



UAE Real Estate Directory 2025–2030

Section 36: Summary, Sources & Methodology





36.1 The Purpose of This Directory

This directory was developed to provide investors - local, regional, and international - with a verified, structured understanding of the UAE's real estate ecosystem. It serves as a strategic reference to support informed decision-making, reduce misinformation, and help buyers understand regulatory, financial, cultural, legal, and macro-economic factors across all seven emirates.

The directory consolidates publicly available verified information, strategic analysis, and market-aligned insights relevant to 2025-2030 positioning.

36.1

A Strategic Reference for a Spectrum of Investors

- End-users & lifestyle buyers
- High-Net-Worth & Ultra-HNW investors
- Institutional and cross-border funds
- Family offices & private wealth entities
- Commercial, industrial, and corporate investors





36.2 Our Methodology & Validation Approach

Human-led intelligence supported by AI precision.

Data in this directory was compiled using a multi-tiered approach to ensure accuracy, relevance, and the highest degree of verification. Our framework prioritizes official sources and institutional research.

Pillar 1: Primary Government Sources

- UAE (Federal official portal)
- ADREC (formerly DARI)
- Dubai Land Department (DLD) / RERA / REST / Mashroo
- CBUAE economic & policy reports
- Ministries: Economy, Finance, Energy, Education, Interior, Foreign Affairs
- Free zones: ADGM, DIFC, KEZAD, JAFZA, RAKEZ, DMCC



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MINISTRY OF ECONOMY

36.2

Pillar 2: Secondary Market Sources

- CBRE, Knight Frank, JLL
- Reuters, Bloomberg, IMF, World Bank
- Official developer releases & prospectuses

36.2

The Rules of Data Integrity

- Priority given to official government releases over media summaries.
- Market data must be 2023–2025 reporting only.
- Projections are cited only when backed by named institutions.
- No unverified social media or commercial blogs used as sources.

Where the law, price, or eligibility differs by project, the directory instructs investors to verify in official portals before commitment.

36.3

Assumptions & Limitations

- Market prices change quarterly; values listed serve as directional examples, not appraisals.
- Laws and visa requirements can change via cabinet resolutions.
- Taxation frameworks may expand post-2026; this document reflects status as of November 2025.
- Some emirates update freehold maps without public notice; verification is required per project.
- Global comparisons are shown for price benchmarking, not financial advice.

Disclaimer: This directory is not a legal, tax, or financial advisory instrument; investors must consult accredited professionals before executing transactions.

36.4

Updating & Future Revision Cycle

Update Cycle	Responsibility	Sources
Quarterly	Market prices, supply, economic projections	CBUAE, CBRE, Knight Frank
Bi-Annual	Visa, residency, corporate regulation	U.AE, MoE, ICP, GDRFA, ADGM
Annual	Strategic national plans & policy shifts	FCSC, Federal Cabinet

36.5

The Citation Framework

In-document citations follow three tiers to ensure clarity of source.

Tier	Use Case	Examples
Tier 1 (Primary)	Laws, official portals, regulations	UAE Cabinet, CBUAE, DLD, ADREC
Tier 2 (Institutions)	Data, forecasts, research	IMF, World Bank, Fitch, CBRE
Tier 3 (Market Sources)	Developer releases, pricing	Aldar, Emaar, Knight Frank

36.6

A Global Investment Hub

This directory reflects the UAE as a global investment hub, characterized by:

- Political stability & forward-centric governance
- High-growth non-oil economy
- International capital openness
- Cultural and regulatory maturity
- Strategic long-term nation-building plans (2071)





36.6 **More Than a Market: A Sovereign Investment Ecosystem**

The UAE is not simply a real estate market, it is a sovereign investment ecosystem, and this directory equips investors to navigate it with clarity, accuracy, and **strategic foresight**.