

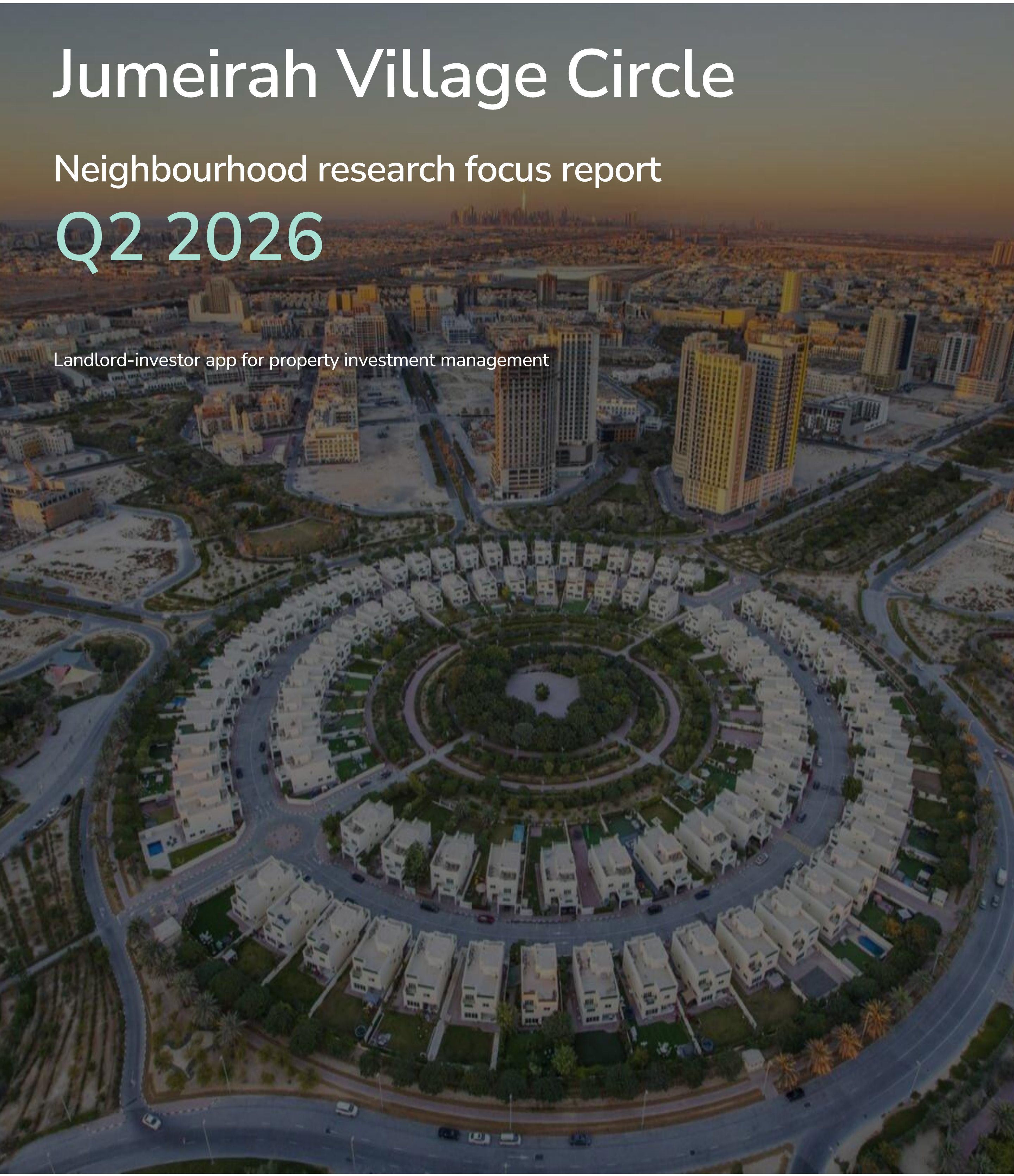


Jumeirah Village Circle

Neighbourhood research focus report

Q2 2026

Landlord-investor app for property investment management



Overview

This report analyses the investment activity and performance of Jumeirah Village Circle in Q2 2026.

JVC, a family-friendly master development by Nakheel, is highly sought after by families and individuals for affordable leasing options and by investors seeking high returns.

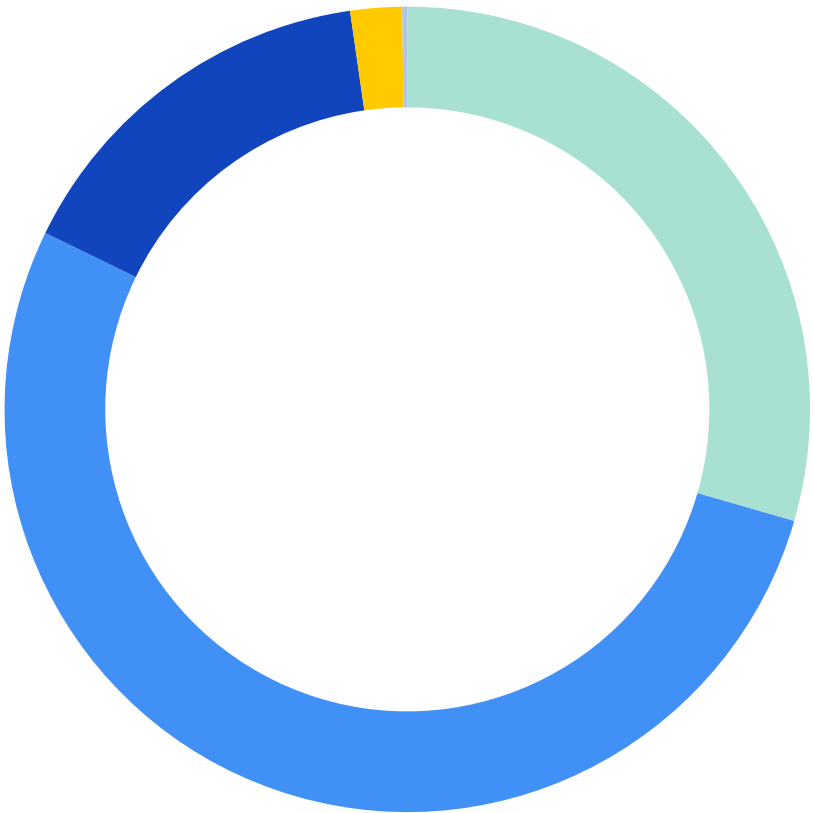
82% of Jumeirah Village Circle's inventory is made up of Studio and 1BR apartments

Total ready units 44,871 UNITS

Studio 13,260 UNITS 196 - 3,585 SQ.FT	3 BR 931 UNITS 1,184 – 5,122 SQ.FT
1 BR 23,729 UNITS 354 - 3,129 SQ.FT	4 BR+ 91 UNITS 1,842 – 6,211 SQ.FT
2 BR 6,978 UNITS 645 – 5,085 SQ.FT	

Expected supply 2026
13,729 UNITS

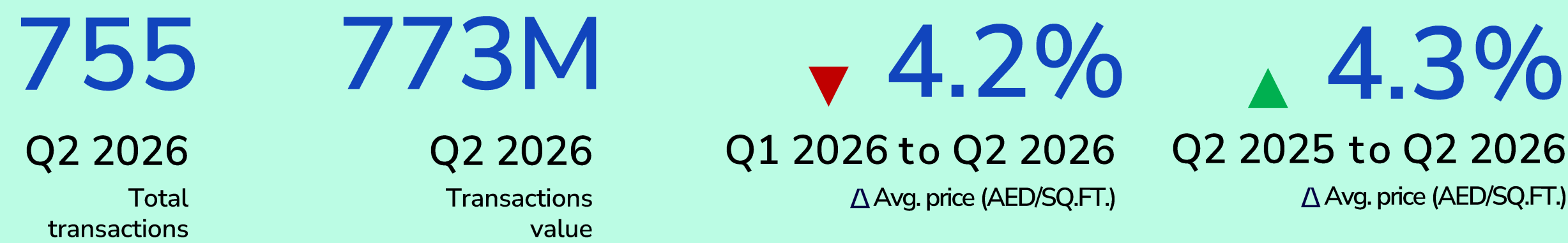
Service charges range
10 – 37 AED/SQ.FT



Top 20 projects by inventory

PROJECT NAME	AVG. PRICE/SQ.FT (AED)	AVG. NEW LEASE PRICE/SQ.FT (AED)	IMPLIED GROSS YIELD	
LUMA PARK VIEWS	1,603	96		6.0%
BINGHATTI APEX	1,569	92		5.9%
BINGHATTI AZURE	1,519	109		7.2%
BLOOM HEIGHTS	1,469	105		7.1%
BINGHATTI PHOENIX	1,455	104		7.2%
BINGHATTI AMBER	1,436	96		6.7%
BLOOM TOWERS	1,433	103		7.2%
HAMENI	1,366	88		6.4%
LUMA22	1,348	110		8.2%
BINGHATTI ONYX	1,328	96		7.2%
JUMEIRAH VILLAGE CIRCLE	1,295	92		7.1%
BINGHATTI HEIGHTS	1,265	101		8.0%
BINGHATTI CORNER	1,253	100		8.0%
GHALIA	1,137	93		8.2%
NEVA RESIDENCES	1,111	84		7.6%
REEF RESIDENCE	1,046	86		8.2%
TOWER 108	1,022	80		7.9%
BOTANICA	987	91		9.2%
PLAZA RESIDENCES	946	75		7.9%
HANOVER SQUARE	940	104		11.0%
SEASONS COMMUNITY- AUTUMN	837	79		9.4%

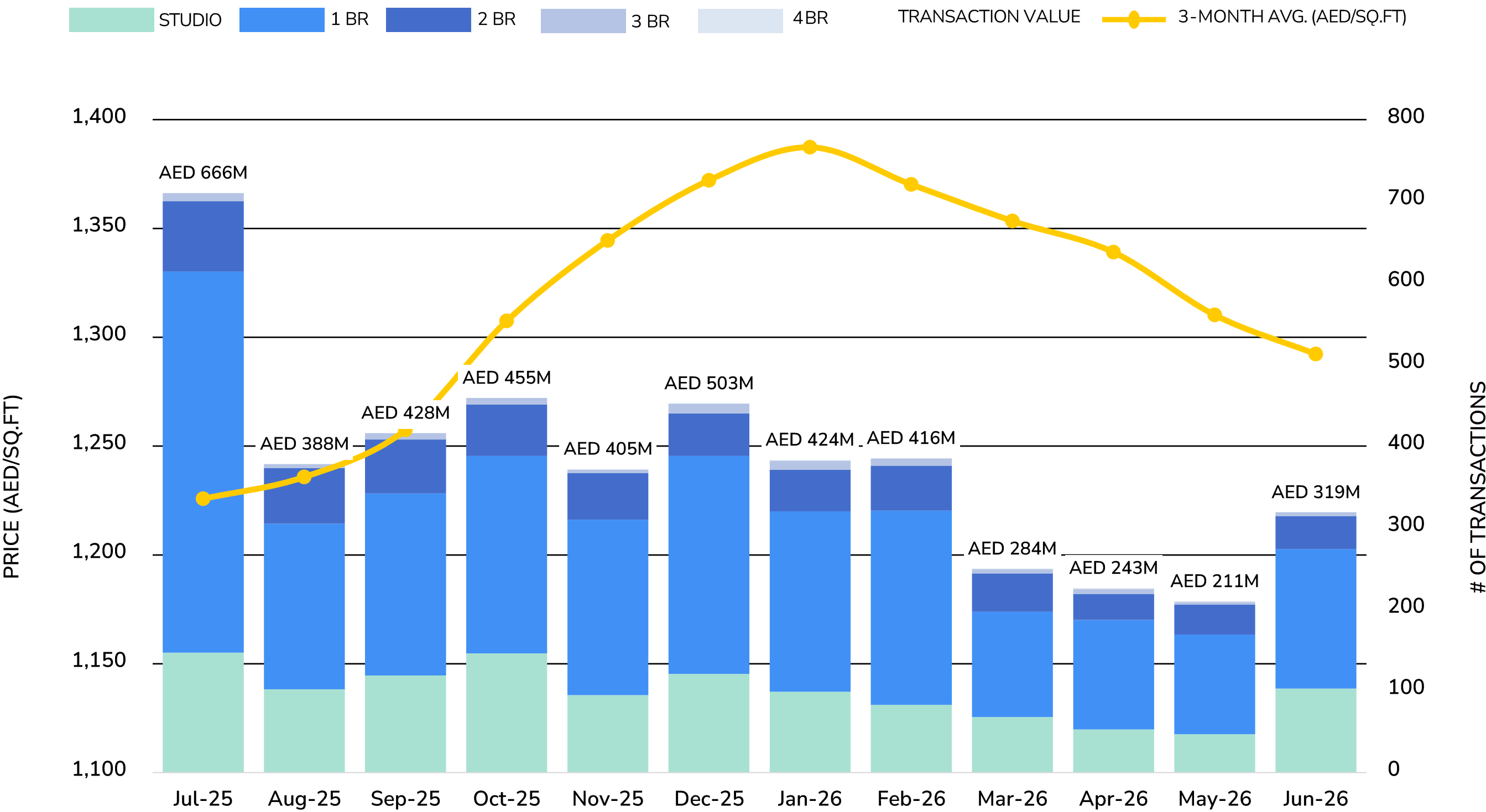
Sales performance | Secondary sales



The average secondary sale price in Q2 2026 was **AED 1,295/sq.ft.**

Jumeirah Village Circle sales prices were at **17.8% discount** to avg sales price in Dubai

3-month avg. price AED / sq.ft & # of transactions



Rental performance

25,138

Total active leases
57% new, 43% renewed

4,754

Q2 2026
Total transactions

1.7B

Active leases
Transaction value

69,436

Active leases
Avg. annual rent

98

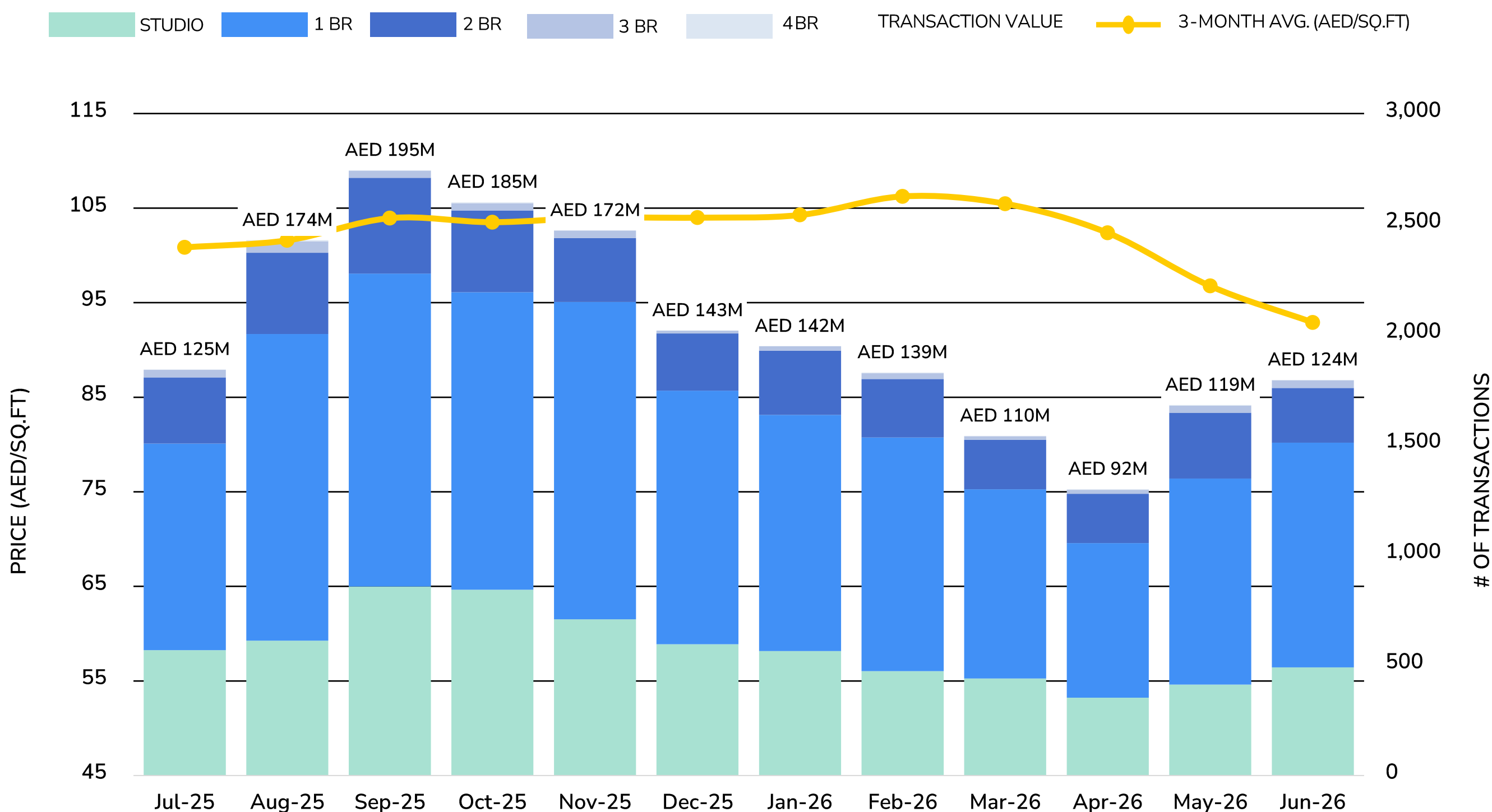
New active leases
Avg. rent/sq.ft

▼ 12.7%

Q1 2026 to Q2 2026
Δ Avg. rent (AED/SQ.FT.)

With the average new rent per sq.ft recorded at AED 92/sq.ft and new average annual rent reached AED 71,639, with an average gross yield of 7.1%.

3-month avg. price AED / sq.ft & # of transactions



Rental performance – Q1 2026

56%

Neighbourhood long - term
rental occupancy

6.8%

Average gross yield

7.5%

Highest gross yield
Studio

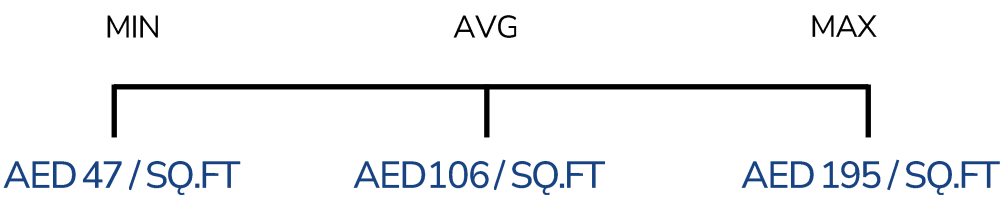
5.5%

Lowest gross yield
3BR

Rental performance for different room types:

Studio

Annual rent range
AED 30,600 – 84,000



Average implied rent
AED 47,251

7.5%

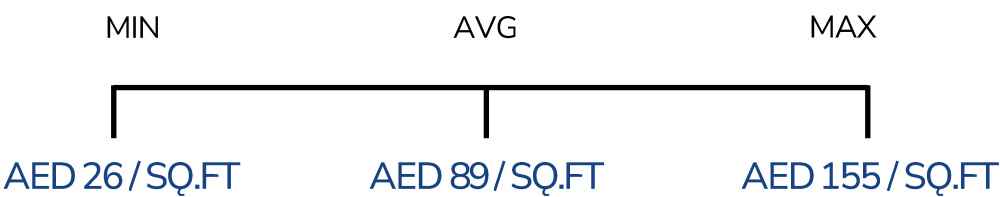
Implied gross yield

6.4%

Implied net yield

1 BR

Annual rent range
AED 44,000 – 185,000



Average implied rent
AED 72,036

7.0%

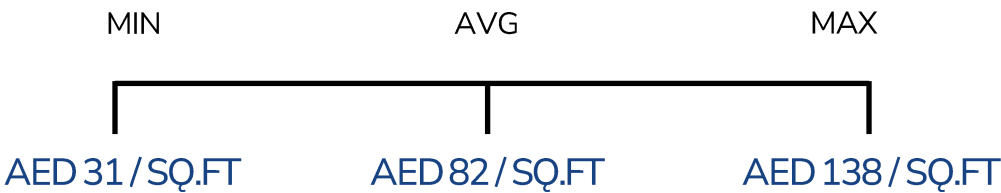
Implied gross yield

5.9%

Implied net yield

2 BR

Annual rent range
AED 45,000 – 190,000



Average implied rent
AED 104,825

7.1%

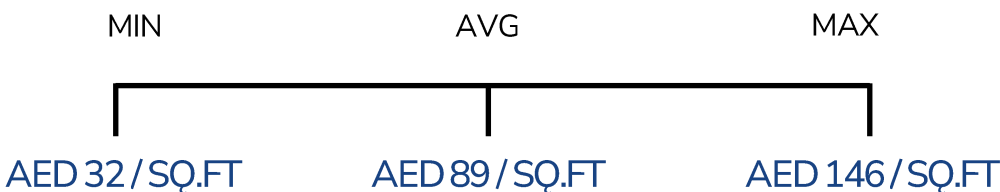
Implied gross yield

5.9%

Implied net yield

3 BR

Annual rent range
AED 80,000 – 194,390



Average implied rent
AED 136,375

5.5%

Implied gross yield

4.6%

Implied net yield



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