

A SOURCE INVESTMENTS BUYER'S GUIDE

Abu Dhabi, *by island*

Most buyers treat Abu Dhabi as one market. **It isn't.**

This guide breaks down the five islands that matter, so you can quickly see which one fits your budget, risk profile and reason for buying.

COVERING

Saadiyat · Fahid · Yas · Hudayriyat · Reem

PREPARED FOR

Private investors

FORMAT

Read in five minutes

IN THIS GUIDE · The market · The developers · The map · Comparing islands · Island profiles · Buyer pathway



Why Abu Dhabi, and why now?

Abu Dhabi is no longer a closed market. A decade ago, foreign buyers had limited access. Today, there are designated zones where overseas buyers can own property outright, and international capital is starting to move in.

But Abu Dhabi does not work like Dubai.

A small number of major developers control much of the supply, and new homes are released in stages. That means supply is more limited, launches are more controlled, and the best opportunities often sell quickly.

For buyers, the key is understanding where demand is being created.

In Abu Dhabi, you do not really buy by city. **You buy by island.**

Each island has its own demand story: culture, entertainment, sport, wellness, finance, family living or waterfront lifestyle. That is why picking the right island is often more important than simply picking the right building.

ABU DHABI

Controlled, staged supply

Resident and long-term demand

Steady, supply-backed price growth

Island-led master-planning

Anchored by institutions and culture

DUBAI

High liquidity, constant launches

Global, more speculative demand

Wider price swings

District and tower-led

Anchored by tourism and brand

Neither is better. They reward different objectives.

+19%

Apartment price growth

Across 2025

~6,500

New homes due in 2026

Against ~34,700 in Dubai

99

Investor nationalities

In Q1 2026, up from 68

Directional market data, 2025–2026, from public market reporting (ADREC, Knight Frank, Cavendish Maxwell).

THE DEVELOPERS

The developer matters most

Who builds the island decides how well it holds its value. Two developers cover all five islands in this guide. Knowing how they work tells you a lot before you look at a single unit.



ALDAR

YAS • FAHID • SAADIYAT

Abu Dhabi's largest developer, listed on the local stock exchange (the ADX), with the government's sovereign wealth fund Mubadala its biggest shareholder at around 27%. Aldar builds the emirate's top-end projects: the cultural district on Saadiyat, the entertainment hub on Yas, and the AED 40 billion Fahid launch.

ADX-LISTED

PRIME & FLAGSHIP



MODON

REEM • HUDAYRIYAT

Also publicly listed, and around 85% owned by the Abu Dhabi government. Modon builds the emirate's lifestyle and sport-led communities: the 51 million square metre Hudayriyat masterplan and the dense, central districts of Reem.

ADX-LISTED

~85% GOVERNMENT-OWNED

WHY IT MATTERS

When homes are released in stages over years, the developer behind a project is your main protection. Both of these are publicly listed, government-backed and big enough to finish what they start.

THE MAP

The map, who builds where?

Each island below is colour-coded by developer: orange for Aldar, purple for Modon.



- Aldar • Saadiyat, Fahid, Yas**
The prime and flagship islands: culture, beachfront and entertainment.
- Modon • Reem, Hudayriyat**
The lifestyle and sport-led communities: central city living and wellness.

Saadiyat
ALDAR

Fahid
ALDAR

Yas
ALDAR

Reem
MODON

Hudayriyat
MODON

Comparing the islands

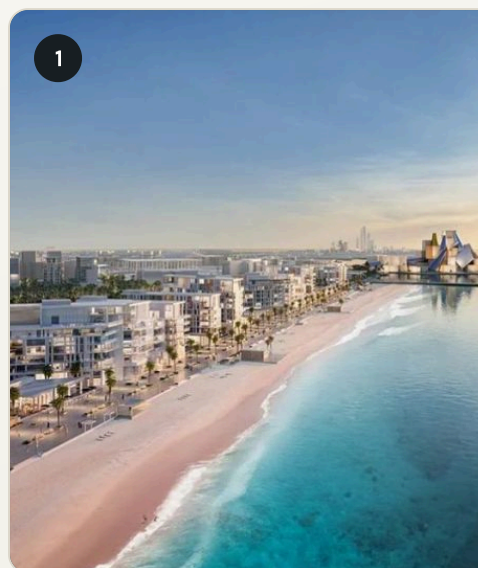
A quick guide to where each island fits your reason for buying: income, lifestyle, long-term growth or future use.

ISLAND	STAGE	PRICE PER SQ FT	PRIMARY APPEAL	RETURN PROFILE	BEST SUITED TO
Saadiyat The cultural address	● EMERGING	AED 3,800 super-prime	Culture, beaches, scarcity	Growth-led, capital preservation	Prime, patient capital
Fahid Wellness island	● LAUNCHING	AED 3,500 premium	New prime, early entry	Early-stage upside	First-mover buyers
Yas The entertainment island	● ESTABLISHED	AED 2,700 premium	Leisure, tourism, lifestyle	Income + lifestyle	Short-let and second-home buyers
Hudayriyat Sport & wellness	● EMERGING	AED 2,000 premium	Sport, wellness, masterplan	Long-term masterplan upside	Lifestyle-led investors
Reem The financial district	● ESTABLISHED	AED 1,800 accessible	City living, business-centre access	Income + easy resale	Yield and accessible entry

- **Established**
delivered, trading
- **Emerging**
building out, upside ahead
- **Launching**
earliest stage

Guide prices are approximate and move with the market. Full pricing, unit types and yields sit in each island's own detailed guide.

Each island, at a glance



1

Saadiyat

The cultural address · Abu Dhabi's proven prime beachfront

SUPER-PRIME

DEFENSIVE

from AED 3,800 /sqft

DESIGNED AROUND

Culture and beachfront living, anchored by the Louvre and Guggenheim.

THE DRAW

Abu Dhabi's most established prime island, with limited beachfront supply.

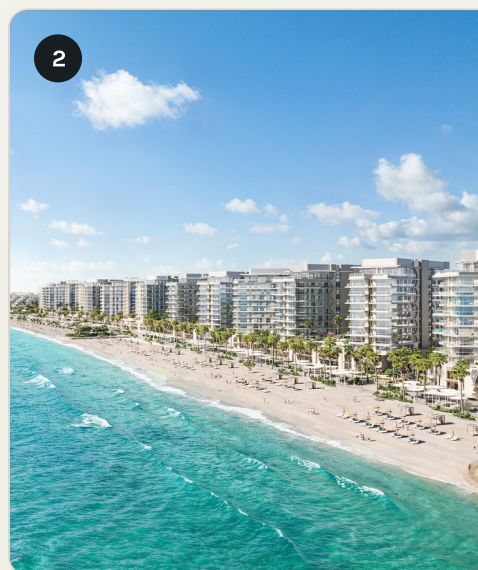
BEST FOR

End-users, second-home buyers and long-term prime investors.

WORTH KNOWING

Where Abu Dhabi's cultural, beachfront and wealth story comes together.

[Saadiyat guide →](#)



2

Fahid

The new prime · Aldar's beachfront island between Yas and Saadiyat

PREMIUM

EARLIEST-STAGE

from AED 3,500 /sqft

DESIGNED AROUND

Wellness-led beachfront living, with parks and waterfront access.

THE DRAW

First-mover pricing into a new Aldar-led island, minutes from Yas and Saadiyat.

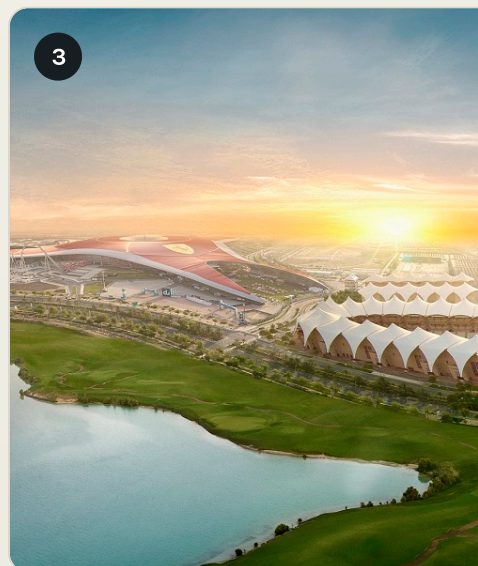
BEST FOR

Early movers wanting premium beachfront exposure before delivery.

WORTH KNOWING

Early access to a new prime island between two of Abu Dhabi's strongest locations.

[Fahid guide →](#)



3

Yas

The entertainment island · established, easy to resell and lifestyle-led

PREMIUM

GLOBALLY RECOGNISED

from AED 2,700 /sqft

DESIGNED AROUND

Leisure, tourism and waterfront living, with F1, theme parks, beaches and hotels.

THE DRAW

Proven visitor demand and an easier resale market than newer islands.

BEST FOR

Lifestyle buyers, second-home users and short-let investors.

WORTH KNOWING

Year-round demand from tourism, events, beaches and hotels.

[Yas guide →](#)

Each island, at a glance

Per-square-foot prices are indicative entry points. Full pricing, unit types and yields sit in each island's own guide.



Hudayriyat

The sport and wellness island · a major lifestyle masterplan taking shape

EMERGING

MASTERPLAN GROWTH

from AED 2,000 /sqft

DESIGNED AROUND

Sport and outdoor living, with beaches, cycling and Surf Abu Dhabi.

THE DRAW

A government-backed island with real amenities already open, more to come.

BEST FOR

Lifestyle-led investors and families backing masterplan growth.

WORTH KNOWING

Shaped around some of Abu Dhabi's biggest lifestyle and wellness infrastructure.

[Hudayriyat guide →](#)



Reem

The financial district · central, accessible and income-led

ACCESSIBLE

INCOME-LED

from AED 1,800 /sqft

DESIGNED AROUND

City living and waterfront communities near the financial district.

THE DRAW

Strong rental demand and a more accessible price point than the prime islands.

BEST FOR

Income-focused investors and first-time Abu Dhabi buyers.

WORTH KNOWING

Clear tenant demand, backed by city living, finance and offices.

[Reem guide →](#)

Start with the objective, not the island

Investors typically approach Abu Dhabi in one of four ways. Find yours, then read the guide for the island it points to.

1

You want capital growth from a scarce, high quality address

Saadiyat for the finished prime address, **Fahid** for first-mover pricing before delivery.

START WITH

**Saadiyat &
Fahid**

2

You want rental income, easy resale and the lowest entry price

Reem for the best yield and easiest entry, **Yas** for short-let income under a known name.

START WITH

Reem & Yas

3

You want a second home that also earns income

Yas for entertainment, **Hudayriyat** for sport and beach, **Saadiyat** for culture and prime positioning.

START WITH

**Yas · Hudayriyat ·
Saadiyat**

4

You want to get in earliest and grow with the masterplan

Fahid for first-mover prime pricing, **Hudayriyat** for a masterplan already delivering.

START WITH

**Fahid &
Hudayriyat**

Most clients end up buying across **two islands, not one**: one chosen mainly for capital growth, the other for rental income. We help you build that balance rather than rely on a single island.

Next: revisit the island snapshots on pages 6–7 for your matched island(s), then use the guide links on the back cover to go deeper on the one that fits.

NEXT STEP

Go one level deeper on the island that fits

Each island has its own detailed buyer's guide: current pricing, projects, yields and the developments worth looking at.

Saadiyat Island Buyer's Guide prime, capital growth

[Click here →](#)

Reem Island Buyer's Guide financial district, income, easy resale

[Click here →](#)

Yas Island Buyer's Guide lifestyle, short-let income

[Click here →](#)

Hudayriyat Island Buyer's Guide sport, wellness, emerging

[Click here →](#)

Fahid Island Buyer's Guide new prime, earliest-stage

[Click here →](#)

NOT SURE WHICH FITS?

Tell us what you are trying to do, and we will point you to the right islands for it.



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