

DUBAI REAL ESTATE

investindxb
SOFIENE HADDAD

MARKET REPORT

Q2 2026 — Dubai Off-Plan Primary Market

AED 252B Total Sales Q1 2026	43,000+ Transactions Q1 2026	8.5% Avg Rental Yield	12.3% YoY Price Growth
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ROI by Investment Zone — Q2 2026

Zone	Avg Price/sqft (AED)	Avg ROI	Trend
Dubai Marina	1,850	6.8%	↑ +0.3%
JVC (Jumeirah Village Circle)	950	8.9%	↑ +1.1%
Business Bay	1,650	6.2%	→ Stable
Downtown Dubai	2,400	5.1%	↑ +0.5%
Dubai Hills Estate	1,750	6.5%	↑ +0.8%
Palm Jumeirah	3,200	4.8%	↑ +0.2%
DAMAC Hills 2	780	9.2%	↑ +1.4%
Arjan / Dubailand	820	8.7%	↑ +0.9%

Top Performing Developers — Q2 2026

Developer	Tier	Key Project	Starting Price
Emaar Properties	Tier 1	The Oasis	AED 3.8M
DAMAC Properties	Tier 1	DAMAC Lagoons	AED 1.2M
Sobha Realty	Tier 1	Sobha Hartland II	AED 1.9M
Iman Developers	Tier 2	Oxford Cove JVC	AED 650K
Danube Properties	Tier 2	Danube Views	AED 550K
Beyond Developments	Tier 2	Richmond District	AED 1.1M

Off-Plan Payment Plan Glossary

20/80 Plan: Pay 20% now, 80% on handover. Ideal for investors with limited upfront capital.

40/60 Plan: 40% during construction, 60% on completion. Most common structure in Dubai.

Post-Handover Plan: Pay a portion after receiving the keys — up to 3 years. Maximises cash flow.

1% Monthly Plan: Pay 1% per month during construction. Flexible and accessible entry point.

DLD Fee: Dubai Land Department transfer fee — 4% of property value, paid at registration.

RERA: Real Estate Regulatory Authority — governs all off-plan projects and escrow accounts.

Investor Red Flags Checklist

- No RERA registration number on the project
- Developer with no escrow account
- Unrealistic ROI promises above 15%
- No clear handover date or completion timeline
- Agent pressure to sign same day without due diligence
- No DLD-registered SPA (Sales Purchase Agreement)
- Project with no construction activity after 12 months