ALLSOPP & ALLSOPP



JUMEIRAH ISLANDS

NOVEMBER 2025



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

Director's Note

The Jumeirah Islands villa market continues to show exceptional strength, driven by a widening gap between supply and demand, particularly in the non-renovated segment. Buyers are actively seeking original-condition villas with the intention to renovate, yet availability remains limited. This shortage is creating increased competition for any well located, unrenovated properties that come to market.

At the same time, the fully renovated, high-end villa segment is becoming increasingly premium. A notable example in November was the sale of a beautifully refurbished Garden Hall villa for AED 28 million. Sold fully furnished and sitting off the main lake, it reflects the rising appetite for turnkey luxury homes especially those offered vacant on transfer. For buyers looking to access these rare, top-tier listings, having the right agent with early access and insider contacts is more essential than ever.

Market-wide, Dubai recorded AED 45.9 billion in total sales transaction value in November, representing a 35% year-on-year increase and reinforcing strong confidence across the property landscape. However, an imbalance persists in supply with 90% of November's off-plan launches attributed to apartments, with zero villa launches. This lack of new villa stock is directly fuelling demand in established communities like Jumeirah Islands, where homeowners are holding on to properties, limiting resale opportunities.

Allsopp & Allsopp's November sales reflect this premium demand, with two major transactions in Jumeirah Islands, a five bedroom villa sold for AED 52 million and an Entertainment Foyer sold for AED 37 million. Both demonstrate the community's continued appeal to ultra-high-net-worth buyers.

Property sales over AED 10 million across Dubai have increased by 8% year-on-year, maintaining a steady upward trajectory. This aligns with the influx of high-net-worth individuals relocating from the UK and Europe, many of whom are seeking private, waterfront communities like Jumeirah Islands.

With limited supply, rising demand, and a growing luxury buyer pool, Jumeirah Islands remains one of Dubai's most desirable and competitive villa markets. Buyers seeking homes here must stay close to leading agents such as ourselves to gain first access to upcoming listings, especially as renovated and non-renovated villas continue to attract exceptional premiums.

In November in Jumeirah Islands, we had...

Properties listed with us

11

Properties sold

2

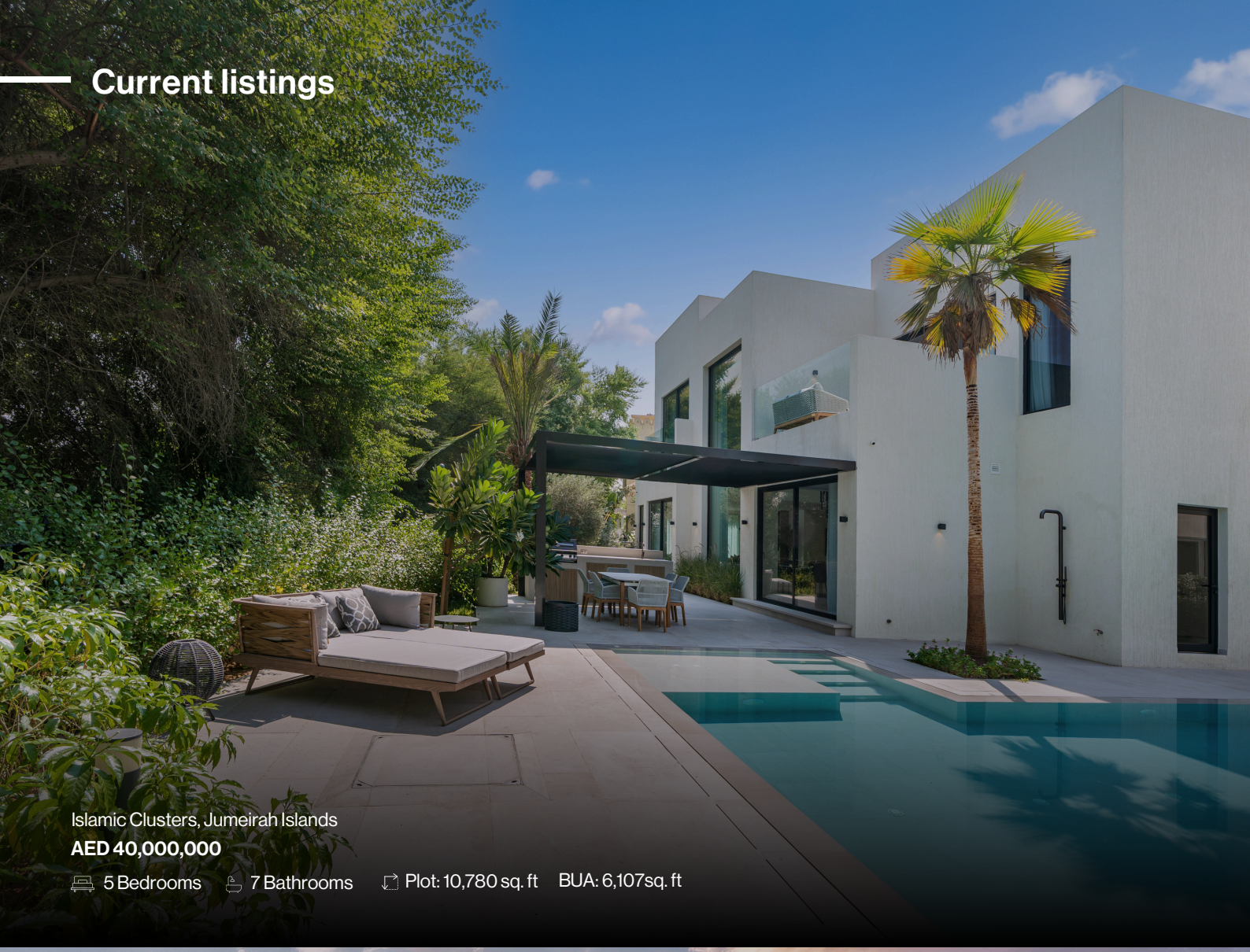
Viewings booked

225

Active buyers

23

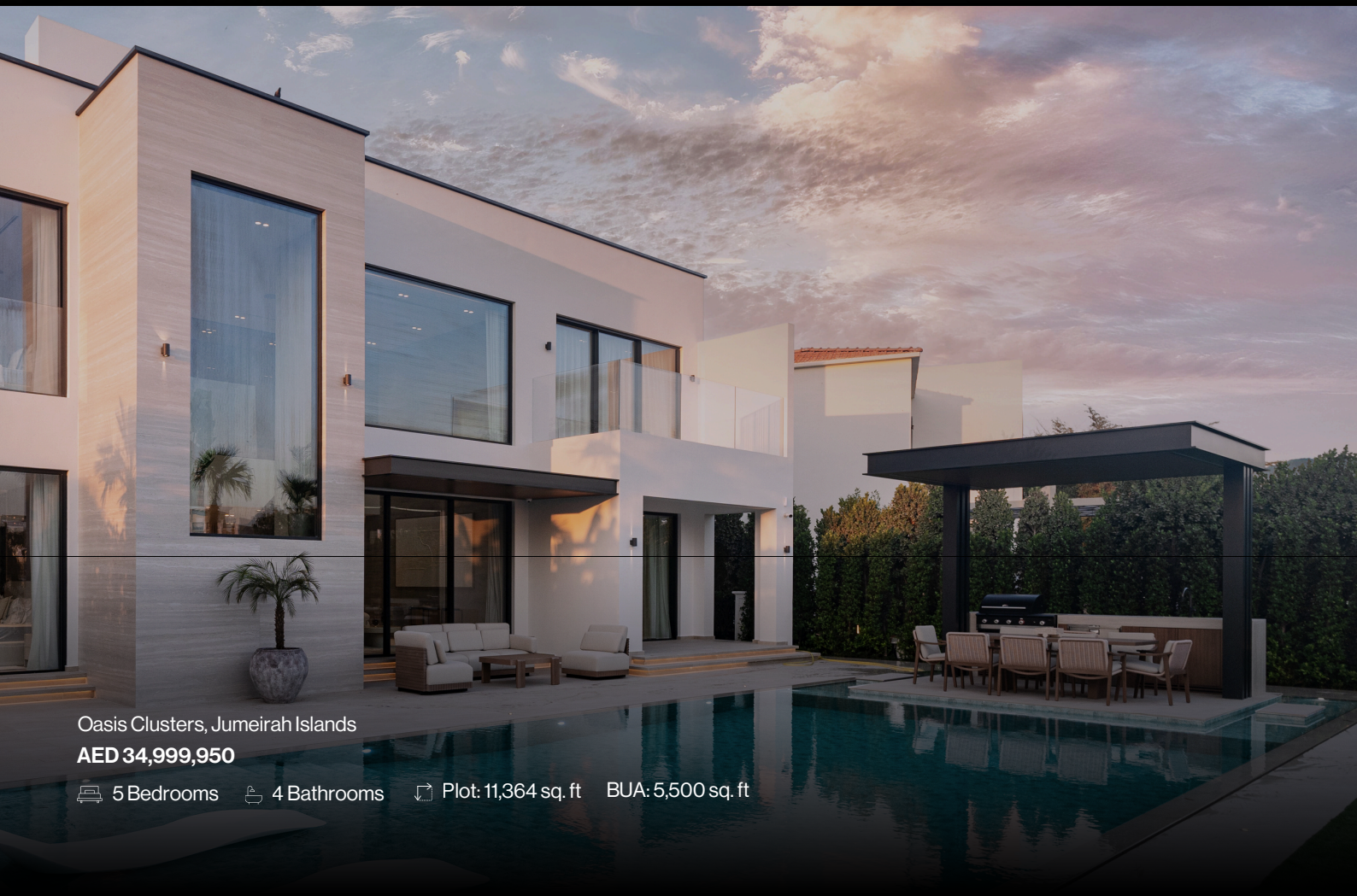
Current listings



Islamic Clusters, Jumeirah Islands

AED 40,000,000

5 Bedrooms | 7 Bathrooms | Plot: 10,780 sq. ft | BUA: 6,107sq. ft

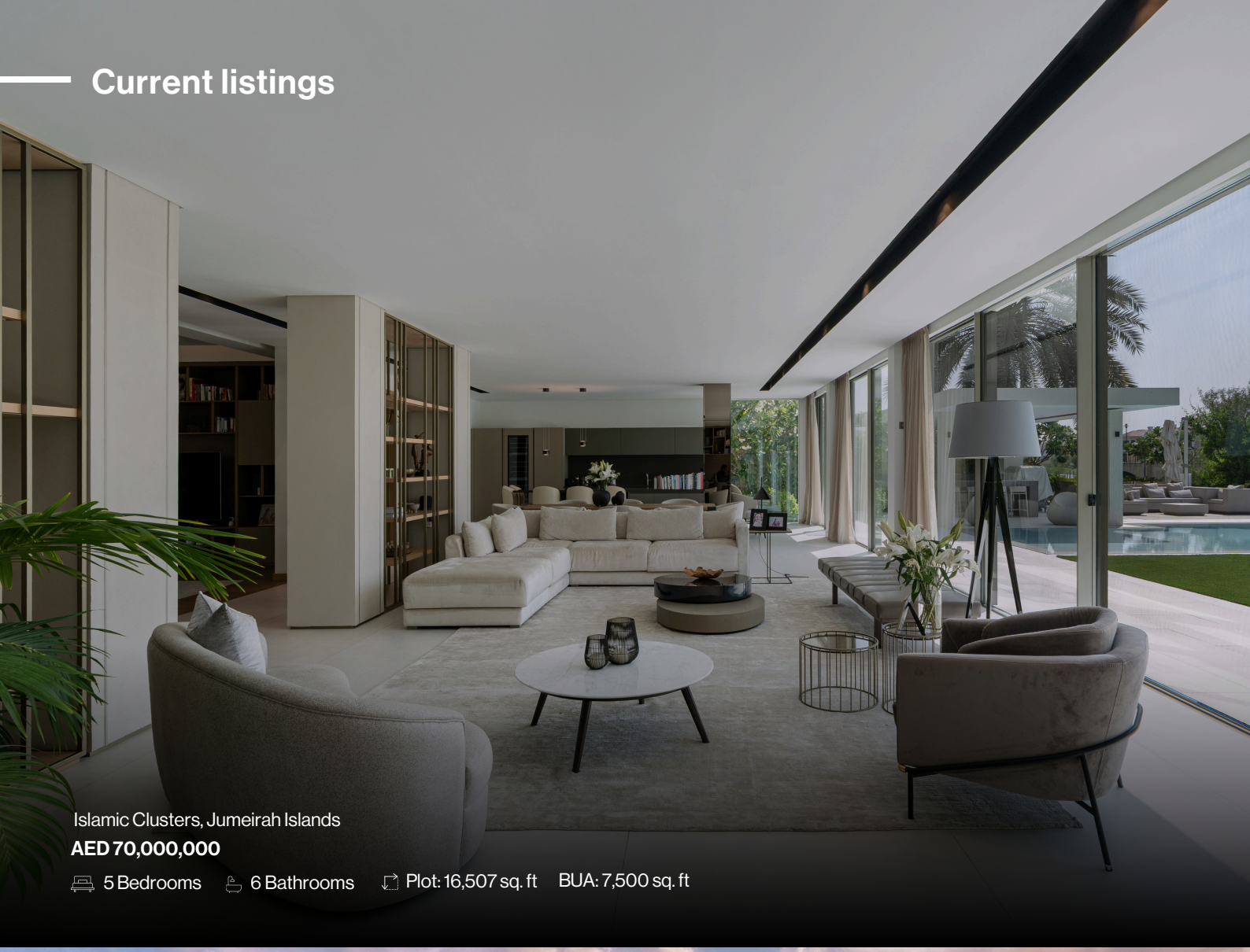


Oasis Clusters, Jumeirah Islands

AED 34,999,950

5 Bedrooms | 4 Bathrooms | Plot: 11,364 sq. ft | BUA: 5,500 sq. ft

Current listings



Islamic Clusters, Jumeirah Islands

AED 70,000,000

5 Bedrooms 6 Bathrooms Plot: 16,507 sq. ft BUA: 7,500 sq. ft



European Clusters, Jumeirah Islands

AED 39,999,950

5 Bedrooms 6 Bathrooms Plot: 10,644 sq. ft BUA: 5,900 sq. ft

What's sold in your cluster?

Date	Unit	Type	Size	Bed	Price per sq. ft	Price (AED)
27 Nov 2025	Cluster 17	Villa	7,199 sq. ft	5 bed	Đ 6,112 per sq. ft	Đ 44,000,000
27 Nov 2025	Cluster 19	Villa	5,338 sq. ft	4 bed	Đ 4,449 per sq. ft	Đ 23,750,000
26 Nov 2025	Cluster 49	Villa	5,338 sq. ft	4 bed	Đ 5,245 per sq. ft	Đ 28,000,000
25 Nov 2025	Cluster 34	Villa	5,338 sq. ft	4 bed	Đ 3,822 per sq. ft	Đ 20,400,000
25 Nov 2025	Cluster 7	Villa	5,305 sq. ft	4 bed	Đ 3,450 per sq. ft	Đ 18,300,000
06 Nov 2025	Cluster 27	Villa	5,338 sq. ft	4 bed	Đ 4,496 per sq. ft	Đ 24,000,000



What's rented in your cluster?

Date	Unit	Type	Size	Bed	Price per sq. ft	Rent Price (AED)
27 Nov 2025	Cluster 18	Villa	5,176 sq. ft	4 bed	Đ 158 per sq. ft	Đ 820,000
27 Nov 2025	Cluster 37	Villa	5,176 sq. ft	4 bed	Đ 106 per sq. ft	Đ 550,000
26 Nov 2025	Cluster 30	Villa	5,285 sq. ft	4 bed	Đ 303 per sq. ft	Đ 1,600,000
26 Nov 2025	Cluster 28	Villa	5,306 sq. ft	6 bed	Đ 509 per sq. ft	Đ 2,700,000
26 Nov 2025	Cluster 37	Villa	5,176 sq. ft	4 bed	Đ 129 per sq. ft	Đ 670,000
26 Nov 2025	Cluster 20	Villa	5,478 sq. ft	4 bed	Đ 137 per sq. ft	Đ 750,000
26 Nov 2025	Cluster 37	Villa	5,176 sq. ft	4 bed	Đ 155 per sq. ft	Đ 800,000
26 Nov 2025	Cluster 25	Villa	5,177 sq. ft	6 bed	Đ 541 per sq. ft	Đ 2,800,000
26 Nov 2025	Cluster 49	Villa	5,338 sq. ft	4 bed	Đ 131 per sq. ft	Đ 699,999
26 Nov 2025	Cluster 40	Villa	5,176 sq. ft	4 bed	Đ 357 per sq. ft	Đ 1,850,000
26 Nov 2025	Cluster 12	Villa	5,306 sq. ft	4 bed	Đ 151 per sq. ft	Đ 800,000
26 Nov 2025	Cluster 41	Villa	5,177 sq. ft	4 bed	Đ 164 per sq. ft	Đ 850,000
26 Nov 2025	Cluster 25	Villa	5,177 sq. ft	4 bed	Đ 116 per sq. ft	Đ 600,000
25 Nov 2025	Cluster 25	Villa	6,296 sq. ft	4 bed	Đ 119 per sq. ft	Đ 750,000
23 Nov 2025	Cluster 45	Villa	5,338 sq. ft	4 bed	Đ 103 per sq. ft	Đ 550,000



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

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