



OSUS BUYER INTELLIGENCE · 2026

UAE branded residences buyer intelligence: Dubai, Abu Dhabi and Ras Al Khaimah.

A sourced decision framework for international buyers comparing market scale, capital-city depth and resort-led growth across the UAE's principal branded-residence markets.

Reviewed by [Hisham El Assaad](#), Founder, OSUS Properties. Published 18 October 2026.

REVIEW MARKET EVIDENCE

REQUEST A PRIVATE COMPARISON

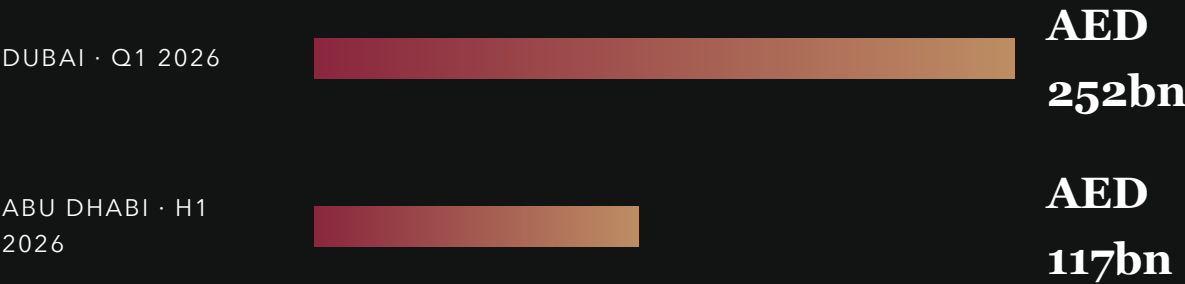
How to use this report

This is an initial buyer-intelligence resource, not financial, legal, tax, immigration or investment advice. Official data covers the wider property market and should not be treated as a performance forecast for an individual branded residence. Project prices, availability, payment plans, handovers and eligibility matters require live verification.

REGISTER INTEREST

Three markets, three different ownership propositions.

Reported market scale and the correct interpretation boundary



RAK

Resort-led lens

Not plotted: no equivalent period figure is asserted in this report.

Different reporting periods mean these figures show scale, not a like-for-like performance comparison.

DUBAI · Q1 2026

AED 252bn

Total real-estate transaction value reported by Dubai Land Department, up 31% year on year. DLD also reported AED 87.71bn in luxury-property investment and AED 148.35bn in foreign investment.

ABU DHABI · H1 2026

AED 117bn

REGISTER INTEREST

Total transactions displayed by Abu Dhabi Real Estate Centre. ADREC reported AED 54bn for H1 2025; buyers should read the underlying reports before making direct period comparisons.

RAK · DECISION LENS

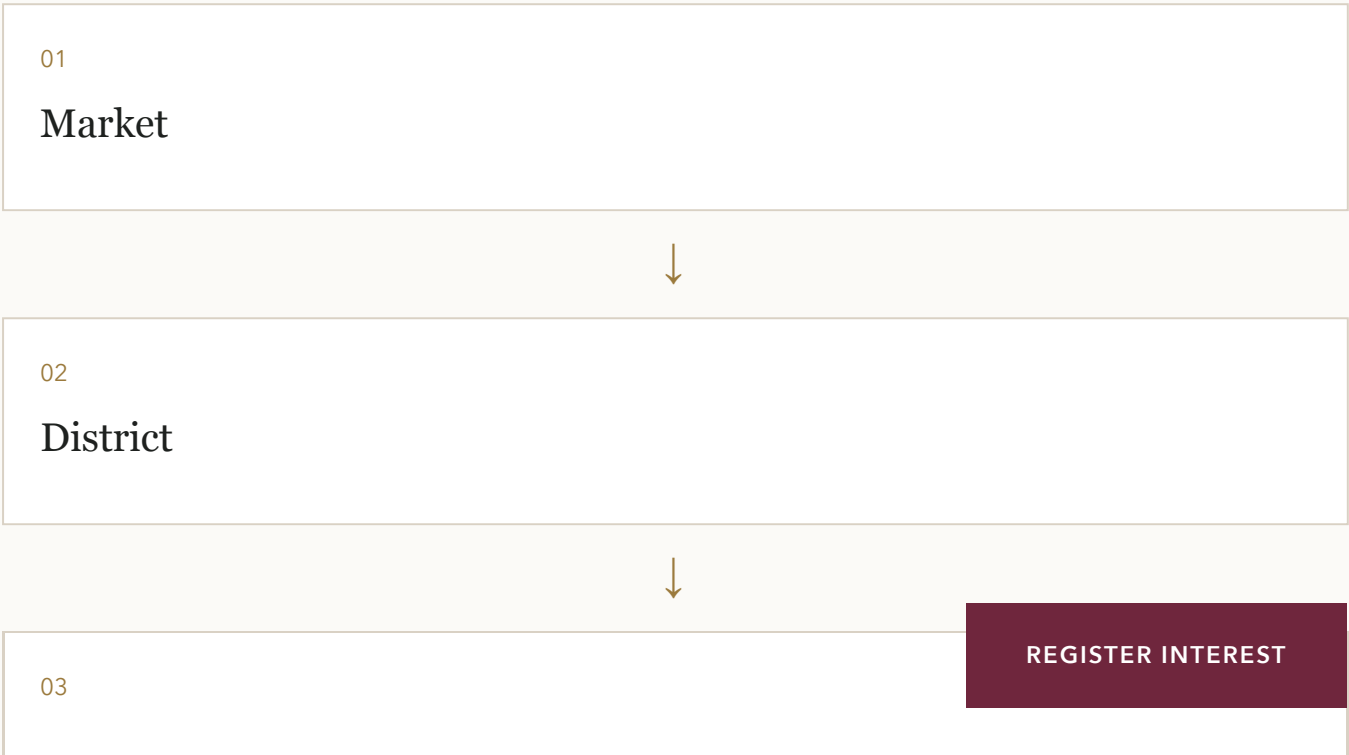
Resort-led

Al Marjan Island’s hospitality and branded-residential pipeline creates a different risk, delivery and demand profile from the larger Dubai and Abu Dhabi markets.

Sources: [Dubai Land Department Q1 2026 release](#); [DLD open data](#); [ADREC market reports](#). Accessed 18 October 2026.

BUYER DECISION MATRIX

Choose by ownership objective, not by headline alone.



Project



04

Due diligence



05

Private comparison

Market	Primary strengths	Questions to verify	St
Dubai	Global liquidity, international demand, deep luxury inventory and diverse districts.	Service charges, branded premium, supply pipeline, payment plan and handover risk.	<u>D</u> <u>m</u> g!
Abu Dhabi	Capital-city stability, cultural districts, sovereign-linked development and waterfront scarcity.	District maturity, freehold structure, project delivery and resale depth.	<u>A</u> <u>m</u> g!
Ras Al Khaimah	Hospitality-led growth, beachfront inventory and Al Marjan Island destination development.	Concentration risk, delivery sequencing, operating model and future supply.	<u>R</u> <u>m</u> g!

The branded-residence market is local before it is citywide.

Palm Jumeirah

Beachfront trophy ownership

Downtown Dubai

Landmark urban demand

Dubai Harbour

Marina and waterfront pipeline

Business Bay

Mixed-use city liquidity

Sheikh Zayed Road

Commercial and residential connectivity

INTERNATIONAL BUYER RELEVANCE

Residence eligibility is a verification item—not a sales promise.

The UAE government's guidance updated 28 July 2026 describes a five-year Golden Visa route for qualifying real-estate investors with minimum capital of AED 2 million. Dubai's service page currently displays different permit-duration language. Buyers should therefore confirm the applicable category, duration, valuation, mortgage and document rules directly with the competent authority at the time of application.

[READ THE SOURCED GOLDEN VISA GUIDE](#)

[INTERNATIONAL BUYER PATHWAYS](#)

SOURCES AND METHODOLOGY

[REGISTER INTEREST](#)

What is official data, and what is OSUS analysis.

- Official market figures are attributed to DLD and ADREC and dated to their reported periods.
- OSUS interpretation compares buyer fit, project structure and due-diligence implications; it does not forecast returns.
- The DLD residential price-index page currently displays historic 2021–2022 information and restricts commercial use, so it is not used here as a current pricing claim.
- Project-level commercial facts must be reconfirmed from current developer or authorised sales materials before reservation.

Primary sources: [DLD real-estate data](#) · [ADREC market data](#) · [ADREC reports](#) · [UAE Golden Visa guidance](#).

Translate market evidence into a suitable shortlist.

OSUS can compare current projects, districts, commercial terms and buyer-fit considerations before you approach reservation.

REQUEST PRIVATE ACQUISITION SUPPORT

DOWNLOAD THE REPORT

REGISTER INTEREST

ADVISORY NOTE

Project information is prepared for initial private review. Availability, pricing, legal, tax, completion and payment-plan details must be verified before reservation.

UAE BRANDED RESIDENCES ABU DHABI BRANDED RESIDENCES DUBAI BRANDED RESIDENCES
RAK BRANDED RESIDENCES

REQUEST PRIVATE REVIEW BUYER GUIDES SITEMAP

REGISTER INTEREST