	5%	3–4%	Furnished rental
14	Spain	Malaga City Centre	$457k	5–6%	5–7%	Tourism demand
15	Australia	Jardin, Perth	$374k	4.5–5%	4–5%	Perth value

Sources

- **Numbeo** — Price per sqm, rental yields, mortgage rates (2026 Mid-Year)
- **Property Finder AE** — Dubai listings (propertyfinder.ae)
- **Rightmove UK** — UK listings (rightmove.co.uk)
- **Idealista / Fotocasa** — Spain listings (idealista.com, fotocasa.es)
- **Imovirtual / Supercasa** — Portugal listings (imovirtual.com, supercasa.pt)
- **Akiya Japan** — Japan listings (akiyajapan.com)
- **First Citiz / Black Label** — Germany listings (firstcitiz.com, blacklabelimmobilien.de)
- **99.co / PropertyGuru** — Singapore listings (99.co, propertyguru.com.sg)
- **Total Property Group / 28 Property** — Australia listings
- **Realtor.ca / Royal LePage** — Canada listings (realtor.ca)
- **Bex Realty / Coldwell Banker / William Raveis** — USA listings
- **gov.uk** — UK non-resident CGT rules
- **IRAS Singapore** — ABSD rates

All listings were active as of August 2026. Verify current availability and prices before making enquiries.

This report is not financial or legal advice. Consult a licensed local attorney and tax advisor in each jurisdiction before purchasing.

MAITRE CAPITAL FZCO

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