

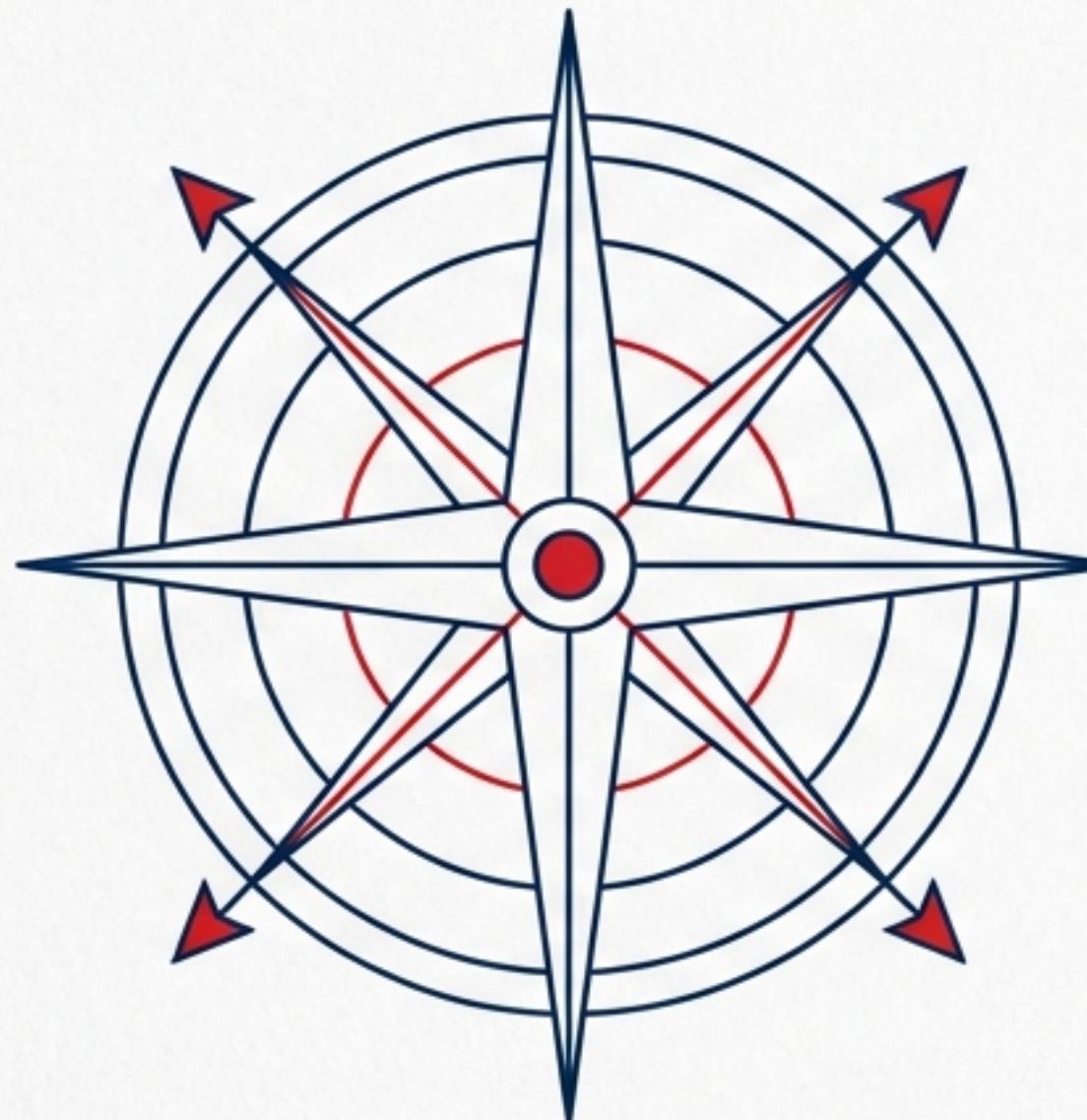


The Strategic Atlas of UAE Real Estate

A Micro-Market Guide for the Discerning Investor

Created and Presented by RE/MAX Smart Concept

The Purpose of This Atlas



This section provides a micro-market map of the UAE, enabling investors to quickly understand:

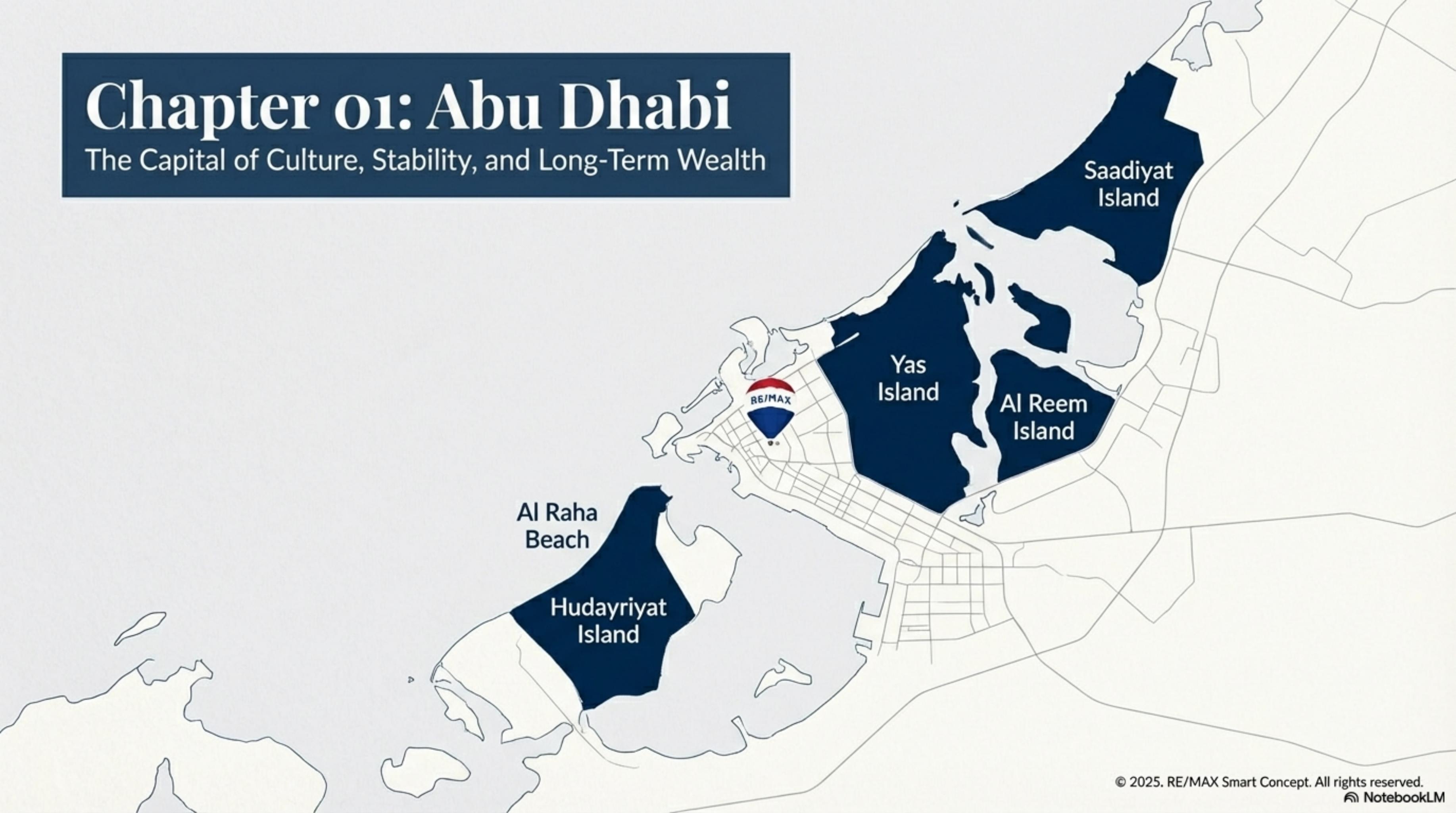
- 1. Market Segmentation:** Where prime/luxury versus mid-market versus value-yield communities are located.
- 2. Investor Profile Matching:** Which areas are best suited for end-users, Short-Term Rentals (STR), long-term rentals, or capital growth strategies.
- 3. Relative Positioning:** How to position Abu Dhabi and other emirates *against* the ever-present Dubai headlines.

Our analysis is built on:
Human-led intelligence supported by AI precision.

Important Note: Exact prices and rents fluctuate. This guide focuses on positioning, segment, and relative benchmarking, not fixed quotes. Always cross-check with fresh data (DLD, ADREC, SRERD) and live market reports.

Chapter 01: Abu Dhabi

The Capital of Culture, Stability, and Long-Term Wealth



Abu Dhabi | Island Destinations



Saadiyat

Culture + Branded Luxury

Product: Villas, townhouses, high-end apartments, branded residences.

Profile: HNWI end-users, family offices, embassy/CEO crowd.

Positioning: Abu Dhabi's flagship luxury lifestyle district; capital preservation + long-term appreciation.

Key Features: Louvre Abu Dhabi, Cultural District (Zayed National Museum, Guggenheim), St. Regis, Park Hyatt.



Yas Island

Entertainment + Family Lifestyle

Product: Apartments, townhouses, villas, **STR**-ready units.

Profile: Mixed expat families, leisure & F&B staff; strong **STR** potential (event + tourism driven).

Positioning: Tourism + family mid-upper segment; excellent for rental plus lifestyle.

Key Features: Ferrari World, Yas Waterworld, Warner Bros, Yas Mall, Yas Marina Circuit.



Al Reem Island

Urban Island City

Product: High-rise apartments, offices, retail.

Profile: Young professionals, mid-income expats.

Positioning: Core mid-market urban play; good rental base and upgrade path.

Key Features: Proximity to CBD, upcoming park & waterfront improvements, Reem Hills villa community.

Abu Dhabi | Waterfront Living & Future Growth

Al Raha Beach / Khor Laffan Corridor

Waterfront apartments + villas

Key Attributes:

Proximity to Abu Dhabi-Dubai highway and airport; strong expat family appeal.

Positioning:

Waterfront living with commuter access; solid long-term rental demand.



Emerging Townships (Hudayriyat, Nawayef, Shamkha & others)

Large-scale master communities

Key Attributes:

Villas, beaches, sports & lifestyle offerings.

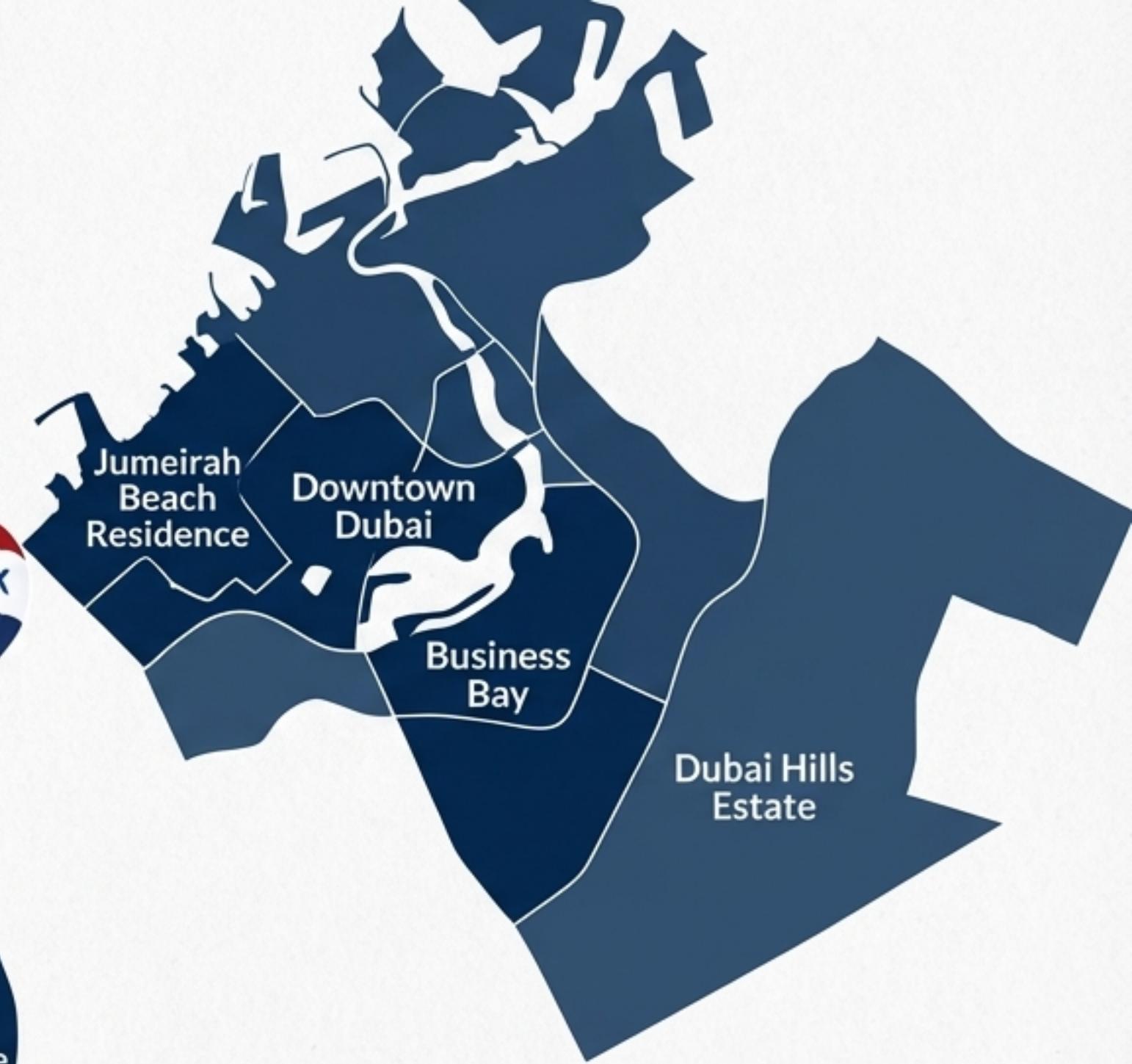
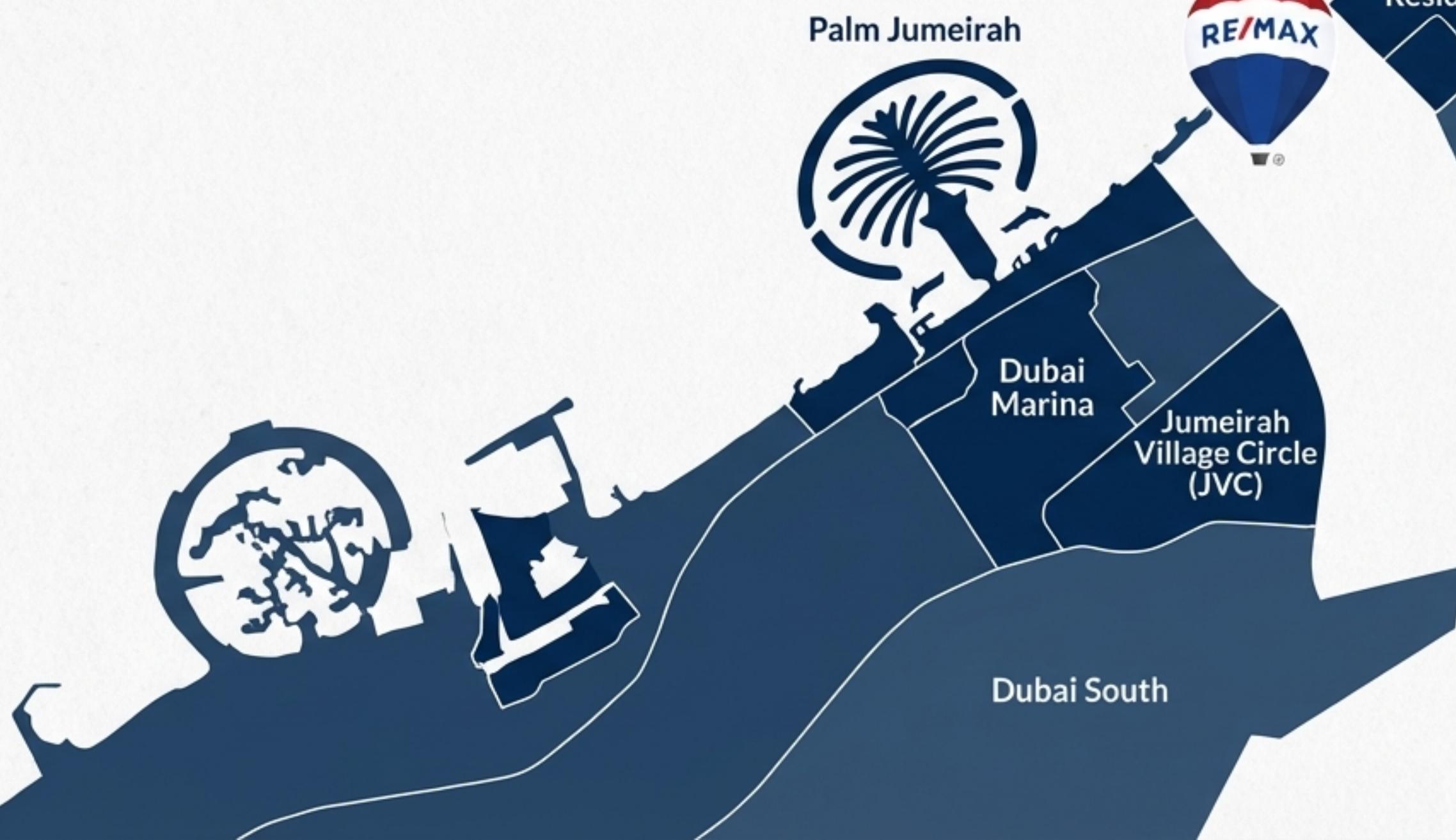
Positioning:

Land + villa scarcity play for long-term wealth relocation.



Chapter 02: Dubai

A Global Hub with Segmented Opportunities



Dubai | Prime & Super-Prime Segments



Palm Jumeirah / Palm Jebel Ali (launch)

Thesis: Global UHNWI trophy stock.

Product: Villas, branded residences, top STR ADRs.

Downtown Dubai

Thesis: Iconic urban core.

Product: Burj Khalifa view apartments, mixed-use towers.

Caveat: Service charges can be high.

Dubai Hills, Emirates Hills / Dubai Mansions corridor

Thesis: Premier villa communities.

Product: Golf communities, villas, upcoming flagship villa masterplans.

Dubai | Upper Mid-Market & Lifestyle Hubs



Dubai Marina / JBR

Thesis

Mature STR + long-term rental hub.

Key Attribute

High liquidity for 1-2 bedroom apartments.

Business Bay

Thesis

Mixed-use commercial and residential core.

Key Attribute

Some towers offer strong yield and canal views; others are more commoditised.

Jumeirah Village Circle (JVC) / Arjan

Thesis

High-yield residential communities.

Key Attribute

Strong gross yields but quality varies by developer. Positioned for yield, not prestige.

Dubai | Emerging Growth Zones

Dubai Creek Harbour

- **Thesis:** Long-term waterfront city; a new skyline in the making.
- Supported by Emaar's large-scale masterplan.



Dubai South

- **Thesis:** A long-horizon logistics and residential play.
- **Catalysts:** Expo City and proximity to Al Maktoum International Airport.



Madinat Jumeirah Living / Al Wasl corridors

- **Thesis:** Strategic freehold pockets in central/western Dubai.



Chapter 03:

The Northern Emirates

Exploring Value, Culture, and Tourism-Led Growth



Sharjah | Affordability & Cultural Communities

Aljada (by Arada)

- **Positioning:** Flagship Sharjah city-within-a-city.
- **Appeal:** GCC families, commuters to Dubai/Sharjah.
- **Product:** Mixed-use hub with apartments, schools, retail, branded hospitality.



Sharjah Sustainable City

- **Positioning:** ESG-conscious mid-market.
- **Appeal:** Story sells well to European & educated GCC buyers.
- **Product:** Eco-community with solar, lower utility bills, focus on family buyers.



Maryam Island, Tilal City & other master-projects

- **Positioning:** Alternative to Dubai pricing with cross-border commuting.
- **Product:** Waterfront or new-suburb projects with mixed freehold/long lease options.



Ras Al Khaimah | The Tourism & Nature Capital



Al Marjan Island

- **Positioning:** High-conviction tourism uplift play.
- **Product:** Beachfront master island with hotels and branded residences.
- **Catalyst:** Wynn integrated resort (opening 2027), signaling strong future STR and capital appreciation potential.



Mina Al Arab / Al Hamra

- **Positioning:** Lifestyle + value compared to Dubai coast.
- **Product:** Existing waterfront communities with villas, apartments, golf resort, marina.
- **Benefit:** Directly benefitting from RAK's broader tourism strategy.

Ajman, Umm Al Quwain & Fujairah | Value & Niche Plays



Ajman (Al Zorah & City Core)

- **Positioning:** Higher yield, lower entry price vs Dubai/Sharjah.
- **Product:** Resort-style (Al Zorah) and mid-market apartments (City).

Umm Al Quwain (UAQ)

- **Positioning:** Low-density, value coastal secondary homes and staff housing.
- **Product:** Smaller scale waterfront and townhouse projects in a quieter emirate.

Fujairah

- **Positioning:** East-coast tourism and weekend home market.
- **Product:** Beachfront branded resorts/residences (Address, Palace) and city housing. Rising interest from GCC families.

The Compass | Plotting the Course in Investor Discussions



Foundation: Always Bring it Back to Data

Use latest Knight Frank, CBRE, ValuStrat reports for yields, occupancy, and price trends, not just developer brochures.

The Compass | Structuring the Institutional & HNWI Portfolio

Why Benchmarking Matters

- **1. Avoids Over-Paying:** Prevents investing in “hyped” zones when a better alternative micro-market is nearby.
- **2. Enables Global Comparison:** Allows comparison with other world cities (e.g., RAK vs Cyprus, Saadiyat vs southern Europe, Dubai Marina vs Barcelona/Lisbon).
- **3. Structures Portfolios Strategically**



Navigating this landscape requires more than just data. It requires interpretation.
Human-led intelligence supported by AI precision.