

ALLSOPP & ALLSOPP

JUMEIRAH ISLANDS

OCTOBER 2025





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Director's Note:

The Jumeirah Islands market continues to demonstrate strong momentum, driven by high-net-worth end users and a growing appetite for both turnkey and renovatable luxury homes.

One of the most defining shifts in the community over the past year has been the rise in off-market opportunities. There are currently 20 villas being quietly traded off line with Allsopp & Allsopp, reinforcing the importance of working with an area specialist who has direct access to private sellers. In Jumeirah Islands, the most valuable properties are rarely advertised, they are brokered through networks, not listings.

Buyer demographics remain diverse, but the most active nationalities this month have been Indian, German, South American, British and wider European buyers, many of whom are purchasing as end users rather than investors which has been a notable shift from previous years.

The standout transaction this period was a fully renovated and extended Garden Hall villa backing onto the lake, sold for AED 33 million. This sale is a benchmark for what the upper tier of Jumeirah Islands can now achieve when properties are modernised to high international standards.

While premium renovated villas are commanding record prices, there is a parallel trend growing rapidly where buyers are deliberately seeking unrenovated homes so they can customise layouts, finishes, and extensions to suit their own lifestyle and design identity. Unlike the last four to five years, where investor-led purchasing dominated the community, recent increases in extension and modification fees have reshaped the market pushing out those flipping properties and bringing in long-term residents who plan to live in the home.

As a result, Jumeirah Islands has transitioned into an end-user-driven community, and this is reflected in both pricing stability and property turnover. Buyers today are purchasing with intention, not speculation and are increasingly prioritising plot size, lake views, and renovation potential over ready-made interiors.

With demand rising and supply tightening especially in premium clusters access to accurate, real-time intelligence is now more valuable than ever. In Jumeirah Islands, knowing the right agent doesn't just help you buy faster it determines whether you get access to the best villas at all.



In October in Jumeirah Islands, we had...

Properties listed with us



11

Properties sold



4

Viewings booked



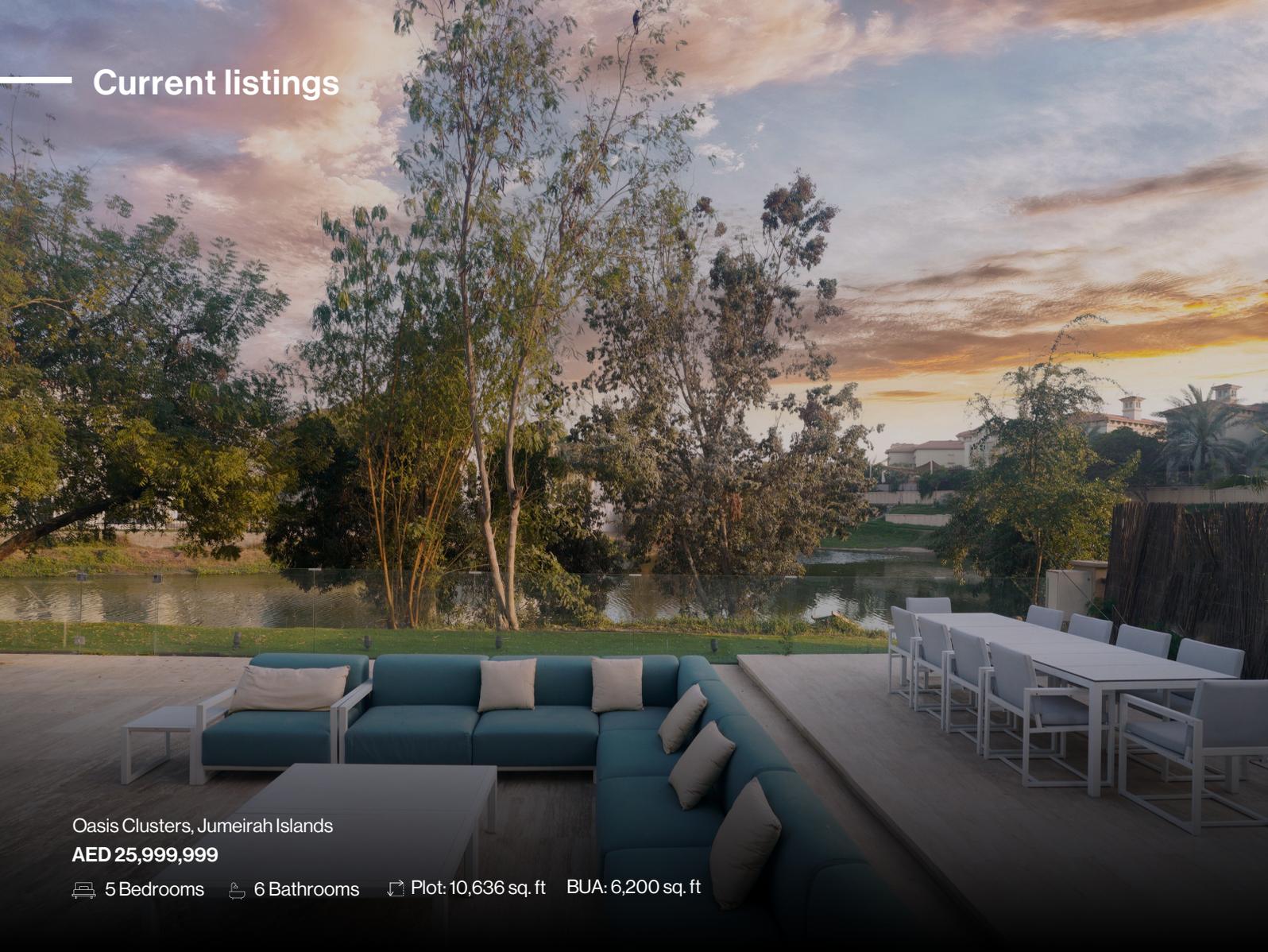
165

Active buyers



19

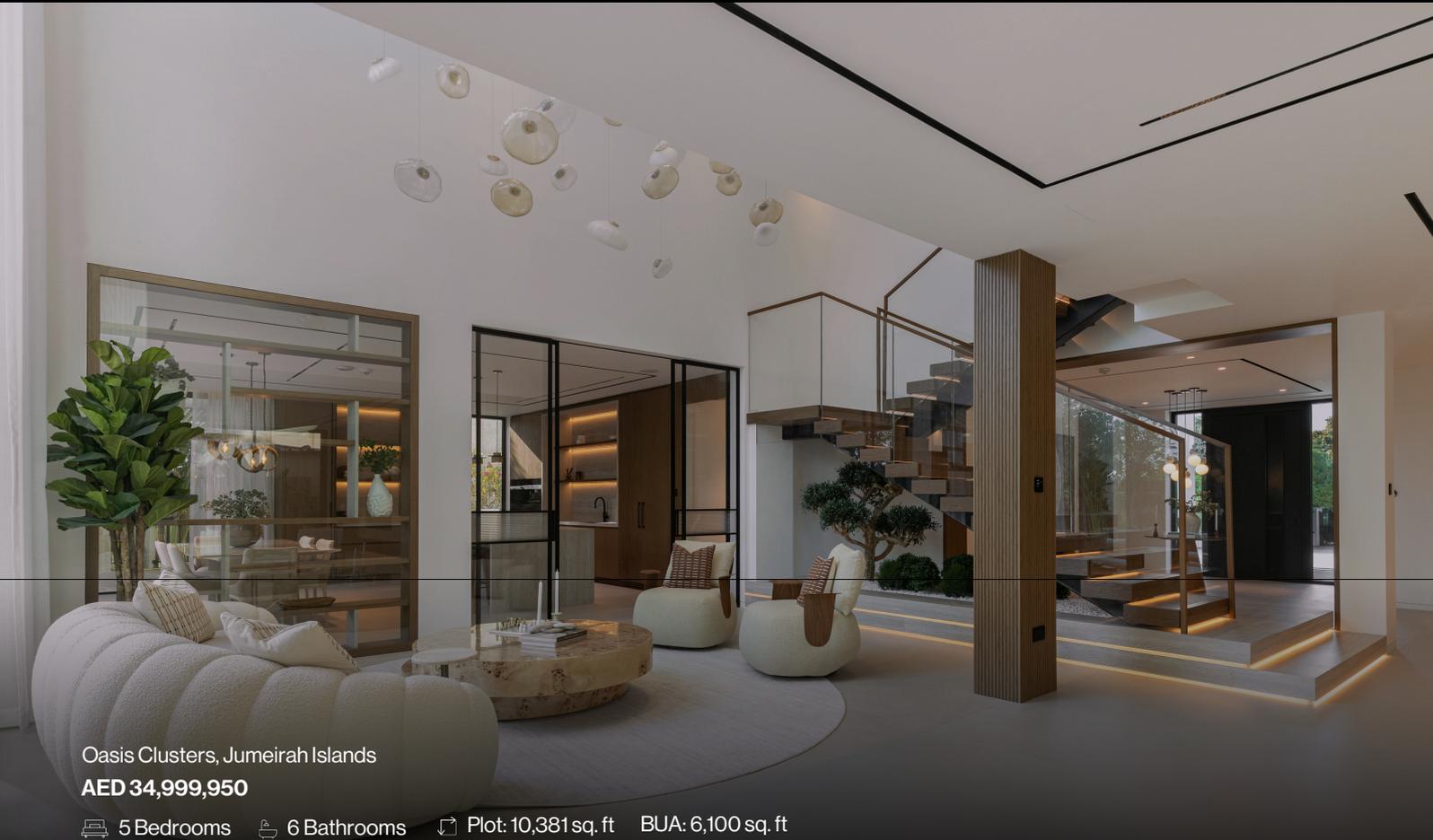
Current listings



Oasis Clusters, Jumeirah Islands

AED 25,999,999

 5 Bedrooms  6 Bathrooms  Plot: 10,636 sq. ft  BUA: 6,200 sq. ft



Oasis Clusters, Jumeirah Islands

AED 34,999,950

 5 Bedrooms  6 Bathrooms  Plot: 10,381 sq. ft  BUA: 6,100 sq. ft

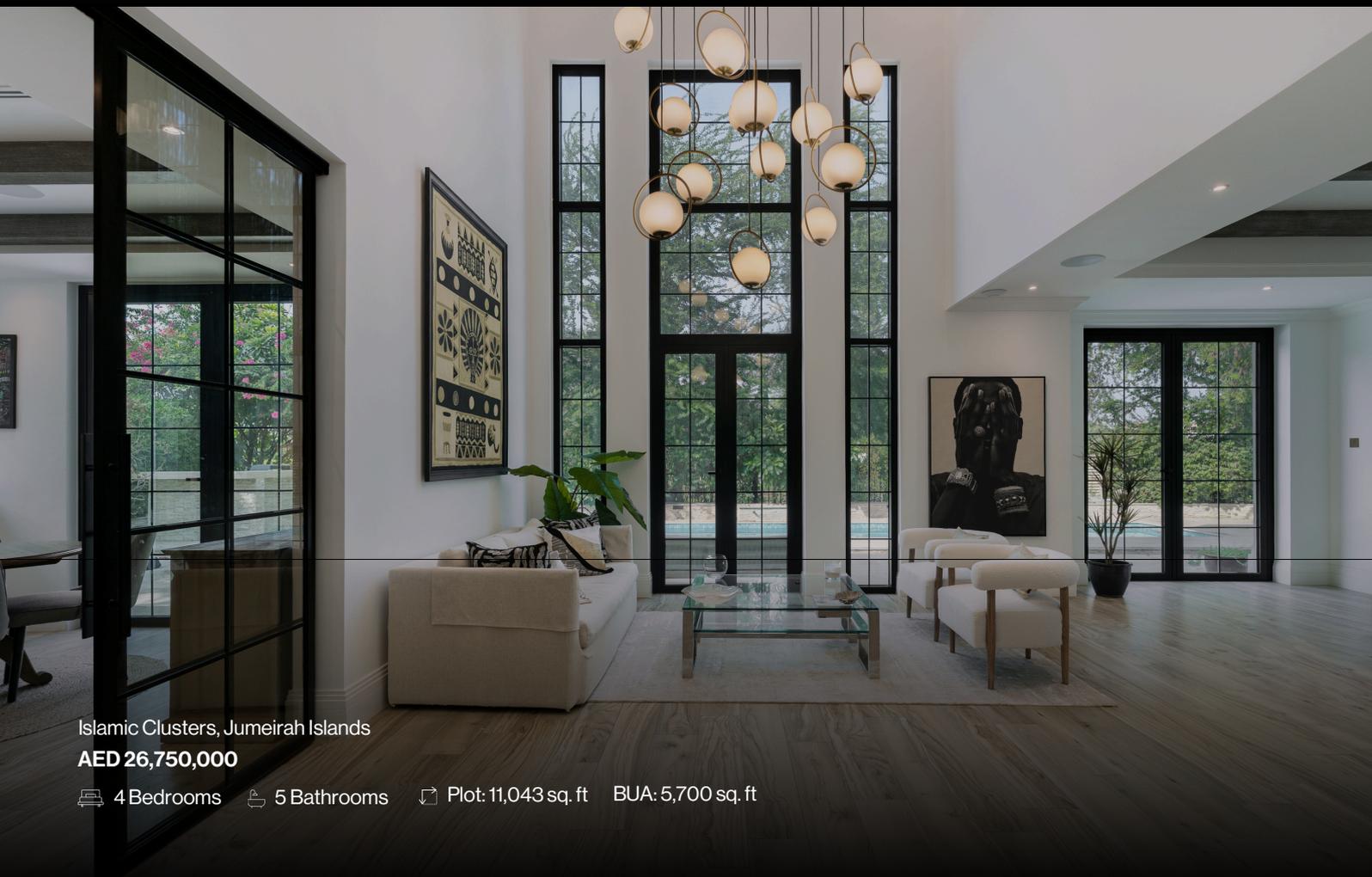
Current listings



Oasis Clusters, Jumeirah Islands

AED 34,999,999

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



Islamic Clusters, Jumeirah Islands

AED 26,750,000

 4 Bedrooms  5 Bathrooms  Plot: 11,043 sq. ft  BUA: 5,700 sq. ft

What's sold in your cluster?

Date	Unit	Type	Size	Bed	Price per sq. ft	Price (AED)
01 Oct 2025	Cluster 34	Villa	5,305 sq. ft	4 bed	₹ 3,827 per sq. ft	₹ 20,300,000
01 Oct 2025	Cluster 21	Villa	5,284 sq. ft	4 bed	₹ 3,880 per sq. ft	₹ 20,500,000
02 Oct 2025	Cluster 43	Villa	5,284 sq. ft	4 bed	₹ 3,407 per sq. ft	₹ 18,000,000
03 Oct 2025	Cluster 43	Villa	5,284 sq. ft	4 bed	₹ 3,747 per sq. ft	₹ 19,800,000
08 Oct 2025	Cluster 10	Villa	5,101 sq. ft	4 bed	₹ 6,626 per sq. ft	₹ 33,800,000
10 Oct 2025	Cluster 46	Villa	5,477 sq. ft	4 bed	₹ 4,108 per sq. ft	₹ 22,500,000
13 Oct 2025	Cluster 22	Villa	5,101 sq. ft	4 bed	₹ 4,156 per sq. ft	₹ 21,200,000
13 Oct 2025	Cluster 33	Villa	5,338 sq. ft	4 bed	₹ 3,503 per sq. ft	₹ 18,700,000
14 Oct 2025	Cluster 33	Villa	5,338 sq. ft	4 bed	₹ 3,934 per sq. ft	₹ 21,000,000
17 Oct 2025	Cluster 40	Villa	5,177 sq. ft	4 bed	₹ 4,443 per sq. ft	₹ 23,000,000



What's rented in your cluster?

Date	Unit	Type	Size	Bed	Price per sq. ft	Rent Price (AED)
01 Oct 2025	Cluster 26	Villa	5,101 sq. ft	4 bed	₹ 98 per sq. ft	₹ 500,000
01 Oct 2025	Cluster 9	Villa	5,229 sq. ft	4 bed	₹ 88 per sq. ft	₹ 460,000
01 Oct 2025	Cluster 7	Villa	6,479 sq. ft	4 bed	₹ 373 per sq. ft	₹ 2,406,593
01 Oct 2025	Cluster 44	Villa	5,229 sq. ft	4 bed	₹ 555 per sq. ft	₹ 2,900,000
09 Oct 2025	Cluster 25	Villa	5,284 sq. ft	4 bed	₹ 95 per sq. ft	₹ 500,000
14 Oct 2025	Cluster 16	Villa	5,284 sq. ft	4 bed	₹ 60 per sq. ft	₹ 319,680
15 Oct 2025	Cluster 23	Villa	5,338 sq. ft	4 bed	₹ 84 per sq. ft	₹ 450,000
15 Oct 2025	Cluster 28	Villa	5,317 sq. ft	4 bed	₹ 244 per sq. ft	₹ 1,300,000
15 Oct 2025	Cluster 22	Villa	5,176 sq. ft	4 bed	₹ 111 per sq. ft	₹ 572,000
23 Oct 2025	Cluster 39	Villa	5,338 sq. ft	4 bed	₹ 359 per sq. ft	₹ 1,905,220



Would you like a free valuation of your property?

Keep moving with Allsopp & Allsopp



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