

INVESTOR INTELLIGENCE

UAE Real Estate Market Brief Q1 2026

Three Emirates · DLD-Verified Data · Investment Intelligence · Infrastructure Pipeline

MR LIVING CAPITAL

mrlivingcapital.com | mrlivingcapital@gmail.com | All data from DLD/DXB Interact

15 KEY TAKEAWAYS

1. Dubai AED 252B Q1 2026 — highest first quarter on record.
2. Abu Dhabi AED 71B in 2025 — most stable allocation.
3. Ras Al Khaimah 7-9% yields — highest in UAE, lowest entry.
4. Zero tax across all three emirates: income, capital gains, property.
5. Golden Visa: ANY purchase qualifies — no minimum threshold.
6. Mortgages from 4.99%: No UAE residency required.
7. Al Maktoum Airport: AED 128B, 750,000+ jobs by 2030.
8. Wynn Al Marjan: First GCC gaming resort, AED 12B, 2027.
9. Saadiyat Cultural District: Guggenheim opening 2025.
10. Etihad Rail Q2 2026: Dubai-Abu Dhabi in 57 minutes.
11. D33 Agenda: AED 32T GDP target — structural demand for 15+ years.
12. Full foreign ownership: Freehold title in all three emirates.
13. 100% capital repatriation: No restrictions on fund transfers.
14. Currency stability: AED pegged to USD at 3.67:1.
15. Two decades of strategy design and implementation within financial institutions applied to every allocation.

DISCLAIMER: This report is for informational purposes only and does not constitute financial advice. All data sourced from DLD, DXB Interact, Abu Dhabi DMT, RAK DLD, and respective government authorities. Data verified as of May 2026.