
JUMEIRAH
ISLANDS
APRIL 2026



Roberto Pérez ASSOCIATE DIRECTOR | **Jamal Tuzgani** PARTNER

Director's Note

In March and April we saw a natural pause in activity across Jumeirah Islands, with global and regional uncertainty impacting buyer decision making and overall transaction volumes. While the number of completed deals was much lower than in previous months, this reflects a temporary shift in sentiment rather than any change in the underlying strength of the community.

The ultra-prime segment continues to set the tone, there is still clear appetite for fully upgraded, turnkey homes finished to the highest standards. These properties remain the benchmark and continue to attract premium buyers who value design, quality, and immediate usability.

What remains clear is that demand for Jumeirah Islands particularly for well located, high quality villas continues to be strong. Serious buyers are still active in the market, however they are taking more time, being more selective, and negotiating more carefully. If anything, we've seen the market shift slightly in favour of buyers over the past few weeks. The buyers we are dealing with are genuine, but they want to feel confident before committing.

At the same time, we are seeing sustained interest in unrenovated villas, particularly from investors and end users looking to create bespoke homes or add value through refurbishment. This dual demand turnkey luxury and renovation opportunity continues to underpin the long term appeal of the community.

While short-term activity has slowed, fundamentals remain very strong. Jumeirah Islands continues to benefit from limited supply, a prime central location, and its reputation as one of Dubai's most established villa communities.

As market conditions stabilise, we expect confidence to return, with well priced and well presented properties continuing to perform best. Sellers who remain realistic and aligned with current market conditions are still achieving strong results.

Overall, March and April should be viewed as a period of consolidation rather than decline providing opportunities for both buyers and sellers to make well considered decisions in a more balanced market environment.

In April in Jumeirah Islands, we had...

Properties listed with us



36

Properties sold



8

Viewings booked



58

Active buyers



8

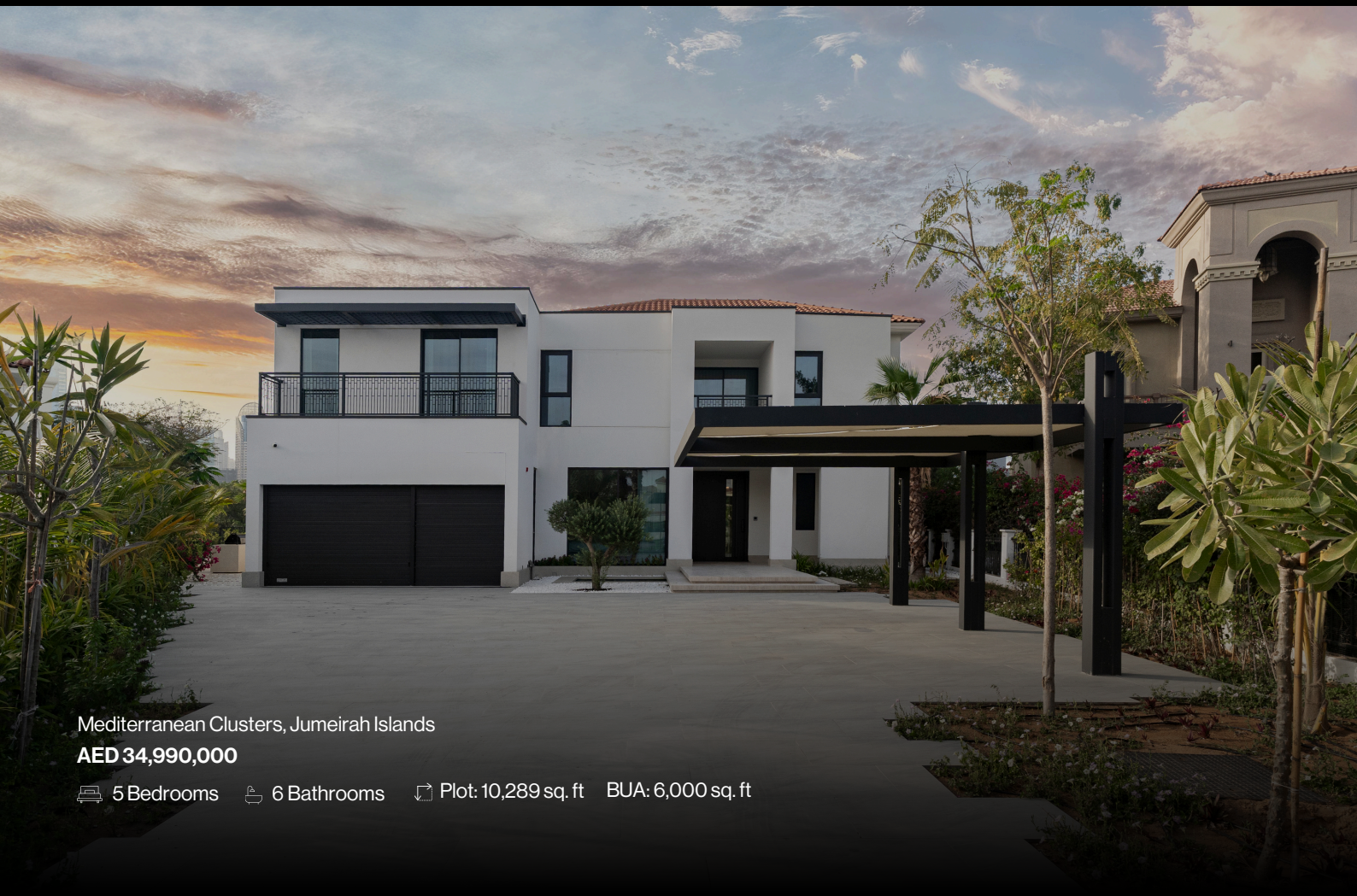
Current listings



European Clusters, Jumeirah Islands

AED 33,999,950

5 Bedrooms | 6 Bathrooms | Plot: 12,180 sq. ft | BUA: 5,800 sq. ft

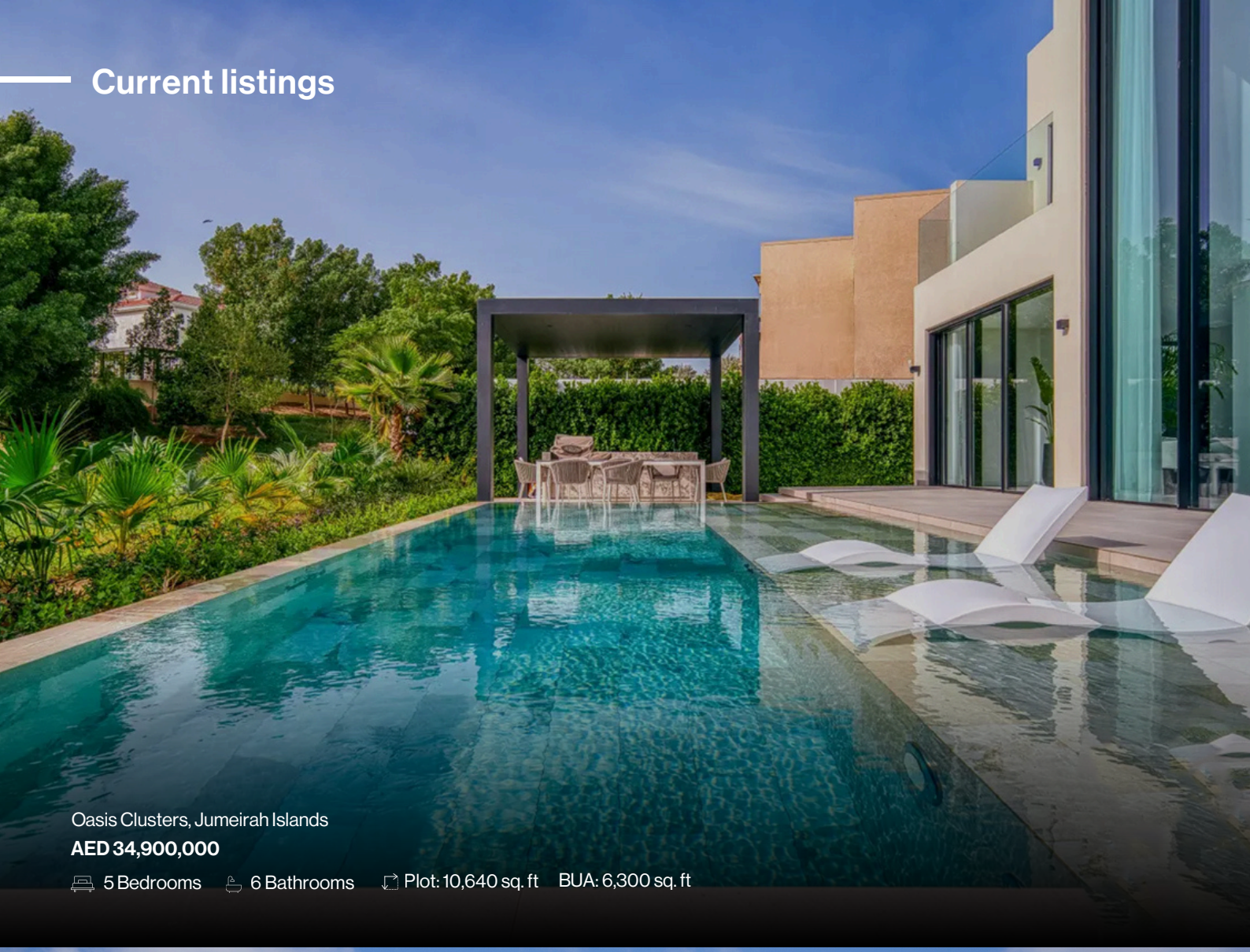


Mediterranean Clusters, Jumeirah Islands

AED 34,990,000

5 Bedrooms | 6 Bathrooms | Plot: 10,289 sq. ft | BUA: 6,000 sq. ft

Current listings



Oasis Clusters, Jumeirah Islands

AED 34,900,000

5 Bedrooms | 6 Bathrooms | Plot: 10,640 sq. ft | BUA: 6,300 sq. ft



Mediterrean Clusters, Jumeirah Islands

AED 36,900,000

5 Bedrooms | 6 Bathrooms | Plot: 10,042 sq. ft | BUA: 5,800 sq. ft

What's sold in your cluster?

Date	Unit	Type	Size	Bed	Price per sq. ft	Price (AED)
26 March 2026	Cluster 44	Villa	5,229 sq. ft	4 bed	Đ 3,060 per sq. ft	Đ 16,000,000
2 April 2026	Cluster 44	Villa	5,229 sq. ft	4 bed	Đ 5,355 per sq. ft	Đ 28,000,000
2 April 2026	Cluster 27	Villa	5,229 sq. ft	4 bed	Đ 5,011 per sq. ft	Đ 26,200,000
2 April 2026	Cluster 31	Villa	5,229 sq. ft	4 bed	Đ 6,407 per sq. ft	Đ 33,500,000
14 April 2026	Cluster 23	Villa	5,338 sq. ft	4 bed	Đ 4,449 per sq. ft	Đ 23,750,000
15 April 2026	Cluster 30	Villa	5,284 sq. ft	4 bed	Đ 3,842 per sq. ft	Đ 20,300,000
27 April 2026	Cluster 32	Villa	5,284 sq. ft	4 bed	Đ 6,624 per sq. ft	Đ 35,000,000



What's rented in your cluster?

Date	Unit	Type	Size	Bed	Price per sq. ft	Rent Price (AED)
15 April 2026	Cluster 41	Villa	10,781 sq. ft	5 bed	Đ 325 per sq. ft	Đ 3,500,000
16 April 2026	Cluster 14	Villa	5,285 sq. ft	4 bed	Đ 180 per sq. ft	Đ 950,000
16 April 2026	Cluster 21	Villa	5,285 sq. ft	4 bed	Đ 530 per sq. ft	Đ 2,800,000
17 April 2026	Cluster 9	Villa	5,478 sq. ft	4 bed	Đ 155 per sq. ft	Đ 850,000
17 April 2026	Cluster 11	Villa	5,176 sq. ft	5 bed	Đ 145 per sq. ft	Đ 750,000
18 April 2026	Cluster 23	Villa	5,478 sq. ft	4 bed	Đ 126 per sq. ft	Đ 690,000
18 April 2026	Cluster 5	Villa	5, 285 sq. ft	4 bed	Đ 284 per sq. ft	Đ 1,500,000
18 April 2026	Cluster 23	Villa	5,478 sq. ft	4 bed	Đ 126 per sq. ft	Đ 689,998
18 April 2026	Cluster 38	Villa	5,144 sq. ft	4 bed	Đ 428 per sq. ft	Đ 2,200,000
22 April 2026	Cluster 50	Villa	5,285 sq. ft	4 bed	Đ 170 per sq. ft	Đ 900,000
22 April 2026	Cluster 23	Villa	5,478 sq. ft	4 bed	Đ 126 per sq. ft	Đ 690,000
23 April 2026	Cluster 50	Villa	5,285 sq. ft	4 bed	Đ 170 per sq. ft	Đ 900,000
28 April 2026	Cluster 23	Villa	5,478 sq. ft	4 beds	Đ 126 per sq. ft	Đ 689,998



Meet your **Jumeirah Islands** Specialists

Jamal Tuzgani is a Partner at Allsopp & Allsopp and a true legacy agent, having spent his entire career in Dubai with the company. He is a specialist in Jumeirah Islands, where his in-depth market knowledge and expert negotiation skills have earned him a strong reputation among buyers and sellers alike.

Known for his professionalism, reliability, and client-focused approach, Jamal ensures every transaction runs smoothly, delivering exceptional results and maximum value. His long-standing experience and commitment to the community make him a trusted advisor for luxury villa buyers and investors looking to secure the perfect property in one of Dubai's most prestigious neighbourhoods.



Jamal Tuzgani

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Roberto Pérez is the Associate Director at Allsopp & Allsopp, with over 17 years' experience in Dubai's luxury property market. Specialising in Jumeirah Islands, he has successfully closed more than 350 villa transactions and is recognised as a trusted advisor for both buyers and sellers.

Known for his integrity, diligence, and client-focused approach, Roberto ensures sellers achieve maximum value while helping buyers find properties that suit their lifestyle. His expertise, combined with Allsopp & Allsopp's market insights, allows clients to make informed decisions with confidence.

Roberto's commitment to professionalism and long-term relationships makes every transaction seamless and rewarding.

Roberto Pérez

ASSOCIATE DIRECTOR

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