

DUBAI · ABU DHABI · 2026 EDITION

The Waterfront Guide.

Twenty addresses. Six tiers. One price ladder across two emirates.

Every figure in this guide is historical, dated and sourced. It is written to help you decide where to look, before you decide what to buy.



BEFORE YOU START

Most buyers ask which project. The better question is which coastline.

Dubai and Abu Dhabi are adding homes faster than almost any cities on earth. Very few of them will ever face the sea, and the ones that do are released by a handful of master developers, often to priority lists before the public sees them.

This guide is the reference we use in our own client conversations. It covers the argument for waterfront, the evidence behind it, the six tiers that sit inside the word, and twenty addresses across both emirates with one dated fact set for each.

It will not tell you what to buy. That depends on what you want the property to do: a second home, an income asset, or somewhere to hold wealth for a long time. That part is a conversation.

The advisory team at **chalk.**

- 01 **The geometry**
Why so little of the UAE can ever face the water
- 02 **The premium**
What waterfront has commanded, in three markets
- 03 **What holds in a correction**
Supply is rising. Prime stock is not
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How to read the numbers. Dubai prices are Dubai Land Department (DLD) transaction medians for calendar 2025 unless stated. Abu Dhabi prices are 2026 developer launch prices for current releases, because transaction medians by area are not published. Growth figures are Knight Frank. Every source is listed with its date on page 22.

01 · THE GEOMETRY

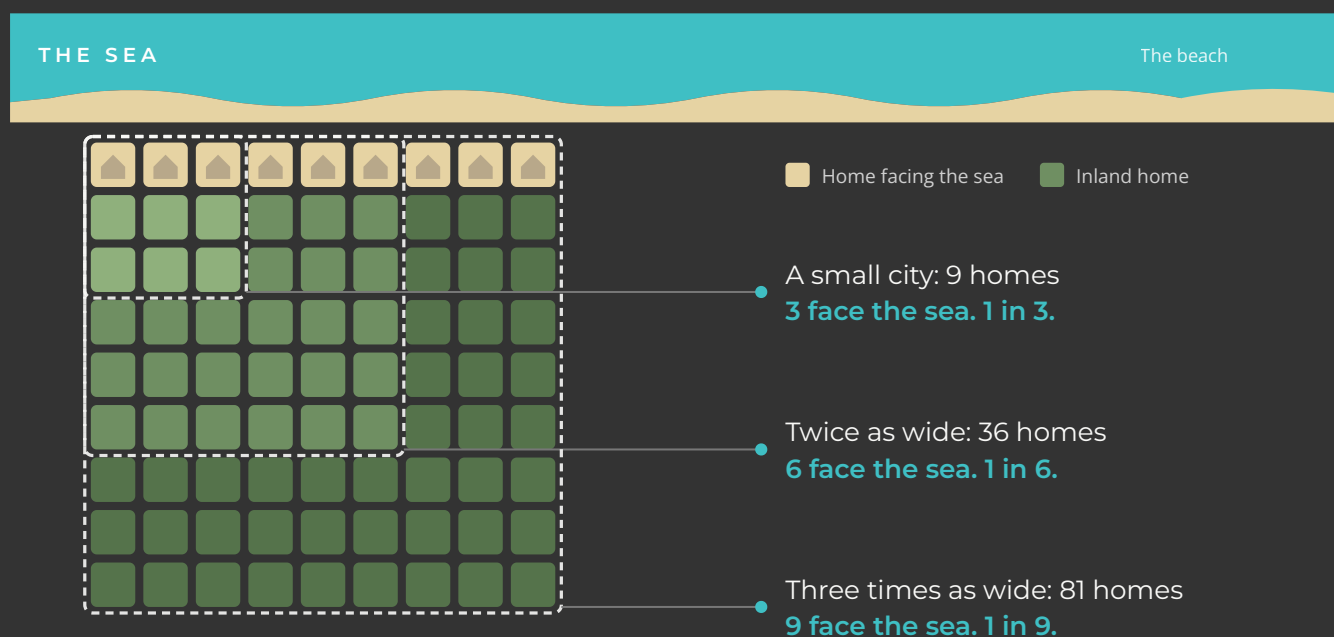
Coastline is a line. A city is an area.

As a coastal city grows inland, its land grows with the square of its reach. Its waterfront grows only along one edge. Every new inland community lowers the share of homes that can ever face the sea.

Yes, new coastline is being made. Palm Jebel Ali adds around 120 km of coastline, 90 km of it beach. Dubai Islands adds more than 60 km of waterfront and over 20 km of beach. But it is slow, it is state led, and it is small next to inland supply.

Palm Jebel Ali was first announced in the early 2000s, relaunched in May 2023, and hands over its first villas from late 2026 into 2027. Only government linked master developers can create new coastline at all.

Scarce relative to inland. Controlled by a handful of hands. That is the whole thesis.



Illustrative. The same city growing: only the front row can face the sea. The waterfront grows by a line, the city behind it grows by a square.

c.322,000

new Dubai homes in the pipeline to 2030
(ValuStrat, Aug 2026)

4.8m

Dubai residents, Sept 2026, up 226,885 since
January (Dubai Data and Statistics
Establishment)

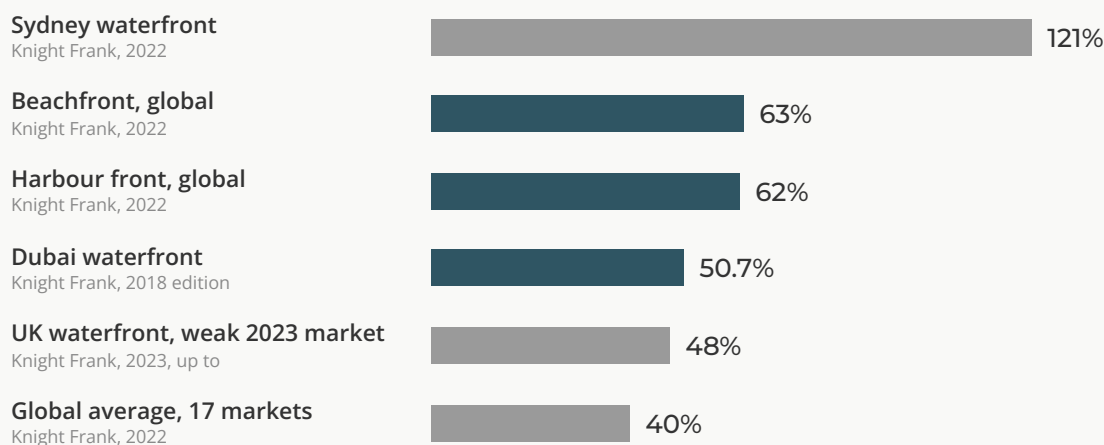
5.8m

Dubai 2040 Urban Master Plan population
target

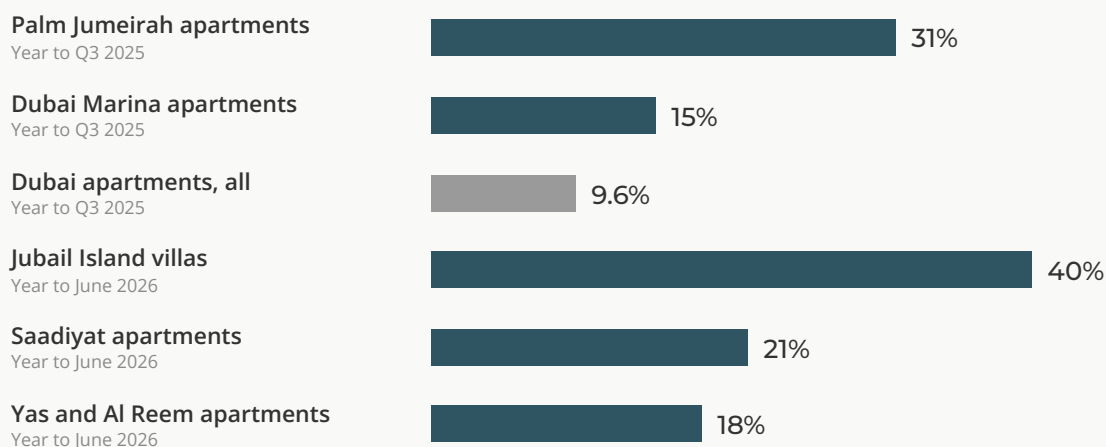
Scarcity shows up in price. In every market we have looked at.

Knight Frank compares waterfront homes with equivalent homes away from the water. The pattern holds across editions and across cycles.

WATERFRONT PREMIUM OVER COMPARABLE INLAND HOMES



WATERFRONT PRICE GROWTH, DUBAI AND ABU DHABI (KNIGHT FRANK)



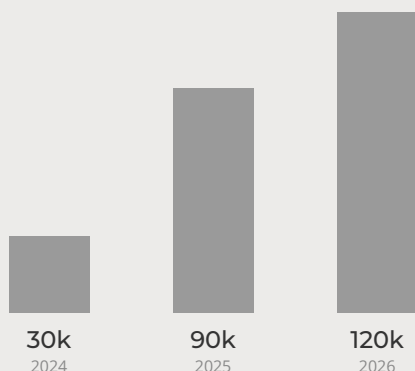
History, not a promise. But the same pattern, in three markets, over several years.

03 · WHAT HOLDS IN A CORRECTION

Supply is rising. Prime waterfront stock is not.

The question that matters more than growth is what you own when the market softens.

DUBAI HANDOVERS, UNITS (FITCH, MAY 2025)



Fitch said any price correction **should not exceed 15%**, and that prime locations are more resilient to downturns.

WHY PRIME WATERFRONT BEHAVES DIFFERENTLY

1. **Very little like for like stock.** A frond villa on the Palm competes with a handful of others. An inland launch competes with hundreds.
2. **The deepest buyer pool.** Largely cash, largely international, and less exposed to mortgage rates.
3. **Thinning supply at the top.** Fewer listings while sales rise.

435

Dubai sales above US\$10m in 2024, a record. 127 of them on Palm Jumeirah (Knight Frank, Feb 2025)

US\$5.1bn

296 homes above US\$10m sold in H1 2026, up 14% year on year (Knight Frank, Jul 2026)

-40%

US\$10m+ listings, 4,120 down to 2,490, 2023 to 2024, while sales rose (Knight Frank, Feb 2025)

If you are placing capital now, the question is not whether the market moves. It is what you own when it does.

The land was never on the open market.

Almost every prime waterfront plot in the UAE starts life with a government linked master developer. Private developers build on the water only when a master developer chooses to sell them a plot, which is why it makes the news when it happens.

 DUBAI HOLDING Palm Jumeirah, Palm Jebel Ali, Dubai Islands	 DUBAI HOLDING Bluewaters, Jumeirah Bay, Pearl Jumeira, La Mer	 LISTED, DUBAI HOLDING 29.7% Dubai Marina, Emaar Beachfront, Dubai Creek Harbour
 ABU DHABI Saadiyat, Marsa Al Saadiyat, Yas, Fahid Island	 ABU DHABI Hudayriyat Island; land at Ghantoot	 ABU DHABI Ramhan Island, Al Lulu Island

PRIVATE DEVELOPERS ON MASTER DEVELOPER LAND

- H&H** at Dubai Peninsula, home of Aman and Rosewood residences.
- ORA Developers** at Bayn, Ghantoot, on land acquired from Modon.
- AVENEW** on Dubai Islands, with St. Regis Residences.

HOW RELEASES ACTUALLY REACH BUYERS

Master developer launches go through expressions of interest, ballots and priority lists. Allocation often happens before the public launch, and the retail window is short. Hudayriyat Golf Estates sold 1,700 homes for over AED 13bn within days in July 2026.



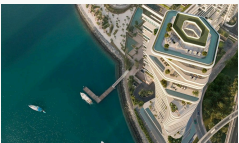
Dubai Holding is the parent of Nakheel and Meraas and, since May 2026, the largest shareholder in Emaar. Between them, they master planned Palm Jumeirah, Dubai Islands, Dubai Marina and Bluewaters.

The opportunity is not finding waterfront. It is getting access to it at all. That is the part you cannot do from a portal.

Waterfront is not one thing. There are six tiers.

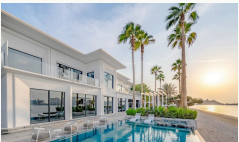
Most buyers only know one. When a listing says waterfront, the first question is which tier. The second is whether, at that price, it is the right one.

- 

Water view
You can see the water. You cannot reach it from your door.
Examples: Al Reem towers, Dubai Creek Harbour
- 

Waterfront
Faces a promenade or open water, without a beach or berths.
Examples: Dubai Creek Harbour promenade
- 

Canal, creek or lagoon
Engineered water, which can be built almost anywhere.
Examples: Yas canal homes, Jubail mangroves
- 

Marina front
Water plus berths, and an economy of dining and retail around it.
Examples: Dubai Marina, Yas Bay, Dubai Harbour
- 

Beachfront
Direct access to usable sand.
Examples: Palm Jumeirah fronds, Saadiyat, Dubai Islands
- 

Private beach
Sand reserved for residents. The smallest supply of all.
Examples: Jumeirah Bay, Pearl Jumeira, Bluewaters

BAR SHOWS PREMIUM AND SCARCITY RISING WITH EACH TIER

63%

Global beachfront premium over equivalent inland homes (Knight Frank, 2022)

62%

Global harbour front premium (Knight Frank, 2022)

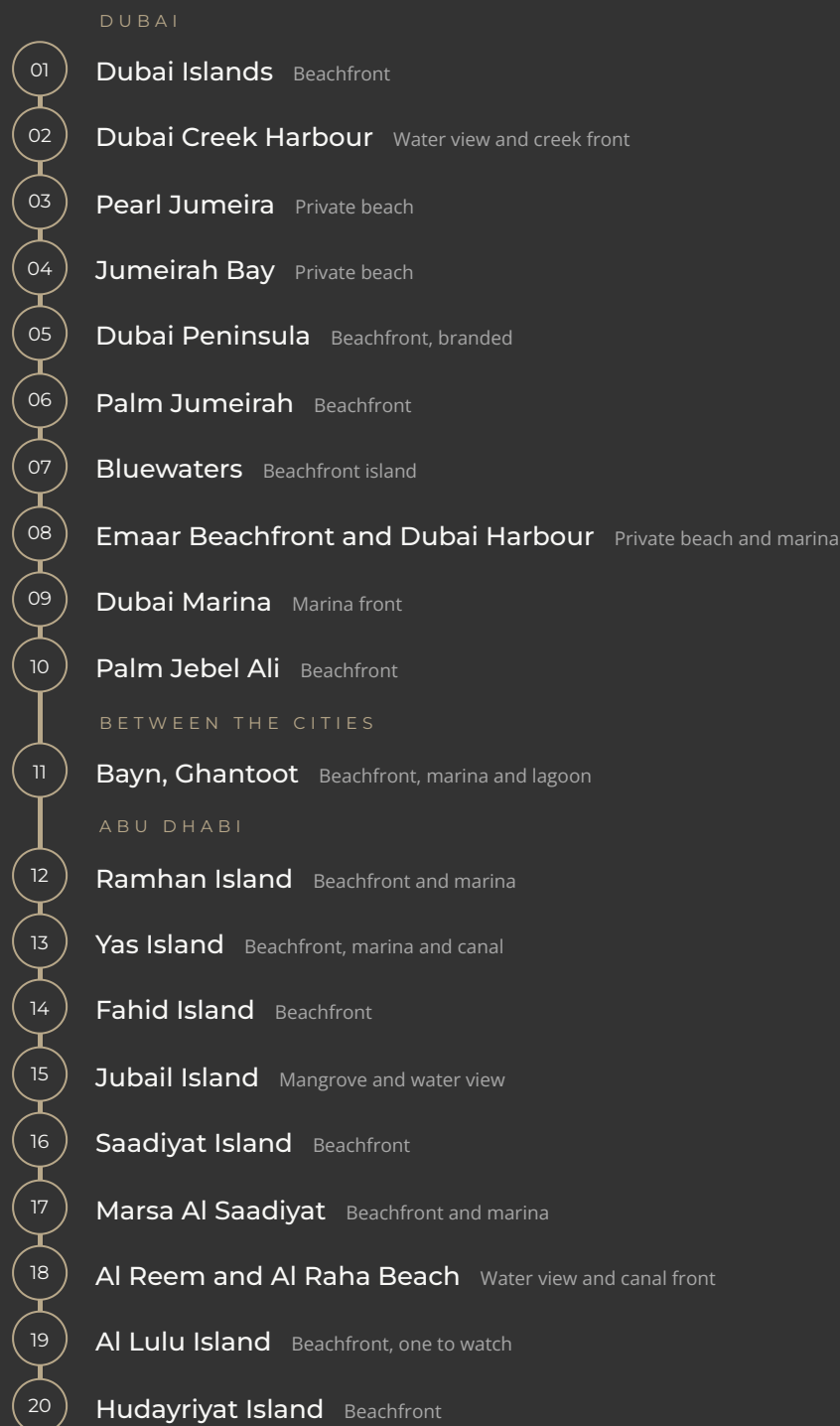
40%

Average waterfront premium across 17 global markets (Knight Frank, 2022)

Knight Frank's beachfront figure differs by edition: 58.5% (2018), 63% (2022), 76% (2023). We quote the 2022 edition throughout so every comparison uses the same basis.

Most buyers know five of these. There are at least twenty.

The UAE coast from Dubai Islands in the north east to Hudayriyat in the south west, in order along the shore. Roughly half of the story sits outside Dubai.



Schematic, not to scale. Listed in order along the coast. Numbers match the pages that follow.

07 · THE ADDRESSES · DUBAI



DUBAI

Dubai Islands

Nakheel (Dubai Holding)

- Five islands, 17 sq km, more than 60 km of waterfront and over 20 km of beach, including a Blue Flag beach.
- Over 80 hotels planned. Centara Mirage opened in 2021; AVENEW signed St. Regis Residences with Marriott in Dec 2025.
- Not every island or project makes sense. Knowing which is the whole game.

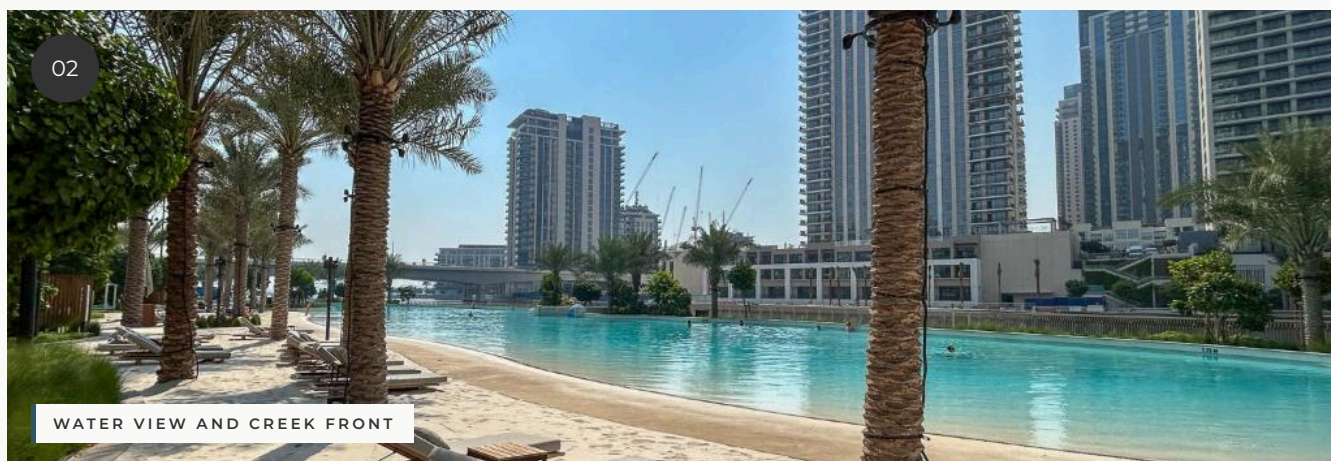
BEST FOR

Off plan growth, hotel led lifestyle

1BR AED 2.14M

3BR AED 5.07M

DLD median, 2025, mostly off plan



DUBAI

Dubai Creek Harbour

Emaar (sole owner since 2022)

- Emaar bought out Dubai Holding's share for AED 7.5bn in Aug 2022, with around 100M sq ft still to develop.
- Creek and wildlife sanctuary frontage with the Downtown skyline view, plus a small residents' beach at Creek Beach.
- A one bedroom median within a few percent of Dubai Marina, on far newer stock.

BEST FOR

Entry price, long term growth

1BR AED 1.92M

3BR AED 4.11M

DLD median, 2025

08 · THE ADDRESSES · DUBAI



PRIVATE BEACH

DUBAI

Pearl Jumeira

Meraas (Dubai Holding)

- A private island off the Jumeirah coast, 8.3M sq ft, master planned by Meraas.
- Home to Nikki Beach Residences and a limited collection of custom villa plots.

BEST FOR

Trophy villas, privacy

Prices

On application

Limited, mostly bespoke stock



PRIVATE BEACH

DUBAI

Jumeirah Bay

Meraas (Dubai Holding)

- A seahorse shaped island off Jumeirah, home to the Bulgari Resort and Residences.
- Took 6.7% of the value of Dubai's US\$10m+ sales in 2024 (Knight Frank).
- Recent DLD deals average around AED 9,220 psf, among the highest in Dubai.

BEST FOR

Ultra prime, legacy

Recent deals c. AED 9,220 psf

DLD, last 12 months, 19 deals



DUBAI

Dubai Peninsula

H&H

- 210 acres on the Jumeirah coast beside the Four Seasons Resort at Jumeirah Beach.
- Aman Dubai: 78 residences in two towers plus waterfront villas, scheduled for 2027.
- Rosewood Dubai: 63 residences and 5 beachfront villas, opening 2029.

BEST FOR

Branded ultra prime

Prices

AED 48M+

Branded residences



DUBAI

Palm Jumeirah

Nakheel (Dubai Holding)

- The global icon. 127 of Dubai's 435 sales above US\$10m in 2024, about a third by value (Knight Frank).
- Apartment values rose 31% in the year to Q3 2025 (Knight Frank).
- A frond villa competes with a handful of others. That is what holds value in a slower market.

BEST FOR

Legacy, liquidity at the top

1BR

AED 3.53M

3BR

AED 8.96M

DLD median, 2025



DUBAI

Bluewaters

Meraas (Dubai Holding)

- A compact island off JBR with a fixed residential stock, completed in 2019.
- Home of Ain Dubai, at 250m one of the world's tallest observation wheels.
- Among the highest apartment values on the coast, around AED 4,960 psf (DLD, last 12 months).

BEST FOR

Scarcity, lifestyle rental

1BR	AED 3.23M
3BR	AED 11.45M

DLD median, 2025



DUBAI

Emaar Beachfront and Dubai Harbour

Emaar; Dubai Harbour by Shamal

- Emaar Beachfront: towers on a private 1.5 km beach between the Palm and JBR.
- Dubai Harbour Marina: close to 700 berths and a dedicated superyacht marina for yachts up to 160m.
- Beach and marina in one address, one of very few in the UAE.

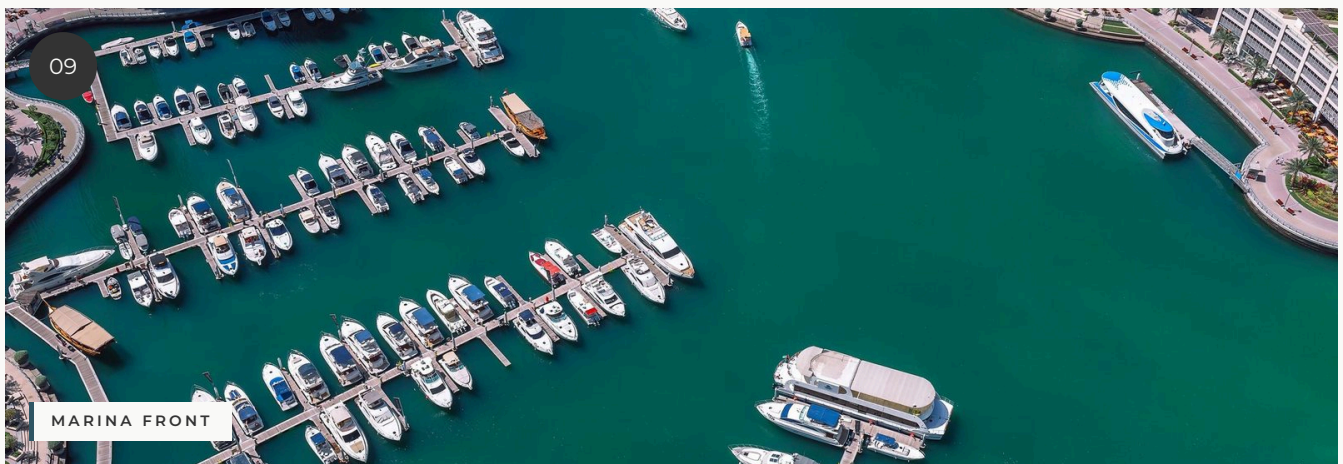
BEST FOR

Lifestyle, holiday let

1BR	AED 3.00M
3BR	AED 8.47M

DLD median, 2025

11 · THE ADDRESSES · DUBAI



DUBAI

Dubai Marina

Emaar

- The largest rental and resale market on the coast. 1,675 one bedroom sales alone in 2025 (DLD).
- Apartment values rose 15% in the year to Q3 2025 (Knight Frank).
- Built around a man made channel. Emaar completed the marine wall in 2003.

BEST FOR

Income, the deepest resale market

1BR AED 1.89M

3BR AED 4.40M

DLD median, 2025



DUBAI

Palm Jebel Ali

Nakheel (Dubai Holding)

- Around 120 km of coastline, 90 km of it beach (Nakheel, Aug 2026).
- First villa handovers in phases from late 2026 through 2027.
- Third in Dubai for US\$10m+ sales in H1 2026 with 40 deals, before a single home is occupied (Knight Frank).

BEST FOR

Long hold capital growth

5BR villa AED 21.6M

DLD median, 2025



BEACHFRONT, MARINA AND LAGOON

BETWEEN THE CITIES

Bayn, Gbantoot

ORA Developers, on Modon land

- 1.2 km beach, a marina and lagoons, with around 9,000 homes planned.
- AED 2.7bn sold in 2025 (ADREC data, reported by AGBI, Apr 2026).
- ORA doubled its land bank here to 9.6M sqm, an estimated AED 30bn investment.

BEST FOR

Value, between two cities

3BR TH, from

AED 2.75M

Launch pricing



BEACHFRONT AND MARINA

ABU DHABI

Ramhan Island

Eagle Hills

- 4M sqm island, 2.2M sqm developable, off the Abu Dhabi coast.
- 1,800+ detached waterfront villas, 900 marina residences and 120 serviced residences.
- A 120 berth marina, a hotel and a 1.7 km promenade.

BEST FOR

Resort living

Villas

AED 17M+

Apartments

AED 3.2M+

Eagle Hills launch pricing, 2026



ABU DHABI

Yas Island

Aldar

- Over 38 million visits in 2024, up 10% (Miral). The entertainment engine of the emirate.
- Apartment values up nearly 18% in the year to June 2026 (Knight Frank).
- Around 7,700 units under construction, the largest pipeline of any Abu Dhabi community.

BEST FOR

Income, family lifestyle

1BR AED 2.2M+

3BR AED 5.5M+

Off plan launch pricing, 2026



ABU DHABI

Fahid Island

Aldar

- A wellness island with development value of AED 40bn+ (Aldar, 2025).
- 2.7M sqm with more than 6,000 residences and 4.6 km of beachfront along one side.
- Three releases so far: The Beach House, Fahid Beach Residences and Fahid Beach Terraces, completing Q2 to Q4 2029.

BEST FOR

Early entry, wellness lifestyle

1BR AED 3.4M+

2BR AED 4.9M+

3BR + maid AED 5.8M+

Aldar launch pricing, The Beach House



15

MANGROVE AND WATER VIEW

ABU DHABI

Jubail Island

Jubail Island Investment Company

- Villa values up around 40% in the year to June 2026, the strongest in Abu Dhabi (Knight Frank).
- An AED 10bn island of six residential villages between Yas and Saadiyat.
- Low density villas set among protected mangroves.

BEST FOR

Villa growth

Villas AED 5.9M+

Villa pricing, 2026



16

BEACHFRONT

ABU DHABI

Saadiyat Island

Aldar

- Apartment values up around 21% in the year to June 2026. The highest villa values in Abu Dhabi (Knight Frank).
- Louvre Abu Dhabi (2017), Zayed National Museum (Dec 2025), Guggenheim Abu Dhabi opening Dec 2026.
- Branded residences include Mandarin Oriental from AED 6.9M and Nobu penthouses at AED 150M.

BEST FOR

Cultural legacy, ultra prime

1BR AED 3.67M+

3BR + maid AED 10.6M+

Aldar launch pricing, The Row Saadiyat



ABU DHABI

Marsa Al Saadiyat

Aldar

- The final phase of Saadiyat: AED 100bn development value, 5.6 km of beach and 8 km of coastline (Aldar, Jul 2026).
- 6.4M sqm for around 60,000 residents, with an underground Etihad Rail station.
- Talay, the first community: 351 villas of 4 to 6 bedrooms, launched Sept 2026, handover from Q4 2029 on a 50/50 plan.

BEST FOR

Phase one entry

Talay villas **AED 13.5M+**

Aldar launch pricing, Sept 2026



ABU DHABI

Al Reem and Al Raha Beach

Aldar and others

- Al Reem apartments up nearly 18% in the year to June 2026 (Knight Frank).
- Al Reem shows the highest asking yields of the areas in this guide, around 6.3% gross (Bayut, H1 2026).
- Al Raha Beach: established marina and canal front homes between the airport and Yas.

BEST FOR

Yield

1BR **AED 1.69M+**

2BR **AED 2.68M+**

3BR **AED 3.68M+**

Tara Park, Al Reem, launch pricing



ABU DHABI

Al Lulu Island

Eagle Hills

- A 400 hectare island off the Abu Dhabi Corniche.
- Eagle Hills confirmed it will develop the island in Aug 2026, with a low rise community for around 20,000 residents.
- No residential launch yet. We will update this page when there is.

BEST FOR

One to watch

Prices Not yet released

Pre launch



ABU DHABI

Hudayriyat Island

Modon

- A 51M sqm masterplan with 16 km of beaches within 53.5 km of new coastline.
- Hudayriyat Golf Estates sold 1,700 homes for over AED 13bn within days, July 2026 (Modon).
- The final phase of Bashayer sold out in one day for around AED 1.25bn (Modon, July 2026).

BEST FOR

Emerging villas, sport and leisure

Townhouses AED 4.25M+

Villas AED 10.15M+

Modon launch pricing, 2026

17 · THE PRICE LADDER

From under AED 1.9M to over AED 3.6M for a one bedroom on the water.

Which one is right depends entirely on what you want the property to do. Here is the entry point at each established address, side by side.

ADDRESS	1 BEDROOM	3 BEDROOM
Al Reem Island Abu Dhabi, launch pricing 2026	 AED 1.69M	AED 3.68M
Dubai Marina Dubai, DLD median 2025	 AED 1.89M	AED 4.40M
Dubai Creek Harbour Dubai, DLD median 2025	 AED 1.92M	AED 4.11M
Dubai Islands Dubai, DLD median 2025	 AED 2.14M	AED 5.07M
Yas Island Abu Dhabi, launch pricing 2026	 AED 2.20M	AED 5.50M
Emaar Beachfront Dubai, DLD median 2025	 AED 3.00M	AED 8.47M
Bluewaters Dubai, DLD median 2025	 AED 3.23M	AED 11.45M
Fahid Island Abu Dhabi, launch pricing 2026	 AED 3.40M	AED 5.80M
Palm Jumeirah Dubai, DLD median 2025	 AED 3.53M	AED 8.96M
Saadiyat Island Abu Dhabi, launch pricing 2026	 AED 3.67M	AED 10.60M

 Dubai: DLD transaction median, calendar 2025

 Abu Dhabi: developer launch pricing, 2026

OFF PLAN, BRANDED AND ULTRA PRIME

- Jumeirah Bay, c. AED 9,220 psf in recent deals
 - Palm Jebel Ali, 5BR villa median AED 21.6M (2025)
 - Bayn, 3BR townhouse from AED 2.75M
 - Dubai Peninsula, branded residences from AED 48M+
 - Marsa Al Saadiyat, Talay villas from AED 13.5M
- Ramhan, villas from AED 17M, apartments from AED 3.2M
 - Hudayriyat, townhouses from AED 4.25M, villas from AED 10.15M
 - Jubail Island, villas from AED 5.9M
 - Pearl Jumeira, on application

Dubai and Abu Dhabi figures use different bases (resale and off plan transactions versus new launch prices) and are shown together for orientation, not like for like comparison. Abu Dhabi prices averaged about 10% below Dubai in H1 2026 (Knight Frank).

18 · THE MARINA EFFECT

Where the yachts dock, the best of the city follows.

The world's most valuable addresses are overwhelmingly marina and harbour towns. A marina brings the boats, the boats bring dining, hotels and retail, and the destination brings residents.

In Montenegro, a former naval base became the Porto Montenegro superyacht marina. Property prices in Tivat and the surrounding area doubled over seven years (Henley & Partners, 2024).

Yachts are a proxy for net worth, and berths are finite.

A berth cannot be added to a coastline that has already been built.

+70%

Global superyacht sales value in 2025 (Knight Frank Wealth Report, Apr 2026)

c.700

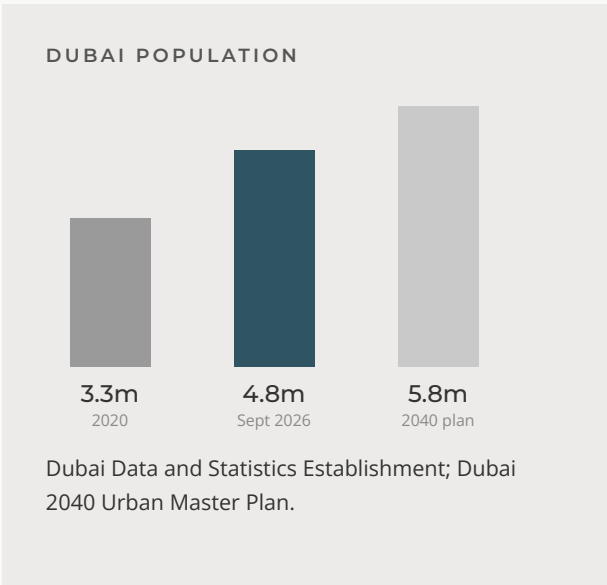
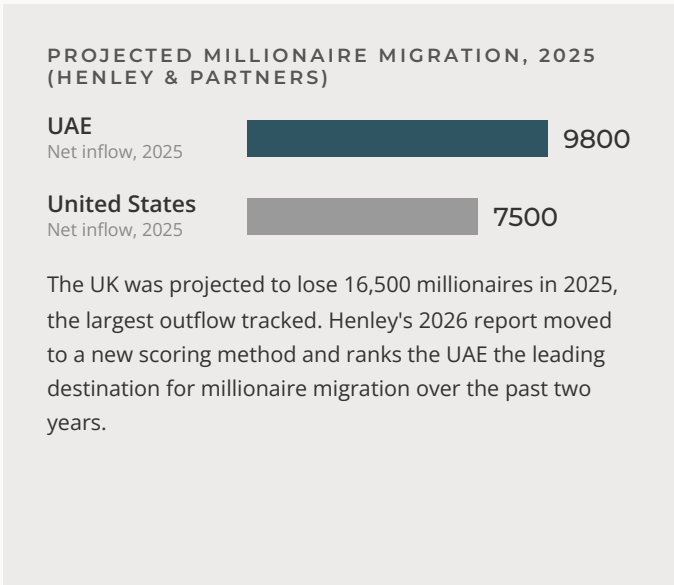
Berths at Dubai Harbour Marina, taking yachts up to 160m (Dubai Media Office, Feb 2024)

8 km

Of coastline at Marsa Al Saadiyat, built around a new marina (Aldar, Jul 2026)



Demand rising into supply that cannot be replicated.



AED 117bn

Abu Dhabi real estate transactions in H1 2026, up 112% (ADREC)

85.3

UAE score in Henley's 2026 wealth migration framework, among the highest tracked

2027 to 2029

Aman, Rosewood and Marsa Al Saadiyat each pull more of that wealth to the coast

The people who understand this are already on the coast. The question is whether you are on it with the right unit.

What we ask of every unit before it reaches your shortlist.

Most listings answer none of them. That is why advisers exist. Keep this page; use it on anything you are shown, by us or anyone else.

01 Which tier is it, really?

Water view sold as waterfront is the most common gap between listing and reality.

02 Which island or district, and which side of it?

Orientation, sun, wind and the view corridor can move value more than the building.

03 Which developer, and what have they actually delivered?

On time delivery records, not launch brochures.

04 Which plot, and can the view be protected?

What is planned on the plot in front of you, and is it zoned yet.

05 What is the future competing supply?

Units landing within three years in the same tier and price band.

06 Who is the eventual resale buyer?

End user, investor or family office. Each pays for different things.

07 What are the real service charges?

Waterfront amenities cost money. We use the published rate, not the estimate.

08 What is the net income, not the gross?

After charges, management, furnishing and vacancy.

09 How deep is the resale market for this unit type?

How many similar units traded in the last year, and how fast.

10 Is this release priced above or below the last one?

Every later phase should justify its premium.

11 What does the payment plan really cost you?

A longer plan can be worth more than a lower price. Sometimes the reverse.

Book the 20 minute call.

Free, no obligation, no project pitch. The good waterfront releases go through priority lists, and the buyers on those lists are the ones who had the conversation first.

01 Tell us the goal

A second home, an income asset, or somewhere to hold wealth. Then budget, holding period, emirate, and your appetite for emerging versus established.

02 We name three addresses

The three waterfront addresses we would look at first for your budget, the ones we would avoid, and why. If the honest answer is inland, or not yet, you will hear that too.

03 Priority access

Because we work with the master developers, our clients hear about releases before the retail window opens, and we tell you when a launch is not worth your time.

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A boutique Dubai advisory built for UK and international buyers. We date every statistic we show you, because the buyer at this level checks.

They can build more towers. They cannot build coastline at the pace they are building everything else.

Choose yours carefully. We will help.

Every figure, dated.

If a number is in this guide, its source is here. Where a figure comes from a broker listing or an operator schedule rather than a published source, it is marked unconfirmed on the page.

1. ValuStrat via Khaleej Times, Dubai housing pipeline stays strong through 2030, 15 Aug 2026
2. Dubai Data and Statistics Establishment via Emirates 24/7, Dubai population, 29 Sep 2026
3. Dubai 2040 Urban Master Plan via Khaleej Times, 13 Mar 2021
4. Nakheel via Dubai Media Office, Palm Jebel Ali Frond F villas, 20 Aug 2026
5. Nakheel, Dubai Islands projects, 7 Nov 2025; Dubai Media Office, Dubai Islands masterplan, 22 Aug 2022
6. Knight Frank, Discover Waterfront View, International Waterfront Index 2022
7. Knight Frank, Global Waterfront Report 2018; Global Waterfront Index 2023
8. Knight Frank, UK waterfront premium resilient, 20 Jul 2023
9. Khaleej Times, Why Dubai's waterfront homes command the world's highest premiums, 26 Sep 2025
10. Knight Frank, Dubai Residential Market Review Q3 2025, via EnterpriseAM, 25 Nov 2025
11. Knight Frank, Abu Dhabi Residential Market Review H1 2026, via Khaleej Times and The National, 22 Jul 2026
12. Fitch Ratings note via Khaleej Times, 29 May 2025
13. Knight Frank UAE, US\$10m+ sales 2024, 3 Feb 2025; Dubai US\$10m+ Residential Sales Analysis Q2 2026, 6 Jul 2026
14. Dubai Media Office, Dubai Holding and ICD complete Emaar transaction, 12 May 2026
15. Emaar, full acquisition of Dubai Creek Harbour, 11 Aug 2022
16. Dubai Media Office, Dubai Harbour marinas, 15 Feb 2024
17. Arabian Business, Jumeirah Bay Island prices, 2025
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