

SUMMARY

DUBAI NEWS

Q3 2025

HAWK Invest 

LOCAL LIFE



Dubai exceeds 11 million visitors in 7 months: a social and economic driver

Between January and July 2025, Dubai welcomed 11.17 million overnight visitors, up +5% compared to 2024. This growth can be attributed to an increase in international events, improved air accessibility, and the upgrading of hotel offerings. On a daily basis, this translates into a city that is more dynamic than ever:

- New dining destinations every month,
- Expanding cultural scenes (DIFC exhibitions, Jameel Arts Centre district),
- Sports and lifestyle activities tailored to a cosmopolitan population.

However, this attractiveness also influences the cost of living, particularly in the hotel industry, premium restaurants, and entertainment.

Hawk Invest Analysis

For expatriates, this growth in tourism reinforces the appeal of choosing neighborhoods with easy access, local amenities, and smooth mobility (Marina, JVC, Dubai Hills). For investors, it confirms the seasonal profitability of properties with high rental appeal.

Publication
Tourism & Local Life
Date
August 2025

A city designed for expatriates:

Services, mobility, and social environment: Dubai is strengthening its position as an international city by improving local services in residential neighborhoods. New private healthcare centers, international schools, coworking spaces, and leisure areas opened in JVC, Dubai Hills, and Al Khail Gate during the summer of 2025.

This restructuring of the territory responds to a clear demand from expatriates: to live in communities that are practical, connected, and adapted to their professional rhythms.



Hawk Invest Analysis

This development reinforces the appeal of well-designed family communities. Ideal opportunities for long-term expatriates and premium rental investors.

Publication
Tourism & Local Life
Date
July 2025

ECONOMY



Inflation under control in Dubai: 2.9% in July, stability confirmed

According to Emirates NBD Research, inflation in Dubai reached 2.9% in July 2025, driven mainly by housing and energy costs. This stability reflects the Emirate's economic strategy: controlling prices while supporting private investment, particularly in the technology and logistics sectors.

Hawk Invest Analysis

A stable and predictable environment, ideal for expatriate entrepreneurs and investors looking to plan for the next 3 to 7 years.

Publication

Economic situation

Date

Augustt 2025

New economic agreements: Dubai strengthens its position as a global hub

Between July and September 2025, Dubai signed several economic cooperation agreements with India, Singapore, and Saudi Arabia covering logistics, finance, and innovation. These agreements aim to attract more regional headquarters and international investment funds.



Hawk Invest Analysis

This dynamic is driving growing rental demand in the Business Bay, DIFC, and Dubai Internet City neighborhoods.

Publication

International Appeal

Date

July 2025



+72% increase in hedge funds registered with the DIFC: Dubai confirms its role as a global hub

According to data from the Dubai International Financial Center (DIFC), the number of hedge funds based in Dubai grew by 72% between June 2024 and June 2025. This growth is driven by an advantageous tax framework, stable and transparent regulation, and strategic proximity to Europe, Asia, and Africa. Dubai now attracts major international managers, positioning the city as a hub for premium global finance.

Hawk Invest Analysis

For French talent and executives, this means strong demand for international profiles. For real estate investors: steady increase in high-end rental demand around DIFC, Downtown, and Business Bay.

Publication

International Finance

Date

July 2025

REAL ESTATE



The real estate market remains strong: +8.7% increase in transaction volume in August

The Dubai Land Department reports that real estate sales reached AED 51 billion in August 2025, up 8.7% compared to August 2024. Demand continues to be driven by:

- Long-term expatriates (families, executives, entrepreneurs),
 - International investors seeking stable returns,
 - The appeal of structured, green communities.
- The most dynamic segments are Dubai Hills, Arabian Ranches, JLT, Business Bay, and premium serviced residences.

Hawk Invest Analysis

We recommend prioritizing projects in established areas (not in undeveloped suburbs), with professional rental management (Conciergerie Champagne) and measurable resale potential in 4-6 years.

Publication
Residential market
Date
September 2025

Assisted living facilities are experiencing record demand

The serviced residences segment (including concierge, fitness, and business lounge services) saw rents increase by 6 to 12% in one year, particularly in Palm West Beach, Downtown, and JBR. This model attracts international professionals seeking a simplified lifestyle and high-end services.



Hawk Invest Analysis

For premium investments, targeting projects offering rental management + hotel services guarantees a high occupancy rate.

Publication
Residential
Date
July 2025



Planned communities confirm their appeal

Dubai Hills, Arabian Ranches, and MBR City continue to stand out in the residential segment. Their success is based on three key factors: green spaces, integrated services, and rapid mobility. Demand comes mainly from expatriate families seeking a stable, long-term environment.

Hawk Invest Analysis

For investors, these areas offer stable returns and high liquidity upon resale.

Publication
Residential
Date
July 2025

ECOLOGY



Dubai 2040 Urban Plan: accelerating green spaces and sustainable mobility

The second phase of the Dubai 2040 Urban Master Plan introduces new objectives:

- Increase protected natural areas by 60%,
- Develop connected pedestrian neighborhoods,
- Promote low-carbon real estate projects.

Many developers now incorporate:

- Integrated solar panels,
- Water recycling systems,
- Regenerative natural landscapes.

Hawk Invest Analysis

Green-certified properties enjoy greater long-term value. For individuals, this means quality of life + energy savings. For investors, it marks the rise of the eco-luxury segment, which is highly sought after by high-end expatriates.

Publication
Urban transition
Date
September 2025

Expansion of urban parks: +15% more green spaces by 2027

The municipality of Dubai has confirmed the creation of three new urban parks in the southern and eastern areas.

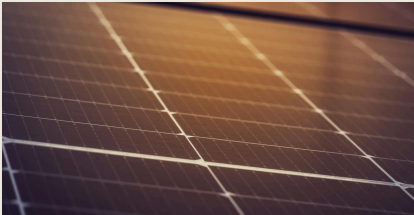
The aim is to improve climate comfort, reduce heat islands, and encourage sustainable transport.



Hawk Invest Analysis

Properties located near green spaces are becoming more attractive for residential purposes → natural increase in value over the next five years.

Publication
Urban transition
Date
August 2025



Integrated solar power is becoming widespread in new villas

More and more developers are adopting rooftop solar integration, coupled with smart water management systems.

These initiatives can reduce energy bills by 20 to 35% depending on the model.

Hawk Invest Analysis

Eco-friendly properties are now a major selling point and attract an international clientele that is conscious and long-term.

Publication
Sustainable housing
Date
September 2025