

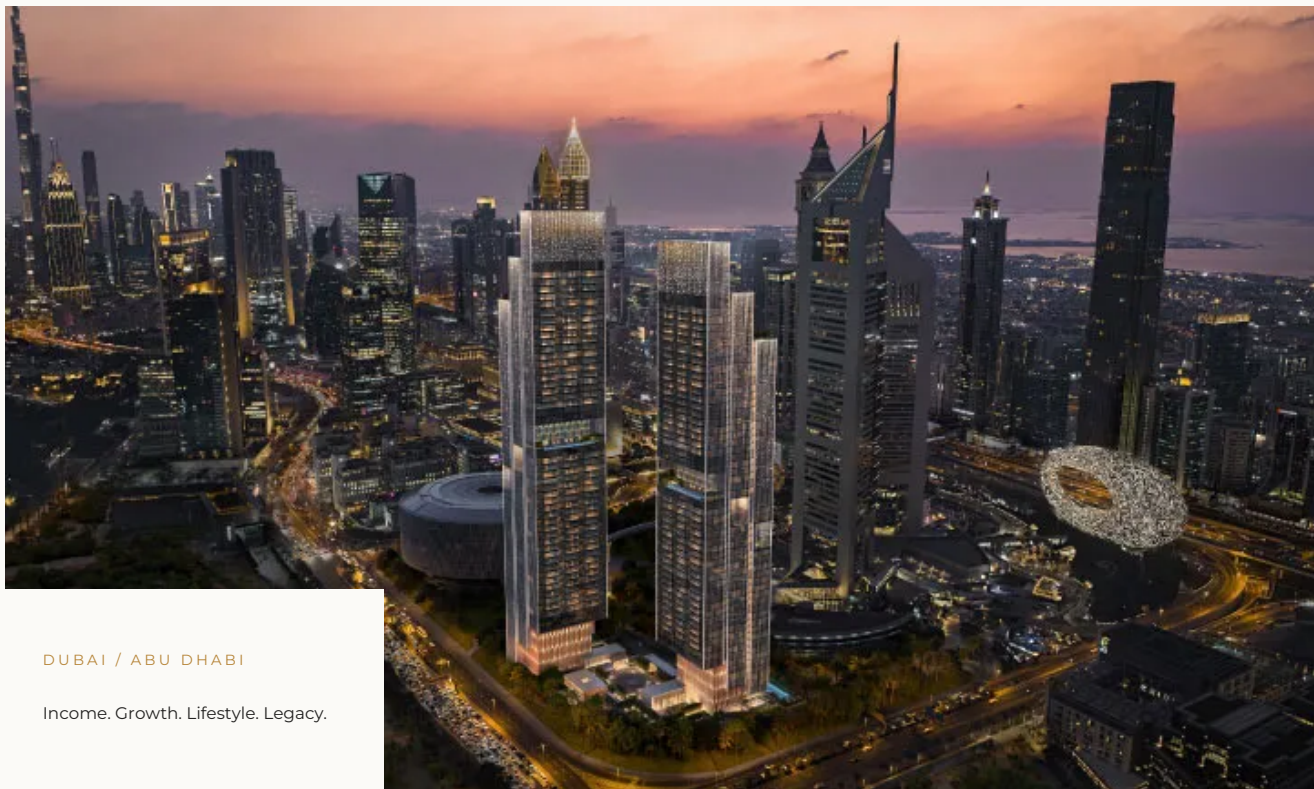
NORTH PARK CAPITAL

PRIVATE CLIENT PROPERTY / 2026



THE CAPITAL SHIFT

A private-client guide to selected Dubai and Abu Dhabi property.



DUBAI / ABU DHABI

Income. Growth. Lifestyle. Legacy.

WHY THE UAE

A market with scale, income and momentum.

Dubai's 2025 market recorded more than 270,000 transactions worth AED 917 billion. For a UK buyer, the case is strengthened by rental income potential, designated freehold ownership for eligible international buyers and an internationally connected economy. With completions accelerating in 2026, location, developer execution and unit selection matter more than headline momentum.



AED 917bn

2025 transaction value

270,000+

2025 transactions

74.8%

Off-plan share of residential sales, H1 2026

01 MANDATE

Objective + holding period

02 COMPARISON

Unit + supply + total cost

03 VERIFICATION

Live price + availability

04 DECISION

Proceed + negotiate + decline

Sources: Government of Dubai Media Office, 12 January 2026; Cavendish Maxwell, Dubai Residential Market Performance H1 2026. Off-plan share is based on residential sales.

THE SHORTLIST

A CURATED UAE PROPERTY PORTFOLIO

Twelve selected addresses across city, waterfront, villa-community, rental-led, branded and ultra-prime strategies.



JUMEIRAH RESIDENCES

Landmark city ownership



BAY GROVE

Waterfront master plan



SOBHA SOLIS

Broader rental appeal



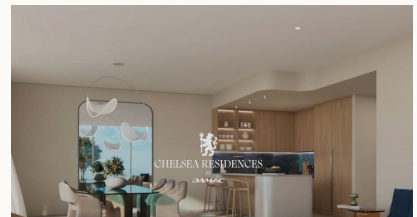
FAHID BEACH TERRACES

Defensive coastal luxury



FIOR 1

Marina-led placemaking



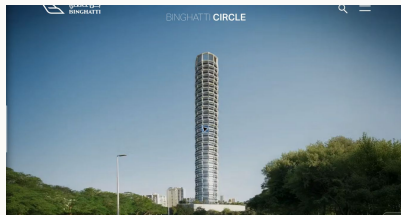
CHELSEA RESIDENCES

Global branded demand



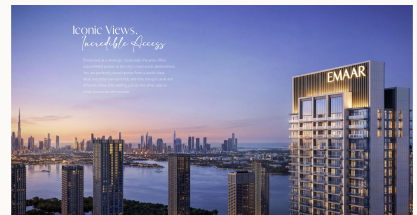
THE ALBA RESIDENCES

Ultra-prime scarcity



BINGHATTI CIRCLE

Accessible rental strategy



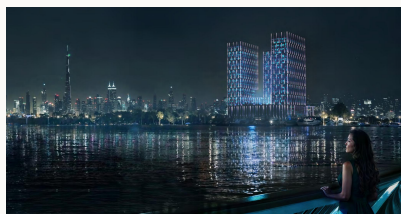
VALIA

Creek Harbour connectivity



THE HEIGHTS

Wellness-led villa community



BINGHATTI SPECTRE

Al Jaddaf mixed-use demand



DAMAC ISLANDS 2

Family-led tropical community

TWO LONG-HORIZON GROWTH STORIES

CONNECTIVITY OR WELLNESS-LED SPACE



EMAAR / DUBAI CREEK HARBOUR

VALIA

A 491-residence launch positioned around Creek Harbour's future Blue Line connection and established waterfront master plan. One- to four-bedroom homes broaden the end-user and tenant pool.

FROM AED 1.96M / 1-4 BED / DEC 2030

EMAAR / E611 + E77 CORRIDOR

THE HEIGHTS

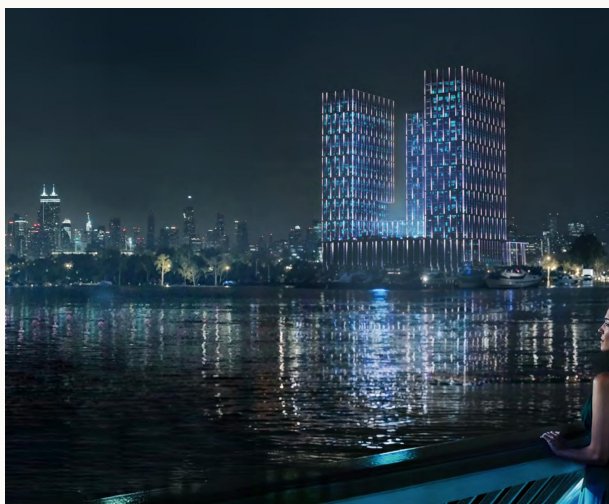
A 7.5 million sq m villa community with 21 residential clusters and 25% open space. The proposition centres on wellness, family demand and proximity to Expo City and Al Maktoum International Airport.

3-5 BED VILLAS / PRICE ON REQUEST



TWO DIFFERENT DEMAND POOLS

URBAN ACCESS OR FAMILY-LED ESCAPE



BINGHATTI / AL JADDAF WATERFRONT

BINGHATTI SPECTRE

A 26-storey mixed-use proposition combining apartments, offices and ground-floor retail near Al Jaddaf and Creek Metro stations. The entry point and varied demand base strengthen its rental-led appeal.

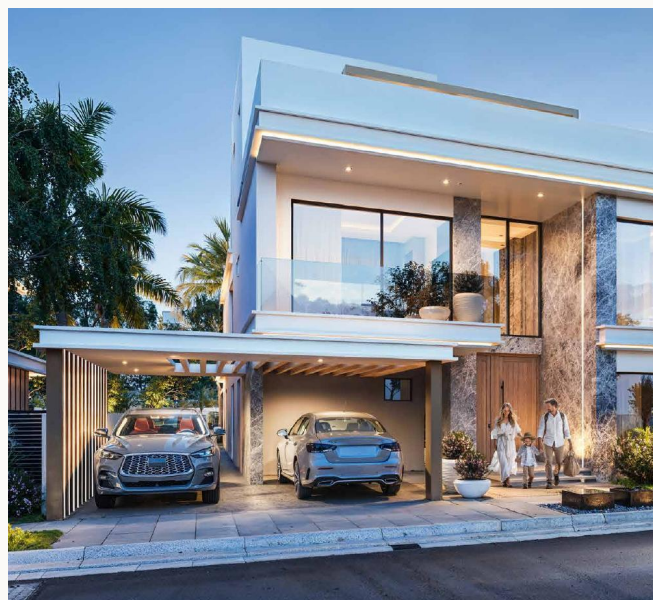
FROM AED 777,999 / STUDIO-3 BED

DAMAC / DAMAC ISLANDS 2

DAMAC ISLANDS 2

The next chapter of DAMAC's island-inspired master community, offering luxury villas, twin villas and four- to five-bedroom townhouses with more than 45 planned wellness, leisure and family amenities.

VILLAS + 4-5 BED TOWNHOUSES / POA



TWO ROUTES TO VALUE

RECOGNITION OR PLACEMAKING



MERAAS / CENTRAL DUBAI

JUMEIRAH RESIDENCES

EMIRATES TOWERS

A globally legible city address beside Dubai's business and cultural core. Best suited to buyers prioritising brand recognition, executive demand and long-term resale visibility.

FROM AED 3.51M / 1-4 BED / CITY

NAKHEEL / DUBAI ISLANDS

BAY GROVE RESIDENCES

A marina-district proposition shaped by beach access, a connected podium and the continuing transformation of Dubai Islands. The opportunity is tied to master-plan maturity and waterfront demand.

257 HOMES / 1-4 BED + PENTHOUSE



TWO RETURN PROFILES

TENANT DEPTH OR SCARCITY



SOBHA REALTY / MOTOR CITY

SOBHA SOLIS

A four-tower residential community positioned for a broader renter and buyer pool. The case rests on accessible unit formats, established leisure infrastructure and everyday connectivity.

4 TOWERS / 1-3 BED / MOTOR CITY

ALDAR / FAHID ISLAND

FAHID BEACH TERRACES

A wellness-led beachfront address for buyers seeking Abu Dhabi exposure and a more defensive luxury profile. Limited coastal supply, personal-use appeal and Aldar's delivery platform shape the case.

501 HOMES / 1-4 BED + PENTHOUSES



TWO DEMAND ENGINES

PLACEMAKING OR GLOBAL AFFINITY



EMAAR / RASHID YACHTS & MARINA

FIOR 1

A marina-front launch within Emaar's established waterfront master plan. The investment case combines lifestyle demand, promenade activation and the long-term visibility of a major Dubai developer.

FROM AED 2.2M / 1-3 BED

DAMAC / DUBAI MARITIME CITY

CHELSEA RESIDENCES

Dubai's first football-branded residences pair sea views with Chelsea FC's global following. Brand reach may widen awareness, while the waterfront location and extensive amenity programme support the rental narrative.

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



TWO ENDS OF THE MARKET

SCARCITY OR ACCESSIBILITY



OMNIYAT / PALM JUMEIRAH

THE ALBA RESIDENCES

An 88-residence beachfront collection by Zaha Hadid Architects, managed by Dorchester Collection. The proposition is intentionally scarce: architecture, privacy and service rather than yield alone.

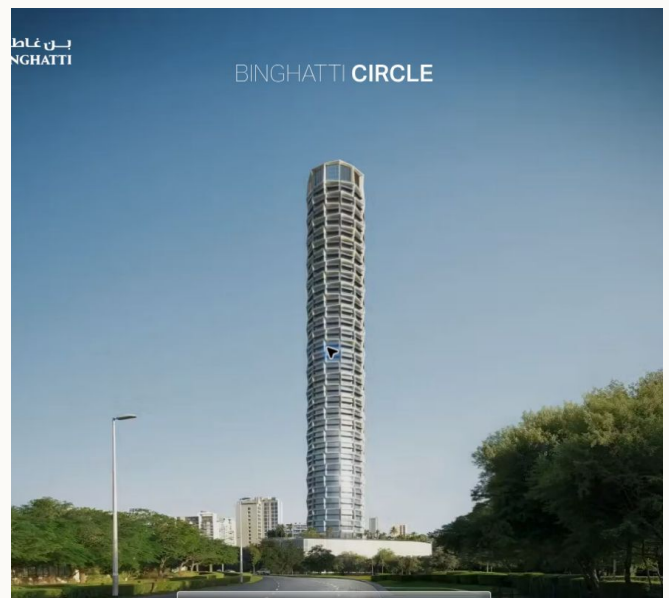
88 RESIDENCES / 2-4 BED / 2028

BINGHATTI / JUMEIRAH VILLAGE CIRCLE

BINGHATTI CIRCLE

The tallest residential tower in JVC targets a broad tenant pool through studio to three-bedroom formats. Its lower entry point makes unit selection, view, layout and future competing supply especially important.

FROM AED 674,999 / STUDIO-3 BED / Q2 2027



NORTH PARK CAPITAL

PRIVATE CLIENT CONSULTATION

YOUR BRIEF. OUR RESEARCH. YOUR DECISION.

WORKING STANDARD

A recorded mandate. A comparative review. Live information reconfirmed before reservation.

DAVID SULLIVAN / SALES DIRECTOR

+971 56 313 1379

david@northparkuae.com

www.northparkuae.com

LinkedIn: North Park Capital Advisory

General marketing information only; not financial, legal or tax advice. Prices, availability, payment plans and completion dates require live developer confirmation. Returns are not guaranteed.



UAE PROPERTY

CURATED FOR UK PRIVATE CLIENTS