

Bay Estate. A home or land to build on?

Island E, Dubai Islands · Nakheel / Dubai Holding Real Estate



Developer visualisation · Source basis 1 October 2026 · Prepared 9 October 2026

The first decision is the product, not the view.

Bay Estate combines scheduled townhouses and villas with separately priced waterfront and beach plots. A home purchase and a land purchase carry different capital requirements: the plot price does not include the future house, and pools and landscaping for homes remain end-user work.

The supplied release schedule contains 357 homes and 60 plots. It is not a verified total for Island E. More than 30% island open space and two swimmable lagoons describe the wider setting; neither establishes private sea frontage for an individual home.

Product	Scheduled	Plot sqft	Internal / GFA sqft	Average AED m
3BR Townhouse	98	2,400	3,100 NSA	5.90
4BR Townhouse	78	3,900	3,500 NSA	6.90
4BR Attached Villa	66	4,100	3,700 NSA	7.20
4BR Plus Attached Villa	68	4,100	5,300 NSA	8.90
4BR Garden Villa	47	6,500	5,200 NSA	10.00
Waterfront Plot	46	8,000	7,800 GFA	17.50
Beach Plot	14	8,100	7,800 GFA	19.00

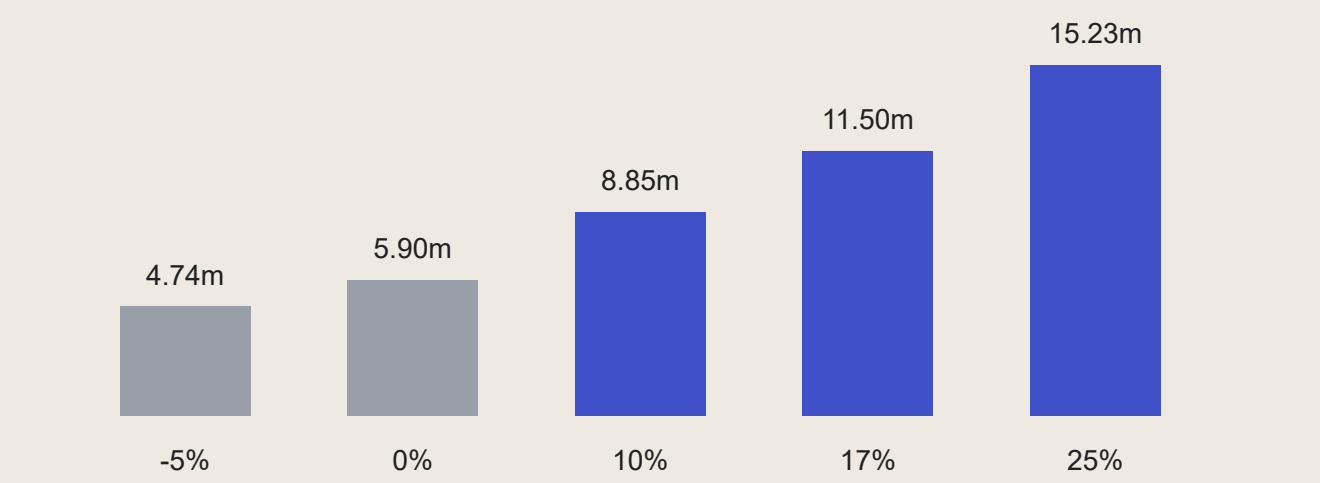
For a principal seeking a finished-home route, compare the garden villa with the attached alternatives on usable space and completion costs. For a buyer seeking a bespoke coastal residence, evaluate the plot's actual frontage, permitted GFA, build budget and construction programme together.

Next acquisition step: obtain a dated unit offer, plot plan, specification and cost schedule before choosing an asset. January 2031 is the supplied estimated home completion, not a verified contractual promise.

Briefing pages 16, 71 and 83. Figures are category averages, not starting prices or confirmed availability. IWR project tier: Not rated.

What changes when the terminal value changes?

AED 5.9m three-bedroom townhouse category average, held for an illustrative 4.25 years. Bars show gross terminal asset value, before entry, holding and selling costs. These growth rates are sensitivity assumptions, not predictions.



Gross exit · AED m	-5% pa	Flat	10% pa	17% pa	25% pa
3BR Townhouse	4.74	5.90	8.85	11.50	15.23
4BR Townhouse	5.55	6.90	10.35	13.45	17.81
4BR Attached Villa	5.79	7.20	10.80	14.03	18.59
4BR Plus Attached Villa	7.16	8.90	13.34	17.35	22.98
4BR Garden Villa	8.04	10.00	14.99	19.49	25.81
Waterfront Plot	14.07	17.50	26.24	34.11	45.18
Beach Plot	15.28	19.00	28.49	37.03	49.05

Net profit and net return remain uncalculated because entry costs, recurring ownership costs and sale costs have not been established. Plot cases also exclude the cost of constructing a home: they model the land price alone.

Access, supply and the exit buyer

The dedicated bridge connection from Al Khaleej Street / Al Mamzar is part of the planned access story. Its readiness matters alongside the individual property programme. Open space is not a density calculation: a comparable homes-per-hectare figure requires the correct collection land boundary.

A coastal premium should be tested against the precise asset: direct sea frontage, beach access and a lagoon view are different propositions. A resale assessment must then compare like-for-like completed homes or serviced plots, rather than combining their price-per-square-foot figures.

NSA for homes and permitted GFA for plots are distinct metrics. Source basis: Bay Estate Project Briefing, 1 October 2026. Prepared 9 October 2026.