VEER&SANT. REAL ESTATE

COMMUNITY GUIDE 09

LIVING & INVESTMENT GUIDE · 2026–2027 EDITION

Palm Jumeirah.

Life on the island, in real numbers.

What it is like to live on Dubai's most famous address, what homes cost and rent for today, and what is being built next. Prices from REIDIN, to October 2026.



YOUR DUBAI PROPERTY JOURNEY STARTS WITH CLARITY.

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An island of **17 fronds**, a trunk of towers and an **11 km crescent** of resorts, home to about **30,000 people**. This guide explains how it lives day to day, and what the registered data says about buying here now.

30,000
Residents, 2025
(24,000 in 2019)

14,287
Ready homes
+ 2,775 under construction

AED 3,225
Apartment price per sq ft,
October 2026

4.8%
Apartment gross yield
(4.1% after service charges)

88.3%
Apartment occupancy,
2026 (90.6% in 2025)

27
Sales above US$10m in Q3 2026,
more than any other area



The crescent and Atlantis · Photo: Unsplash

Figures are the latest available on 16 November 2026 and change monthly. REIDIN data is registered Dubai Land Department activity; other sources are named on each page. Developer renders are illustrative and are not a recommendation of any project. This guide is general information, not investment, legal or tax advice.

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01

Life on the Palm

Beach on the doorstep, a resort at the end of the road, and a city twenty minutes away. Here is how the island actually works for the people who live on it.



Three Palms in one



Map: Veer & Sant, traced from geniemap.net base map. Sources: Nakheel; Veer & Sant area knowledge.

Palm Jumeirah is one address but three very different places. Where you live on it decides your commute, your neighbours and your view.

01 The Trunk · Towers and the island's high street

Shoreline, Golden Mile, Marina Residences and the Palm Tower line the spine, with Nakheel Mall and Golden Mile Galleria at street level. The most walkable and the busiest part.

Suits: Singles, couples, first Palm buyers, renters

02 The Fronds · 17 residential "leaves"

Garden Homes and Signature Villas, each with its own strip of private beach, on quiet cul-de-sacs. Little through traffic and almost no shops: you drive to the trunk for everything.

Suits: Families who want a villa and a beach

03 The Crescent · 11 km of resorts

Atlantis, Raffles, Six Senses and branded residences sit on the breakwater facing the Gulf, with the Boardwalk on the inside. The most private homes and the longest drive out.

Suits: Second-home owners, lock-up-and-leave

i The island connects to the mainland at one end of the trunk, and through an undersea tunnel from the trunk to the crescent. Almost all car traffic uses the same entrance.

A day on the Palm

06:30 — **Run the Boardwalk**
The crescent boardwalk faces the Dubai skyline: flat, car-free and busiest at sunrise.

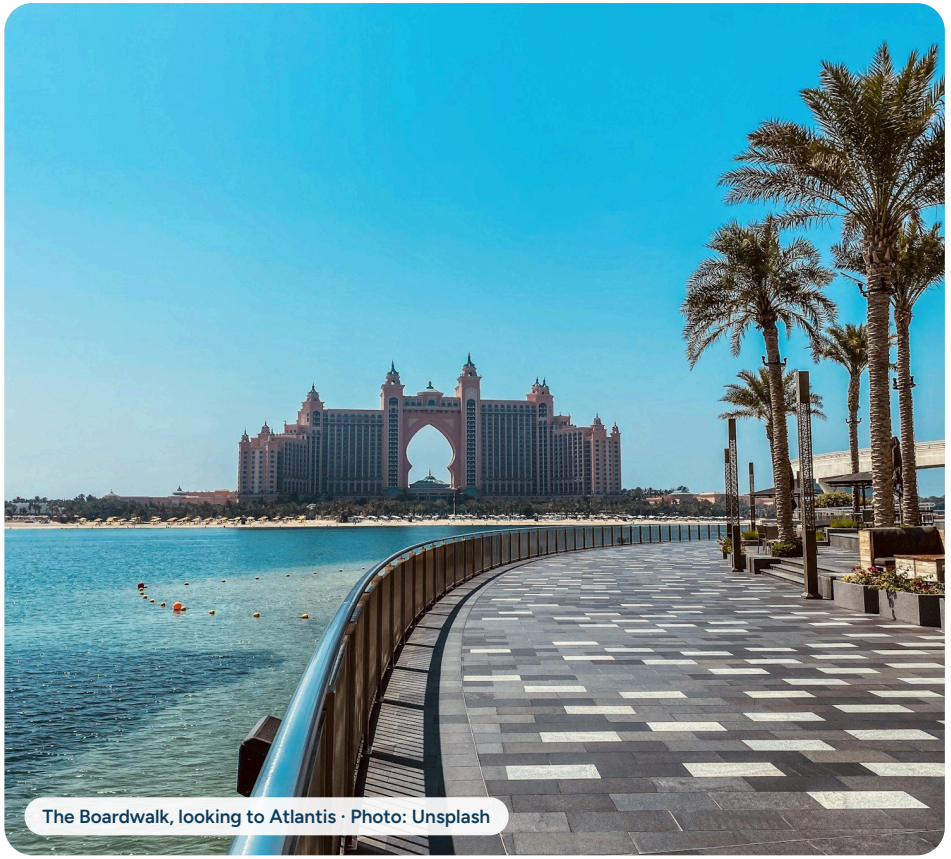
07:30 — **School run**
There is no K-12 school on the island. Dubai College is about 7 minutes away in Al Sufouh.

10:00 — **Coffee on the trunk**
Golden Mile Galleria and Nakheel Mall cover cafés, a supermarket, gyms and clinics.

16:30 — **Beach club**
Frond villas have their own beach; apartment owners use building beaches or clubs on the West Beach.

19:30 — **Dinner with a view**
The Pointe, Atlantis The Royal and the crescent hotels hold most of the island's restaurants.

21:00 — **The Palm Fountain**
Evening shows at The Pointe, looking back across the water to Atlantis.



The Boardwalk, looking to Atlantis · Photo: Unsplash

5.5 km
Palm Monorail, 5 stations, reopened July 2026

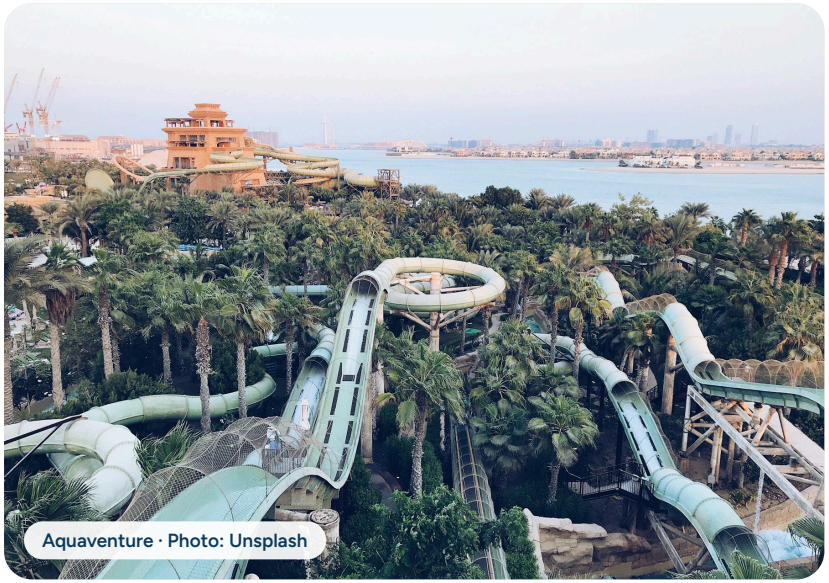
90.6%
Apartment occupancy in 2025, a record for the island

Sources: The National (monorail, 10 Jul 2026); REIDIN occupancy; Stake and First Call neighbourhood guides (Oct 2026).

Beaches, dining and leisure



Atlantis The Royal · Photo: Unsplash



Aquaventure · Photo: Unsplash

Most daily needs sit on the trunk. The crescent adds the resort life: beaches, spas and some of Dubai's best-known restaurants, open to residents and visitors alike.

The Pointe
Waterfront dining and The Palm Fountain, at the tip of the trunk.

Nakheel Mall
The island's main mall, with supermarket, cinema and gyms.

Golden Mile Galleria
Neighbourhood shops and cafés at the base of the trunk.

Atlantis & Aquaventure
Waterpark, aquarium and restaurants on the crescent.

West Beach
The island's strip of beach clubs and promenade cafés.

The View at The Palm
Observation deck on the Palm Tower, mid-trunk.

NEW THIS MONTH

Six Senses The Palm
Opens 23 November 2026 on the West Crescent: 61 suites, 172 private residences and a 60,000 sq ft spa.

The St. Regis Dubai, The Palm
Reopened 1 November 2026 after a six-month refurbishment.

Beach access depends on the home: frond villas have a private beach, most trunk and crescent buildings have a residents' beach, and West Beach is open to everyone.

Sources: Time Out Dubai (Six Senses opening date); Construction Week / Hotelier Middle East (St. Regis); Stake neighbourhood guide.

Schools and healthcare

Nurseries and clinics are on the island. Schools and hospitals are on the mainland, in Al Sufouh and Al Barsha, which are close but on the other side of the main road.

Schools and nurseries	Type	Drive
Redwood Montessori Nursery	Nursery · Golden Mile	**On island**
Blossom Nursery Palm Jumeirah	Nursery	**On island**
Dubai College	British · ages 11–18 · Al Sufouh	**~7 min**
GEMS Wellington International	British · Al Sufouh	**~12 min**
American School of Dubai	American · Al Barsha	**~13 min**

Healthcare	Type	Drive
Emirates Hospital Clinics, The Palm	Clinic	**~4 min**
Al Zahra Hospital	Hospital · Al Barsha	**~9 min**

Drive times are approximate off-peak, from mid-trunk. Check fees and KHDA ratings for the current year before applying.



Developer render · Raffles The Palm

WHAT FAMILIES SHOULD KNOW

- No K-12 school on the island: every school run crosses the main exit.
- Leave before 07:15 for 08:00 starts; queues form at the trunk exit.
- Frond villas give children a garden and a private beach.

0
K-12 schools on the island

~7 min
To the nearest secondary school

~4 min
To the nearest clinic

Sources: Stake neighbourhood guide (drive times); First Call Real Estate, Oct 2026; KHDA. School places and ratings change each year.

Getting around

Most residents drive. Public transport is one line: the monorail down the trunk, linking to the Dubai Tram and Metro at Palm Gateway.

DRIVE TIMES, NORMAL TRAFFIC

Dubai Marina / JBR	~15 min
Mall of the Emirates	~20 min
Downtown / DIFC	~30 min
Dubai International (DXB)	~35 min

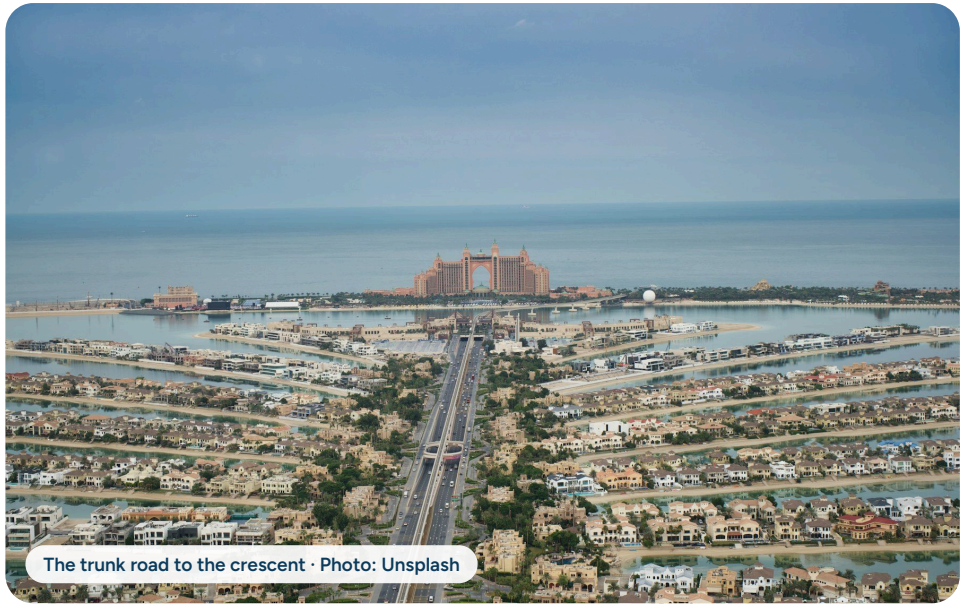
Mid-point of published ranges. Peak hours can double them.

5 stations

Monorail: Palm Gateway to Atlantis. Closed Jan–Jul 2026 for works.

No metro

Nearest Red Line stops via the tram at Palm Gateway.



The trunk road to the crescent · Photo: Unsplash

COMING IN 2027

Two new pedestrian bridges

RTA and Dubai Holding are building two 40 m bridges with lifts, at Shoreline (due June 2027) and Golden Mile (October 2027). They carry 2,700 people an hour and should cut waits at nearby junctions by up to 50%, for about 16,000 residents.

Sources: First Call Real Estate (drive times, Oct 2026); The National (monorail, 10 Jul 2026); ARN News / RTA (bridges, 29 Oct 2026).

Strengths and trade-offs

STRENGTHS

Why people choose it

- A global address that holds value in downturns better than most of Dubai
- Beach and sea views from most homes
- Resort dining, spas and clubs on the doorstep
- Strong occupancy: 88–91% of apartments let or lived in since 2023
- No new land: only 2,775 homes under construction
- The deepest US$10m+ market in Dubai: 27 sales in Q3 2026

TRADE-OFFS

What to weigh up

- One main way on and off: peak-hour queues at the trunk
- No metro and no K-12 school on the island
- Highest service charges in Dubai, about AED 21 per sq ft for apartments
- Lower yields: 4.8% gross against 6–9% in mid-market areas
- Holiday lets give parts of the trunk a transient feel
- Prices about 10% below the February 2026 peak



The crescent at dusk · Photo: Unsplash

VEER & SANT VIEW

Buy the Palm for the life and to preserve wealth, not for the highest rental return. The trade-offs are real, so visit at rush hour before you commit.

Sources: REIDIN (occupancy, supply, service charges, yields, prices); Knight Frank via Khaleej Times (US$10m+ sales, 21 Oct 2026).

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02

Homes & the market

What there is to buy, what it sells and rents for, and what the registered data says about the market today.



What you can buy

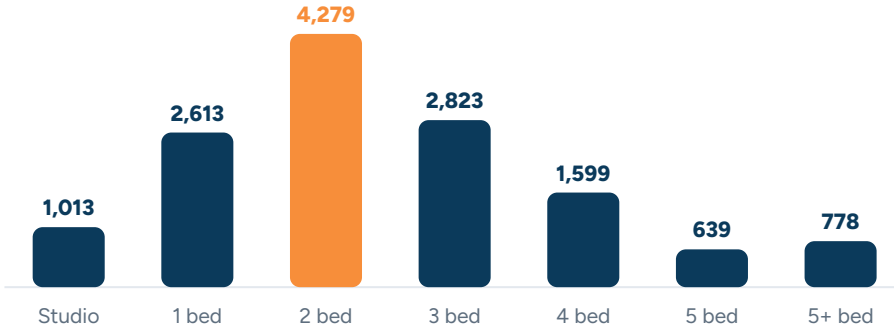
The island has about 14,300 completed homes. Two in three are apartments of one to three bedrooms; the rest are villas and large penthouses.

Home type	Sizes	Where to look
Trunk apartments	Studio – 4 bed	Shoreline, Golden Mile, Tiara, Marina Residences, Palm Tower
Frond villas	3 – 6 bed	Garden Homes, Signature Villas, Canal Cove, Frond villas rebuilt
Crescent residences	1 – 6 bed, penthouses	Branded hotel and resort residences: Raffles, Six Senses, FIVE, Orla

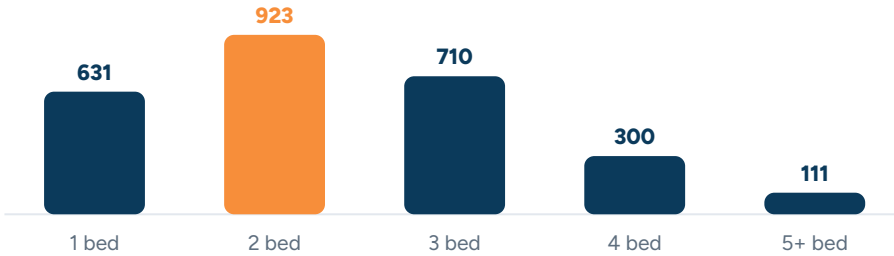


Fronds and crescent · Photo: Unsplash

READY HOMES BY BEDROOM · 14,287



UNDER CONSTRUCTION BY BEDROOM · 2,775



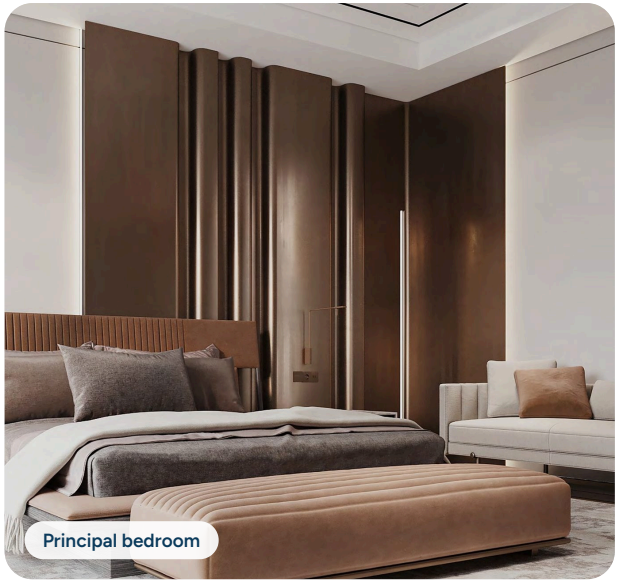
Excludes 100 units with no bedroom count published.

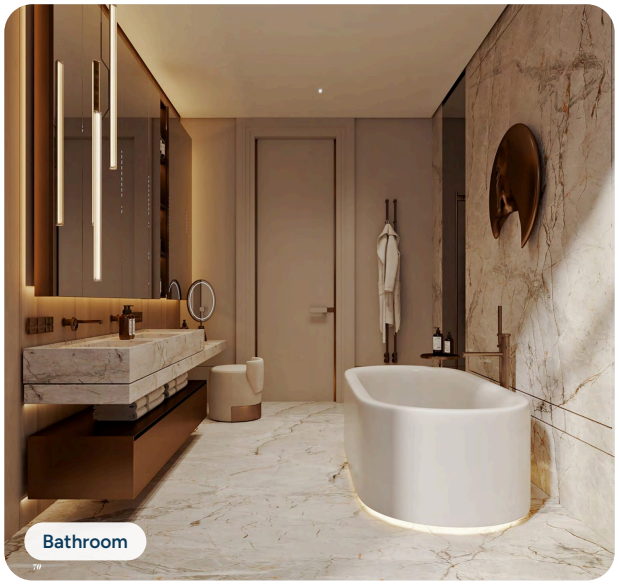
Source: REIDIN residential supply, Palm Jumeirah, November 2026 (543 ready homes have no bedroom count and are not shown).

Inside the homes


Living room


Kitchen


Principal bedroom


Bathroom

THE PALM STANDARD

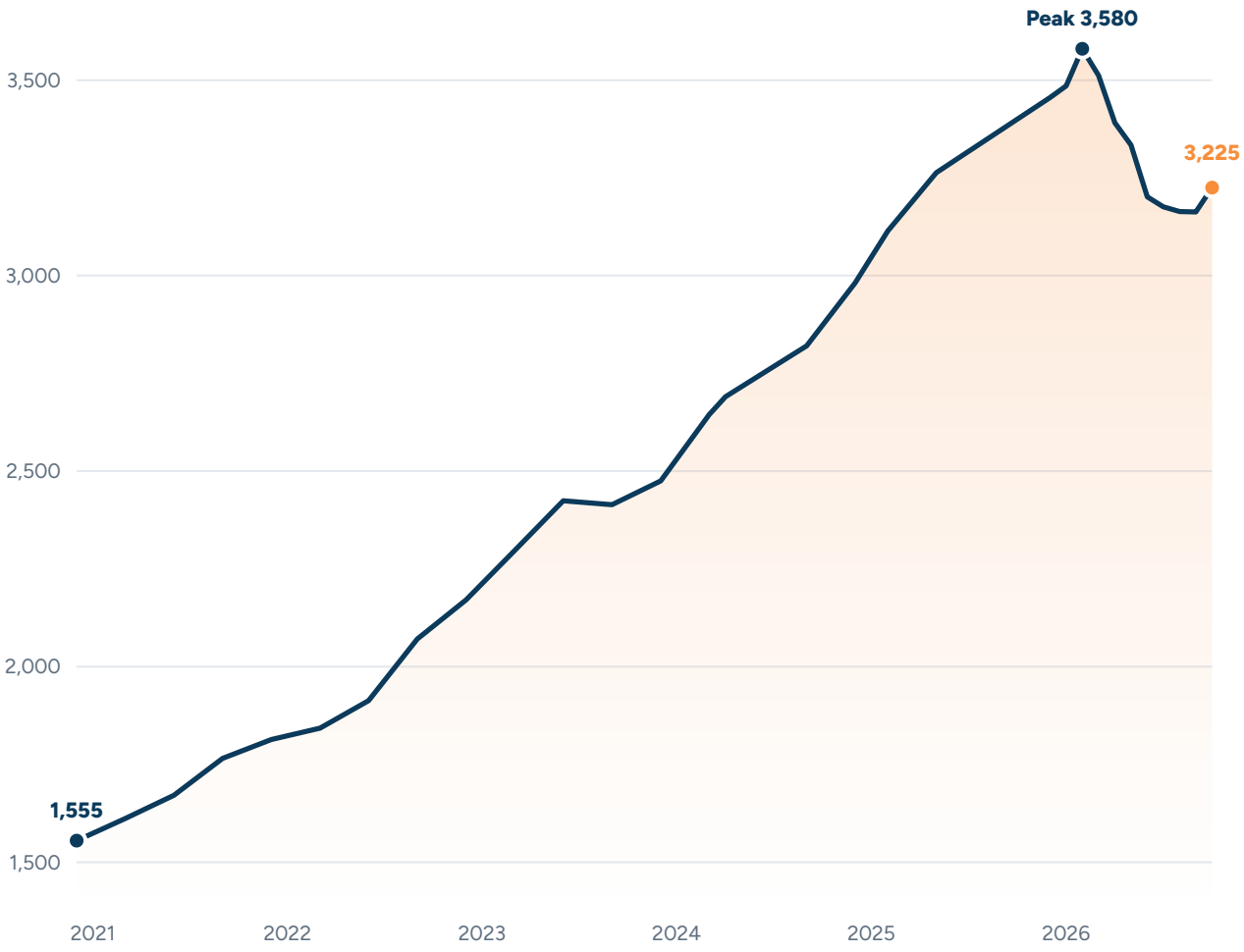
Light, stone and the view

New Palm homes are sold on ceiling height, glazing and stone finishes, with Gaggenau or Miele kitchens common in branded stock. Older trunk apartments (2007–2010) often need refurbishment, which is where buyers find value.

Developer renders from Raffles The Palm Dubai (Emerald Palace Group) brochure. Illustrative only; finishes vary by unit and project.

Prices: the long view

REIDIN APARTMENT PRICE, AED PER SQ FT



+107%

Since December 2020: AED 1,555 to AED 3,225 per sq ft

–9.9%

From the February 2026 peak of AED 3,580

+2.0%

October 2026, the first monthly rise since February

VEER & SANT VIEW

After a six-year run, prices corrected through the regional conflict in spring 2026 and are now stabilising. For a long-term owner, that is a better entry than the peak.

Source: REIDIN Areawide Price Trends, Palm Jumeirah apartments, all bedrooms, monthly to October 2026 (accessed 17 Nov 2026). Year-on-year change in October: –2.75%.

SALES

What homes sold for

Registered sales of completed homes, July to September 2026. Medians, so one record sale does not skew the picture.

Ready home	Sales	Median price	AED / sq ft	Size, sq ft
Studio apartment	10	**AED 1.41m**	2,776	537
1 bed apartment	26	**AED 2.68m**	2,448	1,145
2 bed apartment	**57**	**AED 4.60m**	**2,358**	**1,823**
3 bed apartment	18	**AED 5.41m**	2,300	2,379
4 bed villa	8	**AED 41.85m**	8,371	5,000
5 bed villa	10	**AED 49.42m**	7,782	6,230
6 bed villa	6	**AED 73.25m**	10,464	7,000

MEDIAN AED PER SQ FT, Q3 2026

Off-plan launches	**5,295**
All Q3 sales	**3,227**
Ready apartments	**2,416**

New branded launches cost more than twice a ready apartment. Do not price a resale off the launches.

217
Sales in Q3 2026 (26% off-plan)

AED 6.2m
Median ticket, September 2026



Frond villas, Marina skyline behind · Photo: Unsplash

Villas trade at three to four times the apartment rate per square foot, because buyers are paying for the plot and the private beach.

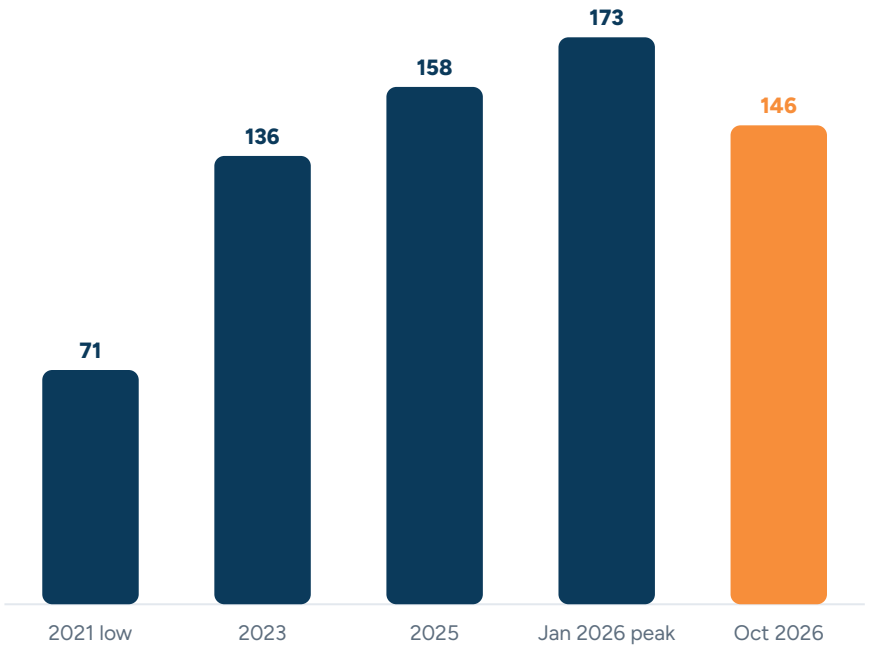
Source: REIDIN transaction data, Palm Jumeirah, Q3 2026 (ready homes; types with fewer than 5 sales not shown). Median ticket: REIDIN, September 2026.

What homes rent for

Average registered rents for Q3 2026, short and long lets combined. Rents rose fast to January 2026 and have eased since.

Home	Average rent a year	vs Q3 2025
Studio	AED 83,369	–13.7%
1 bed apartment	AED 144,650	–6.6%
2 bed apartment	AED 222,460	–2.3%
3 bed apartment	AED 329,998	+3.4%
4 bed villa	AED 1,174,095	–1.5%
5 bed villa	AED 2,288,753	+57.9%

REIDIN APARTMENT RENT, AED PER SQ FT A YEAR



In August 2026 Palm leases were signed **22.4% below asking rent**, the widest gap in Dubai. Negotiate from registered rents, not listings.

–15.5%
Rent per sq ft, January peak to October 2026

1,121
Apartment leases registered in Q3 2026, 63% new

Sources: Metropolitan Premium Properties Q3 2026 resale reports, from DLD/Ejari data (rent table, lease count); REIDIN rent trend to Oct 2026; Behnia rental yields guide, Nov 2026 (asking gap, REIDIN).

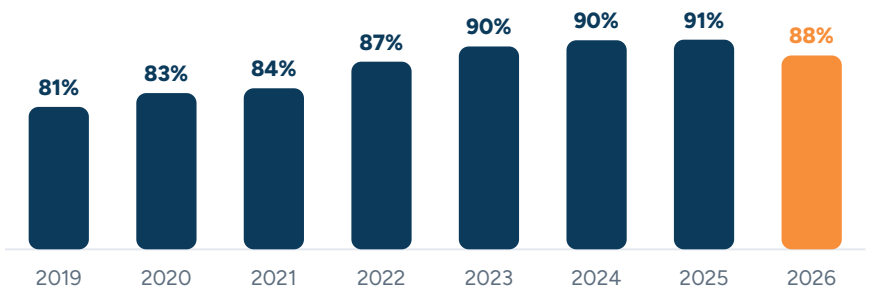
INCOME

Yields and running costs

APARTMENT GROSS YIELD, LATEST REIDIN READING



APARTMENT OCCUPANCY (LEFT: 60%)



The Palm pays the lowest apartment yield of Dubai's main areas, because prices are high and service charges are the steepest in the city.

Worked example, 2 bed apartment	Q3 2026
Median 2 bed price	AED 4,600,000
Average rent a year	AED 222,460
Gross yield	**4.8%**
Service charge, 1,823 sq ft × AED 21.3	– AED 38,830
Net yield before vacancy and fees	**4.0%**

AED 21.3

Apartment service charge per sq ft, 2025 (16.8 in 2021)

AED 4.0

Villa service charge per sq ft, 2025

VEER & SANT VIEW

Read 4% net as the floor, not the goal. Palm owners are paid mainly through price over time and through use of the home.

Sources: REIDIN yields (Veer & Sant October 2026 report), occupancy 2019–2026 and service charges 2021–2025; worked example combines REIDIN Q3 median price with Metropolitan Q3 average rent. Illustrative.

RIGHT NOW

Market signals now

At listing level, the Palm is a buyer's market. At the very top, it is still the deepest market in Dubai.

15.6%
Achieved prices below asking, Dec 2025 – Sep 2026: the widest gap of 11 prime areas.

3.8%
Share of listings that sold in October. Buyers have choice and time.

83%
Resales that sold above the seller's purchase price in Q3, with a median gain of 31%.

40%
Ready-home buyers using a mortgage. Most Palm buyers pay cash.

VEER & SANT VIEW

Anchor every offer to REIDIN achieved prices for the building, not to the asking price. Sellers who price to the registered data still sell, and most still make money.

THE US$10M+ MARKET, Q3 2026

27
Palm sales above US$10m, the most of any area (31% of Dubai's 86)

AED 2.01bn
Value of those sales, 35% of the Dubai total

AED 260m
The quarter's largest single sale

5 of 13
Sales above US$25m that were on the Palm



Atlantis from the fronds · Photo: Unsplash

Sources: REIDIN via Veer & Sant Q3 Area Sheets and October 2026 report; Knight Frank Q3 2026 via Khaleej Times (21 Oct 2026).

What is being built

There is no new land on the Palm. New supply comes from a few plots on the crescent and the trunk, almost all of it branded and ultra-prime.

Nov 2026 — **Six Senses The Palm opens**
West Crescent · 172 residences

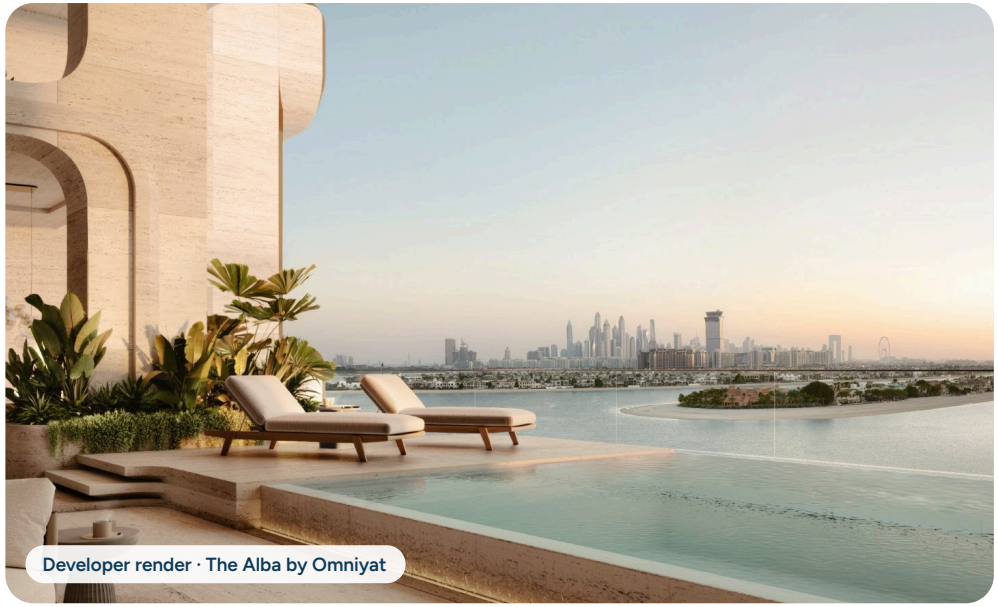
Dec 2026 — **Orla Dorchester Collection**
DLD expected completion · 70% built

Mar 2027 — **Como Residences, Nakheel**
DLD expected completion · 25% built

Jun 2027 — **Shoreline pedestrian bridge**
RTA · Golden Mile bridge follows in Oct 2027

Dec 2027 — **Armani Beach Residences, Arada**
DLD expected completion · 10% built

Mar 2028 — **The Alba Residences, Omniyat**
DLD expected completion · 8% built



Developer render · The Alba by Omniyat

2,775
Homes under construction, 16% of today's stock

≈60%
Of new homes are 1 to 3 bed apartments

Developer dates slip. We show the date registered with the Dubai Land Department, and the share actually built at the last DLD inspection.

Sources: Reelly (DLD project status, inspections Jul–Nov 2026); REIDIN supply; Time Out Dubai; ARN News / RTA.

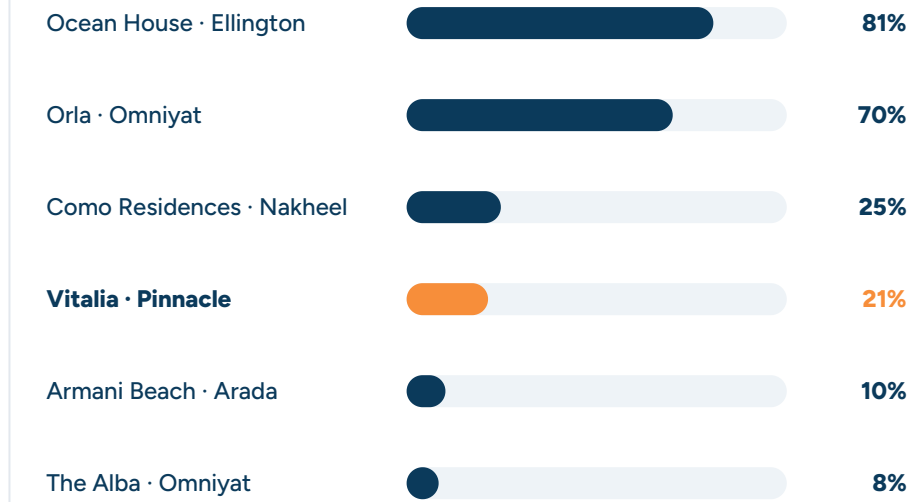
OFF-PLAN

Projects under construction

Project	Homes	On sale	From	DLD date
The Alba Residences Omniyat	138	2–4 bed, duplexes	**AED 18.2m**	Mar 2028
Orla Dorchester Collection Omniyat	90	4+ bed residences	**AED 57.2m**	Dec 2026
Armani Beach Residences Arada	57	2–5 bed, penthouses	**AED 23.0m**	Dec 2027
Vitalia Residences Pinnacle	45	2–4 bed, penthouses	**AED 8.9m**	Jun 2026*
Como Residences Nakheel	81	Sold out	–	Mar 2027
Ocean House Ellington	95	2–4 bed, duplexes	**AED 10.6m**	Not stated

Starting prices are developer listing prices on Reelly, 17 Nov 2026. *Vitalia's registered date has passed with 21% built; expect a revised date.

SHARE BUILT AT LAST DLD INSPECTION



VEER & SANT VIEW

On the Palm, off-plan is a bet on the brand and the plot. Check DLD progress and escrow before you pay, and leave room in your plan for a late handover.

506
Homes across these six projects

8.9m
Lowest listed entry price, AED

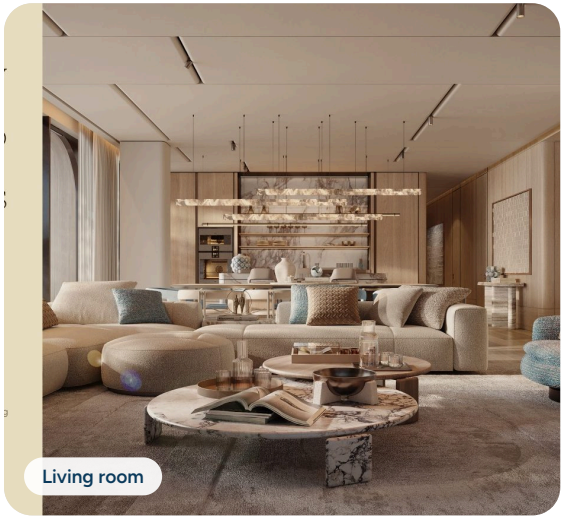
2 of 6
Projects more than half built

Source: Reelly project data and DLD project status (escrow-registered projects, last inspections Jul–Nov 2026). Listing does not imply a recommendation.

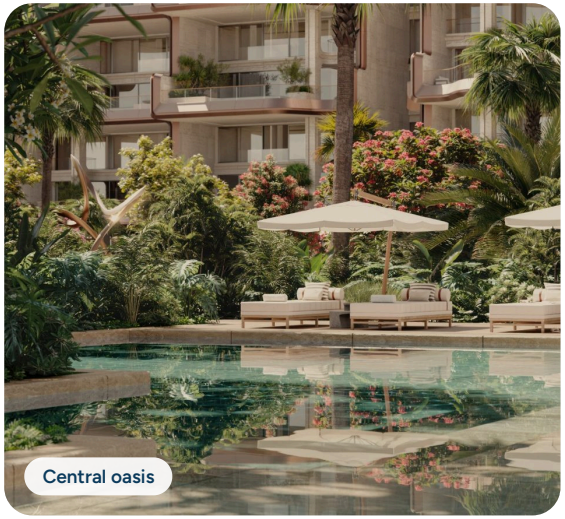
The Alba by Omniyat



Developer render · The Alba Resort Residences



Living room



Central oasis

A well-living resort by the developer of One at Palm Jumeirah and AVA: residences, resort residences and a Dorchester Collection hotel, set around a planted central oasis.

Key facts	
Developer	**Omniyat, managed by Dorchester Collection**
Location	**Palm Jumeirah crescent**
Homes	**138 apartments and duplexes**
Sizes	**1,518 – 7,080 sq ft, 2 to 4 bed**
From	**AED 18.2m**
DLD completion	**31 March 2028 · 8% built (Sep 2026)**
Escrow	**Emirates NBD**

i Shown as an example of the new branded supply on the island, not as a recommendation. Request the payment plan and the DLD status before reserving.

Sources: Omniyat brochure (images, description); Reelly and DLD project status (units, sizes, price, completion). Renders are illustrative.

YOUR CHOICE

Which Palm is yours?

FAMILY HOME

Frond villa

4–6 bed · median AED 41.9m to 73.3m

Private beach, garden and space. Check the school run at 07:30.

LOCK-UP-AND-LEAVE

Crescent residence

Branded, serviced, hotel on site

Highest service charges; most privacy and the best views.

RENTAL INCOME

Trunk 1–2 bed

1 bed median AED 2.68m · 4.8% gross

Deepest tenant pool on the island; walk to the mall and monorail.

HOLIDAY HOME

Trunk or crescent

Let when you are away

Holiday letting needs a DTCM permit. Check the building allows it.

BEFORE YOU BUY · CHECKLIST

- Visit at 07:30 and 18:00 on a weekday
- Ask for the building's Mollak service charge
- Compare the asking price with REIDIN sales
- For off-plan, check DLD progress and escrow



Atlantis The Palm · Photo: Unsplash

Buying costs, cash	AED
Price, 2 bed apartment	**AED 4,600,000**
DLD transfer fee, 4%	**184,000**
Agency, 2% + VAT	**96,600**
Trustee office, 4,000 + VAT	**4,200**
Title deed and DLD sundries	**520**
Buying costs (6.2%)	**AED 285,320**

DLD fee page, Sep 2026. Agency fee is market practice. A mortgage adds 0.25% registration plus bank fees.



Developer render · The Alba by Omniyat

Sources: REIDIN Q3 2026 medians; Dubai Land Department fees; DTCM holiday homes rules. Illustrative, not a recommendation.

VEER&SANT. REAL ESTATE

TALK TO US

Thinking about the Palm?

We will pull the registered sales for the exact building or frond you like, and tell you honestly whether the price is right.

Call +971 4 254 7443

WhatsApp +971 55 852 2157

Email hello@veersant.com

Web veersant.com

Veer & Sant Real Estate · Dania 2, Shop 07, Midtown, IMPZ, Dubai

Building-level data
REIDIN sales and rents for the exact tower or frond

Off-plan checks
DLD progress, escrow and payment plan reviewed

Island tour
Trunk, fronds and crescent in one morning



YOUR DUBAI PROPERTY JOURNEY STARTS WITH CLARITY.