ALLSOPP & ALLSOPP

PRIVATE OFFICE

The Dubai perspective on wealth, uncovered.

THE WEALTH REPORT

1st Edition | 2026

www.allsoppandallsopp.com/private-office

Welcome

to the first-ever Wealth Report by the **Allsopp & Allsopp Private Office**

A message from
Charlie King
Private Office Advisor

In this inaugural edition, we walk you through the trends, the opinions and the forecasts shaping Dubai's super-luxury market insight drawn directly from our advisors and from the market itself.

Our intention is simple: to give you everything you need to know when navigating the prime end of Dubai real estate, whether you're acquiring a landmark residence, deploying capital, or structuring wealth for the generations to come.

What follows is the Dubai perspective on wealth, uncovered.

Dubai's super-luxury market entered 2026 the way it intends to continue - with conviction. Demand at the very top of the market remains exceptional, and international in nature, Inquiries, viewings and private conversations are taking place daily at the highest level, and the calibre of buyer engaging with the Private Office has rarely been stronger.

What is striking is how consistent the ultra-wealthy buyer has become. They sit within one clear category, and they are all searching for the same thing true super-luxury.

> A distinction is now emerging that defines this market.
>
> **There is luxury, and there is super-luxury, and buyers at this level can tell the difference instantly.**

The properties that move are those where the owner refused to cut corners. The marble, the designer, the contractor - the provenance of every material these details now carry real weight. Buyers ask who built it and where the materials came from, because when they are investing at this level, they want absolute certainty that they are receiving exactly what they are paying for.

The profile of these buyers tells its own story. The majority are international clients relocating their businesses and their wealth from higher-tax jurisdictions such as the United Kingdom. British buyers have purchased more than 25% of properties transacted above the USD 10M mark through the Private Office, and consistently rank within the top three nationalities across the wider Dubai market.

They are drawn not only by lifestyle, but by a structurally more efficient home for their capital.

Read more →

Waterfront addresses, frontline living on the Palm Jumeirah, the rarefied seclusion of Jumeirah Bay Island, branded residences of the calibre of The Dorchester Collection, and a new generation of off-plan landmarks such as Meraas handovers across the exclusive island communities. We are seeing equally strong demand for sanctuary communities such as Al Barari, where generous private plots, expansive grounds and a sense of complete seclusion deliver exactly what these buyers prize most - privacy and space in abundance. Different addresses, but a single common thread, supreme location and uncompromising discretion.

The regional conflict has, understandably, shaped the rhythm of the market. Some buyers have paused the pace of deployment while they await resolution and the signing of formal treaties - but the appetite has not gone anywhere.
The inquiries, the viewings and the conversations all point in one direction. A wall of capital ready to enter the moment confidence is restored, because these buyers continue to view the UAE as one of the most secure and tax-efficient destinations in the world.

That security cuts two ways. Beyond the architecture and the yields, beyond the marble and the provenance, the UAE offers a genuinely tax-efficient way to hold wealth sheltering investments and lifestyle from capital gains, inheritance and rental-income taxation that erode value elsewhere. Yet for all of that, the single most powerful draw remains the simplest one. The families I speak with come here, above all, for safety and the ability to raise their children in a secure, stable environment.

> Tax efficiency is compelling. Safety is decisive.

The big themes

Editors note

1 Luxury and super-luxury

The distinction between luxury and super-luxury
Ultra-wealthy buyers are prioritising uncompromising quality. Placing immense weight on developer provenance, high-end materials, and uncompromised craftsmanship.

2 High-tax jurisdictions

Relocation of capital from high-tax jurisdictions
A strong wave of international buyers, significantly British investors, are relocating their businesses and wealth to Dubai for structural tax efficiency.

Safety and security as the ultimate priority

Beyond tax benefits like zero capital gains or inheritance tax, the decisive factor drawing global families to Dubai remains personal safety and lifestyle stability.

3 High demand

High demand for seclusion and prime waterfront living
Investment is heavily concentrated in exclusive addresses like Palm Jumeirah and Jumeirah Bay Island. As well as branded residences, and sanctuary communities such as Al Barari that offer privacy, discretion, and space.

4 Security and privacy

Safety and discretion as the ultimate priority
Beyond tax benefits like zero capital gains or inheritance tax, the decisive factor drawing global families to Dubai is personal safety and lifestyle stability. This extends to the homes themselves, gated communities, private islands and secured estates offering a level of physical security and seclusion unmatched anywhere else in the world, giving buyers true peace of mind alongside their investment.

Looking to acquire prime Dubai real estate?

Our Private Office | Search & Acquisition service provides high-net-worth clients with a discreet, bespoke entry into Dubai's most exclusive property market.

How we act on your behalf:

- Search and curate a private shortlist matching your exact specifications.
- Provide access to off-market residences and rare opportunities.
- Connect you with elite private banking, tax planning, and foundation advisory.

Experience seamless property acquisition built around discretion and expertise.

Contact our
Private Office team
today to start your search

Overview

The Private Office specialises in the **$10M+ ultra-luxury sector**. The data below provides a strategic breakdown of the transactions currently shaping Dubai's ultra-luxury market.

Total sales transactions value

₯ 14,584,598,425

*Sales above ₯36,700,000

Total units sold

203 units

*Increase of 12% quarter-on-quarter

Average sales price

₯ 59,779,288

Most talked about deals

01

₯ 350,000,000

Asora Bay, La Mer

26,953 BUA sq. ft

~12,986 AED/sq. ft

02

₯ 110,000,000

Wildflower, Jumeirah Golf Estates

21,714 BUA sq. ft

~5,066 AED/sq. ft

Data from Dubai Land Department

Key Highlights

Year-to-date (YTD) 2026

Average sales price of luxury properties sold over ₯ 35M

Dubai Land Department (DLD)

DLD Avg Sales price

₯ 68,809,647

Year-on-year

Allsopp & Allsopp (A&A)

A&A Avg Sales price

₯ 59,779,288

Year-on-year

DLD Top Three Apartments YTD

01

₯ 422,000,000

Aman Residences
Jumeirah

31,201 BUA sq. ft
~13,525 AED/sq. ft

02

₯ 225,965,000

The Crescent
Palm Jumeirah

31,387 BUA sq. ft
~7,199 AED/sq. ft

03

₯ 210,000,000

Peninsula Dubai Residences
Jumeirah

21,812 BUA sq. ft
~ 9,628 AED/sq. ft

DLD Top Three Villas YTD

01

₯ 350,000,000

La Mer

26,953 BUA sq. ft
~12,986 AED/sq. ft

02

₯ 340,000,000

Jumeirah Bay Island

26,269 PLOT sq. ft
~12,943 AED/sq. ft

03

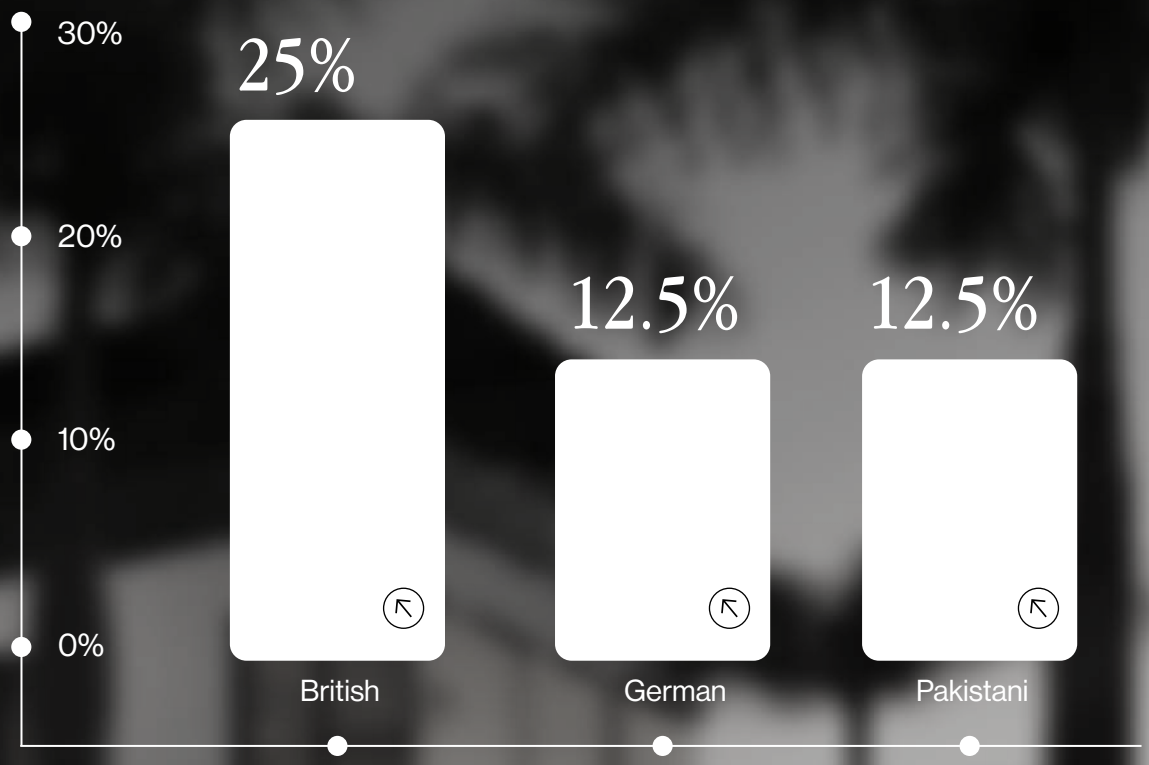
₯ 280,000,000

Jumeirah Bay Island

23,998 PLOT sq. ft
~11,668 AED/sq. ft

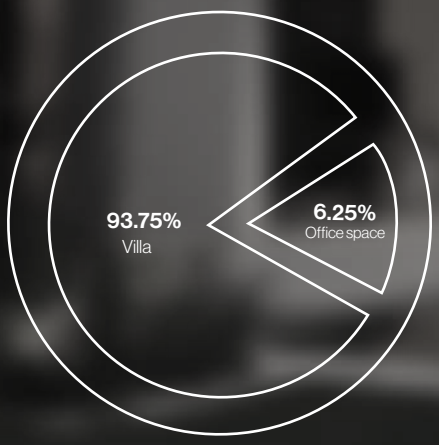
Top Three Buyer Nationalities

Above **10M** USD - YTD



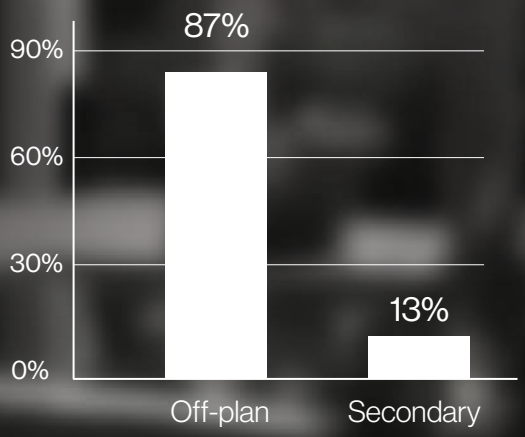
Property Type

Above **36M** YTD



Off-plan vs Ready

Above **36M** YTD



*Allsopp & Allsopp data

VIEWING TO DEAL CONVERSION

29.17 VIEWINGS REQUIRED PER SUCCESSFUL DEAL

FROM PROPERTY LIVE TO OFFER ACCEPTED WITHIN THE 12-MONTH PERIOD

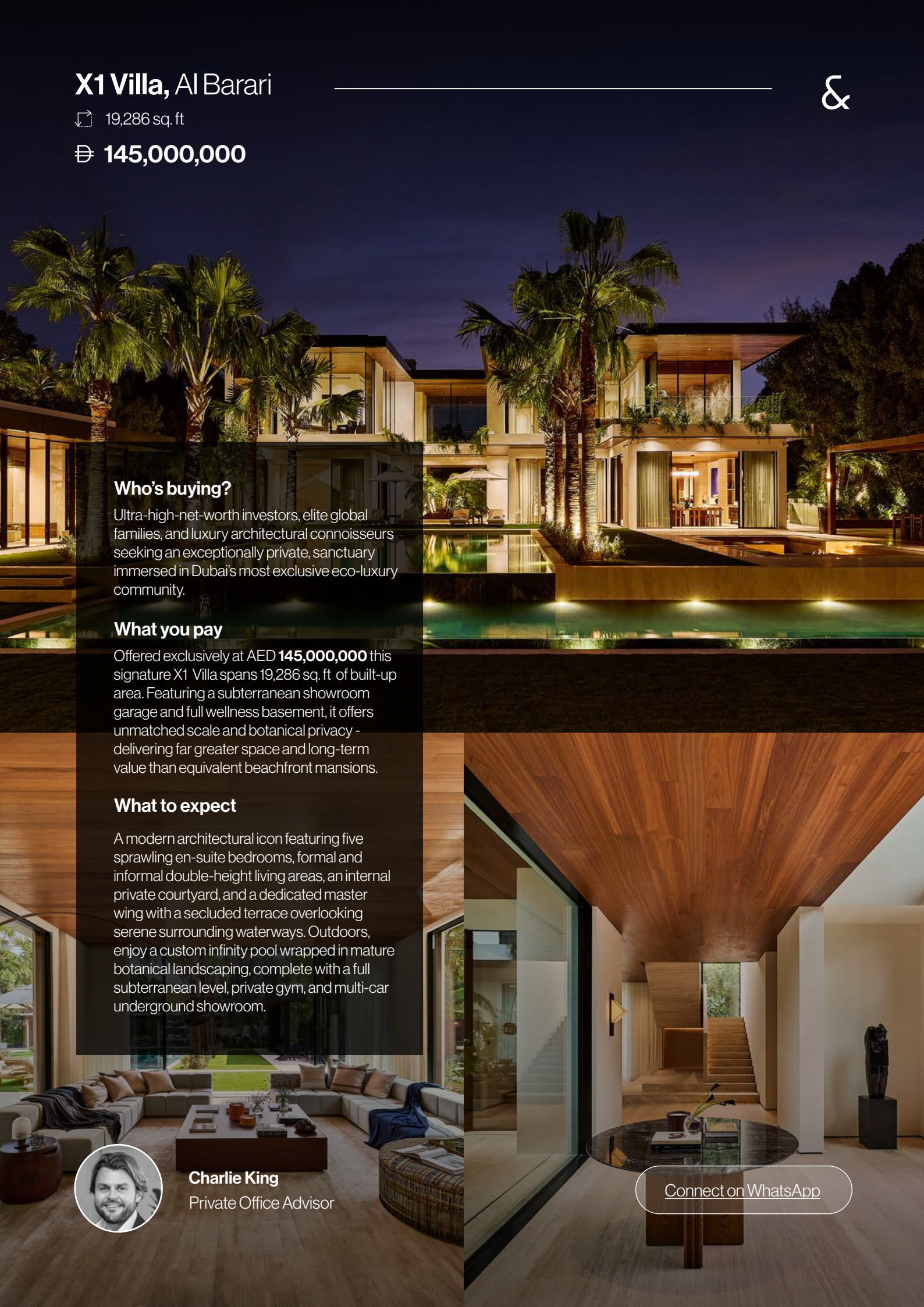
52 DAYS

*Allsopp & Allsopp data

X1 Villa, Al Barari

19,286 sq. ft

AED 145,000,000



Who's buying?

Ultra-high-net-worth investors, elite global families, and luxury architectural connoisseurs seeking an exceptionally private, sanctuary immersed in Dubai's most exclusive eco-luxury community.

What you pay

Offered exclusively at AED **145,000,000** this signature X1 Villa spans 19,286 sq. ft of built-up area. Featuring a subterranean showroom garage and full wellness basement, it offers unmatched scale and botanical privacy - delivering far greater space and long-term value than equivalent beachfront mansions.

What to expect

A modern architectural icon featuring five sprawling en-suite bedrooms, formal and informal double-height living areas, an internal private courtyard, and a dedicated master wing with a secluded terrace overlooking serene surrounding waterways. Outdoors, enjoy a custom infinity pool wrapped in mature botanical landscaping, complete with a full subterranean level, private gym, and multi-car underground showroom.

Charlie King
Private Office Advisor

Connect on WhatsApp

KOA

DEVELOPMENTS

KOA is shaped by a belief that living well is defined by space. Space to think, to gather, to withdraw. Its environments are designed with a measured hand, where landscape takes precedence and architecture responds, creating a natural rhythm between indoors and out. The result is a sense of calm that feels considered rather than imposed.

Built on a long-standing legacy, KOA works with time in mind. Materials are chosen for how they endure, proportions for how they are lived, and details for the way they reveal themselves gradually. These are places that hold their value not only in permanence, but in how they are experienced day after day.

Villa Amaia X1 reflects this approach. Set within a mature, botanical setting, it offers a rare balance of openness and seclusion an environment shaped as much by its surroundings as by the life within it.

Garden Homes, Palm Jumeirah

5,500 sq. ft

Đ 58,000,000

Who's buying?

High-net-worth individuals and ultra-high-net-worth families. Buyers looking for a world-class primary residence in Dubai's most prestigious and exclusive gated community.

What you pay

An asking price of AED 58,000,000 secures an extraordinary 5,500 sq. ft BUA. This turnkey estate features four bedrooms and six bathrooms, completely furnished to the highest luxury standard.

What to expect

Architectural excellence. An ultra-modern, custom-built mansion featuring double-height ceilings, floor-to-ceiling glass, and high-end marble and timber finishes throughout.

Resort-style amenities. A private infinity pool, beautifully landscaped gardens, a private home cinema, a fully equipped gym, and a subterranean basement garage.

Ryan Hudson
Private Office Advisor

Connect on WhatsApp

Gulfstream Aerospace

Gulfstream has a strong tradition of exceeding customer expectations and fulfilling its mission of creating and delivering the world's finest aviation experience. This is achieved through an unparalleled dedication to investing in research and development; technology and innovation; quality and craftsmanship; and customer support.

Gulfstream offers an aircraft to fit every mission, from the new super-midsize G300 to the G800, the longest-range aircraft in the industry. The G300, with true short-field agility, and the large-cabin G400 feature class leading performance capabilities and offer great flexibility for customers traveling domestic or international. The larger and longer-range aircraft, including the award-winning G500 and G600, the G700, with the most spacious cabin business aviation, and the G800, offer a compelling mix of size and range to suit a wide variety of operators' needs, whether they are making trips primarily in-country or connecting business hubs around the world.

Gulfstream is also renowned for its cabin experience with 100% fresh, never recirculated air, industry leading low cabin altitudes, whisper-quiet noise levels and an abundance of natural light. These elements greatly reduce the physical impacts of long-distance travel and practically eliminate jet lag. All Gulfstream aircraft are backed by Gulfstream Customer Support's worldwide service network, including the industry's most modernized service centers and a broad reach of authorized warranty facilities.

Learn more at www.gulfstream.com

Signature Villas, Palm Jumeirah

16,000 sq. ft

Đ 145,000,000

Who's buying?

Larger families seeking space without compromise - buyers who want sweeping marina skyline views, room to truly live, and the ability to add their own personal touch to an already exceptional home.

What you pay

Priced at AED 145,000,000, reflecting a significantly larger plot, world-class amenities and a level of scale and finish that is simply unmatched on The Palm.

What to expect

A custom-built masterpiece complete with basement, private cinema, and rooftop terrace with breathtaking views. This is Palm Jumeirah living without limits.

Ryan Hudson
Private Office Advisor

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Burgess Yachts

Founded in 1975, and now with 18 offices globally, Burgess is the superyacht industry leader, specialising in yachts of over 30m (100ft). Renowned for its professional yachting services, the company leverages its expertise to guide clients through every aspect of the yachting experience, including sale and purchase, charter, new construction, management, crew services and insurance.

The company's highly qualified yacht managers have extensive seagoing experience and can take care of every facet of managing a superyacht. Burgess' first-class charter service offers a portfolio of the finest yachts in the best cruising destinations around the world. The superyacht credentials of Burgess are unmatched, ensuring that clients enjoy the highest levels of customer service.

Wildflower, Jumeirah Golf Estates

13,284 sq. ft

₯ 69,950,000

Who's buying?

Discerning families and avid golf enthusiasts who demand an elite, community-centric lifestyle without compromising on ultimate privacy. This architectural masterpiece appeals to high-net-worth individuals looking for a fully-customised, turn-key mansion framed by world-class championship golf courses.

What you pay

AED 69,950,000 - an investment that reflects the rare premium of a sprawling 13,284 sq. ft built-up area, bespoke interior craftsmanship, and a highly coveted frontline position in one of Dubai's most prestigious gated golf communities.

What to expect

Uncompromised luxury spanning across expansive, triple-height living zones and impeccably curated entertainment spaces. Expect a seamless indoor-outdoor flow leading to a private resort-style swimming pool, panoramic green views, state-of-the-art automation, and absolute tranquility in the heart of Jumeirah Golf Estates.

Darren Murphy
Partner

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THE ART OF LIVING WELL

MADDOX GALLERY

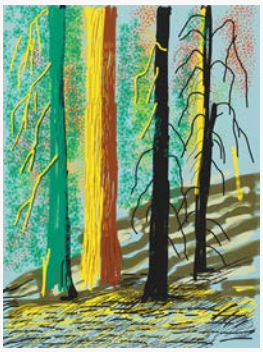
For high-net-worth and ultra-high-net-worth clients, art is part of how wealth is lived, displayed and passed on - transforming extraordinary homes while carrying cultural, personal and longterm value. Through private advisory, global sourcing, acquisition, collection-building and resale, Maddox guides collectors through every stage of acquiring and managing exceptional contemporary art, from blue-chip names to curated emerging talent.

Today's collectors are increasingly selective, with the strongest demand for works with provenance, scarcity and international recognition, while private sales continue to grow as clients seek discretion, control and access to works not always available on the open market.

ART GALLERY & ADVISORY
London | Dubai

PRIVATE CONSULTATIONS
maddoxgallery.com

MADDOX GALLERY



DAVID HOCKNEY
"UNTITLED NO.7" FROM "THE YOSEMITE SUITE"
2010 · IPad drawing printed on paper · 94 cm x 71.1 cm

Scan QR Code for Pricing

DAVID YARROW
WALL STREET
2023 · Archival Pigment Print · 180.34 cm x 195.58 cm

Scan QR Code for Pricing

WILL MARTYR
ALL I HAVE TO OFFER
2023 · Acrylic on Canvas · 110 cm x 150 cm

Scan QR Code for Pricing

DAVID YARROW
JUDGE AND JURY
2019 · Archival Pigment Print · 180 cm x 208 cm

Scan QR Code for Pricing

RETNA
ANCIENT SCRIPT
2025 · Acrylic with enamel and diamond dust on canvas · 122 cm x 122 cm

Scan QR Code for Pricing

SCAN FOR PRICING AND AVAILABILITY

LONDON | DUBAI
info@maddoxgallery.com
MADDOXGALLERY.COM

One Crescent, Palm Jumeirah

26,050 sq. ft

Đ 180,000,000

Who's buying?

Discerning global investors and high-net-worth end-users seeking a true statement property. This iconic residence appeals to those who value architectural brilliance that merges indoor-outdoor living, demanding absolute privacy on Dubai's most world-renowned island.

What you pay

AED 180,000,000. Reflecting an ultra-prime valuation for its immense scale, bespoke finish, and commanding water-front positioning. Flexible, tailored off-plan payment structures are available, offering significant capital appreciation potential.

What to expect

An unparalleled living experience across 16,699 sq. ft of pure luxury. Expect world-class design featuring spacious en-suite bedrooms, private infinity pools, a state-of-the-art cinema, a dedicated wellness gym, and flawless 360-degree views across the Arabian Gulf and Dubai skyline.

Luke Day
Private Office Advisor

Connect on whatsapp

Navigating properties' structuring in the UAE

Property structuring in the UAE has evolved significantly in the past years, particularly with the increasing use of Foundations as sophisticated wealth preservation and succession planning vehicles. For HNWIs, businesses and family offices historically holding UAE real estate, the shift from traditional ownership structures toward Foundations has become the preferred approach.

The Foundation (R)Evolution

One of the most significant developments in the UAE wealth structuring industry was the launching of the Foundations regime in ADGM, DIFC and RAKICC. This evolution has fundamentally changed the concept of regional asset holding, chiefly real estate properties in the UAE.

Historically, investors often relied on personal ownership or offshore structures, which frequently created succession complications and operational inefficiencies.

Today, Foundations are inarguably the most efficient structuring vehicle for holding UAE real estate. It offers a modern alternative that combines asset protection, succession planning, confidentiality, and governance under one single framework.

Unlike conventional corporate structures, a Foundation does not have shareholders; instead, it operates through its Founder, Council Members and Guardians, each with clearly defined governance roles, with the common objective of protecting assets for and on behalf of its Beneficiaries.

From a succession planning perspective, Foundations are particularly attractive because they allow assets to be transferred outside the Courts traditional probate procedure. This ensures continuity, reduces uncertainty upon death or incapacity, and protects family wealth across generations. Additionally, Foundations provide enhanced confidentiality, as ownership is held through the structure rather than in an individual's personal name.

Who We Are

M/HQ is a multi-services platform catering to successful individuals and entrepreneurial families. Our one-stop-shop offering is unique in the Middle East: a holistic and cross-disciplinary combination of a market-leading corporate services firm, a private client specialist team and a regulatory & compliance services practice, all through one single platform.

We assist in establishing and service regulated financial institutions on one hand - and multi-/single- family offices, sophisticated investment structures, group-/family- holdings, foundations on the other hand.

Headquartered in the UAE, and counting 160+ staff, we are an entrepreneurial group for entrepreneurial clients.

Learn more at www.m-hq.com

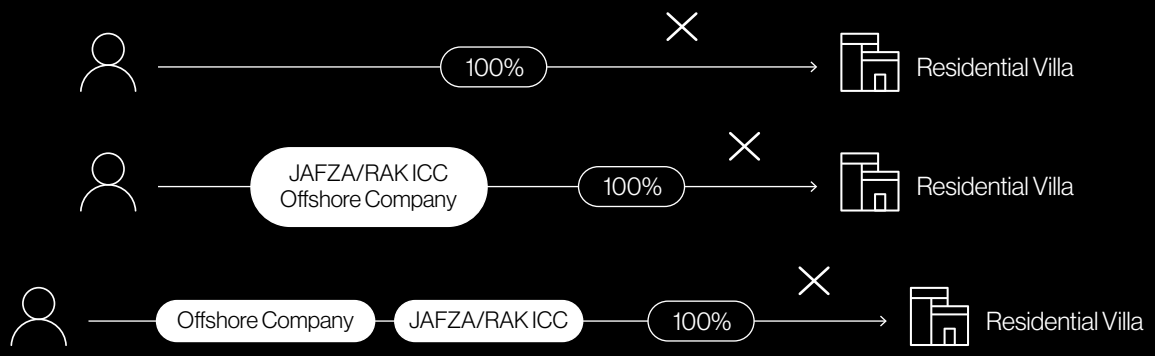
[1] Abu Dhabi Global Market

[2] Dubai International Financial Centre

[3] RAK International Corporate Centre

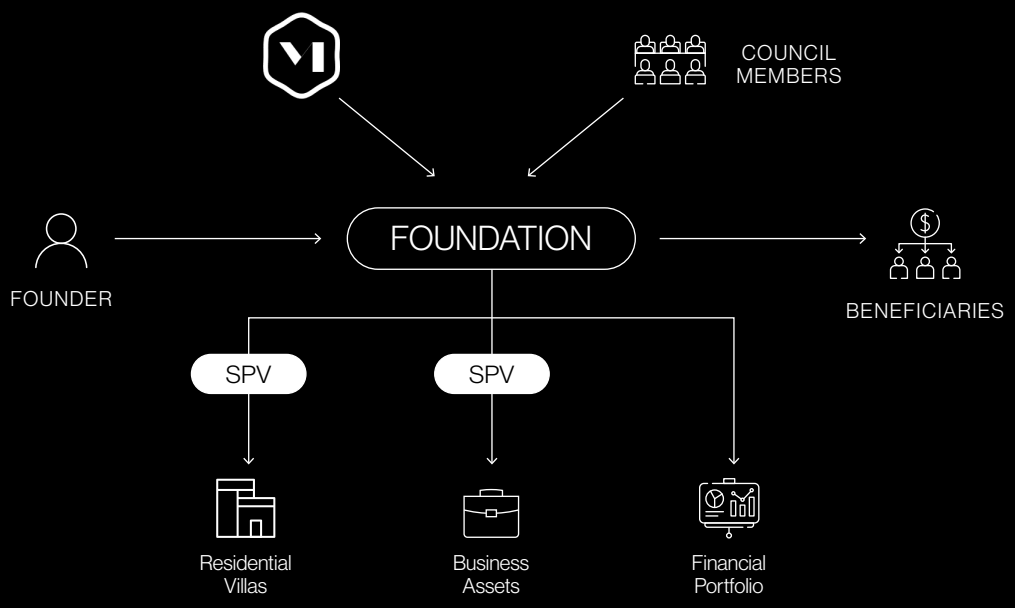
Learn more at www.m-hq.com

The dont's



Holding properties in personal name or through outdated arrangements involving local and/or offshore holding entities - e.g. JAFZA / BVI companies - is historically common; however, they may expose investors to several risks and limitations, such as probate complications, delays in transferring the property, legal uncertainty, personal liabilities and claims, corporate taxation, and difficulties accessing or transferring assets to the next generations.

Got multiple assets? Here is how you should structure them



For investors holding multiple assets, a layered structure is often more efficient. A common approach involves a foundation added to the top of the structure, with one or more SPVs beneath it, each holding different classes of assets, such as properties, shares in businesses, and financial portfolios. This creates clear separation between asset classes while maintaining centralised control and long-term continuity at the foundation level, therefore limiting liability exposure, and simplifying management and succession planning.

For more information on Dubai's luxury real estate market please contact Charlie King

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