Masterplan

DUBAI

The third generation of the Landlord's Game.

Buy real Dubai districts, build villas and towers, ride the metro, and take your company public.



Real map of Dubai
24 real districts, exactly where they are

Nobody is knocked out
Auditors keep everyone in the game

Transport that moves you
Metro, Taxi, Fleet, Airport and Harbour

PROTOTYPE V0 · 2 TO 6 PLAYERS · AGES 12+ · FROM 60 MIN · OPEN FOR PLAYTESTERS

Made with love for Dubai and the culture of the UAE.

With gratitude to Lizzie Magie, creator of The Landlord's Game.

Prepared for tabletop.me, Dubai, November 2026

WHAT IS NEW IN THE THIRD GENERATION

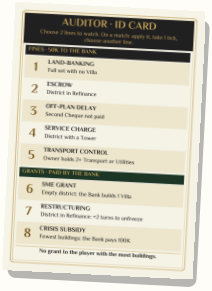
Everything that makes it new.

A REAL MAP OF DUBAI



24 real districts sit exactly where they do in life, from Old Deira and the Creek to Downtown, the Marina and the Palm. The middle of the board is the city itself.

NOBODY IS KNOCKED OUT



INSPECTOR

REGULATOR

COMMISSIONER

No one sits out. If you cannot carry your portfolio, you switch to the Auditor side: fine players who block the city, back those who struggle, and keep playing and growing in rank.

TRANSPORT THAT MOVES YOU

Land on a line and ride across the map. Steer the dice: pick your station, reroll, or step ahead of luck. Build terminals for longer jumps and earn from every rider.



Metro



Taxi



Delivery Fleet



DXB Airport



Dubai Harbour

REAL ESTATE AND THE BANK



Buy off-plan with half down. Build up to 2 Villas on any single district, or 4 Villas and a Tower with the full set. Refinance a full set for cash, or sell a district to the Bank on your turn.

MAJLIS, DEALS AND MONEY



Forty Majlis cards of news, surprises, attacks and defences. Open cash and free deals: trade districts, transport and cash with anyone, at any price. Smart Cheques from 10K to 1M.

HOW A GAME GOES

Two ways to play. One finale.

THE UNICORN

Race to 3,000,000

The first Developer to reach 3,000,000 goes public. Build fast, and decide how much debt you can carry.

THE FISCAL YEAR

60 minutes on the clock

When the timer rings, the richest Developer goes public and rides one lap. The best way to play a first game.

THEN THE IPO: EVERYONE BETS

1 — Go public
3,000,000 at START, or richest when the clock rings. Shout IPO!

→

2 — Rivals bet
One bet each:
- LONG = back it
- SHORT = bet against

→

3 — Ride a lap
Your districts earn nothing. Rivals' districts cost you more.

→

4 — The count
At your next START:
- 3M+ = LISTED
- UNDER 3M = WITHDRAWN

A clean company pays everyone who backs it. A company built on loans collapses easily.

IN THE BOX · PROTOTYPE V0

40-tile	32 cards	40 cards	Smart Cheques	Auditor kit	Quick guide
Dubai board	districts, transport, utilities	Majlis events	10K to 1M	for those who fall behind	one card to start

WITH LOVE AND GRATITUDE

Made with love for Dubai and the culture of the UAE,
and with deep respect for the original Landlord's Game.

Thank you, Lizzie Magie, who created The Landlord's Game and patented it in 1904.

PLAYTEST WITH US

Prototype v0 is open for playtesters.

goodbusiness@goldenkapp.com
+971 52 485 1531 Denis

Scan the code to message me on WhatsApp

from the makers of Golden Kapp