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2026

Till Date

UMM AL QUWAIN

Real Estate Market Report

Windmills Group is a leading valuation and building surveying services firm in the United Arab Emirates



Windmills And Our Team



Bilal Moti MRICS
Chairman & CEO

Windmills Group, established in 2016, is a leading asset valuation, building consulting, and management advisory services firm based in the UAE. We provide precise valuations for residential, commercial, industrial, and trade-related properties, as well as plant machinery and equipment. With over 1000 corporate clients and a global network in 13 countries.

Mr. Bilal Moti MRICS is a highly accomplished banking, investment, valuation, and real estate professional with 37 years of international experience across corporate banking, investment banking, asset management, brokerage, valuations, operations, and risk management. His career spans nine countries, including the UAE, Saudi Arabia, Qatar, Oman, Bahrain, Lebanon, Pakistan, and the Netherlands. He holds an MBA in Finance from the Institute of Business Administration (IBA), Karachi, a Banking Diploma, and is a Member of the Royal Institution of Chartered Surveyors (MRICS) and a certified corporate governance professional.



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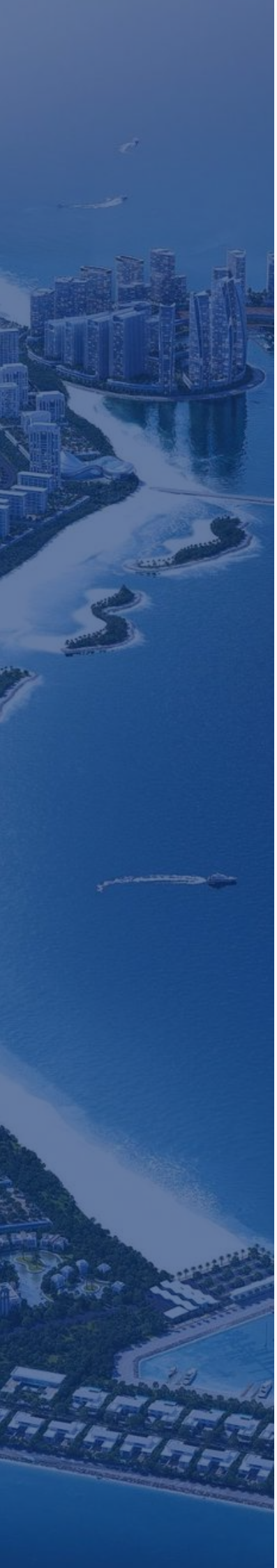


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Umm Al Quwain's economy is driven by manufacturing, fisheries, trade, construction, tourism, logistics, and small-to-medium enterprises.

UAQ Real Estate Market Performance

Overall performance and key indicators of real estate market UAQ.

Property Prices Trends & Performance

Price growth and development expansion supporting real estate demand.

UAQ Rental Market Performance

UAQ Rental market performance index and average prices of mostly rented apartments breakdown.

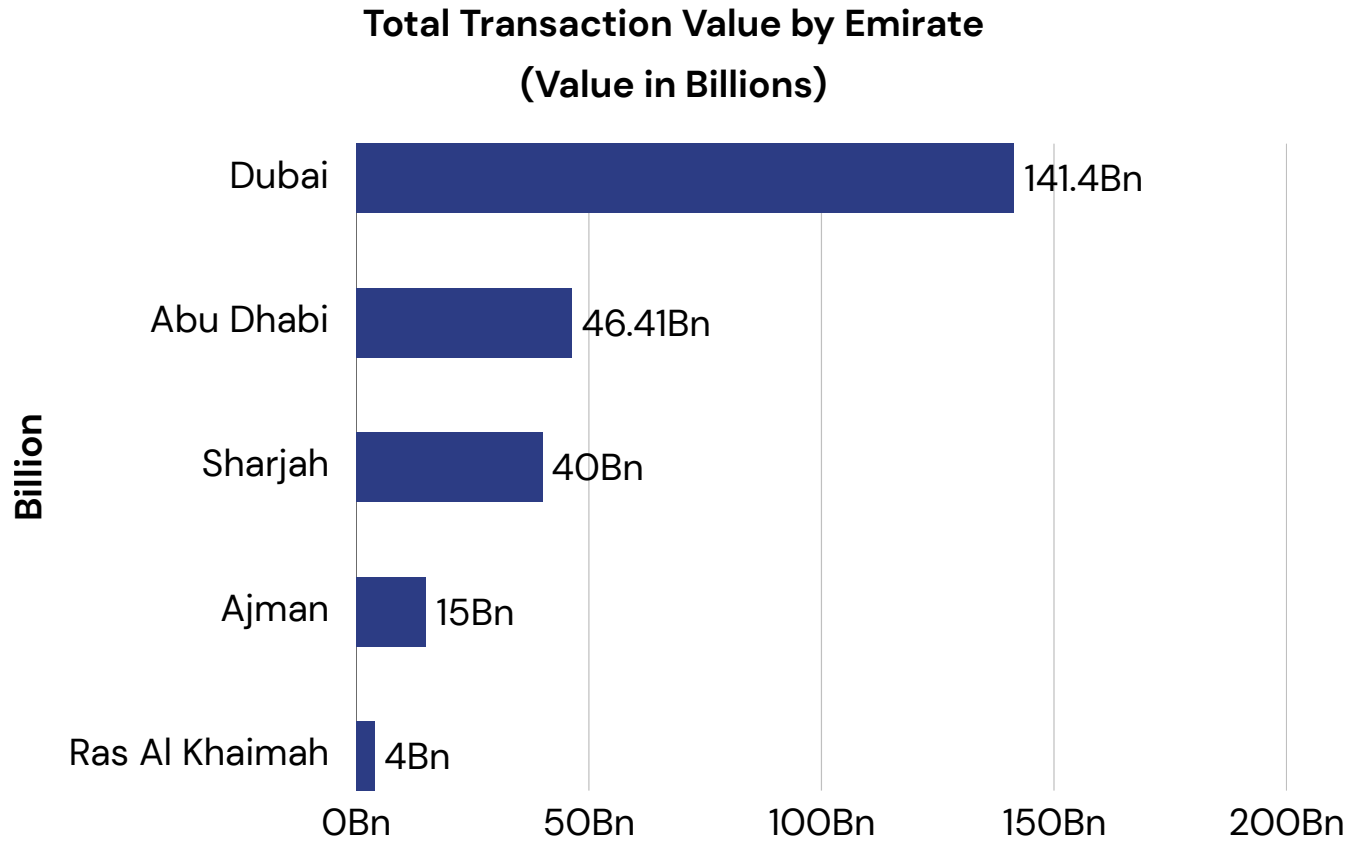
Major Projects & Developments

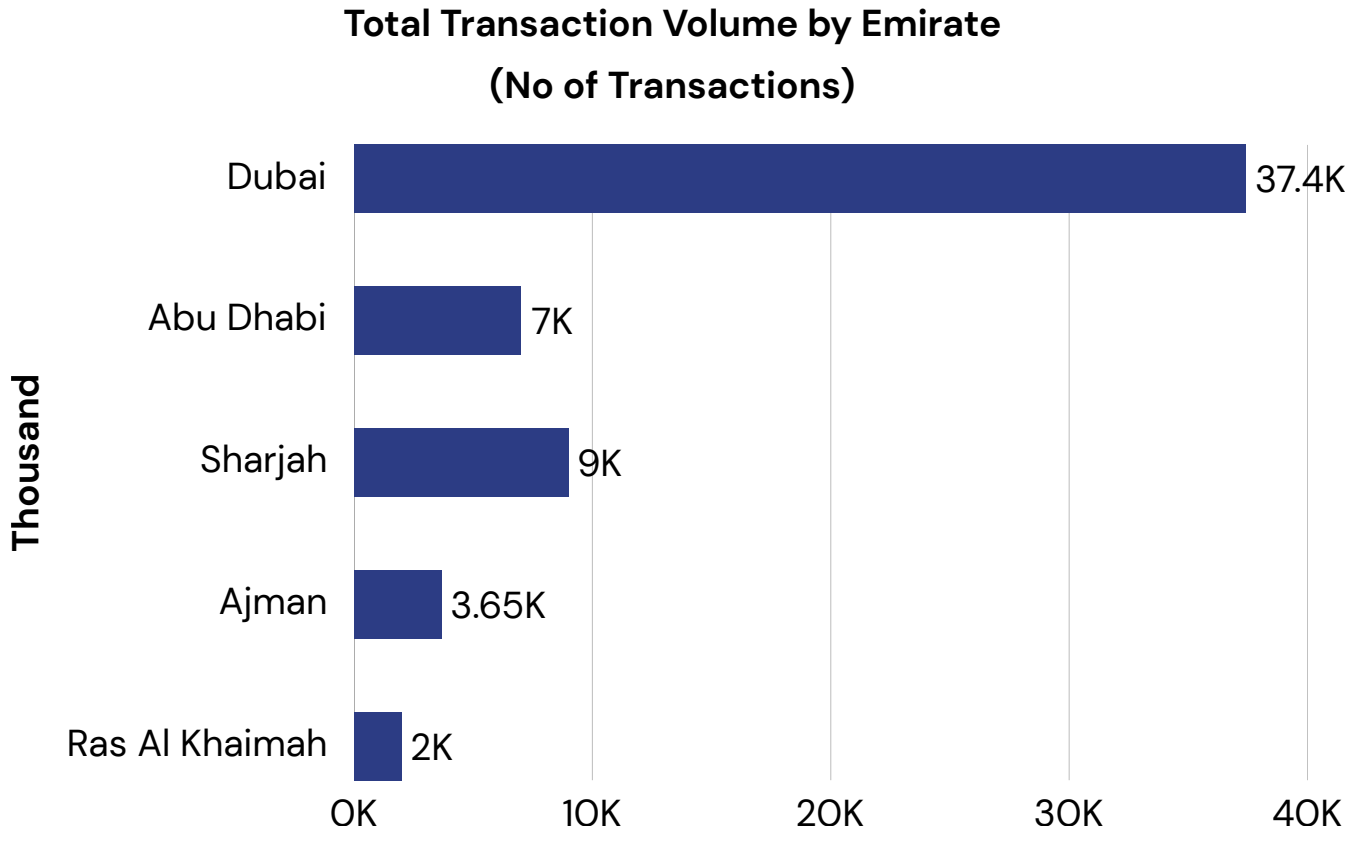
Upcoming launches within the UAQ by top developers

Market Sentiment & 2027 Outlook

Market advantages, competitive strengths, and key risks affecting future growth.

UAE Real Estate Market Overview





SOURCE: DARI, ADREC, SHARJAH RE, AJMAN RE, REIDIN

UAE Real Estate Market Outlook

Market Outlook – Q3 2026

The UAE real estate market remained fundamentally resilient in Q3 2026, although activity moderated from the exceptionally strong H1 levels. Demand continues to be supported by population growth, economic diversification, tourism, foreign investment and ongoing development, while buyers are becoming more selective amid increased supply and regional uncertainty.

Emirate-wise Snapshot

- **Dubai**: Market activity moderated, but off-plan remained dominant in residential sector and overall ready properties lead the market in overall real estate market, supported by strong investor demand and developer-led projects.

- **Abu Dhabi:** Stable growth supported by institutional investment, economic diversification, tourism and premium residential communities.

- **Sharjah:** Continued strong demand, supported by affordability, family-oriented housing and expanding master-planned developments.

- **Ajman:** Growing investor interest, driven by competitive pricing, attractive yields and expanding residential supply.

- **Ras Al Khaimah:** Positive momentum supported by tourism, waterfront and lifestyle developments, with increasing international investor interest.

- **Fujairah:** Gradual improvement driven by coastal tourism, infrastructure development and relative affordability.

- **Umm Al Quwain:** Emerging market with growing interest supported by affordability, coastal opportunities and future development potential.

SOURCE: DARI, ADREC, SHARJAH RE, AJMAN RE, REIDIN

Vision 2033: Umm Al Quwain

Umm Al Quwain Vision 2033 supports the competitive capabilities of the emirate of Umm Al Quwain and places it on the path to the future and in the ranks of leadership. The emirate aims to do this by setting strategic policies and programmes that ensure the success of the development process in a sustainable and integrated framework with the Spirit of the Union and the UAE Centennial 2071.

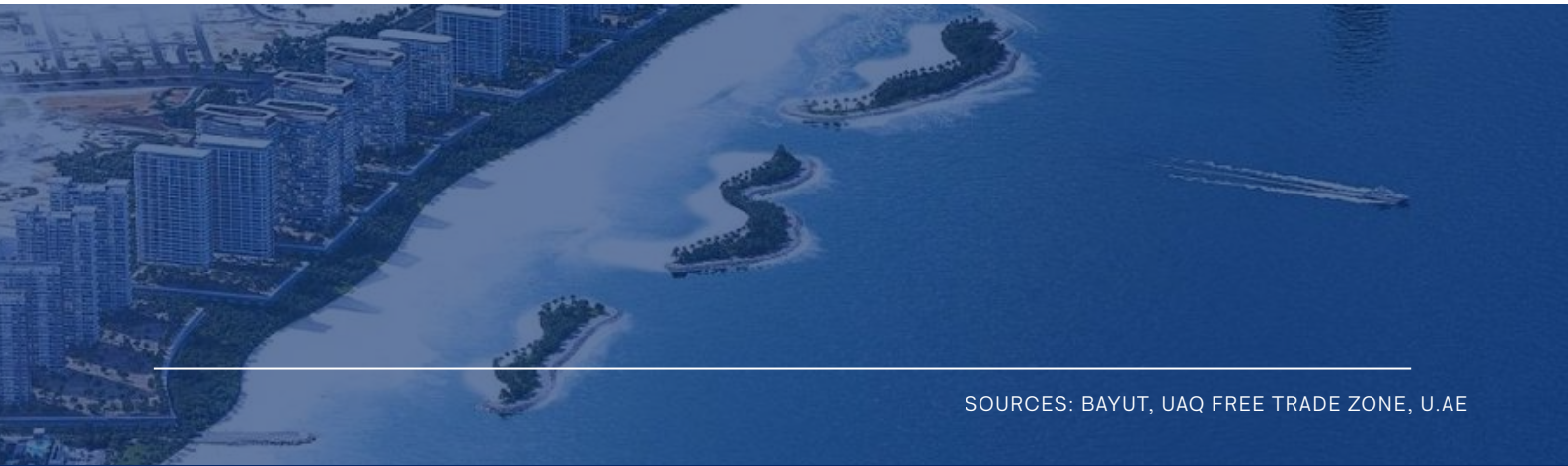
Principles of Umm Al Quwain Vision 2033
Umm Al Quwain Vision 2033 is based on four principles.

Citizen first: harnessing all government capabilities and abilities to build a society in which citizens and residents enjoy quality of life, prosperity, security and safety, and receive all adequate health, sports and recreational services and facilities.

Corporate partnership: building institutional and community partnerships with all government bodies and institutions for strengthening the union.

Supreme economic interest: supporting the country's progress towards achieving an active and competitive economy with a focus on creating an attractive tourism environment.

Human capital: focus on human resources as the primary driver of a sustainable future for the emirate.



SOURCES: BAYUT, UAQ FREE TRADE ZONE, U.AE

Tourism & Economic Development

Tourism and coastal investment

UAQ's coastal environment, islands, beaches, and mangroves are important elements of its tourism appeal. The UAE Government's official UAQ profile identifies tourism, fisheries, trade, manufacturing, and the free zone among the emirate's economic activities.

The Anantara Siniya Island resort groundbreaking on 6 October 2026 is a new Q4 development milestone, with potential implications for future hospitality and premium residential demand. It should not be counted as completed hotel capacity or existing tourist demand.

Government development strategy

Umm Al Quwain Vision 2033 sets out goals around quality of life, a competitive economy, attractive tourism, and digital government. These strategic priorities provide a policy framework for the emirate's longer-term development.

The UAE Government also describes UAQ's Sustainable Blue Economy Strategy 2031, including plans to expand mangrove cover threefold by 2031. This is relevant to coastal planning and environmental considerations for real estate.

Infrastructure and connectivity

The emirate's location between Ajman and Ras Al Khaimah, together with its coastal setting and commercial facilities, provides a useful starting point for assessing connectivity and economic development.



SOURCE: UAQ FREE TRADEZONE

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Top Industries in the UAQ

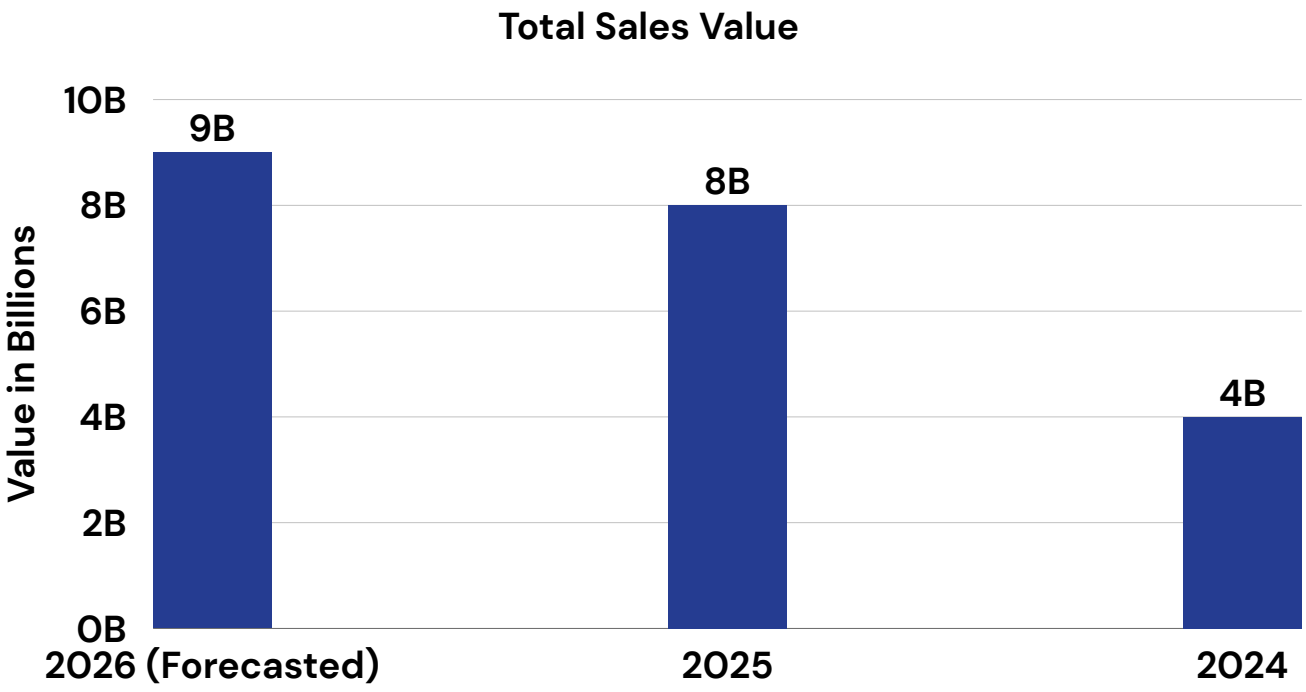
Industry	Growth Outlook
Manufacturing and industry	Industrial production is a priority sector, supported by business facilities and the free trade zone. Potential activities include industrial processing, food production, packaging and other light manufacturing.
Trade, logistics and port services	Ahmed Bin Rashid Port and UAQ Free Trade Zone support import-export operations, warehousing, distribution and transport, connecting local businesses with regional and international markets.
Tourism and hospitality	Coastal attractions, islands, mangroves and leisure destinations provide opportunities in hotels, resorts, restaurants and recreation. Tourism is also relevant to future hospitality-led property development.
Fisheries and seafood	Fishing is an established contributor to the local economy, with seafood supplied to domestic and overseas markets. The emirate's Blue Economy Strategy also supports sustainable marine-related activities.
Construction and real estate	Residential development, infrastructure, hospitality projects and commercial facilities offer opportunities for developers, contractors and property investors.



SOURCES: UAQ FREE TRADE ZONE, U.AE

UAQ Real Estate Market Performance

Umm Al Quwain's real estate market is growing, driven by major waterfront developments. Total sales value is estimated at AED 8.6bn in 2025 and forecasted to reach AED 9bn in 2026, led by Siniya Island and Downtown UAQ.



Area	2025	2026-Forecasted
Siniya Island	5.0bn	5.5bn
Downtown UAQ	2.5bn	3bn
Al Rawdah / AYA Beachfront	0.4bn	0.5bn
UAQ Marina	0.3bn	0.35bn
Al Salamah	0.2bn	0.25bn
Al Rass & other areas	0.2bn	0.25bn
Total estimated	8.6bn	9.85bn

SOURCES: BAYUT, UAQ FREE TRADE ZONE, U.AE



Property Prices Trends & Performance

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Ready / Resale Market

- Ready apartments in Umm Al Quwain average around AED 2,049/sq.ft, with prices down approximately 4.0% YoY, indicating some moderation in the broader market.
- Al Seanneeah remains the premium apartment location at around AED 2,466/sq.ft, while Al Raudah is more affordable at approximately AED 1,485/sq.ft.
- Ready villas show a wider price range, with Al Seanneeah around AED 2,233/sq.ft, compared with approximately AED 480/sq.ft in Al Salam City.
- The ready market remains relatively affordable compared with Dubai and Sharjah, supporting demand from end-users and value-oriented investors.

Off-Plan Market

- Off-plan apartments average approximately AED 1,961/sq.ft, with a 10.8% YoY decline, reflecting price adjustment across several unit categories.
- Al Seanneeah commands the highest off-plan apartment pricing at around AED 2,457/sq.ft, supported by premium waterfront and island-oriented developments.
- Off-plan villas average approximately AED 1,987/sq.ft, with premium island developments significantly above traditional UAQ villa locations.
- Current listings indicate entry-level off-plan apartments generally starting around AED 1.0–1.2 million, while larger premium units and villas can exceed AED 5–10 million.

Apartment sale price

AED 2,049/sq ft

-4.02% year-on-year

September 2026-Bayut

Residential rent benchmark

AED 28/sq ft

-2.5% year-on-year

July 2026 - Bayut

SOURCES: BAYUT, U.AE

UAQ Rental Market Performance

2026 property rental index reports an overall residential rental indicator of AED 28 per sq ft, down 2.5% year-on-year (August 2026). Its separate apartment and villa indices show different patterns by property type.

Property type	Rental indicator	YoY trend
Apartments, overall	AED 30/sq ft (Aug 2026)	-4.93%
Villas, overall	AED 23/sq ft (Aug 2026)	-2.79%
Studio apartments	AED 38/sq ft (Aug 2026)	-11.26%
1-bedroom apartments	AED 29/sq ft (Aug 2026)	-3.59%
2-bedroom apartments	AED 29/sq ft (Aug 2026)	0.17%
3-bedroom apartments	AED 25/sq ft (Aug 2026)	-2.19%

Neighbourhood-level observations

- Al Salamah: An established rental market with apartment listings and a range of studio to two-bedroom options. Bayut's August index puts apartment rents at AED 29 per sq ft, down 3.34% year-on-year.

- Al Ramlah: Offers apartment rental options and proximity to the marina area. Advertised rents vary by building and unit size.

- Al Haditha and Al Qarayen: Villa rental indicators have shown stronger year-on-year growth in Bayut's July data, though the sample and property mix need consideration.

- Waterfront developments: Long-term rental potential is linked to actual handovers, occupancy, tourism demand, and the availability of competing units. Future potential should not be treated as achieved rental performance.

SOURCE: BAYUT

Major Projects & Developments

- **Siniya Island:** Major waterfront residential and lifestyle destination.
- **Downtown UAQ:** 25-million sq. ft. mixed-use masterplan with residential, commercial, hospitality and leisure components.
- **Aquamont:** Expanding UAQ's waterfront residential offering.
- **AYA Beachfront Residences:** Strengthening the emirate's beachfront residential and lifestyle segment.

Overall: Development is increasingly focused on waterfront living, tourism and mixed-use growth.



ISLAND · SOBHA REALTY

Sobha Siniya Island

Waterfront residences, leisure and hospitality. Track handovers, launch pricing and resort-related demand.

Latest: Anantara Siniya Island resort and residences broke ground on 6 October 2026, a post-Q3 catalyst.



MASTERPLAN · PROPOSED

Downtown Umm Al Quwain

Proposed coastal masterplan. Analyse its residential, commercial and lifestyle components, phases and long-term impact.

Distinguish announced plans from completed infrastructure and delivered units.



BEACHFRONT · RESIDENTIAL

AYA Beachfront Residences

Cover launch prices, apartment mix, payment plans, milestones and expected delivery.

Illustrates UAQ's emerging beachfront segment. Verify delivery schedule and construction status with the developer.

SOURCES: BAYUT, UAQ FREE TRADE ZONE, U.AE

Umm Al Quwain Market Sentiment

- **Ready properties:** More suitable for buyers prioritising immediate occupation or rental income, provided actual rents, occupancy, and building costs are verified.
- **Off-plan properties:** Offer access to new masterplans and staged payment structures, but introduce construction, delivery, resale, and future-supply risks.
- **Branded and waterfront units:** May command premiums, but premium pricing alone does not establish stronger resale liquidity or net rental yields.
- **Market-wide conclusion:** The available indicators show price softness in parts of the market. They do not establish that either ready or off-plan properties dominate all UAQ transactions.

Umm Al Quwain Residential Market Trends

- **Moderating Price Trends:** Apartment prices show a gradual softening across most segments, indicating a more balanced and price-sensitive market.

- **Stronger Entry-Level Appeal:** Studios and 1-bedroom units remain relatively attractive due to lower entry costs and broader buyer/rental demand.
- **Selective Investment Opportunities:** Waterfront and well-located properties can continue to attract interest, particularly where rental potential and future development support values.
- **Cautious Outlook:** Buyers are increasingly likely to focus on pricing, rental yields, location and quality, creating opportunities for well-priced assets while maintaining a selective investment environment.

SOURCE: BAYUT

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UAQ Opportunities & Risks

Potential opportunities

Emerging waterfront communities: Monitor pricing and sales absorption at Siniya Island and other coastal projects.

Affordable residential housing: Assess established neighbourhoods for end-user demand and achievable rents.

Hospitality-linked property: Evaluate holiday-home and serviced-residence potential where management and regulations permit.

Long-term urban growth: Track Vision 2033 implementation and infrastructure commitments.

Key risks

Supply and absorption: New launches may outpace end-user demand.

Resale liquidity: A thin secondary market may make exits at the expected price difficult.

Rental uncertainty: Rental indicators are mixed, and waterfront yields stay unproven until units are occupied.

Delivery risk: Construction schedules and infrastructure milestones can change.

Market concentration: Reliance on a few major projects can make the market volatile.

Environmental considerations: Coastal and mangrove sites need careful review of planning limits and protections.

UAQ Outlook 2027

UAQ should be treated as an emerging, development-led market, rather than assumed to be in a broad-based property boom.

Outlook factor	Assessment	What to monitor
Waterfront developments	Positive long-term potential	Sales absorption and construction progress
Apartment pricing	Mixed near-term signals	Quarterly price-per-sq-ft trends
Rental performance	Uneven	Achieved rents and occupancy
Tourism-led demand	Potential growth driver	Hotel openings and visitor statistics
Future residential supply	Important market variable	Confirmed units and handover schedules
Resale liquidity	Requires further evidence	Registered resales and time on market

The October 2026 Anantara Siniya Island resort groundbreaking is a notable post-Q3 milestone, but its long-term property-market impact will depend on execution, tourism demand, completed infrastructure, and the performance of the wider residential market.

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