



HORSE & HOUSES PRIVATE

THE GLOBAL EQUESTRIAN PROPERTY & LIFESTYLE SERIES

Episode 1 | Why Polo & Equestrian Living is
Rising in the UAE

BY HORSE & HOUSES

WHY POLO & EQUESTRIAN LIVING IS RISING IN THE UAE

The Shift from Luxury Property to Lifestyle

Across the UAE, a new chapter of luxury is emerging one defined not by height, but by horizons. Discerning buyers are moving beyond towers and branded residences, seeking space, privacy, land, and a life designed around wellness, sport, and family.

“ The next phase of luxury real estate in the UAE will not only be about location. It will be about lifestyle scarcity.

A Clear Shift is Underway

Buyers are prioritising what towers cannot offer—space to breathe, room to grow, and the freedom to live life on their terms.



SPACE OVER HEIGHT



PRIVACY OVER PERFORMANCE



LIFESTYLE OVER LOGO

What Today's Buyers Want

- ✓ Larger homes that support modern family life
- ✓ Private gardens and expansive green space
- ✓ Outdoor living designed for comfort and connection
- ✓ Access to sport, wellness and equestrian facilities
- ✓ Family-friendly, community-oriented environments
- ✓ Assets that are rare, enduring and difficult to replicate

Where Buyers & Investors Should Pay Attention

Opportunity lives at the intersection of scarcity, intent and lifestyle

THE LIFESTYLE SCARCITY FRAMEWORK



BUYER PROFILE WHAT THEY SEEK

1. Relocating Family

- Safe, space-rich communities for raising children
- Top schools and family amenities nearby
- Outdoor living and wellness as a daily norm

2. Equestrian or Polo Buyer

- Turnkey equestrian facilities and training access
- Proximity to polo clubs and tournament circuits
- Community of like-minded owners

3. Lifestyle Investor

- Long-term capital appreciation potential
- Limited supply of land-based assets
- Strong rental and exit demand from end-users

What Today's Buyers Want

- ✓ Credible developer / operator with a proven track record
- ✓ Privacy, security and discretion by design
- ✓ Genuine lifestyle infrastructure, not just marketing promises
- ✓ Low-density planning and large, usable plot sizes
- ✓ Family appeal: schools, healthcare, community services
- ✓ Scarcity: limited land supply and controlled release
- ✓ Meaningful green space and natural buffers
- ✓ Resale and rental logic that stacks up

The UAE Polo & Equestrian Map

Iconic Foundations. New Generations Opportunities

From legacy clubs to masterplanned communities, the UAE offers a rare combination of equestrian heritage, world-class facilities and future lifestyle depth.



1. Grand Polo Club & Resorts by EMAAR

THE NEW-GENERATION EQUESTRIAN MASTERPLAN

Landmark polo and lifestyle destination by Emaar, featuring a world-class polo field, equestrian centre, resort amenities, and branded residences within a visionary masterplan.



4. Desert Palm / Melia Desert Palm

EQUESTRIAN ESTATE LIFESTYLE & HOSPITALITY

An iconic equestrian resort offering polo, riding, dining, and wellness in a private setting just minutes from Dubai.



2. Dubai Polo Homes, Arabian Ranches

AN ESTABLISHED BENCHMARK & TROPHY ADDRESS

A limited collection of luxury villas in Arabian Ranches, one of Dubai's premier equestrian communities, moments from the Dubai Polo & Equestrian Club.



5. Al Habtoor Polo Resort & Club

A COMPLETE POLO & EQUESTRIAN ECOSYSTEM

Home to the Dubai Polo Gold Cup Series, offering professional polo fields, stables, academies, events, and world-class equestrian facilities.



3. Ghantoot Racing & Polo Club

A HERITAGE CLUB & CORRIDOR OPPORTUNITY

A renowned equestrian and sporting destination, strategically located between Dubai and Abu Dhabi with strong future lifestyle and investment potential.



6. Abu Dhabi / Wider UAE

HERITAGE, LAND, PRIVACY & LONG-TERM DEPTH

Abu Dhabi and the UAE offer expansive land, rich equestrian heritage, and growing infrastructure, creating strong long-term opportunities for equestrian living.

Why this map matters

- ✓ A rare concentration of equestrian excellence within a compact, connected region
- ✓ Established icons today, visionary projects tomorrow
- ✓ Lifestyle-led demand from global UNW buyers and families
- ✓ Strong fundamentals: infrastructure, land supply and long-term scarcity
- ✓ A market where lifestyle and legacy meet investment potential





MARTIN WILLIAMSON



AM SPORTHORSES

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