Deal*Deed*

Abu Dhabi: the case, and *what is actually still available*.

The case for the capital, the first-half numbers, and a checked position on every live Abu Dhabi residential release — what is genuinely available, what is at registration stage, and what sold out before the public saw a price.

MARKET REPORT · SEPTEMBER 2026

Prepared 12 September 2026 · Sources: ADREC, Property Monitor, Aldar and Modon
DealDeed · a private deal-matching desk · an introducer, not a brokerage

ONE · THE CASE

Why the capital, *and why now*.

Dubai is a mature market in a high-supply phase. Abu Dhabi is a growth market holding supply back deliberately. That single sentence explains most of what follows, and the numbers behind it are not close.

1 · The supply asymmetry

Off-plan takes three to four years to complete, so what was *launched* in 2024 and 2025 is what will *land* in 2027 and 2028. That pipeline looks nothing alike across the two emirates.

OFF-PLAN SOLD, 2024 + 2025 COMBINED	DUBAI	ABU DHABI	RATIO
Apartments	217,138	16,378	**13.3×**
Villas & townhouses	21,722	7,935	**2.7×**

Dubai figures: Property Monitor. Abu Dhabi figures: ADREC.

Read the apartment line twice. For every off-plan apartment Abu Dhabi sold, Dubai sold thirteen. That is the supply that has to be absorbed on the other side of handover, and it is the single clearest argument for where the risk sits.

2 · The demand side moved the other way

2024 CENSUS, PUBLISHED JUNE 2025	DUBAI	ABU DHABI
Population growth	+169,000	+288,840
Growth rate	+4.4%	+7.5%
Total population	3.863m	4.14m
New residents per off-plan unit sold	**1.58**	**30.1**

> **Nineteen times the population growth per unit of new supply.** Two emirates of similar size, growing at very different speeds, building at very different speeds. Whatever else is arguable, that ratio is not.

3 · The payment terms shift risk off the buyer

This is the part most investors underweight, and it is arguably worth more than the price difference. Under **2024 Abu Dhabi regulations, payments are tied to physical construction milestones**. If the building does not go up, you do not pay. In Dubai, instalments typically follow a fixed calendar regardless of site progress.

ALDAR MILESTONE PLAN	TIER A	TIER B	TRIGGER
Booking deposit	5%	10%	Reservation
Construction start	5%	10%	Shoring & piling
Superstructure 50%	10%	15%	~10th floor
Superstructure 100%	10%	15%	Roof slab
Façade completion	10%	10%	External cladding
Handover	**60%**	**40%**	**Keys**

Modon runs a standard 50/50 (10% down, 40% across construction, 50% at handover) and a lighter entry at 5% down, 30% across construction and 65% at handover. Against Dubai's common 80% during construction, the cash profile is a different instrument entirely.

What that does to your money. On a AED 5m villa under a 40/60 milestone plan you fund AED 2m over roughly three years, not AED 4m. The balance falls due at handover, when the asset exists, can be valued, can be mortgaged and can be let. Delay by the developer delays your payment rather than stranding it.

TWO · THE VALUE GAP

Saadiyat against *the Palm*.

The cleanest way to see the difference is to put the two flagship waterfront addresses side by side. One is built out and trading on prestige; the other is releasing slowly into a cultural district that is still opening.

PRICE PER SQ FT	PALM JUMEIRAH	SAADIYAT ISLAND	GAP
Luxury apartments	AED 3,200–4,500+	AED 2,100–2,800	**~35% lower**
Beachfront villas	AED 5,500–9,000+	AED 2,400–3,500	**~50–60% lower**
Off-plan, new launches	AED 4,000+	AED 2,300	**~42% lower**

PERFORMANCE	PALM JUMEIRAH	SAADIYAT ISLAND
Average net yield	4.0–5.2%	6.0–7.2%
12-month price growth	Flat to +3%	+13.6%
Investor thesis	Stability, safe haven	Growth, cultural premium

Comparative pricing and yield figures compiled January 2026 and indicative of the ranges then quoted. Verify current pricing with the developer before relying on any of it.

> **Why the gap exists, and why it closes.** Palm Jumeirah is largely built out — resale is the market and growth comes from global prestige rather than new infrastructure. Saadiyat's supply is released deliberately slowly through Aldar and Modon so that demand stays ahead of it, which is precisely what prevents the launch fatigue visible in parts of Dubai. Meanwhile the Cultural District is still opening around it.

The demand is institutional, not touristic

Abu Dhabi is not only building homes. ADGM's expansion has drawn major institutional footprints, and the city is deliberately targeting fund managers and technology talent — demographics that pay for premium long-term housing rather than short lets. The cultural anchors around Saadiyat, and the announced Disney development, add a lifestyle moat that is difficult to replicate quickly.

That shows up in the secondary market before it shows up anywhere else: ready units in Mamsha Al Saadiyat rose roughly 18% over twelve months on the back of it.

Where the two markets actually differ

	DUBAI	ABU DHABI
Market phase	Mature, high supply	Growth, restricted supply
Buyer profile	Tourists, short-term, investors	Institutions, technology talent, families
Payment risk	Calendar-based	Milestone-based
Beachfront entry	Premium	30–40% lower
Yield trend	Compressing, often under 5%	Rising, with villa capital growth

The honest counterweight. Abu Dhabi is the thinner, less liquid market of the two. Exit takes longer, the buyer pool is smaller, short-let regulation is tighter, and the restricted supply that supports pricing also means fewer comparables when you come to sell.

Dubai remains the more liquid market and the easier one to exit quickly. The case here is for capital appreciation and lower cash-flow risk — not for liquidity.

THREE · THE MARKET

The numbers behind *the noise*.

Abu Dhabi has been the quieter of the two emirates for most of the last decade. In the first half of 2026 it stopped being quiet, and the change is large enough that it is worth stating plainly rather than in adjectives.

AED 117bn
Total transactions, H1 2026
+112% year on year

AED 13.8bn
Foreign direct investment
+309% — beats all of 2025

UK
Top foreign-buyer nationality, of 116
Ahead of China and the US

Where the AED 117bn sits

CATEGORY	VALUE	TRANSACTIONS	MOVEMENT
Sales	AED 86.1bn	16,838	+163.7% by value
Mortgages	AED 26.7bn	8,876	+33% by value
Musataha / long lease	AED 4.0bn	—	—
Gifts	AED 311.5m	—	—
Total	**AED 117bn**	**—**	**+112% value · +61.7% volume**

> **The figure that matters most is not the headline.** Sales rose 163.7% by value while volume rose 61.7% — so this is not simply more transactions at the same prices. And foreign direct investment of AED 13.8bn in six months exceeded the whole of 2025, from investors of 116 nationalities. The buyer base widened at the same time as it deepened.

The supply side moved too

- **50 investment zones** now designated, **8 of them approved in H1 2026** alone.
- **AED 75bn** invested within those zones — up 181% on the prior year.
- **2,040 new broker licences** issued, a 34% increase, taking the emirate to 3,302 licensed brokers.

That last number is the one to read carefully. A third more brokers competing for the same allocations is precisely why first releases now close before they are advertised.

FOUR · OPEN NOW

What you can *actually buy*.

Status below is taken from developer announcements and credible press at 12 September 2026. Where a developer has not published current availability, this report says so rather than guessing — the phrase "on request" means exactly that.

PROJECT	DEVELOPER	STATUS	POSITION
Sei Saadiyat Saadiyat Cultural District	Aldar	OPENS 16 SEP	Sales open **16 September 2026**. Phase one is 265 homes across two buildings, of 778 homes and six buildings in total.
Marsa Al Saadiyat Saadiyat Island	Aldar	REGISTRATION	AED 100bn district unveiled 22 July 2026. First home sales guided to H2 2026; the first residential release, Talay, is still pre-launch. Registration is the only move available today.
Hudayriyat — next release Hudayriyat Island	Modon	REGISTRATION	A further release is expected imminently. See page 3 for why this island in particular rewards being on a list.
Al Ghadeer Parks Al Ghadeer	Aldar	REGISTRATION	453 villas and townhouses, 55/45 payment plan, handover Q2 2031. No sales launch has been announced. **Not** to be confused with Al Ghadeer Gardens, which sold out in May.
Sobha City — River Cove Abu Dhabi	Sobha	SELLING	One and two-bedroom waterfront apartments from AED 2.34m on the developer's own price list. Phase one completion Q4 2029.
Hudayriyat Golf Estates Hudayriyat Island	Modon	SELLING	Launched 7 July 2026 — 1,700 homes, over AED 13bn taken within days, a UAE record. Remaining stock on request.
The Canopies at Yas Point Yas Island	Aldar	LAUNCHED	Launched 21 July 2026, 592 apartments across six buildings. AED 1.5bn sold at launch; Aldar has said further Yas Point homes follow in H2 2026. Availability on request.
Yas Park Place Yas Island	Aldar	LAUNCHED	Phase one launched 16 April 2026 — four of six buildings released, 80% of released units sold for over AED 800m. Phase two not yet announced.
Fahid Beach Terraces Fahid Island	Aldar	LAUNCHED	501 units across six buildings, marketed by Aldar as the final release of beachfront homes on Fahid Island. First keys on the island 2029.

Fahid Beach Residences Fahid Island	Aldar	LAUNCHED	Around 450 apartments across seven buildings, launched June 2025. Availability on request.
The Beach House Fahid Fahid Island	Aldar	LAUNCHED	Studios to three-bedrooms across eleven towers, launched June 2025. Availability on request.

A note on what you will read elsewhere. Two widely repeated claims do not survive checking. The Canopies at Yas Point is described on several broker sites as sold out; Aldar's own release says only that the launch generated AED 1.5bn and that more Yas Point homes are coming. Yas Park Place phase one is described as a sell-out; the primary source says 80% of *released* units, and only four of six buildings were released. Neither is a sell-out, and neither is confirmed as freely available. On a purchase of this size, the difference matters.

FIVE · ALREADY GONE

The argument, *not a footnote*.

Every release below was available to people who were on a list, and to almost nobody else. This is the single most useful page in this report, because it is the evidence for how the rest of it should be acted on.

PROJECT	DEVELOPER	VALUE	HOW LONG IT LASTED
Manarat Living III Saadiyat Island	Aldar	AED 940m · 400 homes	**24 HOURS** The final edition of the Manarat Living collection.
Tara Park Al Reem Island	Modon	~AED 2bn · 834 homes	**SOLD OUT** All six towers, after the final phase was released in April.
Nawayef Village Hudayriyat Island	Modon	AED 2bn · 378 homes	**HOURS** The first townhouses on Hudayriyat.
Wadeem Hudayriyat Island	Modon	AED 5.5bn · 1,700+ plots	**72 HOURS**
Bashayer — final phase Hudayriyat Island	Modon	~AED 1.25bn	**ONE DAY** The last waterfront release on the island.
Al Ghadeer Gardens Al Ghadeer	Aldar	AED 1bn+ · 437 homes	**SOLD OUT** May 2026. A phase two is promised.

> **Four of those six are on one island.** Hudayriyat has absorbed Wadeem in 72 hours, Nawayef Village in hours, Bashayer's final phase in a day and Golf Estates at over AED 13bn within days of launch — a UAE record. That is the context for the next Hudayriyat release, and it is why registration there is worth doing before there is anything to look at.

What this pattern actually tells you

- **Price is not the constraint — access is.** None of these sold out because they were cheap. They sold out because the allocation was spoken for before it was advertised.
- **The portal is the wrong instrument.** By the time a release is listed, the decision has been made without you. Portals are useful for the secondary market and almost useless for a first release.
- **Registration is free and reversible.** It commits you to nothing, it costs a day, and it is the only mechanism that puts you in the room. The asymmetry is close to absurd.
- **Being early is not the same as being reckless.** Registering is not buying. It buys you the right to see the price, the plan and the plot before the decision closes — which is when diligence is actually possible.

SIX · WHAT TO DO WITH THIS

Three moves, *in order*.

1 · Register for what is still pre-launch

Marsa Al Saadiyat, Al Ghadeer Parks and the next Hudayriyat release are all at registration stage. None of them can be bought today, which is exactly why they are the ones to act on. Registration is free, takes a day, and closes before the price is published.

2 · Treat 16 September as a date, not a headline

Sei Saadiyat opens for sales on 16 September with 265 homes in phase one out of 778. On Saadiyat, with the Cultural District comparables behind it, a first phase of that size is not a long window.

3 · Ask for the availability nobody publishes

Fahid Island's three releases, Yas Park Place and The Canopies are all launched with no published availability. That is not the same as sold out, and it is not the same as open. It is a phone call — and it is where the remaining value on already-launched stock tends to sit.

And a word on Dubai

Dubai off-plan launches are public within hours and priced accordingly, so the edge there is not the launch — it is the motivated seller. An owner who needs out before handover, a payment plan someone can no longer carry, an assignment below the developer's own price. Those never reach a portal either, for the opposite reason. If Dubai is what you want, the useful thing to give us is the brief, not the watch-list.

Registration is free, and it closes *before the price does*.

Tell us which of these you want to be on and we will put you on the list. If none of them suit, say what you are actually looking for and we will tell you honestly whether it exists — including when the answer is that it does not.

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Or see the live position at **dealdeed.ae/launches**, updated as it moves.

Sources. Transaction, investment-zone and licensing figures: Abu Dhabi Real Estate Centre (ADREC), H1 2026 transaction report. Project status: Aldar and Modon press releases and project pages, and credible press, as at 12 September 2026.