

Property Review

Abu Dhabi Real Estate Report

Q1 2025

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Market Overview

Supply

The Abu Dhabi real estate market recorded strong performance over Q1 2025, maintaining its positive growth trajectory. Market activity was supported by a steady delivery and absorption of new residential stock, with approximately 1,200 units delivered across developments such as Jubail Island, Bloom Living - Cordoba Phase 1, Al Jurf Gardens in Ghantoot, Al Raha Beach, Rawdhat Abu Dhabi, amongst others. The development pipeline remains active, projecting nearly 5,500 further residential handovers by year-end, concentrated in key Investment Zones such as Yas Island, Masdar City, Saadiyat Island and Al Reem Island.

Office supply is also poised for expansion, led by the anticipated Q2 2025 handover of Aldar's Quartz Tower on Yas Island, as well as Shams Tower on Al Reem Island, and The Link and City Square in Masdar City, slated for completion by late 2025 into 2026.

Developer confidence remained evident throughout the quarter, reflected in the launch and/or announcement of several significant residential projects. Key examples included Manarat Living 3 (Saadiyat Island), Al Fahid Beach Residences (Al Fahid Island), Bab Al Qasr 18 and 19 (Masdar City), Saas Heights (Al Reem Island), Bloom Living Carmona (Zayed City), Reeman Garden 1 (Al Shamkha), Merito Al Reeman (Al Shamkha), Yamm Beach Villas (Hudayriyat Island), Naseem Al Jurf and Jacob & Co Beachfront Living (Ghantoot). With a substantial number of developments encompassing residential and mixed-use components currently in planning and early development phases, additional new project announcements are anticipated throughout the remainder of 2025.

Rental Rates

The residential rental market maintained its positive trajectory over Q1 2025. Average apartment rental rates increased by 4% quarter-on-quarter and showed a significant 10% rise year-on-year. Growth was particularly strong in the high-end segment, which experienced average rental increases between 8% and 12%. The mid-tier market also saw notable growth, with rents increasing between 5% and 8%, on average.

In the villa market, the luxury segment continued to lead rental growth, especially in prime locations such as Saadiyat and Yas Islands. Rental rates in some communities surged by as much as 15% compared to the same period last year. High-end villa communities also recorded significant gains, with average rental rates rising between 4% and 7%.

High occupancy rates were maintained across all Investment Zones, effectively absorbing the steady delivery of new supply over the past 18 months. Exemplifying this trend, newly constructed developments in areas such as Al Raha Beach report occupancy levels surpassing 95% and achieving strong rental rates. This widespread positive performance, characterised by increasing rents and high occupancy, underscores the fundamental strength and consistency of demand within Abu Dhabi's residential sector throughout the last three years.

Similarly, the office rental market continued the upward trend for high-quality spaces that began in 2024. Prime office buildings are nearing full occupancy, a factor driving rental rates up by 10% to 15% year-on-year. This growth is largely attributed to expansions by international businesses and local companies, which are outpacing the limited supply of premium office space. The strong demand is further evidenced by Aldar's Quartz Tower on Yas Island being 97% pre-leased ahead of its scheduled Q2 2025 handover. Rental rates for lower-grade office spaces also increased across the board, with many buildings experiencing annual rate hikes of up to 7%, alongside robust occupancy levels.

Sales Prices

Sales market activity remained strong in the first quarter of 2025, with a continuation of robust demand for both completed and off-plan developments, particularly for prime and high-end properties. Transactional data underscores this activity: between March 2024 and March 2025, the market recorded a total of 8,700 residential sales. Of these, 4,100 transactions were for off-plan developments, whilst 4,600 involved completed properties, the latter consisting of 3,250 apartments and 1,350 villas and townhouses. The number of completed property transactions rose 6% on a quarterly basis and surged by approximately 42% year-on-year, highlighting sustained demand from both end-users and investors.

Apartment sales prices maintained their upward trajectory, with average values increasing 4% quarter-on-quarter and 7% year-on-year. Several high-demand areas recorded annual price increases exceeding 15%, particularly within high-end communities offering premium amenities.

Overall average villa sales prices noted quarterly and annual increases of 4% and 8%, respectively. However, well-located villas within prime communities, most notably on Saadiyat Island, recorded annual increases surpassing 15%, reflecting the enduring appeal of quality and location.

Off-plan developments continued to perform strongly with newly launched projects achieving high absorption rates within a few weeks of release. This reflects sustained buyer confidence in the long-term value and appeal of new developments.

Abu Dhabi's real estate market is well positioned for continued positive performance in the near to medium term. This is reflected by increased developer activity and a robust pipeline of upcoming residential and mixed-use developments, city-wide. Whilst the introduction of new inventory may well lead to moderation in the pace of growth, overall market momentum remains strong, with further upside potential for capital and rental values.



Abu Dhabi Supply ↗

| | Completed in 2024 | Completed in Q1 2025 | Projected END OF 2025 |
|---|----------------------|-------------------------|--------------------------|
|  APARTMENTS No. of units | 2,850 | 700 | 4,000 |
|  VILLAS No. of units | 2,750 | 500 | 1,500 |



Abu Dhabi

Apartment Rental Rates

(All figures in AED 000's p.a.)

| | | STUDIO | | 1 BEDROOM | | 2 BEDROOMS | | 3 BEDROOMS | | % CHANGE | |
|----------------------------|---------------------------|--------|----|-----------|-----|------------|-----|------------|-----|-------------------|-------------------|
| | | From | To | From | To | From | To | From | To | Q4 2024 - Q1 2025 | Q1 2024 - Q1 2025 |
| PRIME PROPERTIES | | | | | | | | | | | |
| ABU DHABI ISLAND | | 65 | 70 | 68 | 125 | 115 | 165 | 155 | 225 | 1% | 4% |
| INVESTMENT AREA* | | 60 | 95 | 95 | 215 | 135 | 325 | 200 | 450 | 3% | 11% |
| HIGH-END PROPERTIES | | | | | | | | | | | |
| ABU DHABI ISLAND | AL KHALIDIYA / AL BATEEN | 55 | 75 | 70 | 95 | 80 | 150 | 115 | 230 | 2% | 7% |
| | CENTRAL ABU DHABI | 40 | 45 | 55 | 65 | 85 | 130 | 120 | 160 | 1% | 7% |
| | CORNICHE | 45 | 55 | 55 | 82 | 95 | 135 | 130 | 180 | 4% | 9% |
| INVESTMENT AREA | AL RAHA BEACH | 55 | 65 | 70 | 100 | 110 | 160 | 145 | 210 | 2% | 8% |
| | MARINA SQUARE | 45 | 50 | 57 | 76 | 85 | 120 | 110 | 160 | 1% | 4% |
| | SAADIYAT BEACH RESIDENCES | - | - | 65 | 95 | 115 | 140 | 142 | 185 | 2% | 3% |
| | SHAMS ABU DHABI | 45 | 55 | 55 | 90 | 85 | 130 | 110 | 185 | 3% | 7% |
| | YAS ISLAND | 57 | 66 | 74 | 100 | 120 | 150 | 185 | 210 | 5% | 10% |
| MID-END PROPERTIES | | | | | | | | | | | |
| ABU DHABI ISLAND | | 40 | 55 | 50 | 85 | 65 | 150 | 95 | 170 | 1% | 8% |
| INVESTMENT AREA | AL RAHA BEACH | 44 | 48 | 50 | 75 | 78 | 125 | 130 | 150 | 3% | 5% |
| | NAJMAT & TAMOUH | 38 | 55 | 50 | 65 | 75 | 90 | 95 | 140 | 1% | 5% |
| | SAADIYAT ISLAND | 45 | 55 | 55 | 70 | 80 | 110 | 110 | 140 | 3% | 6% |
| | SHAMS ABU DHABI | 45 | 50 | 50 | 65 | 70 | 105 | 95 | 160 | 2% | 8% |
| | YAS ISLAND | 43 | 55 | 60 | 75 | 85 | 115 | 125 | 140 | 4% | 10% |
| OFF ISLAND | KHALIFA CITY & MBZ CITY | 30 | 44 | 54 | 75 | 70 | 125 | 125 | 140 | 3% | 10% |
| LOW-END PROPERTIES | | | | | | | | | | | |
| ABU DHABI ISLAND | AL KHALIDIYA / AL BATEEN | 25 | 35 | 28 | 45 | 50 | 70 | 75 | 90 | 2% | 6% |
| | CENTRAL ABU DHABI | 30 | 35 | 40 | 47 | 45 | 70 | 60 | 110 | 1% | 7% |
| | CORNICHE | 30 | 35 | 40 | 50 | 55 | 65 | 70 | 90 | 4% | 4% |
| INVESTMENT AREA | AL REEF | 38 | 45 | 50 | 65 | 63 | 80 | 80 | 97 | 5% | 12% |
| OFF ISLAND | KHALIFA CITY & MBZ CITY | 22 | 32 | 32 | 47 | 42 | 67 | 65 | 85 | 3% | 10% |

% Change

4%

Q-o-Q
Since Q4 2024

10%

Y-o-Y
Since Q1 2024

* Includes Mamsha Al Saadiyat Development



Abu Dhabi

Apartment Sales Prices

(All figures in AED per sq.ft.)

| | 0 | | | | | | | | | | 500 | | | | | | | | | | 1,000 | | | | | | | | | | 1,500 | | | | | | | | | | 2,000 | | | | | | | | | | % CHANGE | | | | | | | | | | | |
|---------------------------------|---|--|--|--|--|--|--|--|--|--|-----|--|--|--|--|--|--|--|--|--|-------|--|--|--|--|--|--|--|--|--|-------|--|--|--|--|--|--|--|--|--|-------|--|--|--|--|--|--|--|--|--|-------------------|-------------------|--|--|--|--|--|--|--|--|------|-------|
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Q4 2024 - Q1 2025 | Q1 2024 - Q1 2025 | | | | | | | | | | |
| AL BANDAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | △ 1% | △ 13% |
| AL MUNEERA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ○ 0% | △ 10% |
| AL REEF DOWNTOWN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ○ 0% | △ 1% |
| AL ZEINA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | △ 4% | △ 12% |
| ARC & THE GATE TOWERS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | △ 3% | △ 10% |
| CITY OF LIGHTS (HYDRA) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | △ 3% | △ 10% |
| CITY OF LIGHTS (OTHER PROJECTS) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | △ 3% | △ 10% |
| MARINA SQUARE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ○ 0% | △ 5% |
| SAADIYAT BEACH RESIDENCES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ○ 0% | △ 12% |
| SUN & SKY TOWERS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | △ 6% | △ 14% |
| YAS ISLAND - ANSAM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | △ 6% | △ 15% |
| YAS ISLAND - WATER'S EDGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | △ 3% | △ 13% |

% Change

4%

7%





Abu Dhabi

Villa Rental Rates

(All figures in AED 000's p.a.)

| | | 2 BEDROOMS | | 3 BEDROOMS | | 4 BEDROOMS | | 5 BEDROOMS | | % CHANGE | |
|------------------|-----------------------------|------------|-----|------------|-----|------------|-----|------------|-----|-------------------|-------------------|
| | | From | To | From | To | From | To | From | To | Q4 2024 - Q1 2025 | Q1 2024 - Q1 2025 |
| ABU DHABI ISLAND | AL KHALIDIYA / AL BATEEN | - | - | 150 | 170 | 155 | 190 | 175 | 250 | 3% | 5% |
| | AL NAHYAN CAMP / AL MUROOR | - | - | 150 | 160 | 160 | 180 | 180 | 220 | 0% | 7% |
| | MUSHRIF / KARAMA / MANASEER | - | - | 155 | 160 | 165 | 190 | 195 | 230 | 2% | 2% |
| INVESTMENT AREA | AL RAHA BEACH | - | - | 200 | 225 | 250 | 280 | 300 | 380 | 0% | 5% |
| | AL REEF | 80 | 95 | 100 | 120 | 140 | 145 | 160 | 170 | 3% | 7% |
| | HIDD AL SAADIYAT | - | - | - | - | 480 | 600 | 600 | 800 | 0% | 15% |
| | HYDRA VILLAGE | 60 | 75 | 70 | 80 | - | - | - | - | 5% | 10% |
| | LULUAT AL RAHA | - | - | - | - | 200 | 210 | 350 | 370 | 0% | 1% |
| | SAADIYAT BEACH VILLAS | - | - | 330 | 400 | 340 | 430 | 450 | 650 | 0% | 2% |
| | WEST YAS | - | - | - | - | 260 | 320 | 300 | 400 | 4% | 6% |
| | YAS ACRES | 190 | 215 | 220 | 270 | 320 | 400 | 320 | 480 | 6% | 10% |
| OFF ISLAND | AL RAHA GARDENS | - | - | 145 | 180 | 160 | 210 | 220 | 240 | 4% | 7% |
| | GOLF GARDENS | - | - | 190 | 220 | 220 | 270 | 270 | 380 | 0% | 4% |
| | KHALIFA CITY | - | - | 130 | 150 | 140 | 180 | 150 | 200 | 3% | 7% |
| | MBZ CITY | - | - | 115 | 120 | 120 | 155 | 135 | 180 | 3% | 7% |



% Change

4%

10%





Abu Dhabi

Villa Sales Prices

(All figures in AED Million)

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

% CHANGE

Q4 2024 - Q1 2025 Q1 2024 - Q1 2025

| Development | Bedrooms | Q4 2024 - Q1 2025 Price (AED Million) | Q1 2024 - Q1 2025 Price (AED Million) | Q4 2024 - Q1 2025 % Change | Q1 2024 - Q1 2025 % Change |
|----------------------------------|----------|---------------------------------------|---------------------------------------|----------------------------|----------------------------|
| AL RAHA GARDENS | 3 BR | 2.40 | - | 0% | 4% |
| | 4 BR | 3.00 | - | 0% | 4% |
| | 5 BR | 4.00 | - | 0% | 4% |
| AL REEF VILLAS | 2 BR | 1.23 | - | 1% | 3% |
| | 3 BR | 1.68 | - | 1% | 3% |
| | 4 BR | 2.25 | - | 1% | 3% |
| GOLF GARDENS | 3 BR | 3.20 | - | 0% | 0% |
| | 4 BR | 4.15 | - | 0% | 0% |
| | 5 BR | 5.00 | - | 0% | 0% |
| HIDD AL SAADIYAT | 4 BR | 13.75 | - | 0% | 15% |
| | 5 BR | 19.50 | - | 0% | 15% |
| YAS ACRES | 2 BR | 3.65 | - | 6% | 7% |
| | 3 BR | 4.75 | - | 6% | 7% |
| | 4 BR | 6.95 | - | 6% | 7% |
| | 5 BR | 9.60 | - | 6% | 7% |
| SAADIYAT BEACH VILLAS (STANDARD) | 3 BR | 6.00 | - | 0% | 1% |
| | 4 BR | 8.25 | - | 0% | 1% |
| | 5 BR | 10.40 | - | 0% | 1% |
| WEST YAS | 4 BR | 6.25 | - | 1% | 11% |
| | 5 BR | 7.00 | - | 1% | 11% |

* Includes Al Raha Gardens, Golf Gardens & Al Reef Villas only. Later averages are reflective of an increase in new developments of higher quality.

% Change

4%

Q-o-Q
Since Q4 2024

8%

Y-o-Y
Since Q1 2024



Abu Dhabi

Office Rental Rates

(All figures in AED per sq.m. p.a.)

| | AVERAGE RENTAL RATES | | % CHANGE | |
|----------------------|----------------------|-------|-------------------|-------------------|
| | From | To | Q4 2024 - Q1 2025 | Q1 2024 - Q1 2025 |
| PRIME STOCK | | | | |
| FITTED* | 1,800 | 3,500 | 4% | 15% |
| QUALITY STOCK | | | | |
| FITTED | 1,250 | 1,500 | 5% | 15% |
| SHELL AND CORE | 900 | 1,150 | 5% | 10% |
| OLDER STOCK | | | | |
| GOOD | 750 | 1,000 | 3% | 8% |
| TYPICAL BUILDING | 600 | 780 | 2% | 5% |
| LOW QUALITY BUILDING | 450 | 580 | 2% | 5% |



% Change

5%

Q-o-Q
Since Q4 2024

10%

Y-o-Y
Since Q1 2024

* Includes developments such as Al Maryah Island, Aldar HQ, International Tower, Nation Towers, Ittihad Towers, etc.

Abu Dhabi

Property Map

- 1 Al Bandar - Al Raha Beach
- 2 Al Bateen Wharf
- 3 Al Gurm
- 4 Al Maqtaa
- 5 Al Muneera - Al Raha Beach
- 6 Al Nahyan Camp
- 7 Al Raha Gardens
- 8 Al Rayyana
- 9 Al Reef
- 10 Al Zeina - Al Raha Beach
- 11 Baniyas
- 12 Al Bateen Airport Area
- 13 Al Bateen Area
- 14 Bawabat Al Sharq
- 15 Capital District (ADNEC)
- 16 Central Business District (CBD) / Tourist Club Area
- 17 Corniche
- 18 Danet Abu Dhabi
- 19 Eastern Mangroves
- 20 Golf Gardens
- 21 Hydra Village
- 22 Khalidiyah/ Al Hosn/ Al Manhal
- 23 Khalifa City A
- 24 Khalifa City B
- 25 Al Maryah Island
- 26 Mohamed Bin Zayed City (MBZ)
- 27 Al Mina
- 28 Al Mushrif/ Al Karamah/ Al Manaseer/ Al Muroor
- 29 Abu Dhabi Gate City
- 30 Rawdhat Abu Dhabi
- 31 Al Reem Island - Marina Square
- 32 Al Reem Island - Najmat Abu Dhabi
- 33 Al Reem Island - Rest of Shams Abu Dhabi
- 34 Al Reem Island - City of Lights
- 35 Al Reem Island - The Gate District
- 36 Saadiyat Beach District

- 37 Hills Abu Dhabi
- 38 West Yas
- 39 Yas Acres
- 40 Ansam
- 41 Al Raha Beach
- 42 Mamsha Al Saadiyat
- 43 Hidd Al Saadiyat
- 44 Masdar City
- 45 Al Jubail Island
- 46 Musaffah
- 47 Al Hudayriyat Island
- 48 Water's Edge



Asteco is a major regional and international award-winning full-service real estate services company that was formed in 1985 and has gained enormous respect for consistently delivering high quality, professional, value-added real estate services in a transparent manner. The company is also widely recognised for its involvement with many of the projects that have defined the landscape and physical infrastructure of the United Arab Emirates.

The world-class company has a distinguished and important combination of local knowledge and international expertise and has been renowned for its application of the latest technological tools and innovations, its commitment to transparency, winning strategies, and human expertise.

Undisputed Real Estate experts with a regional presence to serve its customers, Asteco proudly represents a significant number of the region's top property Owners, Developers, and Investors.

Asteco offers a wide range of services and solutions to its clients from Valuation Advisory and Building Consultancy to Property Management and Sales & Leasing. The company applies innovative solutions and cutting-edge technology to add tangible value for its Clients at every stage of the property lifecycle and to continuously elevate customer experiences.

VALUATION & ADVISORY

Our professional advisory services are conducted by suitably qualified personnel all of whom have had extensive Real Estate experience within the Middle East and internationally.

Our valuations are carried out in accordance with the Royal Institution of Chartered Surveyors (RICS) and International Valuation Standards (IVS) and are undertaken by appropriately qualified valuers with extensive local experience.

The Professional Services Asteco conducts throughout the region include:

- Consultancy & advisory services
- Market research
- Valuation services

SALES

Asteco has a large property Sales division with multi-lingual representatives based all over the UAE. Our Sales teams have extensive experience in the negotiation and sale of a variety of assets.

LEASING

Asteco has been instrumental in the Leasing of many high-profile developments across the GCC.

PROPERTY MANAGEMENT

Asteco provides comprehensive Property Management services to all property Owners, whether a single unit (IPM) or a regional mixed-use portfolio. Our focus is on maximising value for our Clients.

BUILDING CONSULTANCY

The Building Consultancy Team at Asteco have a wealth of experience supporting their Clients throughout all stages of the built asset lifecycle. Each of the team's highly trained surveyors have an in-depth knowledge of construction technology, building pathology and effective project management methods which enable us to provide our Clients with a comprehensive building consultancy service.

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Note: It should be noted that the number of developments/areas has changed over the years in line with the delivery of new stock. As such, the average in the earlier years is derived from a lower number of projects. Whilst representing the apartment/villa/office average at the time, it is not a like for like comparison.