
DUBAI REAL ESTATE TRENDS 2025

Growth Ahead!

Unlock the potential of Dubai's thriving real estate market with top projects and emerging trends that make 2025 the perfect year for investment. Whether you're looking for luxury, affordability, or innovation, Dubai offers unmatched opportunities.



Growth Ahead!

RSI.

KEY MARKET TRENDS



1. SUSTAINABILITY AND GREEN LIVING

Dubai South and Expo City lead the way in eco-friendly developments, with upgrades like Al Maktoum Airport expansion and new metro links enhancing their appeal.



2. AFFORDABLE HOUSING IN DEMAND

Areas like Jumeirah Village Circle (JVC), International City, and Dubai South continue to attract buyers with budget-friendly options and high rental yields.



3. LUXURY REAL ESTATE THRIVES

Dubai remains a magnet for high-net-worth individuals:

A. Luxury Apartments: Palm Jumeirah (1,440 units), Business Bay (9,109 units), Dubai Marina (4,255 units).

B. Luxury Villas: Meydan (599 units), Bluewaters (161 units).

KEY MARKET TRENDS



4. TECH-DRIVEN DEVELOPMENTS

Smart homes and AI integration are transforming the market. Projects like Laguna Residence showcase futuristic, AI-powered living solutions.



5. EXPO 2020 LEGACY

Expo City continues to thrive, evolving into a vibrant hub of innovation and community living.



6. GREEN & GATED COMMUNITIES

Wellness-focused developments like Dubai Hills Estate (**4.5% of 2024 transactions**) and DAMAC Hills (**3.1%**) are attracting families seeking serene, park-filled environments.

TOP PROJECTS TO INVEST IN 2025



1- BINGHATTI SKYRISE

High-rise development offers a distinctive blend of signature design elements and modern urban sophistication.

UNITS: STUDIO TO 3-BR APARTMENTS

STARTING PRICE: AED 975,000

ROI: UP TO 15% ANNUALLY

HANDOVER: Q4 2026

PAYMENT PLAN: 20% UPON BOOKING
DURING CONSTRUCTION: 50%, DISTRIBUTED OVER THE CONSTRUCTION PERIOD
ON HANDOVER: 30% UPON PROJECT COMPLETION

AMENITIES



SWIMMING
POOL



JOGGING
TRACK



SENIOR CITIZEN
AREA

LOCATION



JUST 3 MINUTES FROM
BURJ KHALIFA AND DUBAI MALL



2- EMAAR BEACHFRONT

Exclusive beachfront privacy with iconic views.

UNITS: 1- 3-BR APARTMENTS & VILLAS

STARTING PRICE: AED 3.9M

PAYMENT PLAN: ACCEPTING EOI REGISTRATION

STATUS: COMING SOON

AMENITIES



INFINITY
POOL



PRIVATE
BEACH



SIGNATURE
F&B OPTIONS



1.5KM
BEACHFRONT

LOCATION



DUBAI MARINA AT YOUR DOORSTEP
15 MINS FROM DOWNTOWN

TOP PROJECTS TO INVEST IN 2025



3- PALM JEBEL ALI - NAKHEEL

Global benchmark in waterfront & island living

UNITS: LUXURIOUS BEACH VILLAS

STARTING PRICE: AED 18,5M

AMENITIES



PANORAMIC
VIEWS



PRIVATE
BEACH



LUSH
GREENERY

LOCATION



30 MINUTES TO PALM JUMEIRAH
40 MINUTES TO DUBAI MALL



4- NIKKI BEACH - ALDAR

Luxurious beachfront resort where modern elegance meets vibrant energy.

UNITS: 1- 4-BR APARTMENTS

STARTING PRICE: AED 1.67M

PAYMENT PLAN: FLEXIBLE 4-YEAR PLAN

STATUS: COMING SOON

AMENITIES



GREEN
PARKS



PRIVATE
BEACH



DINING
OUTLETS



KIDS PLAY
AREA

LOCATION



NEAR WYNN CASINO
AND RAK'S AL MARJAN ISLAND

TOP PROJECTS TO INVEST IN 2025



5- DAMAC BAY 2 BY CAVALLI

DAMAC Bay 2 offers a tropical escape at Dubai Harbour. Luxury homes with stunning sea and shore views. Embrace seaside living with the perfect blend of nature and luxury.

UNITS: 1-5 SUPER LUXURY APARTMENTS

STARTING PRICE: AED 6,436,000

PAYMENT PLAN: 50 / 50

STATUS: COMING SOON

AMENITIES



SEA VIEWS



TROPICAL
ESCAPE



NATURE
BLEND

LOCATION



DUBAI HARBOUR, NEAR DUBAI
INTERNATIONAL AIRPORT



6- RIVERSIDE VIEWS - DAMAC

Experience luxurious waterfront living at DAMAC Riverside Views, where urban living meets tranquility, brought to life by some of Dubai's most imaginative, world-class amenities.

UNITS: EXQUISITE 1 & 2 BR APARTMENTS

STARTING PRICE: AED 888K

PAYMENT PLAN: 20% ON BOOKING

STATUS: COMING SOON

40% DURING CONSTRUCTION - 40% UPON HANDOVER

HANDOVER: Q4-2028

AMENITIES



FITNESS
ZONE



BBQ
AREAS



FLOATING
OPERA



KIDS PLAY
AREA

LOCATION



DUBAI INVESTMENT PARK

TOP PROJECTS TO INVEST IN 2025



7- AZIZI ARIAN - JEBEL ALI

Azizi Aryan at Jebel Ali is a high-rise development by Azizi Developments. This residential masterpiece combines modern design with elegance and tranquility.

UNITS: STUDIO, 1-3BR APARTMENTS

STARTING PRICE: AED 630K

PAYMENT PLAN: 10% DOWNPAYMENT

STATUS: OFF-PLAN

40% 1ST TO 4TH INSTALLMENT - 50% ON COMPLETION

HANDOVER: DEC-2026

AMENITIES



SWIMMING
POOL



GREEN
AREAS



GOLF
COURSE



KIDS PLAY
AREA

LOCATION



DOWNTOWN JEBEL ALI,
DIRECT TO SHEIKH ZAYED ROAD,
0 MIN TO READY METRO STATION

AFFORDABLE LUXURY PROJECTS



1- AZIZI VENICE

Recognized as Dubai South's new downtown, Waterfront living, Iconic floating opera.

UNITS: STUDIOS, 1-3 BR, VILLAS, & MANSIONS **STARTING PRICE: AED 630,000**

ROI: UP TO 30% ANNUALLY

HANDOVER: Q4 2026

PAYMENT PLAN: 30% DOWNPAYMENT

STATUS: OFF-PLAN

20% DURING CONSTRUCTION - 50% ON HANDOVER

AMENITIES



WATERFALL



CABLE
CAR



FLOATING
OPERA



VIBRANT
BOULEVARD

LOCATION



DUBAI SOUTH
5 MINS TO EMIRATES ROAD
7 MINS TO AL MAKTOUM AIRPORT



2- LAGUNA RESIDENCES - ONE DEVELOPMENT

Largest lagoon (on a podium), strategic location, AI fully integrated.

UNITS: STUDIO, 1-3 BR APARTMENTS

STARTING PRICE: AED 600,000

ROI: UP TO 15% ANNUALLY

HANDOVER: Q4 2027

PAYMENT PLAN: 20% DOWNPAYMENT

STATUS: OFF-PLAN

30% DURING CONSTRUCTION - 50% ON HANDOVER

AMENITIES



GREEN
LANDSCAPE



LAGOON



CINEMA



GYM &
YOGA SPACES

LOCATION



10 MINS TO GLOBAL VILLAGE
20 MINS TO DOWNTOWN DUBAI
LOCATED ON MOHAMMAD BIN RASHID ROAD

AFFORDABLE LUXURY PROJECTS



3- IBIZA - SAMANA

Vibrant community living, strategic location, flexible payment plan.

UNITS: STUDIOS, 1-2 BR

STARTING PRICE: AED 699,000

ROI: UP TO 15% ANNUALLY

HANDOVER: Q1 2028

STATUS: OFF-PLAN

PAYMENT PLAN: 15% DOWNPAYMENT | 0.5% PER MONTH FOR 56 MONTHS

1% MONTHLY DURING CONSTRUCTION FOR 42 MONTHS | 10% AT 12 MONTHS

AMENITIES



PRIVATE
POOL



RETAIL



JOGGING
PATH

LOCATION



5 MINS TO GLOBAL VILLAGE,
20 MINS TO DUBAI MALL,
LOCATED ON DUBAI ROAD,
ALAIN AND EMIRATES HIGHWAYS



4- PARK FIVE - DEYAAR

Integrated community, connected to everything that matters, with affordable prices.

UNITS: STUDIO, 1-2 BR APARTMENTS

STARTING PRICE: AED 610,000

ROI: UP TO 15% ANNUALLY

HANDOVER: Q3 2027

PAYMENT PLAN: 10% DOWNPAYMENT

STATUS: OFF-PLAN

30% DURING CONSTRUCTION - 50% ON HANDOVER

AMENITIES



GREEN
LANDSCAPE



LAGOON



CINEMA



GYM &
YOGA SPACES

LOCATION



PRODUCTION CITY, DIRECT ACCESS
TO SHEIKH MOHAMMED BIN ZAYED ROAD
& AL KHAIL ROAD, 5 MINS TO CITY MALL ME' AISAM

KEY REASONS WHY DUBAI IS A PRIME DESTINATION FOR REAL ESTATE INVESTMENT IN 2025

1.STRONG ROI:

Consistently high rental yields and capital appreciation, offering returns between 8-15%.

2.TAX BENEFITS:

No property or rental income tax to maximize returns.

3.GOLDEN VISA OPPORTUNITIES:

Secure long-term residency with your property investment.

4.POLITICAL STABILITY:

A secure, business-friendly environment fostering growth and investor confidence.

ABOUT PROPERTY SHOP INVESTMENT (PSI)

Since **2007**, Property Shop Investment (PSI) has been a leader in Dubai's real estate market, delivering unparalleled expertise and award-winning services.

Recognized as the **#1 Partner** by top UAE developers, PSI is your trusted partner for exceptional property solutions.

WHY CHOOSE PSI?

TOP BROKER:

With 17+ years of excellence, PSI is a trusted partner of leading developers like Aldar and Emaar.

EXPERT TEAM:

700+ professionals across 12 branches, offering tailored solutions for every client.

COMPREHENSIVE SERVICES:

Managing 120+ developments, PSI ensures seamless experiences from buying to investing.



OUR NUMBERS



10 GLOBAL
LOCATIONS



15 LANGUAGES
SPOKEN



700+ EXPERTS

Let's Turn Your Real Estate Dreams Into Reality

Contact PSI today to start your journey toward building generational wealth and making smart real estate investments.