



DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER

APRIL 2025

Executive Summary

April 2025 recorded the launch of 30 residential projects across Dubai, adding 9,856 new units to the formal supply pipeline. Launch prices ranged from AED 1,150 to AED 3,750 per sq.ft., with the average settling at AED 2,138 per sq.ft., reflecting a pricing band concentrated in the mid to upper tier segments.

The new supply was dominated by apartments, with 28 out of 30 launches being vertical residential developments and 2 villa projects. This composition indicates a continued preference for scalable, high density supply formats, underscoring the current supply side emphasis on vertical living and urban inventory efficiency.

Project Launch activity was geographically concentrated in Dubai Islands, Dubai Land Residence Complex, Jumeirah Village Circle (JVC), Al Furjan, and Maritime City, supported by improving infrastructure and steady demand momentum.

Emaar was the most active developer in April 2025, launching three projects across Dubai Creek Harbour, The Valley, and Dubai Investment Park 2 including both month's villa developments. Object 1 followed with two apartment launches, while developers such as Binghatti, Omniyat, and Sobha each added one project in core development zones like Business Bay, Maritime City, and Sobha Hartland.

In addition to the confirmed launches, 50+ announcements were observed during the month, by 46 unique developers including several emerging names entering the Dubai residential market pipeline.

Key Metrics

Metric	Value
Projects Launched	30
Total Units	9,856
Average Price	AED 2,138 per sq.ft.
Price Range	AED 1,150–3,750 per sq.ft.
Asset Type Split	28 Apartments; 2 Villas
Minimum Launch Price	AED 1,150 per sq.ft. (Forest City 2)
Maximum Launch Price	AED 3,750 per sq.ft. (Olaia Residences)
Smallest Launch Project	Mayfair Vista – 45 units
Largest Launch Project	Binghatti Aquarise – 1,562 units
Typical Broker Commission	4–6%
Dominant Payment Plans	60/40 and 50/50

Asset Type Breakdown

Apartments: 28 projects | Villas: 2 projects

Min & Max Priced Projects

Type	Project	Developer Name	Location	Price AED/sq.ft
Lowest	Forest City 2	Al Helal Al Zahaby	Dubai Land Residence Complex	1,150
Highest	Olaia Residences	Gulf House Real Estate	Palm Jumeirah	3,750

Top Communities by Number of Units Launched

Community	Units	Average Launch Price AED/sq.ft
Business Bay	1,562	2,325
Dubai Motor City	982	1,575
Dubai Investment Park 2	895	1,925
Majan	790	1,725
Dubai Land Residence Complex	685	1,383
Dubai Islands	671	2,641
Sobha Heartland 2	416	2,600
Jumeirah Village Circle	383	1,688

Launched Projects by Community

Dubai Islands

Developer	Project	Price AED/sq.ft	Units
Mr. Eight Development	Villa Del Gavi	3,650	87
Avenew	Shoaq Residences	3,250	78
Nakheel	Bay Grove Residences 3	2,400	241
Prestige One	Luxury Canal Residences	2,400	73
Hayaat	Isolana Residences	2,175	71
Dia Development	Luz Ora Residences	2,075	121

Dubai Land Residence Complex

Developer	Project	Price AED/sq.ft	Units
Reef Luxury	Reef 998	1,625	323
LEOS Developments	Weybridge Gardens 5	1,375	168
Al Helal Al Zahaby	Forest City 2	1,150	194

Launched Projects by Community

Jumeirah Village Circle

Developer	Project	Price AED/sq.ft	Units
Object 1	1WOOD Residence 2	1,750	191
Mashriq Elite	Floarea Skies	1,625	192

Sobha Heartland 2

Developer	Project	Price AED/sq.ft	Units
Sobha	Skyvue Stellar	2,600	416

Al Furjan

Developer	Project	Price AED/sq.ft	Units
Danube Properties	Sparklz by Danube	1,675	356

Maritime City

Developer	Project	Price AED/sq.ft	Units
Beyond Developments	The Mural by Beyond	3,650	265

Top 11 Launched Projects by Unit Count

Developer	Project	Type	Launch Price AED/sq.ft	Units
Binghatti	Binghatti Aquarise	Apartment	2,325	1,562
Tiger	Ananda Towers	Apartment	1,575	982
Emaar	Grand Polo Club & Resort	Villa	1,925	895
Samana	Samana Barari Heights	Apartment	1,725	790
Dar Global	Trump Tower Dubai	Apartment	3,425	572
Emaar	Albero	Apartment	2,325	479
Sobha	Skyvue Stellar	Apartment	2,600	416
LMD	Taiyo Residences	Apartment	1,450	379
Emaar	The Valley – Rivera	Villa	1,300	378
Danube	Sparklz by Danube	Apartment	1,675	356
Reef Luxury	Reef 998	Apartment	1,625	323

Top Communities by Upcoming Project Announcements

Community	Announcements	Announced Projects
Dubai South	9	Myra Residences, Altair 52, Avion Residence, Armas by Zenith, South Park Residences 2, Edition 77, Sereno Residences, Regal Crest, South Square
Dubai Islands	7	Brabus, Nautis Residences, Dreamlife Residences, Beach Walk Residence 4, Vestoria Bay, Flow Residences, Treppan Serenique Residences
Dubai Land Residence Complex	4	Cove Grand, Aark Terraces, Cove Edition 5, Al Waleed W.S 1
Jumeirah Village Circle	4	IR1DIAN Park 2, Rose Gold Residences, Elara Residences 11, Provenza Residences
International City Phase 3	4	Vio Residences, Coventry 2, D2 Residence, Zenith Residences

Top Locations for Announced Projects

Dubai South

Developer	Project Name
Sikanta Real Estate	Myra Residences
Acube Abodes	Altair 52
Zenith Group	Armas By Zenith
Wellington Elite	South Park Residences 2
Stallion Homes	Edition 77
Barco Properties	Sereno Residences
Khalis Properties	Regal Crest
Dubai South Properties	South Square

Dubai Islands

Developer	Project Name
Stamn Real Estate	Nautis Residences
Nova Power	Dreamlife Residences
Imtiaz	Beach Walk Residence 4
Ahmadyar	Vestoria Bay
Main Realty	Flow Residences
Fakhruddin Properties	Treppan Serenique Residences

Top Locations for Announced Projects

Dubai Land Residence Complex

Developer	Project Name
Imtiaz	Cove Grand
Aark Developers	Aark Terraces
Imtiaz	Cove Edition 5
Al Waleed	Al Waleed W.S 1

Jumeriah Village Circle

Developer	Project Name
Object 1	IR1DIAN Park 2
Zee Development	Rose Gold Residences
Samha Development	Elara Residences 11
IKR Real Estate	Provenza Residences

International City Phase 3

Developer	Project Name
Modelux Real Estate	Vio Residences
GFS Real Estate	Coventry 2
D2	D2 Residence
Amber	Zenith Residences

This report distinguishes between launched projects — those officially marketed and available for sale — and announced projects, which have been disclosed by developers but are not yet formally open for booking. Announced projects are subject to change and may not proceed to full market release.

Dubai Residential Project Launch Tracker
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Data Analytics

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