



DUBAI VS. ABU DHABI

WHICH BASE FITS YOU?

A private-client relocation & asset guide for
equestrian families moving to the UAE

BY HORSE & HOUSES

CHOOSE THE RIGHT BASE. BUILD THE LIFESTYLE AROUND IT.



For equestrian families moving to the UAE, choosing a home is about more than location—it must support horses, training routines, family life, and long-term property strategy.

Instead of choosing a home first, Horse & Houses starts with the equestrian hub, then builds the living area and property plan around it to ensure the right balance of lifestyle and investment.

Fly Your Horse. Secure Your Base. Buy Your Home.

Horse & Houses helps private clients connect equestrian relocation with residential and portfolio planning. The goal is to create a lifestyle base that supports training, competition schedules, and family life—while protecting long-term property value.

The Method

1



Step 1

Fly Your Horse
relocation planning,
arrivals, paperwork
and stable setup

2



Step 2

Secure Your Base
shortlist communities
around the right club
hub and living ring

3



Step 3

Buy Your Home
align lifestyle property
with liquidity, exit and
long-term portfolio logic

Asset Strategy By Budget

5M AED	One liquid core asset + one optionality play
10M AED	Primary family base + liquid or off-plan sleeve
20M+ AED	Trophy lifestyle base + prime liquidity core + growth sleeve

Position Line: We help clients secure the horse, the competitive setup and the property strategy behind the lifestyle.



Quick Comparison

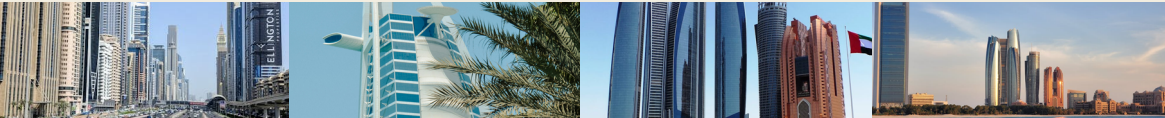


Dubai

- Routine-first base
- Deeper villa and stable ecosystem
- Best for polo, training access and family compounds
- Start with: Arabian Ranches, Dubai Hills, Al Barari

Abu Dhabi

- Beach-led family lifestyle
- Premium master communities
- Best for calmer family flow and lifestyle planning
- Start with: Saadiyat, Yas, Reem, Hudayriyat, Al Raha



Fast Truth: Don't start by choosing a postcode—start with the club hub. The right hub defines your access to facilities, community, and lifestyle, and everything else should be built around it.



Club Hubs. Living Rings. Smarter Shortlists.

The right base starts with the right club environment. Once that anchor is clear, we shortlist communities by travel time, daily routine and property type - so the horse, the home and the lifestyle all work together.

Key Club Hubs



Dubai

- Dubai Polo & Equestrian Club
- Emirates Equestrian Centre (EEC)
- Al Habtoor Polo Club
- Desert Palm



Abu Dhabi

- Abu Dhabi Equestrian Club
- Al Forsan
- Boudheib
- Royal Stables

Living Rings



10-20 mins
Routine-first base



20-35 mins
Balanced family lifestyle



35-55 mins
Trophy lifestyle with commute trade-off

Best Practice: Build the shortlist around real daily travel time, not wishful Google Maps timing.



MARTIN WILLIAMSON



AM SPORTHORSES