



UNITED ARAB EMIRATES / 2026

THE PRIVATE PROPERTY OUTLOOK

A curated UAE investment collection for
international private clients.

NORTH PARK CAPITAL

PRIVATE CLIENT EDITION / ISSUE 01 / SEPTEMBER 2026

NORTH PARK CAPITAL / THE PRIVATE PROPERTY OUTLOOK



PROJECT DETAILS REQUIRE LIVE DEVELOPER CONFIRMATION

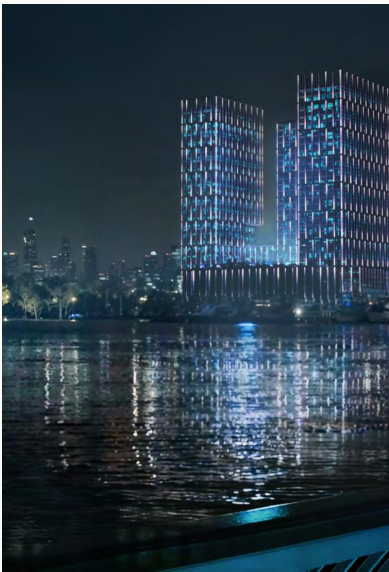
TWELVE ADDRESSES. ONE DISCIPLINED SHORTLIST.

North Park begins with the outcome, then selects the address. Income, growth, personal use and long-term wealth preservation each demand a different property strategy.

CITY / WATERFRONT / VILLAS / RENTAL / LEGACY

Each opportunity is assessed for entry cost, tenant depth, supply, service charges, delivery risk and eventual resale demand.

SELECTION STANDARD / CLIENT FIT / EXECUTION / TOTAL COST / EXIT DEPTH





THE SCALE BEHIND THE OPPORTUNITY

917

AED BILLION / TRANSACTION VALUE

270K+

TRANSACTIONS / 2025

74.8%

OFF-PLAN SHARE / RESIDENTIAL SALES / H1 2026

Headline figures are context, not a recommendation. With completions accelerating in 2026, North Park models the unit-specific net outcome, supply pipeline and exit market.

Sources: Government of Dubai Media Office, 12 January 2026; Cavendish Maxwell, Dubai Residential Market Performance H1 2026.

CONNECTED CITY. WELLNESS-LED SPACE.



Iconic Views.
Incredible Access

Positioned at a strategic crossroads, the area offers unparalleled access to the city's most iconic destinations. You are perfectly placed across from a world-class retail and entertainment hub, with the tranquil canal and efficient metro links waiting just on the other side to whisk you across the emirate.

EMAAR / DUBAI CREEK HARBOUR

VALIA

491 residences from one to four bedrooms, future Blue Line connectivity and a December 2030 completion schedule.

FROM AED 1.96M / 10% BOOKING

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SERRO 2
THE HEIGHTS

EMAAR / E611 + E77 CORRIDOR

THE HEIGHTS COUNTRY CLUB & WELLNESS

A 7.5 million sq m master community with 21 clusters, 25% open space and three- to five-bedroom villas.

3-5 BED VILLAS / PRICE ON REQUEST

DUBAI / MIXED-USE URBAN ACCESS



BINGHATTI / AL JADDAF WATERFRONT

BINGHATTI SPECTRE

A 26-storey proposition combining apartments, offices and retail near two Metro stations, with more than 20 amenities.

FROM AED 777,999 / STUDIO-3 BED

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DUBAI / FAMILY COMMUNITY



DAMAC / DAMAC ISLANDS 2

DAMAC ISLANDS 2

Luxury villas, twin villas and four- to five-bedroom townhouses within an island-inspired master community.

45+ AMENITIES / PRICE ON REQUEST

PROJECT DETAILS REQUIRE LIVE DEVELOPER CONFIRMATION



MERAAS / CENTRAL DUBAI

JUMEIRAH RESIDENCES EMIRATES TOWERS

Global city recognition, executive demand and long-term resale visibility beside Dubai's business and cultural core.

FROM AED 3.51M / 1-4 BED

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DUBAI / WATERFRONT PLACEMENT

NAKHEEL / DUBAI ISLANDS

BAY GROVE RESIDENCES

A marina-district proposition linked to beach access, a connected podium and the continuing transformation of Dubai Islands.

257 HOMES / 1-4 BED + PENTHOUSE

PROJECT DETAILS REQUIRE LIVE DEVELOPER CONFIRMATION

TENANT DEPTH. COASTAL SCARCITY.



SOBHA REALTY / MOTOR CITY

SOBHA SOLIS

A four-tower community with accessible unit formats and a broader renter and buyer pool.

4 TOWERS / 1-3 BED / MOTOR CITY

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ALDAR / FAHID ISLAND

FAHID BEACH TERRACES

A wellness-led beachfront address shaped by limited coastal supply and Aldar's delivery platform.

501 HOMES / 1-4 BED + PENTHOUSES

PROJECT DETAILS REQUIRE LIVE DEVELOPER CONFIRMATION



EMAAR / RASHID YACHTS & MARINA

FIOR 1

Marina-front living in an Emaar master plan, supported by promenade activation, lifestyle demand and developer visibility.

FROM AED 2.2M / 1-3 BED

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DAMAC / DUBAI MARITIME CITY

CHELSEA RESIDENCES

Dubai's first football-branded residences combine waterfront positioning with Chelsea FC's international audience.

FROM AED 2.513M / 1-3 BED / LIVE TERMS

PROJECT DETAILS REQUIRE LIVE DEVELOPER CONFIRMATION

SCARCITY. ACCESSIBILITY. A CLEAR MANDATE.



OMNIYAT / PALM JUMEIRAH

THE ALBA RESIDENCES

An 88-residence beachfront collection by Zaha Hadid Architects, managed by Dorchester Collection.

88 RESIDENCES / 2-4 BED / 2028



BINGHATTI / JUMEIRAH VILLAGE CIRCLE

BINGHATTI CIRCLE

JVC's tallest residential tower offers studio to three-bedroom formats for a broader rental-led strategy.

FROM AED 674,999 / Q2 2027



A PRIVATE INVESTMENT CONVERSATION

YOUR OBJECTIVE. THE RIGHT ADDRESS. A CLEAR DECISION.

CLIENT PROCESS / MANDATE / COMPARISON / LIVE CONFIRMATION / DECISION

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