

UAE Luxury Residential Real Estate - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts (2025 - 2030)

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Report description:

The UAE Luxury Residential Real Estate Market size is estimated at USD 15.83 billion in 2025, and is expected to reach USD 22.94 billion by 2030, at a CAGR of 7.7% during the forecast period (2025-2030).

The UAE's luxury residential real estate market is experiencing robust demand, primarily driven by affluent investors seeking long-term capital appreciation. Dubai has firmly established itself as a premier hub for luxury real estate, attracting significant investments in high-value properties. This trend is particularly evident in prime areas such as Palm Jumeirah and Dubai Marina, where there is notable demand for villas and branded residences priced over AED 15 million (USD 4.08 million). This momentum is largely driven by high-net-worth individuals (HNWIs) and billionaires, who are focusing on these segments for their stable, long-term investment potential.

Despite global market fluctuations, the UAE luxury real estate market demonstrates resilience, especially in retaining high-value investments. As of early 2024, Dubai's luxury market is outperforming traditionally dominant markets like London and New York, attracting a diverse range of affluent investors. Factors such as the city's robust infrastructure, security, and favorable tax environment enhance its appeal, positioning it as a sanctuary for luxury assets. Notably, trophy properties-those exceeding AED 15 million (USD 4.08 million)-are witnessing increased interest from international buyers, particularly those prioritizing tangible and stable returns. Reports from January 2024 highlight Dubai's luxury market as a leading investment destination, with the high-net-worth segment expected to continue growing throughout the year.

Looking ahead, the outlook for Dubai's ultra-luxury residential market remains positive. While extreme price hikes are not anticipated, the market is expected to maintain stability, particularly in the off-plan sector. Developers are actively launching new luxury projects to meet investor demand. Given the sustained investor interest and the city's strong infrastructure, the trend of

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stable transactions is likely to fortify the market. Ongoing reports reflect this sentiment, forecasting resilience for the luxury sector through 2024 and beyond.

UAE Luxury Residential Real Estate Market Trends

Surge in Demand for Luxury Villas and Landed Houses in Dubai

Dubai's luxury villa and landed house market is witnessing robust growth, primarily fueled by high-net-worth individuals (HNWIs) and investors gravitating towards private, expansive properties. Exclusive neighborhoods like Palm Jumeirah, Emirates Hills, and Dubai Hills are particularly enticing for these buyers, with large, high-end villas in these areas experiencing notable value appreciation. A January 2024 report from the Dubai Land Department underscored this trend, revealing a notable uptick in villa transactions, especially for those priced above AED 15 million (USD 4.08 million). This trend underscores the growing allure of villas as prime, long-term investments for the affluent.

Several key factors are propelling this demand. Post-pandemic, there's a pronounced shift towards larger properties with generous outdoor spaces. International buyers, in particular, are placing heightened emphasis on privacy and luxury. A February 2024 industry report highlighted that villa sales in Dubai have eclipsed apartment sales, with a marked preference for properties boasting exclusive amenities like private pools and vast gardens. These villas are increasingly viewed not just as lifestyle choices but as assets promising long-term capital appreciation.

Moreover, Dubai's status as a safe investment haven bolsters the rising demand for luxury villas. A March 2024 report from the Dubai Investment Development Authority (DIDA) highlighted the steady growth of foreign investments in Dubai's real estate, especially in the luxury villa segment. Factors such as a stable political and economic landscape, tax benefits, and Dubai's reputation as a luxury hotspot play pivotal roles in this trend. The rising villa sales are also attributed to an influx of affluent expatriates and families drawn to Dubai's high living standards and favorable investment environment.

Growth in the Luxury Residential Real Estate in Abu Dhabi

Demand for luxury residential real estate in Abu Dhabi has surged, attracting heightened interest from both local and international buyers. A March 2024 report from the Abu Dhabi Department of Municipalities and Transport (DMT) revealed a significant uptick in luxury property transactions, particularly driven by villas and apartments in sought-after locales such as Saadiyat Island and Yas Island. The report noted a notable 20% year-on-year surge in luxury property sales, especially in areas favored by affluent investors.

Several factors contribute to this rising demand, chief among them being Abu Dhabi's enticing investment prospects and its stable economic landscape. The Abu Dhabi Investment Authority (ADIA) highlighted in its January 2024 publication that the allure of luxury residential properties—spanning both villas and upscale apartments—has been amplified by favorable tax regimes, a robust infrastructure, and a growing magnetism for expatriates and global investors. Furthermore, the government's initiatives to extend long-term residency options to property investors have significantly bolstered the city's real estate landscape.

With the luxury real estate sector on an upward trajectory, Abu Dhabi's residential market is poised to continue this momentum. The city's allure for premium properties, especially exclusive developments on its islands and in central districts, promises to keep the demand robust. As of March 2024, the DMT underscored the luxury residential market's prominence among high-net-worth individuals, noting a marked interest in villas, townhouses, and apartments from both local and international buyers.

UAE Luxury Residential Real Estate Industry Overview

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The United Arab Emirates luxury residential real estate sector is fragmented and increasingly competitive. Some of the major players are Emaar Properties, Dubai Holding, Meraas, Nakheel Properties, etc. Increased spending on infrastructure, relaxed laws for foreign investors, new government initiatives to drive investments, and new project announcements are expected to bring an overall development in the real estate sector, further enhancing the interest of more investors.

Additional Benefits:

- The market estimate (ME) sheet in Excel format
- 3 months of analyst support

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