

JUMEIRAH VILLAGE CIRCLE

Dubai's most transacted community, examined honestly — the master plan, the amenity base, the infrastructure that is actually being built, and an investment case where the sources disagree more than the marketing admits.

18,782

2025 SALES · #1 IN DUBAI

6.9%

GROSS YIELD, DATA-DERIVED

9,129

UNITS DUE IN 2026

What is **inside**

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HOW TO READ THIS GUIDE

Where two credible sources disagree, both figures appear and neither is smoothed. Community-level Dubai data is compiled by portals and brokerages from Land Department records, not published by the DLD itself – so basis matters. **Asking** prices differ from **transacted** prices; **off-plan** transacts roughly 18% above **ready**. Every material conflict is flagged in the margin.



01 · THE PROPOSITION

A central location at a **suburban price**

JVC's argument is geometric rather than glamorous. It sits inside the frame formed by Al Khail Road and Sheikh Mohammed Bin Zayed Road, which puts Marina, Media City, Mall of the Emirates and Downtown within roughly fifteen to twenty-five minutes — while trading at about a 22% discount to the Dubai apartment average.

What it is

A 560-hectare Nakheel master community launched in 2005, freehold, with a radial plan of ten numbered districts wrapped around a villa core. Roughly 95,000 residents at Nakheel's last published count in 2021, widely estimated above 100,000 today, against a widely reported build-out figure of 300,000.

What it is not

It is not a finished community, not walkable to a metro station, and not a luxury address. Building quality varies sharply between developers, vacant plots remain between completed towers, and construction noise is a live resident complaint.

#1

DUBAI COMMUNITY BY
SALES VOLUME, 2025

18,782 deals · 2nd by value

-22%

DISCOUNT TO DUBAI
APARTMENT PSF

AED 1,507 vs 1,937 · Bayut,
Jul 26

2032

METRO ARRIVES —
GOLD LINE

Approved 22 Apr 2026

THE ONE-SENTENCE VERSION

JVC buys you location and liquidity at a mid-market price, and charges you for it in construction density, traffic at the gates and a rental market that is currently softening faster than the rest of Dubai.



The community in numbers

ITEM	DETAIL
Master developer	Nakheel — merged into Dubai Holding by decree, March 2024
Launched	2005 · freehold, no nationality restriction
DLD name	Al Barsha South Fourth — the name on title deeds and registry data
Land area	560 ha (5.6 km²) per Nakheel · 870 ha widely repeated by brokers — likely the wider Jumeirah Village parcel
Districts	Ten numbered districts (10–18) plus the central Circle Villas, informally District 19
Population	95,000 (Nakheel, 2021) · est. 100,000+ today · 300,000 at full build-out (widely reported, not a Nakheel publication)
Villas & townhouses	700+ Nakheel-built villas; 2,000+ villas and townhouses including sub-developers
Towers	350+ towers or townhouse rows completed; 51 more under construction
Retail anchor	Circle Mall, 532,000 sq ft, opened April 2021
Parks	More than 30 landscaped community parks
Schools inside JVC	One — JSS International School (Indian curriculum, KHDA Very Good)
Metro today	None. Nearest Red Line railheads 15–25 min by road
Metro confirmed	Gold Line, opening 9 September 2032 — corridor names JVC
Service charge	Typically AED 8–15/sq ft/yr , building by building — check the specific tower on DLD's Service Charge Index



Why the DLD name matters

Registry data, Ejari rent filings, Mollak service-charge records and transaction league tables all publish JVC as **Al Barsha South Fourth**. If a report shows JVC missing from a ranking, check that name before concluding anything.

POPULATION CAVEAT

No official 2025 or 2026 JVC population figure exists. Any brochure quoting a precise current number is estimating. RTA states the wider Hessa Street corridor — JVC plus nine neighbours — will exceed **640,000 people by 2030**.

Inside the road frame

JVC is bounded by **Al Khail Road (E44)** to the east, **Sheikh Mohammed Bin Zayed Road (E311)** to the west and **Hessa Street (D61)** to the north, with Jumeirah Village Triangle and Dubai Sports City to the south. That frame is the entire proposition: three of Dubai's primary arteries touch the community directly.



DESTINATION	OFF-PEAK DRIVE
Circle Mall (within JVC)	2 min
Mall of the Emirates	~10 min
Dubai Miracle Garden, Arjan	~11 min
Dubai Hills Mall	~12 min
Dubai Sports City	<15 min
Dubai Marina / JLT / Media City	15–20 min
Downtown Dubai & Dubai Mall	20–25 min
Burj Al Arab	~20 min
Palm Jumeirah	~22 min
DXB — Dubai International	25–35 min
DWC — Al Maktoum	~35 min

READ THESE HONESTLY

These are off-peak figures drawn from developer and portal material. Between 07:00–09:00 and 17:00–19:00, add **10–20 minutes** — most of it spent inside JVC queuing to reach Al Khail Road, not on the highway itself. Test-drive the exit you would actually use, at the hour you would use it.

E44 AL KHAIL

E311 SMBZ

D61 HESSA ST

FREEHOLD

PET FRIENDLY

04 · THE METRO QUESTION

The Blue Line does **not** serve JVC. The Gold Line does.

A FALSE CLAIM IN CIRCULATION

Several developer and brokerage sites assert an "RTA-announced JVC Blue Line station by 2029." **No RTA or Dubai Media Office source supports this.** The Blue Line's confirmed 14 stations run entirely through eastern Dubai — Creek, Festival City, Ras Al Khor, International City, Silicon Oasis, Academic City — roughly 35 km from JVC on the opposite side of the city. It opens 9 September 2029.

THE REAL STORY: GOLD LINE

Approved by Sheikh Mohammed bin Rashid on **22 April 2026**. The official Dubai Media Office release names **Jumeirah Village Circle explicitly** on the corridor: Al Ghubaiba → Mina Rashid → City Walk → Business Bay → MBR City → Meydan → Al Barsha South → **JVC** → Jumeirah Golf Estates.

AED 34bn

INVESTMENT

42 km

FULLY UNDERGROUND,
18 STATIONS

Approved

22 April 2026

Tender / award

2026 / 2027

Approved

9 September 2032

Tender / award

Red Line at JGE & Business Bay

RTA's own claim **+20% property value near stations**

Until then: no station is walkable from any part of JVC. Bus **J01** is the genuine feeder to Mall of the Emirates metro; F29 and F30 do not serve JVC despite being widely listed. RTA extended app-booked **Bus-on-Demand** minibuses to JVC on **11 May 2026**, fares from AED 5 — the most useful transport change of the year, and live now.

NOBODY CAN YET SELL YOU A STATION LOCATION

Gulf News, 22 April 2026: "the exact station locations are yet to be officially confirmed." Confirmed: the corridor serves JVC and Al Barsha South. Not confirmed: how many stations, where within JVC's 5.6 km², or which districts sit in a walking catchment. Any agent quoting a specific JVC station or walk time today is speculating.

05 · ROADS

The bottleneck is **being engineered out**

JVC's defining flaw has always been access: a community planned for 300,000 people funnelling onto a handful of entry points. RTA is spending against exactly that problem, and half the work is delivered.

DELIVERED — HESSA STREET PHASE I, FULL SCOPE OPENED 19 APRIL 2026

4.5 km from Sheikh Zayed Road to Al Khail Road widened from two to **four lanes each way**, with all four intersection bridges rebuilt. Capacity 8,000 → 16,000 vehicles/hour; journey time **15 minutes** → **4**. A 13.5 km cycling track from Al Sufouh to Dubai Hills runs alongside. RTA named JVC among the areas served — more than 640,000 people by 2030.

Under way — Hessa Street Phase II, contract awarded 22 February 2026

Three kilometres along JVC's own frontage, Al Khail Road to Sheikh Mohammed bin Zayed Road — effectively a JVC access project. Capacity doubles to 8,000 vehicles/hour per direction; travel time falls from 24 minutes to 5.

- ◆ **780 m bridge** giving entry to and exit from Al Khamila Street into JVC — three lanes each direction
- ◆ **1,050 m second-level ramp** from JVC towards Al Barsha South (~11,200 veh/hr)
- ◆ **680 m ramp** from JVC onto Hessa Street towards Al Khail Road (16,800 veh/hr)
- ◆ **480 m twin-lane tunnel** carrying JVC traffic towards Sheikh Mohammed bin Zayed Road
- ◆ Al Khail / Hessa interchange rebuilt to 18,200 veh/hr; 8,835 m of bridges in total

NO COMPLETION DATE EXISTS

RTA has not disclosed Phase II's cost or completion date. With 8.8 km of bridges and a tunnel, a multi-year build is implied. **Any date you are quoted is inference, not RTA.**

A circle drawn around a village core



Two concentric ring roads anchor the plan, with radial spokes dividing the community into wedge-shaped districts. Parks, mosques, schools and sports pitches sit along the spokes and in the district interiors. Nakheel's four-bedroom Circle Villas — 3,655 sq ft each, with roof terraces — ring the central park; density rises steadily as you move outwards towards the highways.

DISTRICT PRICE MOVEMENT • 12 MONTHS TO JUL 2026

DISTRICT	12M PSF	CHARACTER
11	+10.94%	Tower-dense, highest supply
18	+5.55%	Near Al Khail entry, high supply
12	+3.93%	Mixed, stability pick
15	—	Lowest entry psf (~AED 1,200)
10	-2.71%	Established, stability pick
16	-3.16%	Nakheel villa belt
13	-4.33%	Heavy new-tower churn

Bayut district-level index. Rising psf in a district can reflect a shift in the mix towards new off-plan stock rather than appreciation on any individual asset — read alongside p.20.

Districts, honestly counted

Sources give six, ten or nineteen districts. The addressing used by agents, residents and DLD listings is **10 to 18, plus the central Circle Villas** often called District 19. Districts 17 and 18 sit nearest the Hessa Street and Al Khail Road entries; District 16 holds Nakheel's two-bedroom villas.

Circle Mall is the **anchor** — and it is five years old

Opened in April 2021 and now operated by Dubai Retail, Circle Mall is what turned JVC from a construction site into a functioning community. It is routinely marketed as "new". It is not.

Opened	8 April 2021
Size	532,000 sq ft
Location	District 15, off Hessa Street
Parking	2,500+ spaces
Catchment	230,000 residents
Cinema	ROXY — 5 screens, 310 seats

What is in it

Around 80 retail units and some 40 dining outlets. **Wellfit** occupies the roof — a large indoor health club with two enclosed pro-grade padel courts, plus an outdoor pool, two tennis courts and McCafferty's. A family entertainment centre with arcade and trampoline sits inside, alongside a community mosque.

Outside the mall

Choithrams, West Zone, Renee and a scatter of minimarts sit within walking distance of most clusters. **City Centre Me'aisem** — 53+ outlets anchored by a 92,000 sq ft Carrefour — is five minutes west. Mall of the Emirates, Dubai Hills Mall and Ibn Battuta are each within 10–16 minutes.

TWO NUMBERS NAKHEEL GIVES TWICE

Nakheel's own release states the entertainment centre as both **32,000** and **17,000 sq ft** in a single document; Wellfit is **61,000 sq ft** per Nakheel and **75,000** per Wellfit. The current supermarket line-up is also unclear — the mall's site lists Union Coop and Spinneys, while Nesto still advertises trading hours there.

THE ORIGINAL PLAN WAS NOT BUILT

Circle Mall was announced in 2014–15 as **1 million sq ft with 235 shops**, and Ellington's own JVC brochure still describes it that way. What opened is roughly half that. Older marketing material circulating today quotes the unbuilt specification — check the date on anything you are shown.



08 · PARKS, SPORT & PETS

Thirty parks, and a genuine **dog community**



GREEN SPINE BETWEEN DISTRICTS



COURTS AND PITCHES INSIDE THE COMMUNITY



FAMILY SPORT, MINUTES AWAY

Parks

More than 30 landscaped pocket parks are distributed through the districts — playgrounds, shaded seating, jogging tracks under tree canopy and linked cycle paths. Circle Community Park and the Central Park ringed by the Circle Villas are the two principal green spaces.

Park counts of "33" circulate; Nakheel publishes no register. "More than 30" is the safe figure, and no new park has been announced since 2024.

Sport

- ◆ Padel — two enclosed pro courts at Wellfit, Circle Mall, open to non-members
- ◆ Two tennis courts and an outdoor pool on the Circle Mall roof
- ◆ Football pitch, teqball, sports courts and jogging trails on Nakheel's amenity list
- ◆ Pools and gyms in almost every residential building
- ◆ Dubai Sports City academies under 15 minutes away

Pets

Nakheel markets JVC as a pet-friendly neighbourhood and, unusually, the claim holds up. There is a fenced **dog park** near the central green corridors with shaded seating and agility equipment, two in-community veterinary clinics, grooming and pet supply shops, leashed dogs welcome in parts of Circle Mall, pet-friendly restaurants and an active resident owners' group.

A REAL DIFFERENTIATOR

JVC appears on essentially every "most pet-friendly Dubai community" list — usually as the most affordable name on it. For tenants with dogs, this materially widens your rental pool.

09 · SCHOOLS & NURSERIES

One school inside. **Six good ones** within ten minutes.

This is a real characteristic of the community and worth stating plainly: JVC families overwhelmingly commute — to JVT, Al Barsha South, Motor City and Dubai Sports City. The commute is short; the choice is wide.

SCHOOL	WHERE	CURRICULUM	KHDA
JSS International School	Inside JVC	Indian (ICSE/CISCE), KG–G12	Very Good
Sunmarke School	JVT District 5	British + IB Diploma, 3–18	Very Good
Arcadia School	JVT	English National Curriculum, FS1–Y13	Very Good
Nord Anglia International	Al Barsha South	British + IB	Outstanding
Dubai Heights Academy	Al Barsha South	UK	Very Good
GEMS Metropole	Motor City	British, FS1–Y13	Good
Arcadia Global School	JVT area	—	First inspection Jan 2026

Fees, for planning

JSS International, 2025–26 **AED 15,909 – 41,513**

Sunmarke, 2025–26 **AED 53,040 – 88,538**

Sunmarke ranked 69th globally and 3rd in the UAE on average IB Diploma points, 2023–24.

Nurseries in JVC

Ladybird Early Learning Centre (British EYFS, Montessori-inspired), Kids World, Chubby Cheeks, Kids Kingdom, Green Roots and Little Wonders. KHDA licenses nurseries but does not rate them — treat any "KHDA-rated nursery" claim with caution.

VERIFY RATINGS BEFORE YOU RELY ON THEM

Every rating above comes from the 2023–24 or 2024–25 inspection cycle. The 2025–26 round has since concluded. Check khda.gov.ae for the current rating of any school you are buying near — it is a five-minute exercise that occasionally changes the answer.

NO NEW SCHOOL IS COMING

No school, park, mall or clinic opened in JVC in 2025 or 2026. The nearest genuinely new facility is Victory Heights Nursery in Production City, January 2026. **JVC's 2026 improvements are infrastructural, not social.**

Clinics inside, hospitals at fifteen minutes

FACILITY	WHERE	CHARACTER
Karama Medical Centre	Kaheel Boulevard, inside JVC	In community
Life & Medicina Pharmacies	Circle Mall	2 min
Mediclinic Parkview Hospital	Arjan / Al Barsha South	~15 min
Emirates Hospital Day Surgery	Motor City	~15 min
Aster Clinic	Al Barsha South	Short drive
Mediclinic Arabian Ranches	Arabian Ranches	Moderate
Modern Vet & JVC Express Vet	Inside JVC	In community

Mediclinic Parkview is the facility that matters: opened September 2018, with a 19-bed emergency department, 15 ICU beds, 22 Level III neonatal ICU beds, eight dialysis stations and six operating theatres. It is the nearest full-service hospital and the reason JVC's healthcare position is adequate rather than thin.

CORRECTION TO A COMMON LIST

There is **no NMC facility in or bordering JVC**. NMC Royal DIP and NMC Specialty Al Nahda are both a longer drive. Community guides that list NMC among JVC providers are wrong.



EVERYDAY LIFE, FIVE MINUTES FROM THE DOOR

Mosques

Three main mosques serve the community – Masjid Fatma Al Sayed Mohammad Yousuf Sharaf, Abdullah Mohammad AlShirawi and Saleh Mohammad Bin Lahej – plus the newer Circle Mall mosque. Churches, a Hindu temple and the Guru Nanak Darbar Gurdwara are in Jebel Ali Village, under 20 minutes away.

Utilities

Empower is building six district cooling plants for Jumeirah Village, 256,000 RT combined. JVC already hosts the world's first unmanned district cooling plant (49,000 RT); a second (37,000 RT) has been under construction since 2025. Good for long-run cooling costs – and a reminder that roadworks in JVC are not finished.

Two communities, geographically separated

JVC is not one resident profile. The high-rise perimeter and the villa core behave like different neighbourhoods, and understanding which one you are buying into matters more than any headline demographic.

The towers

Heavily studios and one-bedrooms, with a large short-let and serviced-apartment component — FIVE Jumeirah Village, Milano by Giovanni, Hotel Avalon. Skews to single professionals, couples and investors. Higher turnover, higher yield, more sensitive to new supply.

The villa & townhouse belt

District 16, the Circle Villas and the townhouse rows through Districts 10–15. Genuinely family-dominated, settled, longer tenancies, lower turnover. This is the stock that behaves least like the JVC in the headlines.

Why they choose JVC

- ◆ **Over Marina and JLT** — materially cheaper for the same size, and villas exist at all. You give up the metro, the waterfront and the beach walk; Marina is 15–20 minutes away anyway
- ◆ **Over JVT** — more retail, far more apartment choice, far more liquidity. JVT is quieter with better school adjacency
- ◆ **Over Arjan** — same price point, but a mature retail anchor and a much deeper rental market
- ◆ **Over Sports City** — better resale liquidity and service-charge economics, weaker sporting infrastructure

Nationalities

Indian buyers and tenants are consistently the largest single group — agency data puts them at **18–22%** of JVC transactions, with British second and Pakistani third. Beyond that the community is broadly multinational with no dominant second group.

NO CENSUS EXISTS

The DLD publishes no nationality breakdown at community level. Every percentage above is agency-compiled. Treat precise nationality splits in any brochure — including this one — as directional.



What nobody puts in the brochure

Construction density and noise

JVC records among the highest volumes of construction-noise complaints in Dubai, alongside Dubai Marina, in Dubai Municipality data. With 51 projects under construction and 19 already past their planned handover, this will not resolve before 2028. Experience is highly location-dependent: next to an active tower it is constant; in a completed cluster it is barely noticeable. **Walk the specific street, on a weekday morning.**

Traffic at the gates

The structural problem is a community planned for up to 300,000 people with a small number of arterial exits. Residents report 15–20 minutes added leaving between 07:30 and 08:30. Hessa Street Phase II is the engineered answer and it is genuinely substantial — but it has no published completion date.

No metro until 2032

Confirmed, and unlikely to change this decade. The Gold Line corridor names JVC, but station locations are unpublished, the contract is not awarded, and opening is 9 September 2032. Bus J01 and the new Bus-on-Demand service are what exists today.

Build quality varies sharply

This is the most important line in the guide for a buyer. Quality "ranges from well-finished larger developments to shoddy, smaller ones." Two towers on the same street can differ by a full quality tier — and from January 2025 the **DLD Smart Rental Index rates every building 1–5 stars** on 60+ criteria, which means that difference now feeds directly into the rent you are permitted to charge.

Unfinished plots

Vacant sand plots and a number of stalled developments remain a visible feature of the streetscape. A clear view today is not a permanent one — check the plot opposite before paying for the view.

Parking pressure

Most buildings provide designated parking and street parking is unregulated throughout. The combination of free street parking and high-density towers with tight allocations is what generates the pressure residents describe. No RTA paid-parking zone has been announced.

THE MITIGATING FACT

Every one of these is a known, priced-in characteristic. JVC's discount to the Dubai average is the compensation. The question is not whether the flaws exist — it is whether 22% is the right discount for them, and whether the building you are buying is on the right side of the quality spread.

PART II

The investment case, **with the seams showing**

JVC is the most liquid residential community in Dubai and one of the most contested in the data. Between July and August 2026, credible sources put its twelve-month price movement anywhere from -1.4% to +8%, and its gross yield anywhere from 6.5% to 9.5%. The next eight pages set out what is actually knowable.

-1.4% to +8%

12-MONTH PRICE
CHANGE, BY SOURCE

-6.03%

JVC APARTMENT
RENTS, 12M TO JUL 26

6.5-7.0%

DEFENSIBLE GROSS
YIELD

Four sources, four answers

HEADLINE AED PER SQ FT · JULY 2026

SOURCE	AED/SQ FT	12M	BASIS
Bayut index	1,507	+1.64%	Asking, apartments
Excel Properties	1,570	+8%	Not stated
RE/MAX Hub	1,347	-1.4%	DLD transactions, n=1,903
— off-plan only	1,555	—	DLD
— ready only	1,316	—	DLD
Dubai apartments	1,937	+2.51%	Bayut, all Dubai

DO NOT AVERAGE THESE

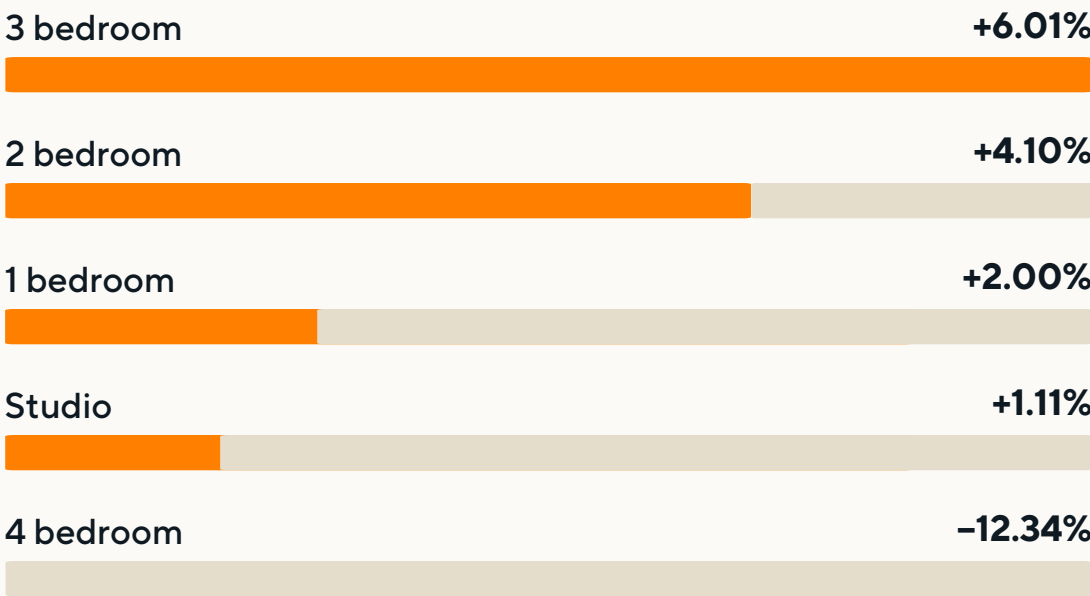
Bayut says +1.6% on **asking** prices. Excel says +8% on an unstated basis — and its own report elsewhere says +13%. RE/MAX says -1.4% on **registered DLD transactions**. The gap is partly basis and partly mix: off-plan transacts about **18% above ready**, so a rising off-plan share inflates any blended average without a single asset appreciating. **Underwrite on the DLD transaction read.**

HEADLINE AED PER SQ FT · JULY 2026

UNIT	AVERAGE PRICE	ASKING PSF
Studio	AED 718,000	1,698
1 bedroom	AED 1.1M	1,458
2 bedroom	AED 1.6M	1,414
3 bedroom	AED 2.5M	1,496
3BR villa	AED 3.1M	—
Community median	AED 950K – 1.1M	~750 sq ft



12-MONTH PSF CHANGE BY UNIT · BAYUT



The larger the unit, the better it held. Studios — JVC's core product and the bulk of its pipeline — are the weakest apartment segment, up barely 1% on asking prices and down on a three-month view.

THE FORWARD PREMIUM

2025-26 JVC launches cluster at **AED 1,600-2,050/sq ft for studios**, against a ready-market median of ~1,316-1,347. New off-plan is priced **25-50% above ready stock** in the same community. That premium, paid into the heaviest handover pipeline in Dubai, is the central underwriting question here.

Renewals hold. New lets are falling.

UNIT	AED/SQFT/YR	12M	ANNUAL RENT, 2026	
All apartments	104	-6.03%	Studio	AED 50,000
Studio	124	-5.22%	1 bedroom	AED 73,000
1 bedroom	100	-5.22%	2 bedroom	AED 110,000
2 bedroom	91	-7.52%	3 bedroom	AED 140,000
3 bedroom	94	-0.44%	3BR villa	AED 190,000
Dubai apartments	118	-1.78%	4BR villa	AED 210,000

Bayut asking index, July 2026. **DLD Ejari contracted data gives a median of AED 88/sq ft** across 5,768 JVC contracts registered since 1 July 2026 – 15% below asking. Achieved rents are softer than listings imply.

Live JVC asking rents in late August 2026 run from AED 45,000 for a 344 sq ft studio to AED 99,000 for a 910 sq ft one-bedroom in a premium tower – a spread that says more about building than about unit type.

JVC NAMED FIRST

Gulf News, 2 July 2026, listed the districts where tenants will find the best 2026 deals. **JVC headed the list**, ahead of Arjan, Silicon Oasis, Discovery Gardens and Sports City. Consensus quantum on new contracts: **flat to -5%**.

The apparent contradiction

Betterhomes reports Dubai residential rents **up 3.1%** year-on-year in Q2 2026. Bayut reports Dubai apartment asking rents **down 1.78%**. Both are correct, and the reconciliation is the single most useful thing a JVC landlord can understand.

Betterhomes measures **achieved contract values including renewals**, which the RERA Smart Rental Index constrains from falling. Bayut measures **asking rents on new listings**, which respond immediately to supply. So: sitting tenants are renewing at or near last year's rent, while every vacant unit competes against a wave of fresh handovers.

WHAT IT MEANS IN PRACTICE

Void risk, not headline rent, is the JVC landlord's 2026 exposure. Keeping a good tenant is worth more than a 5% uplift you may spend two months chasing. Well-run buildings still report **95%+ occupancy**; oversupplied or poorly furnished stock reports **8-12% vacancy** against 2-4% in prime areas.

Occupancy figures are agency estimates – no institutional source publishes JVC vacancy. Treat them as directional.

15 · YIELDS

6.9% gross. Roughly 5.2% net.

SAME SOURCE, SAME MONTH, SAME METHOD

AREA	SALE PSF	RENT PSF	GROSS
Jumeirah Village Triangle	1,634	113	6.92%
Jumeirah Village Circle	1,507	104	6.90%
Arjan	1,569	108	6.88%
Dubai Sports City	1,347	92	6.83%
Dubai — all apartments	1,937	118	6.09%
Business Bay	2,424	133	5.49%
Dubai Marina	2,315	125	5.40%
Downtown Dubai	3,353	166	4.95%

Bayut indices, July 2026. Gross, asking-based, before service charges.

TWO FINDINGS THAT CUT AGAINST THE PITCH

- One:** JVC's premium over the Dubai average is ~80 basis points — real, but modest. JVT, Arjan and Sports City all sit within 9bp. Choosing JVC on yield alone is statistical noise.
- Two:** JVC is the only community in its tier where rents are falling (–6.03%) while peers rise (JVT +4.43%, Sports City +2.71%, Arjan +1.55%). Its 6.90% is held up by a soft denominator, not by income growth.

GROSS TO NET · AED 1.0M, 750 SQ FT

Gross yield	6.90% · AED 69,000
Service charge @ AED 12/sqft	– AED 9,000
Management @ 5%	– AED 3,450
Void allowance, 3 weeks	– AED 3,980
Maintenance reserve	– AED 3,000
Net yield	~4.8 – 5.5%

Illustrative, on a well-let unit. Published JVC service charges range from roughly **AED 8 to 15/sq ft** depending on the building; newer high-amenity towers sit at the top of that range, and off-plan buildings only adopt a charge at handover. Look the specific tower up on DLD's Service Charge Index before you model it.

THE 9% NUMBER

- Agency marketing routinely quotes JVC at **8.5–9.5% gross**. Consistent-methodology calculation from asking data gives **6.90%**; DLD Ejari and transaction data imply **~6.5%**. The 9% figures pair low purchase prices with high rents drawn from different quality tiers or different periods.
- Quote 6.5–7.0% gross.** A best-in-class studio in a strong building can reach 7.3–8%. Treat 9% as a marketing number and ask which two figures produced it.

The heaviest pipeline in Dubai

JVC, FROM THE DLD REGISTRY

Registered off-plan projects	63
Under construction	51
Units in the pipeline	13,185
Past planned handover	19 projects
Units due in 2026	9,129 across 36 projects
Units dated 2028	918
Units dated 2029	2,425

DubaiHandover, from DLD registrations, 24 August 2026.

DO NOT READ 2027 AS A TROUGH

The registry shows only 496 units dated 2027. That is an artefact of registration lag — projects launching now will land in 2027–28 but are not yet dated — and it excludes the 19 projects already past handover, which will spill into 2026–27. **The 9,129 figure for 2026 is the reliable one:** those buildings are physically under construction with DLD inspection photos on file.

What is actually landing

Binghatti Amberhall (1,157 units), Binghatti Ruby (628), Aveline Residences (568), Skyhills III (563) and Skyhills II (560) lead the 2026 cohort. Binghatti Apex already delivered 1,230 units in April 2026. Roughly **66% of the units coming** are studios and one-bedrooms — precisely JVC's existing core product.

DELAY IS THE MARKET'S OWN SHOCK ABSORBER

Amberhall was 38% built against a February 2026 date; Ruby 46% against the same. Nineteen of 63 projects are already past handover. Meaningful slippage into 2027 is near-certain — which flattens the 2026 spike but extends the absorption drag.

The city-wide backdrop

Dubai completions 2026	55,000 (C&W) · 74,100 (Betterhomes)
Dubai completions 2027	75,000 (C&W) · 160,700 (Betterhomes)

A two-fold disagreement — the widest in this research. Betterhomes counts scheduled pipeline; Cushman & Wakefield applies a slippage haircut. Both agree 2027 is the peak year. Nearly 45% of all under-construction Dubai stock sits in five districts, JVC/JVT among them.



17 • CHOOSING WHERE

In JVC, the building is the investment

Community-level averages are close to meaningless here. The spread between the best and worst tower on the same street exceeds the spread between JVC and its neighbours — and since January 2025 the DLD's Smart Rental Index has made that difference explicit, rating every building one to five stars on more than sixty criteria and setting the benchmark rent from which permitted increases are calculated.

By district

Highest supply pressure	11, 18
Lowest entry psf (~1,200)	15
Stability picks	10, 12
Villa belt	16 & Circle Villas

District 15 is rated the strongest risk-adjusted entry — lowest psf, and it holds Circle Mall. Districts 11 and 18 carry the most new towers, which is why their headline psf has risen fastest and why their rents are most exposed.

Questions that change the answer

- ◆ **What is the plot opposite?** Vacant land in JVC is a future tower, not a permanent view
- ◆ **What is the Smart Rental Index star rating?** It sets your benchmark rent, and it is building-specific
- ◆ **What is the actual service charge?** DLD's Service Charge Index for that building, not a community average
- ◆ **How many units share the pool and the lifts?** A 1,157-unit tower and a 173-unit tower are different assets
- ◆ **What is the developer's on-time record?** Object One scores 83, Binghatti 69, Samana 45
- ◆ **Which exit will you use at 07:45?** Drive it before you commit



THE PRACTICAL RULE

In a community with 51 towers under construction and a rental index that prices quality building by building, the correct question is never "should I buy in JVC" — it is "is this building in the top quartile of JVC, and am I paying a top-quartile price for it?"

Budget 7 to 10% on top of the price

ITEM	2026
DLD transfer fee	4%
DLD admin (apartment)	AED 580
Trustee fee (≥ AED 500K)	AED 4,200
Title deed issuance	AED 250
Agency commission	2% + VAT
Developer NOC	AED 500–5,000
Mortgage registration	0.25% + AED 290
Bank valuation	AED 2,500–3,500
All-in	6.5–8%

No DLD fee increase was announced for 2026. The 4% is legally split 2%/2% between buyer and seller and is negotiable, though market convention places it on the buyer.

THE RULE THAT ACTUALLY BITES

Since February 2025 the UAE Central Bank has directed banks **not to finance transaction costs**. DLD fees, commission and admin must be paid **upfront in cash**; banks lend strictly to the stated LTV against collateral value only. The practical effect is that the cash you need at completion rose by roughly 6–7% of the purchase price.

LOAN-TO-VALUE CAPS

Expat, first property < AED 5M	80%
Expat, > AED 5M	75%
Expat, second property onwards	60%
Emirati, first property	85%

FIRST-TIME HOME BUYER PROGRAMME

Launched July 2025 by DLD and DET: DLD registration fees can be split across eligible credit cards on zero-interest instalments, with preferential pricing and enhanced mortgage terms. By June 2026 it had supported 3,200+ first-time owners across more than AED 5bn of transactions. **JVC's price points sit squarely in its sweet spot.**

Golden Visa — the JVC route

The threshold is **AED 2,000,000** of property value, and it may be met **across more than one property**. JVC's median ticket of AED 950K–1.1M means a single unit does not qualify — but two one-bedrooms at roughly AED 1.1M each do, and that is also the highest-yielding configuration in the community.

Off-plan qualifies from RERA-registered developers, with the Oqood or DLD-registered sale agreement as proof. GDRFA's own service page confirms that mortgaged property is acceptable and that a group of properties may be combined to reach the threshold.

ONE CLAIM TO TREAT CAREFULLY

Market advisers widely report that a February 2026 change removed the 50% upfront-payment requirement on mortgaged property. No government notice or WAM release confirms it, and u.ae and GDRFA are not even internally consistent on the visa term. Confirm with ICP or GDRFA before structuring a purchase around it.

Also new: DLD's Flexi Rent, launched 23 June 2026 with eleven partner property managers, offers monthly, quarterly and semi-annual rent instalments. It is a voluntary pilot covering participating landlords' eligible units, not a law — but directly relevant to JVC's tenant base, where cheque count is a real constraint on lettability.

And precisely **how each one breaks**

1 Ready studio or 1BR, held for income

The case. Buy completed stock at AED 1,316–1,347/sq ft, below the off-plan launch price of comparable new build. Income from day one, 6.5–7.0% gross, ~5% net. Golden Visa reachable with two units.

How it breaks. New-let rents are falling 6% a year while 9,129 units land in 2026, and a two-month void costs more than a year of rent growth. Buy the building, not the community — check its Smart Rental Index star rating before underwriting the rent.

2 Off-plan, sold before handover

The case. 20/50/30 style plans mean modest capital at risk for two to three years. JVC's liquidity is unmatched — 18,782 deals in 2025, more than any other Dubai community — so there is always a bid.

How it breaks. You enter 25–50% above the ready market and exit into the same 2027 peak as every other assignor. If prices are flat on the DLD read, the premium is your return — and it has to compress.

3 Two units for the Golden Visa

The case. Two 1BRs at ~AED 1.1M clears the AED 2M threshold, diversifies void risk across two tenants, and captures the highest-yielding unit type in the community.

How it breaks. Two units in the same tower is one asset with two title deeds — same service charge regime, same lift queue, same new competitor opening opposite. Split across two districts and two developers, and check the second unit still clears the threshold if valuation moves.

4 Villa or townhouse in the core

The case. The one JVC segment insulated from the apartment pipeline. 3BR villas average AED 3.1M, up ~11% year-on-year; 3BR apartments were the strongest apartment segment at +6.01%. Longer tenancies, settled families, almost no new competing supply.

How it breaks. Thin liquidity — you cannot exit a JVC villa the way you exit a studio. And the 4BR segment fell 12.34% on psf over the same twelve months, so "villas are strong" is not true across the board. Segment-specific, not blanket.

THE COMMON THREAD

Every strategy above is broken by the same two forces: **the 2026–27 handover calendar and the quality spread between buildings.** Neither is a reason to avoid JVC. Both are reasons to underwrite the specific asset on DLD transaction data and Ejari rents rather than on community averages or launch-day yield claims.

20 · LIVE PROJECTS

What is **genuinely** on the market

2025-26 LAUNCHES · DISTRICT · FROM · HANDOVER

PROJECT	DEVELOPER	D	FROM AED	HANDOVER
SKY LEVEL 1	Object 1	11	945,000	Q2 2029
Binghatti Circle	Binghatti	13	675,000	Q2 2027
Oxford Cove	Iman	11	679,000	Q1 2029
Sky Harmony	Peace Homes	15	734,000	Q1 2029
Binghatti Etherea	Binghatti	11	787,000	Q4 2027
Serenz	Danube	14/18	840,000	2029
ALTA VIEW	Object 1	10	748,000+	Q4 2028
Berkeley Square	Prestige One	13	690,000	Q1 2028
Trevino Residences	Avelon RED	15	785,000	Q2 2027
Coventry Living	GFS	10	684,000	2028/29
Samha Residence 2	Samha	10	704,000	Q4 2026
The Weave	Al Ghurair	11	1,200,000	2028
Aspin Grove	AYS	—	515,000	Q3 2028

Launch or entry prices as published by the developer or portal; several conflict between sources. Verify the current availability sheet before relying on any line.



SKY LEVEL 1 DISTRICT 11 — LAUNCHED 24 AUGUST 2026

FIVE "NEW LAUNCHES" THAT ARE NOT Belgravia 2 completed in February 2019. Cello launched in 2024 and is sold out. Elitz 2 and Elitz 3 launched in 2023. Waves and Waves 2 launched in 2022-23; Waves is past its February 2025 handover. Sky Suites launched in September 2023 and was only 34% built in January 2026 against a Q2 2026 date. All are still marketed as current JVC opportunities. They are resale positions, not launches.

PRICES CONFLICT, OFTEN BY HALF ALTA VIEW is quoted at AED 748,000 by one portal and AED 1,265,172 by the developer's own site. Helvetia appears at 565K, 690K, 700K and 1.4M depending on which phase the source means. SKY LEVEL 1's payment plan is published four different ways by Object 1's own channels. **Always confirm price, plan and handover in writing from the developer.**

Let's look at the **specific building**

Community averages will not tell you whether a given JVC tower is a good asset. Send us the project and we will come back with its DLD transaction history, Ejari rent evidence, service-charge filing, construction progress and developer delivery record — on one page, before you commit anything.

Asset review

BUILDING-LEVEL
UNDERWRITING

Portfolio

GOLDEN VISA STRUCTURING

Letting

VOID & INDEX-RATING
STRATEGY

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