

MONTHLY NEWSLETTER

JUNE 2026

UP

AL MARJAN ISLAND

OVERVIEW

Masterplanned for living, Al Marjan Island unites hotels, homes, and lively public spaces in a connected, open yet-intimate setting built for active lifestyles.



120+

Million sq ft of masterplanned land



12+

Global hospitality brands



8,000+

Hotel keys delivered



15+

km of developed coastline



8,300+

Hotel guestroom pipeline



25,000

Billion investment pipeline



1,542

Keys in Wynn Al Marjan Island

MARJAN BEACH



A waterfront development combining luxury residential, world-class hotel, and retail components with immersive cultural and lifestyle experiences.

Situated only minutes away from Al Marjan Island, Marjan Beach marks the newest chapter in the emirate's waterfront lifestyle, a forward-thinking coastal destination where residents, guests, and investors can enjoy Ras Al Khaimah at its finest.



62%

Residential Use
Apartments + Townhouses



21%

Hospitality Use



4%

Commercial and
Retail Use



13%

Infrastructure, Open
Spaces & Community
Facilities

MARKET HEADLINE

Top Headlines | As of June 2026

HEADLINE	KEY DATA	WHY IT MATTERS TO RAK
Abu Dhabi freezes rent hikes	Effective immediately, Abu Dhabi has placed a temporary freeze on rent increases, the Real Estate Centre confirmed on Tuesday, June 2. All residential, commercial, and industrial lease renewals will proceed with no rental adjustments while the measure remains in effect.	Abu Dhabi's move may curb RAK rental growth, influence investor expectations, and shape future housing policy in northern emirates.
Branded residence prices at Al Marjan Island set to double in a few years, say industry executives	Industry executives noted branded residence prices on Al Marjan Island could double within a few years, driven by supply shortages and surging demand ahead of Wynn Al Marjan Resort's opening.	This signals Ras Al Khaimah's rise as a luxury real estate hub, boosting investor confidence, tourism potential, and economic growth tied to Al Marjan Island's development and Wynn Resort launch.
UAE Tops Global Property Investment Ranking	UAE ranked as the world's top real estate investment destination with 56% global investor interest, surpassing US and UK in property market appeal. Survey: Penta Group	Survey boosts RAK's global appeal, driving foreign investor confidence and demand for Al Marjan Island projects as UAE's real estate leadership validates RAK's luxury, high-return investment potential.
Emaar to Unveil AED 200 Billion Mega Masterplan for 150,000-Resident Dubai District	Emaar will unveil an AED 200 billion (\$54.4B) masterplan for a 4.5M+ sq m self-sustaining Dubai district housing 150,000 residents, featuring towers, villas, offices, retail, hospitality, and 20-minute city infrastructure.	Emaar's Dubai mega-project could intensify competition, divert investor attention and talent from RAK, but may also lift UAE-wide demand, boosting spillover growth in RAK's tourism and real estate.
A Ras Al Khaimah beachfront development recorded \$13.6m in sales in 15 days	Mondrian by ELEVATE on Al Marjan Island achieved AED 50 million in sales within 15 days, reflecting strong investor demand in Ras Al Khaimah, driven by rising international interest, increased development activity, and the upcoming multi-billion-dirham Wynn Al Marjan Island resort.	The project reflects the rapid growth of Ras Al Khaimah's real estate sector as the emirate continues to attract luxury tourism, international buyers, and large-scale investment opportunities.

MARJAN BEACH



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Residential Use
Apartments +
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MARKET HIGHLIGHTS

WYNN RESORT IMPACT

Wynn Al Marjan Island marks a new chapter for Ras Al Khaimah. This beachfront integrated resort brings 1,500+ rooms, global retail and dining, major event facilities, entertainment, and gaming to the Gulf. Wynn's MENA debut sets a new luxury benchmark and positions RAK as a premier destination.



Wynn Al Marjan — Actual Photo as of June 2026

Tower Topped Out: 283m, 70 floors. Structural concrete complete in 27 months from foundation.

22,000+ Workers On Site: Construction active. Wynn is not paused; interiors and fit-out underway.

Wynn Bridge: 48% complete as of March 2026. 9 of 10 column pile caps in place.

Timeline: Wynn indicated that the delay is expected to be brief, although no specific timeline has been provided.

Total Investment: \$5.1bn equity committed. No change. Wynn remains fully committed to the project.



KEY MESSAGE FOR ALL BROKER BRIEFS

"Wynn construction is progressing — 22,000 workers on site, bridge 48% complete. A modest delay to Spring 2027 means the investment window remains open.

EXECUTIVE SUMMARY

RAK PERFORMANCE INDICATORS & CATALYSTS



21%

AL MARJAN PRICE GROWTH YOY

Branded residences leading



AED 50M

MONDRIAN SALES IN 15 DAYS

Strongest proof of Al Marjan demand



AED 252B

DUBAI Q1 2026 TRANSACTIONS

+31% YoY – Regional confidence intact



MODEST

WYNN DELAY

Completion in 2027

MARKET TRACTION

RAK Central Sells Out 8 Million Square Foot New Mega District. The shift is real. RAK is moving past its reso

DUBAI SUPPLY WAVE = RAK OPPORTUNITY

Dubai expects 55,000–120,000 unit handovers in 2026. Apartment supply concentration in JVC, Dubai South, and Business Bay is creating a buyer shift toward value — RAK's limited island supply, higher rental yields, and branded product offer a compelling alternative.

WYNN OPENING TIMELINE

Wynn CEO confirmed "modest delay" on May 2026 earnings call. The opening moves toward Spring 2027. Agencies must brief clients and partners with the official framing, silence on this creates credibility risk.

UAE MARKET MOMENTUM

HUDAYRIYAT GOLF ESTATES - ABU DHABI



Modon's latest launch, Hudayriyat Golf Estates, recorded exceptional market performance, achieving approximately **AED 11.5 billion** in sales across **1,200 units sold out**. Building on the developer's track record of high-demand communities on Hudayriyat Island, the project attracted a diverse buyer base with 60% international buyers and 40% local buyers, further reinforcing Abu Dhabi's growing global real estate appeal.

DEVELOPER	MODON	UNIT TYPE	Mansions, Villas, and Townhomes
LOCATION	Al Hudayriyat Island, Abu Dhabi	STARTING PRICE	AED 4,250,000
PROJECT TYPE	Master Community, Andalusian-inspired architecture	EXPECTED HANDOVER	Q3 2030

PAYMENT PLAN STRUCTURE 40/60

Payment Stage	%	Due Date / Milestone	Payment Stage	%	Due Date / Milestone
Booking	5%	On reservation	5th Installment	5%	Mar 2029
1st Installment	5%	Mar 2027	6th Installment	5%	Sep 2029
2nd Installment	5%	Sep 2027	7th Installment	5%	Mar 2030
3rd Installment	5%	Mar 2028	Final Payment	60%	On handover (Q3 2030)
4th Installment	5%	Sep 2028			

MARKET INTELLIGENCE

RAK - JUNE 2026



>80%

OFF-PLAN SHARE OF SALES

freehold residential



+15–20%

OFF-PLAN SALES GROWTH FORECAST

metropolitan premium props 2026



UP TO +20%

PRICE GROWTH FORECAST



7–8%

RENTAL YIELD FORECAST 2026

TOP AREAS BY TRANSACTION VALUE — Q1 2026

AL MARJAN ISLAND

HOTTEST

Wynn pre-opening driving prime inventory demand. Off-plan dominates all sales.

Highest value zone

+13.2%

APT YOY (VPI)

AL HAMRA VILLAGE

OUTPERFORMER

Villa segment leading the submarket. Golf, marina & mall community driving demand.

6–8% gross yield

+9.1%

VILLA YOY
+8.1% APT YOY

MINA AL ARAB

STABLE

Branded villa sells in units. Strong community demand and quarterly momentum.

6–8% gross yield

+8.0%

+5.9% VILLA YOY

MARJAN BEACH

EMERGING

Coastline corridor with new ultra-luxury supply. Fastest emerging appreciation zone.

High appreciation potential

RISING LUXURY BENCHMARK SET

RAK CENTRAL

NEW CBD

Mixed-use CBD taking shape. Residential launch phase well underway.

Early-stage value

LAUNCH PHASE UNDERWAY

ACCORDING TO VALUSTRAT PRICE INDEX (RAK) Q1 2026:

Apartment capital values in Al Marjan Island led the market, rising 13.2% annually but flat over the quarter. Al Hamra apartments posted 8.1% annual growth with no quarterly change, while Mina Al Arab apartments increased 8% annually and 1.3% quarterly.

MARKET INTELLIGENCE

DUBAI - JUNE 2026



AED 252B

Q1 2026
TRANSACTIONS

+31% YoY • 60.303
Deals



AED 72.4B

JAN. 26 (ALL-TIME
RECORD)

Most Valuable
Single Month Ever



-1.9%

APRIL PRICE DIP
(MOM)

2nd Consecutive
Monthly Dip



55-120K

UNITS HANDOVER
2026

Supply Wave • Pushing
Buyers to RAK

METRIC	DATA	RAK IMPLICATION
Avg PSF	AED 1,759 (+12.5% YoY)	RAK at AED 3,000 PSF looks competitive for branded waterfront vs Dubai luxury
Off-Plan Share	70% of transactions; AED 103.4B value	Off-plan buyer appetite remains strong
Foreign Investment	AED 148.35B (+26%); 29,312 new investors	International buyers active in region — channel them toward RAK
Price Trend	-1.9% in April (2nd monthly dip)	Dubai softening creates relative value narrative for RAK
Supply Pipeline	55,000–120,000 units in 2026; 86% apartments	Apartment glut in Dubai = investor migration to limited island supply in RAK
Emaar Masterplan	AED 200B project for 150,000 residents announced June 11	Long-term competition for capital but near-term: reinforces UAE confidence overall

MARKET INTELLIGENCE

ABU DHABI - JUNE 2026



AED 66B

**Q1 2026
TRANSACTIONS**

+160.7 YoY
All-time Record
Quarter



+17.8%

**ANNUAL PRICE
GROWTH**

+ ValuSTRAT Q1 2026
Index at 148 Pts



99

**BUYER
NATIONALITIES**

+ from 68 YoY
45.6% Expansion

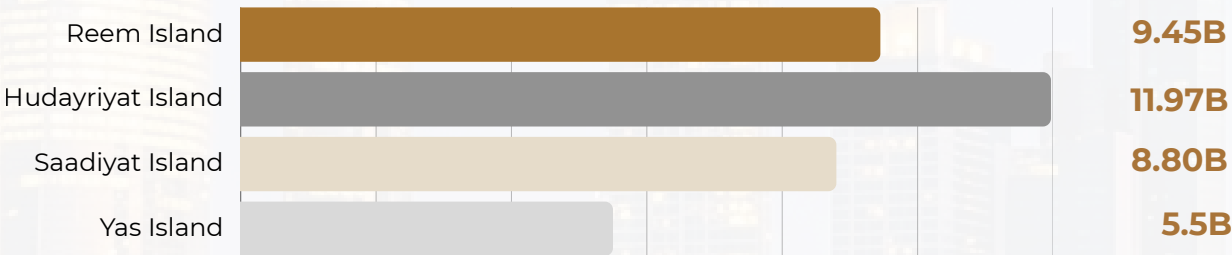


9-12%

**RENTAL YIELDS
(REEM/SAADIYAT)**

Competing yield
story for Rak to Beat

TOP AREAS BY TRANSACTION VALUE — Q1 2026



Hudayriyat Golf Estates (MODON) achieved AED 11.5B in sales across 1,200 units — 60% international buyers. Sets benchmark for what a well-marketed island product can achieve.

WHAT ABU DHABI'S RECORD QUARTER MEANS

Abu Dhabi's buyer base expanded from 68 to 99 nationalities (+45.6%) in one year. Entry prices on Saadiyat and Yas are rising fast — Sensi Residences launched at AED 2.8M, Hudayriyat Golf Estates from AED 4.25M.

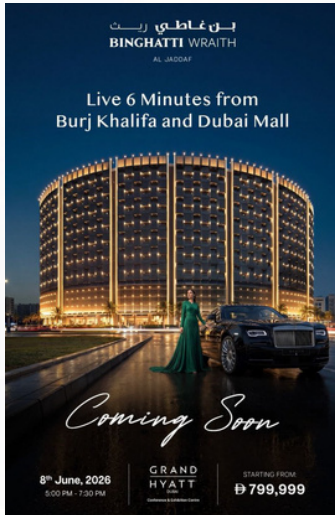
COMPETITIVE NOTE



Hudayriyat Golf Estates' AED 11.5B launch is a direct comparison point. MODON sold 1,200 units in one launch event with 60% international buyers. This is what a properly marketed island product with an active launch strategy can achieve.

UAE REAL ESTATE PROJECT LAUNCHES | JUNE '26

DUBAI



WRAITH

Developer: **Binghatti**

LOCATION	Al Jaddaf, Dubai
PROJECT TYPE	Resort-style residential tower near Downtown and Dubai Creek corridor
UNIT TYPE	Residential apartments, Studio, 1, 2, 3 Bedrooms, plus Royal Suites
STARTING PRICE	AED 799,999
LAUNCH DATE	8 June 2026
LAUNCH VENUE	Grand Hyatt Dubai



ARANCIA YARDS

Developer: **Beyond Developments**

LOCATION	City of Arabia, Dubailand
PROJECT TYPE	Mixed-use Residential, Retail
UNIT TYPE	1, 2, 3 Bedrooms
PLOT SIZE	19,720 sq m
BLDG CONFIGURATION	3 Towers, G+6, G+7, G+7, Total Units 272
STARTING PRICE	AED 1,000,000; 40/60 Payment Plan



EVERLY PLACE

Developer: **Ellington Properties**

LOCATION	MBR City
PROJECT TYPE	13 storey residential building
UNIT TYPE	1, 2, 3 Bedroom Apartment
STARTING PRICE	On request
PAYMENT PLAN	Approx. AED 2,000,000
EXPECTED HANDOVER	Q2 2030

UAE REAL ESTATE PROJECT LAUNCHES | JUNE '26

DUBAI



THE WOODS

Developer: **Sobha Realty**

LOCATION	Al Yufrah, Dubai
PROJECT TYPE	Nature-led apartment enclave within Sobha Sanctuary
UNIT TYPE	1, 2 Bedroom Apartments
STARTING PRICE	AED 999,000
PAYMENT PLAN	60/40
EXPECTED HANDOVER	Q4 2029



PALM CENTRAL PRIVATE RESIDENCES

Developer: **Nakheel**

LOCATION	Palm Jebel Ali, Dubai
PROJECT TYPE	Resort-style living with private beach
UNIT TYPE	1, 2, 3 Bedrooms and Townhouse
STARTING PRICE	AED 2,700,000
PAYMENT PLAN	70/30
EXPECTED HANDOVER	Q3 2030



RAW DISTRICT DUBAI

Developer: **Imtiaz**

LOCATION	Downtown Jebel Ali, Sheikh Zayed Road, Dubai
PROJECT TYPE	Resort-style living with private beach
UNIT TYPE	1, 2, 3 Bedrooms and Townhouse
STARTING PRICE	AED 649,000
PAYMENT PLAN	50/50
EXPECTED COMPLETION	Q1 2029
STATUS	SOLD OUT

UAE REAL ESTATE PROJECT LAUNCHES | JUNE '26

ABU DHABI



HUDAYRIYAT GOLF ESTATES

Developer: **Modon**

LOCATION	Hudayriyat Island, Abu Dhabi
PROJECT TYPE	18-hole golf course, beach, wellness centre & private school
UNIT TYPE	3 - 6 Bedroom, Villas & Townhouses
STARTING PRICE	AED 4,250,000
PAYMENT PLAN	40/60 Payment Plan
LAUNCH DATE	8 June 2026



BAB AL QASR GARDEN RESIDENCE 65

Developer: **Burtville Developments**

LOCATION	Masdar City, Abu Dhabi,
PROJECT TYPE	Fully Furnished Branded Residences
UNIT TYPE	1 to 5 BR & Triplex Sky Homes
STARTING PRICE	AED 1,800,000
PAYMENT PLAN	20/80
EXPECTED HANDOVER	Q1 2030



MIRA HILLS

Developer: **Mira Developments**

LOCATION	Al Mamoura district, Abu Dhabi
PROJECT TYPE	Masterplanned community
COMPONENTS	Mixed Used, Residential & Commercial
LAND AREA	50,000,000 sq.ft
EXPECTED HANDOVER	Q4 2029

COMPETITOR PRICING MONITOR

PROJECT NAME	DEVELOPER NAME	STARTING PRICE PSQFT (AVE.)	PAYMENT PLAN	DELIVERY	POSITIONING	STATUS
JW MARRIOT RESIDENCES	WOW Resorts	AED 3,300	70/30	Q4 2027	Direct Competitor	Monitor
USHUAÏA UNEXPECTED	Almal Real Estate	AED 3,150	60/40	Q1 2027	Experience-Led Competitor	Delivering Soon
MONDRIAN	Elevate Development	AED 3,200	60/40	Q4 2028	Future Competitor	AED 50M in 15 Days
W RESIDENCES	Dalands Holding	AED 3,700	70/30	Q4 2027	Premium Benchmark	Monitor
Karl Lagerfeld Residences	Aark Developers	AED 3,500	50/50	Q2 2028	Design-Led Competitor	Monitor
Nikki Beach Residences	Major Properties	AED 3,400	60/40	Q4 2028	Lifestyle Competitor	Monitor
La Mer by Elie Saab	ARTE Developments	AED 3,200	50/50	Q1 2028	Fashion-Luxury Competitor	Monitor
Nobu Residences	H&H Development	AED 3,500	50/50; 60/40	Q4 2026	Ultra-Luxury Benchmark	Delivering Soon
Sheraton Residences	Atara Development	AED 3,100	30/70	Q3 2028	Hospitality Competitor	Monitor
FAIRMONT RESIDENCES	Ardee	AED 3,100	50/50; 40/60; 30/70	Q4 2028	Hospitality Competitor	Active

Note: Information above is current as of June 2026 and may be revised by the developer without prior notice.

DEVELOPERS OFFERING RAS AL KHAIMAH

RAK PROPERTIES



MINA AL ARAB, RAK

- 1% Per month
- 40/60 Payment Plan
- 2 Years Post Handover
- 1 Year Free Service Charge
- 10% Off Upfront Payment

TISSOLI DEVELOPERS



PALAZZO TISSOLI

- Starting Price: AED 1.2M
- 50/50 Payment Plan

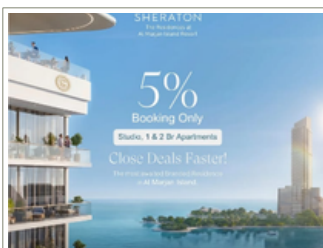
TRIO ISLE



DURAR GROUP

- 68/32 Payment Plan
- 3 Years Post Handover

ATARA DEVELOPMENT



SHERATON

- 30/70; 40/60 Payment Plan
- 5% Booking Only

ARTE DEVELOPMENTS



LA MER BY ELLIE SAAB

- 50/50 Payment Plan Seasonal Offer

AL HUZAIFA PROPERTIES

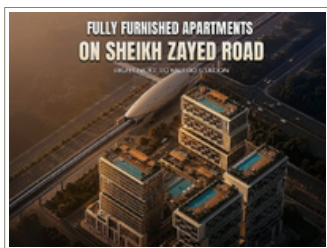


SOLEVA

- Starting Price: AED 1,300,000
- 50/50 ; 40/60 Payment Plan
- 10% Booking

DEVELOPERS OFFERING DUBAI

IMTIAZ



RAW DISTRICT

- 📢 Starting Price
AED 650,000
- 📢 3 Years Post Handover

BEYOND



ARANCIA YARDS

- 📢 STARTING PRICE
AED 1M
- 📢 20% Booking
- 📢 40/60 Payment Plan

MOIZZIAH DEVELOPERS



SYMBOLIC ZEN RESIDENCES

- 📢 Own a JETOUR T2 with
every unit booked
- 📢 Flexible Payment Plan,
40/60 or 50/50

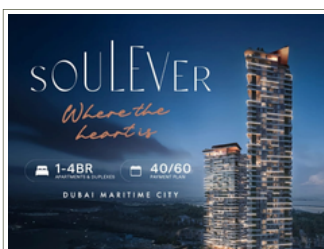
DANUBE



ACROSS ALL DANUBE PROJECTS

- 📢 One Day Only Offers
- 📢 1 Year Post Handover
- 📢 1 Year Free Service
Charge

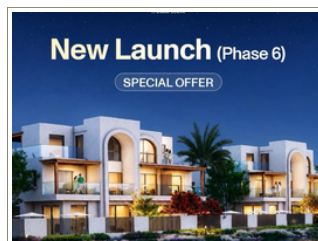
BEYOND



SOULEVER

- 📢 40/60 Payment Plan
- 📢 10% Downpayment
- 📢 AED 2.5M Starting
Price

DUBAI SOUTH



HAYAT 6

- 📢 2% DLD Fee Waiver
- 📢 2 Months Payment
Deferral Option
- 📢 2 Years Post Handover

DEVELOPERS OFFERING DUBAI

SAMANA



ACROSS ALL SAMANA PROJECTS

- 🔊 With 5% DP, pay only 1% monthly
- 🔊 With 2% DP, pay only 2% monthly
- 🔊 Claim Pre-Title Deed (Oqood)

DUGASTA PROPERTIES



ALL PROJECTS FROM DUGASTA

- 🔊 0.5% Monthly (Terra Tower)
- 🔊 10% net ROI for 10 years
- 🔊 0% service charges for 10 years

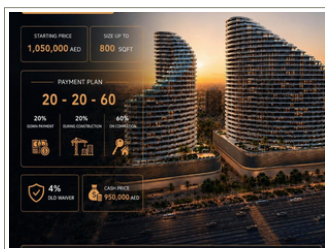
DANUBE



FASHIONZ BY DANUBE DUBAI

- 🔊 Pay only 30% until handover
- 🔊 70% through bank finance upon completion

BINGHATTI



SKYFLAME DUBAI

- 🔊 4% DLD Waiver
- 🔊 Full Cash Offer AED 950,000
- 🔊 40/60 Payment Plan

DAMAC PROPERTIES



SELECTED PROJECTS

- 🔊 Own a property for AED 1,999/month
- 🔊 4% DLD WAIVER
- 🔊 0.25% Monthly

ELLINGTON



SELECTED PROJECTS

- 🔊 35% Guarantee Rental Returns
- 🔊 5 Years in Dubai - 7% Annum
- 🔊 4 Years in RAK - 7% Annum

DEVELOPERS OFFERING OTHER EMIRATES

ALDAR



ORCHIDS - YAS ACRES ABU DHABI

- 🔊 **5% Booking**
- 🔊 **55/45 Payment Plan**
- 🔊 **World Class Golf Course**
- 🔊 **AED 3.35M Starting Price**

IMKAN



ALL PROJECTS FROM IMKAN

- 🔊 **Selling Price:
AED 2,194,953**
- 🔊 **1 Year DLP Waiver + 1
Year AMC Waiver**
- 🔊 **Flexible 50/50 Payment
Plan**

ICTRED



LULUAT MARINA ABU DHABI

- 🔊 **50/50 Payment Plan**
- 🔊 **2 Years Post Handover**
- 🔊 **1 Year Free Service
Charge**
- 🔊 **10% Off Upfront Payment**

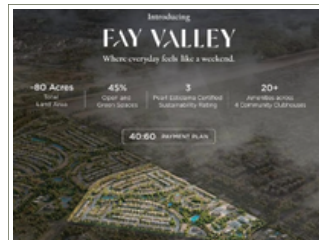
MERED



RIVIERA RESIDENCES ABU DHABI

- 🔊 **5% Booking**
- 🔊 **5% SPA + ADGM**
- 🔊 **Flexible 50/50 Payment
Plan**

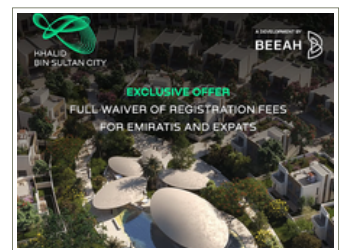
TARAF



FAY VALLEY ABU DHABI

- 🔊 **5% Booking**
- 🔊 **Starting Price AED 3.14M**
- 🔊 **40/60 Payment Plan**

BEEAH GROUP



KHALID BIN SULTAN CITY SHARJAH

- 🔊 **Selling Price:
AED 1,800,000**
- 🔊 **Full waiver on all
registration fees for a
limited time until July 31**
- 🔊 **Flexible 40/60 Payment
Plan**

BUYER DEMOGRAPHICS

MAY-JUNE 2026 (RAK)

RAK's investor base is shifting from regional/GCC holiday-home buyers to global HNWIs using it for primary residence/second homes. East Asia is the standout region for high-budget intent right now. According to Knight Frank Survey, reported by Gulf News.

Interest from the UK, Germany, the Netherlands, India, China, and Hong Kong continues to grow, combining yield-focused investment with lifestyle-driven purchases.



CHINA

Wealth preservation buyers seeking branded residences, safe-haven, long-term value.



GERMANY

Quality-focused investors blending rental returns with winter sun living.



HONGKONG

Global citizens chasing yields, political stability, luxury waterfront lifestyles.



THE NETHERLANDS

Lifestyle relocators prioritizing privacy, space, sustainable luxury, strong rental yields.



UNITED KINGDOM

Residents seeking tax-efficient yields, waterfront retirement, permanent residency lifestyle.



INDIA

HNWIs diversifying from Dubai, targeting capital growth, family homes.



USA

HNWIs seeking branded luxury assets, and early entry into emerging high-growth waterfront destinations.

Buyer Type Summary

- **Ultra-High-Net-Worth Individuals:** Core demand driver for luxury off-plan and waterfront
- **Lifestyle Relocators:** Global expats & GCC nationals seeking privacy + permanent base
- **Long-Term Investors:** Attracted by 5.4% average gross rental yields + 14.9% annual capital growth

DEVELOPMENTS IN AL MARJAN ISLANDS

BRANDED RESIDENCES



PROJECT NAME: **W RESIDENCES**

-  **Developer Name:** Dalands Holding
-  **Payment Plan:** 70/30
-  **Unit Type:** 1 - 3 BR, Duplex
-  **Expected Handover:** Q4 2027
-  **Starting Price:** 1 BR starting from AED 4.1M

PROJECT NAME: **JW MARRIOTT RESIDENCES**

-  **Developer Name:** WOW Resorts
-  **Payment Plan:** 70/30
-  **Unit Type:** 1 - 3 BR, Duplex
-  **Expected Handover:** Q4 2027
-  **Starting Price:** 1BR starting from AED 3.2M



PROJECT NAME: **NASIM AL BAHR RESIDENCES**

-  **Developer Name:** Abu Dhabi National Hotels
-  **Payment Plan:** 40/60, 30/70
-  **Unit Type:** 1BR - 5BR, Villas, Townhouse
-  **Expected Handover:** Q1 2028
-  **Starting Price:** 1BR starting from AED 3.5M



PROJECT NAME: **NOBU HOTEL AND RESIDENCES**

-  **Developer Name:** H&H Development
-  **Payment Plan:** 50/50; 60/40
-  **Unit Type:** 1BR - 3BR, Villas, Townhouse
-  **Expected Handover:** Q4 2026
-  **Starting Price:** 1 BR starting from AED 2.4M



PROJECT NAME: **ADDRESS MARJAN ISLAND**

-  **Developer Name:** EMAAR
-  **Payment Plan:** 90/10; 80/20
-  **Unit Type:** 1BR - 4BR, Penthouse
-  **Expected Handover:** Q1 2028
-  **Starting Price:** 1 BR starting from AED 1.7M



DEVELOPMENTS IN AL MARJAN ISLANDS

BRANDED RESIDENCES



PROJECT NAME: **KARL LAGERFELD RESIDENCES**

-  **Developer Name:** AARK Developers
-  **Payment Plan:** 50/50
-  **Unit Type:** 1 - 4 BR, Villas
-  **Expected Handover:** Q2 2028
-  **Starting Price:** 1 BR starting from AED 2.8M

PROJECT NAME: **PALAZZO TISSOLI**

-  **Developer Name:** Tissoli Luxury Developers
-  **Payment Plan:** 50/50
-  **Unit Type:** Studio - 2 BR
-  **Expected Handover:** Q2 2028
-  **Starting Price:** Studio starting from AED 1.3M



PROJECT NAME: **ART HOUSE RESIDENCES**

-  **Developer Name:** Cledor - VAVE Development
-  **Payment Plan:** 40/60
-  **Unit Type:** Studio - 1 BR
-  **Expected Handover:** Q4 2027
-  **Starting Price:** 1 Bedroom starting from AED 1.5M

PROJECT NAME: **NIKKI BEACH RESIDENCES**

-  **Developer Name:** Major Properties
-  **Payment Plan:** 60/40
-  **Unit Type:** 18BR - 5BR, Villas, Penthouse
-  **Expected Handover:** Q4 2028
-  **Starting Price:** 1 BR starting from AED 2.1M



PROJECT NAME: **USHUAÏA UNEXPECTED**

-  **Developer Name:** Almal Real Estate
-  **Payment Plan:** 60/40
-  **Unit Type:** Studio - 2 BR
-  **Expected Handover:** Q1 2027
-  **Starting Price:** 1 BR starting from AED 1.7M

DEVELOPMENTS IN AL MARJAN ISLANDS

NON- BRANDED RESIDENCES



PROJECT NAME: **DANAH BAY**

-  **Developer Name:** Dubai Investments
-  **Payment Plan:** 60/40
-  **Unit Type:** 1BR - 5BR, Villas, Penthouse
-  **Expected Handover:** Q1 2027
-  **Starting Price:** 1 BR starting from AED 2.7M

PROJECT NAME: **MASA RESIDENCES**

-  **Developer Name:** Durar
-  **Payment Plan:** 50/50
-  **Unit Type:** 1BR - 3BR, Villas
-  **Expected Handover:** Q4 2026
-  **Starting Price:** 1 BR starting from AED 970k



PROJECT NAME: **MANTA BAY**

-  **Developer Name:** Major Developers
-  **Payment Plan:** 60/40, 70/30
-  **Unit Type:** Studio - 3BR
-  **Expected Handover:** Q4 2027
-  **Starting Price:** 1 BR starting from AED 1.7M

PROJECT NAME: **LA MAZZONI**

-  **Developer Name:** The Luxe Developers
-  **Payment Plan:** 60/40
-  **Unit Type:** 1 - 3BR, Duplexes, Penthouses & Chalets
-  **Expected Handover:** Q4 2028
-  **Starting Price:** 1 BR starting from AED 2M



PROJECT NAME: **SORA BEACH RESIDENCES**

-  **Developer Name:** Aark Developers
-  **Payment Plan:** 1 - 4BR
-  **Unit Type:** 60/40
-  **Expected Handover:** Q4 2027
-  **Starting Price:** 1 BR starting from AED 2.7M

DEVELOPMENTS IN AL MARJAN ISLANDS

NON- BRANDED RESIDENCES

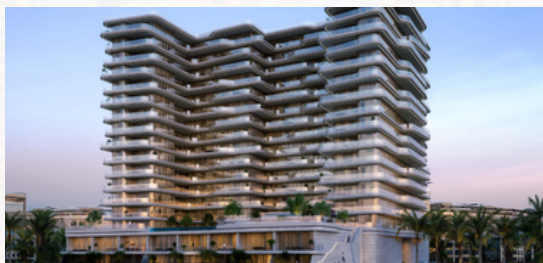


PROJECT NAME: **ROSSO BAY RESIDENCES**

-  **Developer Name:** **ALDAR**
-  **Payment Plan:** 60/40
-  **Unit Type:** 1 - 3br, Penthouse
-  **Expected Handover:** Q4 2028
-  **Starting Price:** 1 BR starting from AED 1.7M

PROJECT NAME: **MONDRIAN**

-  **Developer Name:** **Elevate Development**
-  **Payment Plan:** 60/40
-  **Unit Type:** 1BR - 3BR, Villas, Penthouse
-  **Expected Handover:** Q4 2028
-  **Starting Price:** 1 BR starting from AED 2.5M



PROJECT NAME: **THE ASTERA**

-  **Developer Name:** **DarGlobal**
-  **Payment Plan:** 60/40
-  **Unit Type:** 1 - 3BR, Villa
-  **Expected Handover:** Q4 2028
-  **Starting Price:** 1 BR starting from AED 1.8M

PROJECT NAME: **UNO LUXE**

-  **Developer Name:** **WOW Resorts**
-  **Payment Plan:** 60/40
-  **Unit Type:** Studio - 1-2BR
-  **Expected Handover:** Q4 2027
-  **Starting Price:** 1 BR starting from AED 2.2M



PROJECT NAME: **OYSTER**

-  **Developer Name:** **Richmind**
-  **Payment Plan:** 10/90, 60/40
-  **Unit Type:** 1-3BR, Duplexes, Penthouses
-  **Expected Handover:** Q2 2029
-  **Starting Price:** 1 BR starting from AED 2.5M

MAJOR DEVELOPER IN AL MARJAN

BNW Developments

Fashion TV Acacia, Taj Wellington Mews, Aqua Arc, Aqua Maya, Pelagia, Aquino, La Perla

Range Developments

The Beach Residences, The Beach House, The Beach Vista, Island Heights, Santorini

Ellington Properties

Playa Del Sol, Cala Del Mar, Costa Mare

Durar Group

Playa Del Sol, Cala Del Mar, Costa Mare

Major Developments

Manta Bay, Ice Beach

Aldar Properties

Nikki Beach Residences, Rosso Bay

MARKET ACTIVITIES

JUNE



PRODUCT: EMAAR

Organized By:

EMAAR

Offerings:

Latest Launch
Investment Opportunities

Date:

27 June 2026

Location:

Emaar Sales Centre



PRODUCT: ARADA

Organized By:

H&S Real Estate

Offerings:

Unit Availability
6-Bed Mansion

Date:

27 June 2026

Location:

Sequoia, Masar 1



PRODUCT: BINGHATTI - DUBAI

Organized By:

BINGHATTI DEVELOPERS

Offerings:

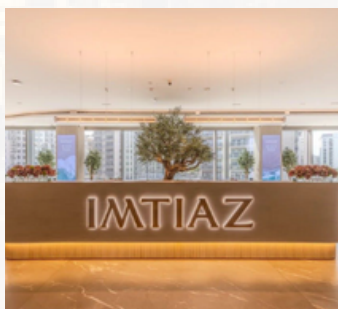
Premium Units, Special Prices
Investment Advice

Date:

27 - 28 June 2026

Location:

Binghatti Sales Boutique



PRODUCT: IMTIAZ - DUBAI

Organized By:

IMTIAZ

Offerings:

Latest project launches
Investment opportunities

Date:

27 - 28 June 2026

Location:

Imtiaz Sales Gallery



PRODUCT: ELLINGTON

Organized By:

ELLINGTON

Offerings:

High Potential Investment
Premium Units

Date:

11 July 2026

Location:

Ellington Club House 2

UPCOMING

PROPERTY EVENTS | LOCAL



📍 Dubai World Trade Center

September 7 – 9

INTERNATIONAL PROPERTY SHOW

IPS 22nd edition, IPS is the Middle East's largest international property sales event, uniting key stakeholders in global real estate and investment.



📍 Dubai World Trade Center

October 13 – 14

RISE GLOBAL

Bringing together international institutional investors, project developers, policymakers, and technology leaders. RISE Global focuses on the strategic forces shaping urban growth, from capital allocation and infrastructure investment to smart cities and megaprojects.



📍 BE VIP Arena, Dubai Production City

December 1

OBS – ONE BUSINESS SEASON | DUBAI 2026–2027

OBS - One Business Season is the world's longest business summit, connecting entrepreneurs, investors, and industry leaders across 100 days. From Dubai to the world — physical and virtual experiences designed to accelerate your business growth, expand your network, and discover new opportunities.

UPCOMING

PROPERTY EVENTS | INTERNATIONAL



LE Meridien Hotel, New Delhi

October 23 - 24

IREX

IREX is a quarterly show that presents investment avenues for high net worth and wealthy individuals who intend to invest in international real estate and premium luxury properties. The show draws high net worth visitors from all over India & UAE and has participation from leading real estate developers and investment firms.



Riyadh Exhibition & Convention Center, Saudi Arabia

November 16 - 19

CITYSCAPE GLOBAL

Cityscape Global 2026 connects exhibitors with high-intent buyers, investors, architects, designers, policymakers, innovators, government stakeholders, and industry decision-makers from Saudi Arabia and across the world — helping you build visibility, generate qualified leads, and turn conversations into commercial opportunity.



Shanghai Exhibition Center

December 4 - 6

LPS SHANGHAI 2026

LPS Shanghai 2026 is Asia-Pacific's leading luxury real estate exhibition. To be held on December 4-6, 2026, at the prestigious Shanghai Exhibition Center, LPS Shanghai 2026 will welcome over 180 luxury real estate companies presenting unique estates to a discerning audience of Chinese luxury home buyers.

INTERNATIONAL MARKET

ROADSHOW PLAN 2026



Timing	Market	City / Format	Target Buyer	Lead Message	Priority
Jul 4-5	India	New Delhi — Taj Palace Expo	HNIs, NRIs, family offices	Golden Visa + yield + pre-Wynn pricing	Urgent 7 Days
Jul-Aug	GCC	Riyadh + Jeddah — private dinners	Saudi HNIs, family offices	Fairmont brand + beach lifestyle + 10% down	High
Jul-Aug	Europe	Monaco / Cannes — UHNW summer dinner	European UHNWIs on summer holiday	Monaco vs RAK value; branded waterfront ; Wynn opening	Strategic
Sep	UK	London — private event + Manchester dinner	UK HNWIs, exiting landlords	Tax headwinds + UAE tax-free yield + Fairmont brand	High
Sep-Oct	India	Mumbai (BKC) — private investor evening	Mumbai HNIs, NRIs visiting India	Golden Visa + yield vs Indian 3-5% + Wynn narrative	High
Oct	India	Delhi/NCR (Gurgaon) — Diwali season dinner	Corporate HNIs, tech wealth	Diwali gifting + branded residence investment narrative	High
Oct-Nov	Nigeria	Lagos (Victoria Island) — private HNI event	Entrepreneurs, oil executives, tech founders	USD capital protection + GoldenVisa + Wynn casino lifestyle	New Market
Oct-Nov	Kenya	Nairobi — Knight Frank Kenya partnership	Tech HNIs, NGO professionals, diaspora	UAE-Kenya CEPA + Golden Visa + managed rental income	New Market
Nov	Russia/CIS	Dubai — Russian community buyer event	Russian-speaking UAE residents + buyers	Wynn casino adjacency + bulk 7% commission + crypto payment	Medium
Nov	China	Dubai — UAE Chinese community activation	Chinese UAE residents + business owners	Fairmont brand + freehold ownership + Golden Visa	Medium

INTERNATIONAL MARKET

ROADSHOW PLAN 2027

Timing	Market	City / Format	Target Buyer	Lead Message	Priority
Feb-Mar	South Africa	Johannesburg + Cape Town — Seeff/Pam Golding partnership	Entrepreneurs, investors fleeing SA tax	45% SA tax vs 0% UAE + Golden Visa + off-plan structure	New Market
Feb-Mar	Australia	Sydney + Melbourne — Dubai Property Expo format	Yield-seeking investors, property-savvy HNWIs	2-4% Sydney yield vs 9-18% RAK; tax free; Fairmont managed	High
Mar-Apr	Multi-Market	Monaco / South France — pre-Wynn opening event	European + GCC UHNWIs, all buyer profiles	Wynn opens this year — last chance at pre-opening pricing	Strategic Peak
Apr	India	Bengaluru — tech sector HNIs	Startup founders, tech wealth	Portfolio diversification + offshore yield + Golden Visa	Medium

Materials Required Before Any Roadshow

- **Updated lifestyle renders:** Pool, bedroom, Wynn view, terrace. Current renders are 12+ months old
- **One-page investment brief:** yield projection, payment plan, Golden Visa eligibility, construction update
- **Language versions:** Arabic, Russian, Mandarin, Hindi and Yoruba/Pidgin for Nigeria
- **60-second lifestyle video reel** for social sharing at events
- **QR-linked landing page** for each market to capture leads digitally

Format Recommendation by Market

- **Private dinner (20-40 HNWIs):**UK, India, GCC, Nigeria, Kenya, Monaco. Highest conversion. Pre-qualified guest list via broker partner
- **Expo attendance:**Australia, India New Delhi expo. Good for brand awareness and lead volume
- **Broker activation:**Russia/CIS, China, South Africa. Give specialist brokers exclusive inventory access and let them run it
- **Digital pre-event:**Every roadshow must be preceded by 2-3 weeks of targeted digital ads in that market

Africa-Specific Additions

- **Activate crypto/USDT** payment before Nigerian roadshow — competitive expectation, not a nice-to-have
- **Engage Seeff Dubai** and Pam Golding Dubai immediately for South Africa pipeline access
- **Site visit conversion programme:** invite African HNI buyers for a 2-night RAK experience
- **WhatsApp follow-up** within 24 hours of every event — primary channel across Africa and Middle East

AWARDS & RECOGNITION

AGENCY AWARDS



EMINENCE

EMINENCE REAL ESTATE

Recognized by Aldar Envoy Categorisation & Emaar's Top Performing Partners Q1 2026



TYRON ASH REAL ESTATE

Honoured for Miraggio sales performance, RAK 2026



H & S REAL ESTATE

Awarded by Emaar as the Top Sales Partner Q1 2026



AX PREMIUM PROPERTIES

Ranked #2 among Arada Broker Awards 2026



IND GLOBAL REALTY

Ranked by Emaar, Aldar and Arada in 2025 and already rising in 2026



DRIVEN PROPERTIES

Awarded by Gulf Business as the Real Estate Agency of the Year

GULF BUSINESS REAL ESTATE SUMMIT & AWARDS



HRE DEVELOPMENT

Master Developer of the Year



PANTHEON DEVELOPMENT

Luxury Developer of the Year



SAMANA DEVELOPERS

International Real Estate Company of the Year



OYSTRA BY RICHMIND

Iconic Building of the Year



SOBHA REALTY

Iconic Developer of the Year

Gulf Business
REAL ESTATE
SUMMIT & AWARDS 2026



RECOGNISING
THE PROJECTS AND
LEADERS DEFINING
THE GCC SKYLINE

DATA NOTES & METHODOLOGY

DATA SOURCES



DEVELOPER
ANNOUNCEMENTS &
PRESS RELEASES



RAK DEPARTMENT
OF ECONOMIC
DEVELOPMENT
FILINGS



PROPERTY
FINDER & BAYUT
MARKET DATA



BROKER REPORTS
& SALES GALLERY
DATA

KEY ASSUMPTION

Unit Counts:

Based on approved floor plans. $\pm 5\%$ variance for final delivery

Pricing:

Average psqft from launch price lists.
Actual transaction prices may vary 10–15%

Sold %:

Includes units under offer/reservation

Handovers:

Estimated based on construction progress & developer guidance

Branded:

Projects with international hotel/brand operator partnership

All figures are estimates & subject to change

DISCLAIMER

This document is for informational purposes only and represents market research. Data compiled from public sources and market intelligence. Figures are estimates and subject to change. Not intended as investment advice. Prospective buyers should conduct independent due diligence. Handover dates are developer estimates and may be delayed due to construction, regulatory, or market factors.



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