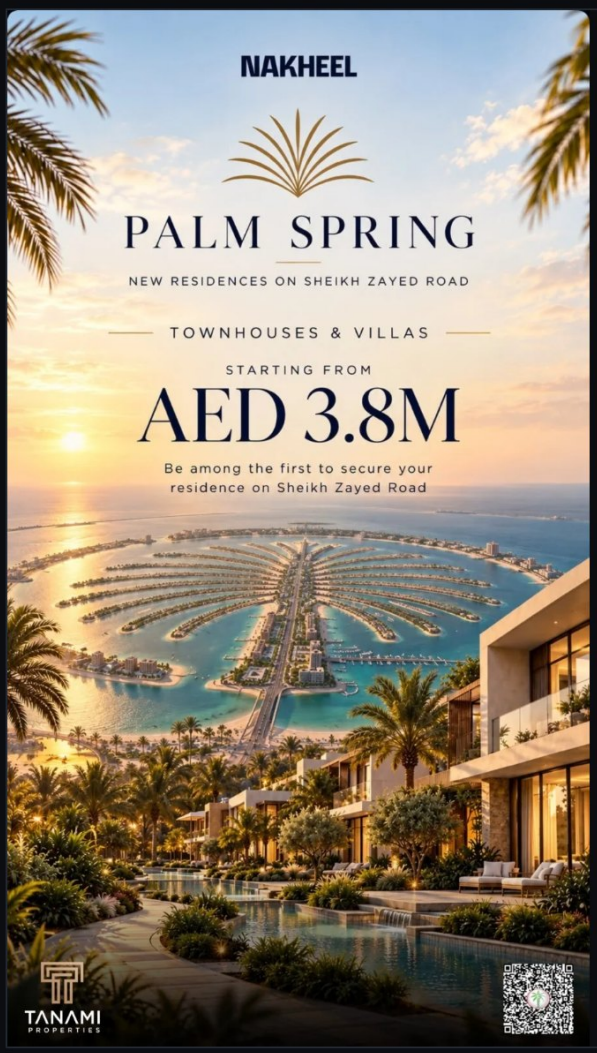


MARKET REPORT · 3 NOVEMBER 2026

Why Palm Springs by Nakheel *deserves a place on your shortlist*

Launch prices vs. today's DLD transactions in Murooj Al Furjan, Jebel Ali Village and Tilal Al Furjan, and what that track record means for Palm Springs.

The numbers *at a glance*

+84% to +182%
PRICE GROWTH SINCE LAUNCH IN NAKHEEL'S LAST THREE JEBEL ALI COMMUNITIES

AED 3.8M – 9M
PALM SPRINGS, 3 TO 6-BEDROOM TOWNHOUSES AND VILLAS

+133%
AVERAGE GAIN ACROSS SEVEN UNIT TYPES

Source: Dubai Land Department transaction and rent registrations, June – October 2026. Launch prices from project launch records and press coverage.

Nakheel's last three Jebel Ali launches *all more than*

Nakheel's last three Jebel Ali launches *all more than doubled*

Between May 2021 and March 2022, Nakheel launched three family villa communities in the same corridor: **Murooj Al Furjan**, **Jebel Ali Village** and **Tilal Al Furjan**. All three are now handed over, and Dubai Land Department records show what launch buyers have earned. Townhouses that launched at AED 1.65M – 2.46M now trade at AED 4.2M – 5.0M. Villas that launched at AED 2.8M – 4.2M now trade at AED 6M – 9M.

+163%	+129%	+104%
MUROOJ AL FURJAN 4BR VILLA: AED 2.87M TO 7.55M	TILAL AL FURJAN 4BR VILLA (PHASE 2): AED 3.51M TO 8.05M	JEBEL ALI VILLAGE 4BR VILLA: AED 4.23M TO 8.65M

The bottom line: Palm Springs' entry price of AED 3.8M is below what a three-bedroom townhouse in Murooj Al Furjan or Jebel Ali Village sells for today, and its top-end six-bedroom villa at AED 9M is priced at what a five-bedroom resale costs next door.

The profit: *launch price vs. today*

Today's value uses the 12-month median registered sale price for each unit type, which smooths out one-off deals. Annual growth is measured from each launch date to 30 October 2026.

COMMUNITY	UNIT	LAUNCHED	LAUNCH PRICE	TODAY (MEDIAN)	TODAY'S RANGE	GAIN	PER YEAR
Murooj Al Furjan	3BR Townhouse	Jun 2021	AED 1.65M	AED 4.65M	4.15M – 5.00M	**+182%** (+3.00M)	21.1%
Murooj Al Furjan	4BR Townhouse	Jun 2021	AED 1.98M	AED 5.00M	3.90M – 5.85M*	**+152%** (+3.02M)	18.6%
Murooj Al Furjan	4BR Villa	May 2021	AED 2.87M	AED 7.55M	6.90M – 8.20M	**+163%** (+4.68M)	19.4%
Tilal Al Furjan	4BR Villa (Ph. 1)	Jan 2022	AED 2.79M	AED 6.00M	5.50M – 8.10M	**+115%** (+3.21M)	17.3%
Tilal Al Furjan	4BR Villa (Ph. 2)	Mar 2022	AED 3.51M	AED 8.05M	7.90M – 9.20M**	**+129%** (+4.54M)	19.5%
Jebel Ali	4BR Villa	Nov 2021	AED	AED 8.65M	7.50M –	**+104%**	15.5%

Village			4.23M		10.50M	(+4.42M)	
Jebel Ali Village	3BR Townhouse	Mar 2022	AED 2.46M	AED 4.53M	4.00M – 5.00M	**+84%** (+2.06M)	14.1%

* 4BR townhouse median taken from Murooj Al Furjan West (townhouse-only phase). Murooj Al Furjan 2 4BR townhouses traded at AED 4.8M – 5.6M in 2026, so this is a conservative figure. ** Excludes one Phase 2 registration at AED 3.85M, far below market and likely a non-standard transfer.

Average gain across all seven unit types: +133%, roughly AED 2.1M – 4.7M per home, in under five and a half years. Townhouses delivered the strongest percentage gains (Murooj Al Furjan 3BR +182%); villas delivered the largest AED gains (Murooj Al Furjan 4BR villa +AED 4.68M). Because launch buyers paid only 5–10% at booking and 40–60% by handover, the return on cash actually invested was higher still.

What the three communities tell us

- **The corridor is proven.** Family villa demand on the Sheikh Zayed Road / Jebel Ali side of Dubai is deep, from both end-users and tenants.
- **Nakheel launch pricing has been the sweet spot.** In every case, the biggest gains went to buyers who entered at launch, before handover and before the community was complete.
- **Growth is still running.** Prices per square foot rose a further 8.5–10% over the last 12 months in Murooj Al Furjan, Tilal Al Furjan and Jebel Ali Village townhouses (Jebel Ali Village villas +3.7%).
- **Supply is tight.** These communities are fully sold and owners are holding, which keeps resale stock scarce.

Palm Springs by Nakheel: *the next chapter*

Palm Springs is Nakheel's new community of townhouses and villas in **Hessyan First**, on the mainland beside Palm Jebel Ali, with direct access to Sheikh Zayed Road. It sits in the same south-west growth corridor as Murooj Al Furjan, Tilal Al Furjan and Jebel Ali Village, and closer to the coastline and the projects driving Dubai's next decade of growth.

Developer	Nakheel (Palm Jumeirah, Palm Jebel Ali, Dubai Islands, Murooj, Tilal, Jebel Ali Village)
Location	Hessyan First, Jebel Ali: mainland next to Palm Jebel Ali, off Sheikh Zayed Road
Product	Townhouses and standalone villas, 3 to 6 bedrooms
Price range	AED 3.8M to AED 9M
Launch	Expected November 2026

Five reasons Palm Springs belongs on your shortlist

1. **You enter below today's neighbourhood resale prices.** A Palm Springs home starts at AED 3.8M. A three-bedroom townhouse in Murooj Al Furjan trades at a median AED 4.65M and in Jebel Ali Village at AED 4.53M.
2. **Six bedrooms for the price of a five-bedroom resale.** The top of the range, AED 9M, matches the median five-bedroom resale in Murooj Al Furjan (AED 9.0M) and is below Tilal Al Furjan (AED 9.6M) and Jebel Ali Village (AED 10.8M).
3. **Same developer, same corridor, same playbook.** Nakheel's three previous villa launches in the area returned +84% to +182% from launch to today.
4. **Next door to Palm Jebel Ali.** Palm Jebel Ali villas launched in 2023 now resell from about AED 18M, with a seven-bedroom villa on Frond M reported at AED 49M in August 2026. Nakheel awarded over AED 3.5bn of contracts for 544 villas there in April 2026. See Palm Central Private Residences.
5. **On the doorstep of the world's largest airport project.** The USD 35bn Al Maktoum International Airport expansion is on track for Phase 1 in 2032, with capacity for over 260 million passengers. See our airport guide.

Register your interest *in Palm Springs*

Be first in line for the launch price list, unit selection and payment plan as soon as Nakheel releases them.

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Methodology and sources

- Transactions, 12-month medians and rents: Dubai Land Department registered sales and rents (via DXBinteract), accessed 30 October 2026. "Today's range" is the 12-month minimum to maximum. Gain = 12-month median minus launch starting price; growth per year is compounded from launch to 30 October 2026.
- Launch prices: developer starting prices for the cheapest unit in each phase, from launch records and press coverage: Gulf News (Murooj Al Furjan, May 2021), Khaleej Times (Tilal Al Furjan, Jan 2022), Gulf Business / Dubai Media Office (Jebel Ali Village villas, Nov 2021), Nakheel press release (Jebel Ali Village townhouses, 16 Mar 2022).
- Palm Jebel Ali: The National, "Nakheel launches 222 homes for sale at Palm Jebel Ali", 24 June 2026; Property Monitor via Palm Jebel Ali H1 2026 market report.
- Al Maktoum International Airport: AGBI, The National and Zawya, June 2026.
- Palm Springs: unit mix and price range from the project launch brief and pre-launch overviews (October 2026). Nakheel had not published

an official master plan, payment plan, handover date or full price list at the time of writing; confirm all details against Nakheel's official sales documents before committing.

This report is for information only and is not financial, legal or investment advice, or an offer to sell. Property values can fall as well as rise, and past performance is not a reliable indicator of future results. Tarek Imad · BRN 52002 · Tanami Properties L.L.C. · ORN 770107