Dubai Rental Market Overview

To be a professional real estate expert, you need to understand rental prices across different areas of Dubai.

Clients often compare locations and ask how much a property can generate in rent, which area offers a higher return, and where it will be easier to find tenants. A broker should be able to answer these questions confidently and explain the differences between each area.

Knowing current rental rates also helps you estimate future rental income in developing communities. For example, if you understand rental prices in similar waterfront and resort-style areas, you can explain what rental rates may look like on Dubai Islands in three years, once the community is more developed and occupied.

Without a strong understanding of the rental market, it is difficult to provide clients with professional investment advice.

Understanding the Rental Market

This guide includes both **long-term** and **short-term** rental rates to help you compare communities, understand current market conditions, and build stronger knowledge of Dubai's residential rental market.

Dubai Rental Market at a Glance

Before exploring individual communities, it's important to understand what makes Dubai one of the world's strongest rental markets.

Key Advantages

- **0% Tax on Rental Income**
- **One of the World's Fastest-Growing Cities**
- **Over 90% Expat Population**
- **Strong Long-Term & Short-Term Rental Demand**
- **World-Class Infrastructure & Public Transport**
- **Safe & Stable Business Environment**
- **High Tourism Supporting Holiday Rentals**
- **Communities for Every Budget**

- **Strong Capital Appreciation**
- **Investor-Friendly Government Policies**

These factors continue to support high occupancy rates and strong rental demand across Dubai.

Management Fees

Understanding the difference between **long-term** and **short-term** rentals is essential when advising clients.

Long-Term Rental

- Tenant signs an **Ejari** tenancy contract directly with the landlord.
- Additional fees may apply for tenant placement, contract renewal, and maintenance.

Short-Term Rental (Holiday Home)

- Guest signs a **Holiday Home Agreement** with a licensed management company.
- Services usually include:
    - Guest communication
    - Check-in & Check-out
    - Housekeeping
    - Listing management (Airbnb, Booking.com, etc.)
    - Dynamic pricing
    - Maintenance coordination
    - Revenue reporting
- Typical management fees:
    - **15%–25%** (standard management)
    - **25%–35%** (full-service management)

Key Difference

- **Long-Term:** Tenant signs an **Ejari** contract with the landlord.
- **Short-Term:** Guest signs a **Holiday Home Agreement** with a licensed management company, which typically charges **15%–25%** (up to **35%** for premium services).

Downtown Dubai



Downtown Dubai is one of the city's most prestigious communities, home to iconic landmarks such as **Burj Khalifa, Dubai Mall, Dubai Opera,** and **Dubai Fountain**. Its central location provides easy access to **Business Bay, DIFC,** and **Sheikh Zayed Road**, making it one of Dubai's strongest rental markets.

Average Annual Rental Rates

- **Studio Apartment:** AED **78,000**
- **1-Bedroom Apartment:** AED **120,000**
- **2-Bedroom Apartment:** AED **195,000**
- **3-Bedroom Apartment:** AED **313,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **650–1,000** per night
- **April (Shoulder Season):** AED **500–700** per night
- **August (Low Season):** AED **350–500** per night

● Monthly Rental Rates

- **January:** AED **14,000–20,000** per month
- **April:** AED **10,000–15,000** per month
- **August:** AED **7,000–10,000** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **900–1,500** per night
- **April (Shoulder Season):** AED **650–900** per night
- **August (Low Season):** AED **450–650** per night

● Monthly Rental Rates

- **January:** AED **20,000–30,000** per month
- **April:** AED **14,000–20,000** per month
- **August:** AED **9,000–14,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,400–2,400** per night
- **April (Shoulder Season):** AED **1,000–1,600** per night
- **August (Low Season):** AED **700–1,100** per night

● Monthly Rental Rates

- **January:** AED **30,000–48,000** per month
- **April:** AED **22,000–34,000** per month
- **August:** AED **15,000–23,000** per month

Properties with **Burj Khalifa** or **Dubai Fountain** views command significant rental premiums due to their exclusivity and limited supply.

Advantages

- Prime central location
- High year-round rental demand
- Strong short-term rental performance
- Walking distance to major attractions
- Excellent long-term capital appreciation

Disadvantages

- High property purchase prices
- Premium service charges
- Heavy traffic during peak hours
- Limited parking in some buildings

Business Bay





Business Bay is one of Dubai's leading business districts, located next to Downtown Dubai. The community features corporate offices, international companies, financial institutions, and modern residential towers. Its central location provides excellent access to **Sheikh Zayed**

Road, Al Khail Road, Downtown Dubai, DIFC, Dubai International Airport, and **Business Bay Metro Station**.

Average Annual Rental Rates

- **Studio Apartment:** AED **75,000**
- **1-Bedroom Apartment:** AED **95,000**
- **2-Bedroom Apartment:** AED **140,000**
- **3-Bedroom Apartment:** AED **200,000**
- **4-Bedroom Apartment:** AED **322,500**
- **5-Bedroom Apartment:** AED **360,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **600–950** per night
- **April (Shoulder Season):** AED **450–650** per night
- **August (Low Season):** AED **300–450** per night

● Monthly Rental Rates

- **January:** AED **13,000–19,000** per month
- **April:** AED **10,000–14,000** per month
- **August:** AED **6,500–9,500** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **800–1,300** per night
- **April (Shoulder Season):** AED **600–850** per night
- **August (Low Season):** AED **400–600** per night

● Monthly Rental Rates

- **January:** AED **17,000–26,000** per month
- **April:** AED **13,000–18,000** per month
- **August:** AED **8,500–12,500** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,250–2,000** per night
- **April (Shoulder Season):** AED **900–1,350** per night
- **August (Low Season):** AED **600–900** per night

● Monthly Rental Rates

- **January:** AED **27,000–42,000** per month
- **April:** AED **20,000–30,000** per month
- **August:** AED **13,000–20,000** per month

Canal-view apartments and properties within walking distance of the Metro typically achieve higher occupancy rates and stronger short-term rental performance.

Advantages

- Prime central location
- Strong demand from professionals
- Excellent Metro connectivity
- High occupancy rates
- Strong short-term rental potential

Disadvantages

- Heavy traffic during peak hours
- Premium service charges
- Limited parking in some towers
- Ongoing construction in certain areas

Dubai Creek Harbour





Dubai Creek Harbour is a modern waterfront community developed by **Emaar**, offering contemporary residences, green spaces, and panoramic creek views. Located just minutes from **Downtown Dubai, Business Bay,** and **Dubai International Airport**, it has become one of Dubai's fastest-growing residential destinations.

Average Annual Rental Rates

- **1-Bedroom Apartment:** AED **105,000**
- **2-Bedroom Apartment:** AED **160,000**
- **3-Bedroom Apartment:** AED **230,000**
- **4-Bedroom Apartment:** AED **460,000**

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **650–1,000** per night
- **April (Shoulder Season):** AED **500–750** per night
- **August (Low Season):** AED **350–550** per night

● Monthly Rental Rates

- **January:** AED **14,000–22,000** per month
- **April:** AED **11,000–16,000** per month
- **August:** AED **7,500–11,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,000–1,700** per night
- **April (Shoulder Season):** AED **750–1,250** per night
- **August (Low Season):** AED **550–850** per night

● Monthly Rental Rates

- **January:** AED **22,000–36,000** per month
- **April:** AED **16,000–25,000** per month
- **August:** AED **11,000–17,000** per month

Properties with unobstructed **Dubai Creek**, **Downtown skyline**, or future **Dubai Creek Tower** views typically command higher rental rates and stronger occupancy.

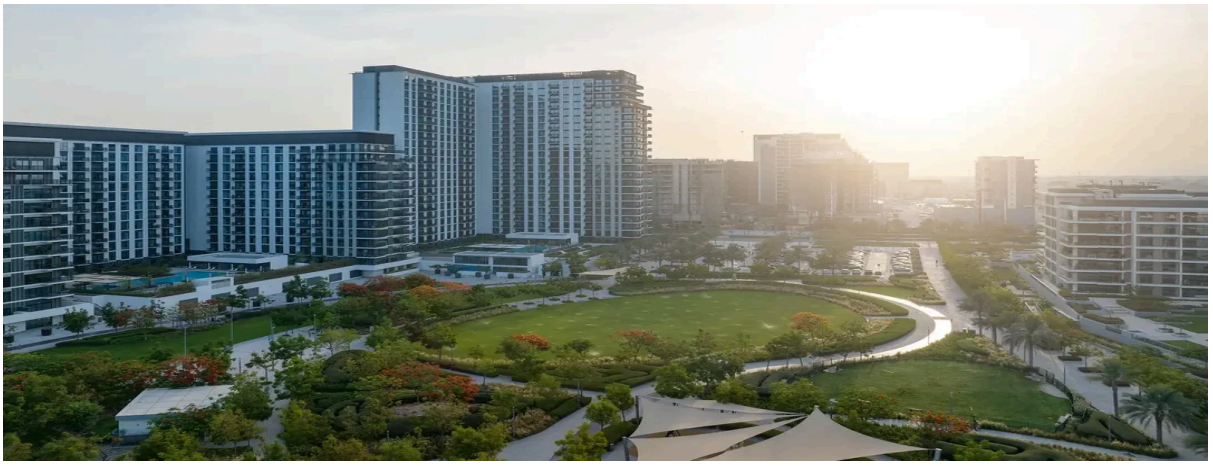
Advantages

- Premium waterfront lifestyle
- Developed by Emaar
- Close to Downtown Dubai
- Excellent long-term growth potential
- Modern master-planned community

Disadvantages

- Limited Metro access
- Ongoing development in some areas
- Higher service charges in premium buildings
- Retail and dining options are still expanding

Dubai Hills Estate





Dubai Hills Estate is a master-planned community developed by **Emaar**, offering premium residences, landscaped parks, and a luxury lifestyle. The community is home to **Dubai Hills Mall**, **Dubai Hills Golf Club**, and provides excellent access to **Downtown Dubai, Business Bay, Dubai Marina,** and **Dubai Creek Harbour** via **Al Khail Road**.

Average Annual Rental Rates

- **Studio Apartment:** AED **75,000**
- **1-Bedroom Apartment:** AED **95,000**
- **2-Bedroom Apartment:** AED **150,000**
- **3-Bedroom Apartment:** AED **260,000**
- **4-Bedroom Villa:** AED **300,000**
- **5-Bedroom Villa:** AED **700,000**
- **6-Bedroom Villa:** AED **2,000,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **550–850** per night
- **April (Shoulder Season):** AED **420–650** per night
- **August (Low Season):** AED **300–450** per night

● Monthly Rental Rates

- **January:** AED **12,000–18,000** per month
- **April:** AED **9,000–13,000** per month
- **August:** AED **7,000–10,000** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **700–1,100** per night
- **April (Shoulder Season):** AED **550–800** per night
- **August (Low Season):** AED **400–600** per night

● Monthly Rental Rates

- **January:** AED **15,000–23,000** per month
- **April:** AED **12,000–17,000** per month
- **August:** AED **9,000–13,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,100–1,800** per night
- **April (Shoulder Season):** AED **850–1,300** per night
- **August (Low Season):** AED **600–950** per night

● Monthly Rental Rates

- **January:** AED **24,000–38,000** per month
- **April:** AED **18,000–28,000** per month
- **August:** AED **13,000–20,000** per month

Properties overlooking **Dubai Hills Golf Club**, large parks, or with direct access to **Dubai Hills Mall** typically achieve higher rental rates and occupancy.

Advantages

- Prime location with excellent connectivity
- Premium Emaar community
- Dubai Hills Mall & Golf Club
- Family-friendly environment
- Strong long-term rental demand

Disadvantages

- High property prices
- Premium service charges
- Limited Metro access
- Traffic during peak hours on Al Khail Road

Al Jaddaf



Al Jaddaf is a rapidly growing waterfront community along **Dubai Creek**, offering modern residential developments and excellent connectivity. The area provides easy access to **Dubai International Airport, Dubai Creek Harbour, Downtown Dubai, Business Bay**, and the **Dubai Metro**, making it a popular choice for professionals and families.

Average Annual Rental Rates

- **Studio Apartment:** AED **57,000**
- **1-Bedroom Apartment:** AED **75,000**
- **2-Bedroom Apartment:** AED **100,000**
- **3-Bedroom Apartment:** AED **145,000**
- **4-Bedroom Apartment:** AED **160,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **400–600** per night
- **April (Shoulder Season):** AED **320–500** per night
- **August (Low Season):** AED **240–350** per night

● Monthly Rental Rates

- **January:** AED **8,500–12,500** per month
- **April:** AED **7,000–10,000** per month
- **August:** AED **5,000–7,500** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **500–750** per night
- **April (Shoulder Season):** AED **400–600** per night
- **August (Low Season):** AED **300–450** per night

● Monthly Rental Rates

- **January:** AED **10,000–15,000** per month
- **April:** AED **8,000–12,000** per month
- **August:** AED **6,000–9,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **800–1,250** per night
- **April (Shoulder Season):** AED **600–950** per night
- **August (Low Season):** AED **450–700** per night

● Monthly Rental Rates

- **January:** AED **18,000–28,000** per month
- **April:** AED **13,000–20,000** per month
- **August:** AED **9,000–14,000** per month

Properties close to the **Dubai Metro** or with **Dubai Creek** views typically achieve higher occupancy rates and stronger short-term rental performance.

Advantages

- Central location
- Excellent Metro connectivity
- Close to Downtown & DXB Airport
- Growing waterfront community
- Strong rental demand

Disadvantages

- Ongoing construction in some areas
- Limited nightlife and entertainment
- Fewer luxury amenities than prime communities
- Some parts are still under development

City Walk







City Walk is a luxury lifestyle community developed by **Meraas**, combining premium residences, high-end retail, fine dining, and entertainment in a modern, walkable environment. The community offers excellent access to **Downtown Dubai, Jumeirah, DIFC,** and **Sheikh Zayed Road**.

Average Annual Rental Rates

- **1-Bedroom Apartment:** AED **125,000**
- **2-Bedroom Apartment:** AED **180,000**
- **3-Bedroom Apartment:** AED **285,000**
- **4-Bedroom Apartment:** AED **550,000**

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **900–1,400** per night
- **April (Shoulder Season):** AED **700–950** per night
- **August (Low Season):** AED **500–700** per night

● Monthly Rental Rates

- **January:** AED **19,000–28,000** per month
- **April:** AED **14,000–20,000** per month
- **August:** AED **10,000–14,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,350–2,100** per night
- **April (Shoulder Season):** AED **1,000–1,450** per night
- **August (Low Season):** AED **700–1,050** per night

● Monthly Rental Rates

- **January:** AED **28,000–44,000** per month
- **April:** AED **21,000–31,000** per month
- **August:** AED **15,000–22,000** per month

Properties overlooking the **City Walk Boulevard** or located within walking distance of the retail and dining district typically achieve higher rental rates and occupancy.

Advantages

- Prime central location
- Luxury lifestyle destination
- Walkable community
- Premium retail and dining
- Strong short-term rental demand

Disadvantages

- High property prices
- Premium service charges
- Limited residential inventory
- Heavy traffic during weekends and holidays

Madinat Jumeirah Living (MJL)





Madinat Jumeirah Living (MJL) is a luxury freehold community developed by **Meraas**, located opposite the iconic **Burj Al Arab**. The community offers premium residences with direct access to **Jumeirah Beach, Madinat Jumeirah,** and **Souk Madinat**, while providing excellent connectivity to **Dubai Marina, Downtown Dubai,** and **Dubai International Airport**.

Average Annual Rental Rates

- **1-Bedroom Apartment:** AED **155,000**
- **2-Bedroom Apartment:** AED **240,000**
- **3-Bedroom Apartment:** AED **350,000**
- **4-Bedroom Apartment:** AED **520,000**

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,000–1,700** per night
- **April (Shoulder Season):** AED **800–1,250** per night
- **August (Low Season):** AED **600–900** per night

● Monthly Rental Rates

- **January:** AED **24,000–36,000** per month
- **April:** AED **18,000–27,000** per month
- **August:** AED **13,000–19,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,600–2,700** per night
- **April (Shoulder Season):** AED **1,200–1,900** per night
- **August (Low Season):** AED **850–1,300** per night

● Monthly Rental Rates

- **January:** AED **36,000–55,000** per month
- **April:** AED **27,000–40,000** per month
- **August:** AED **19,000–29,000** per month

Properties with **Burj Al Arab** views or located closest to **Jumeirah Beach** and **Souk Madinat** typically command the highest rental rates and occupancy.

Advantages

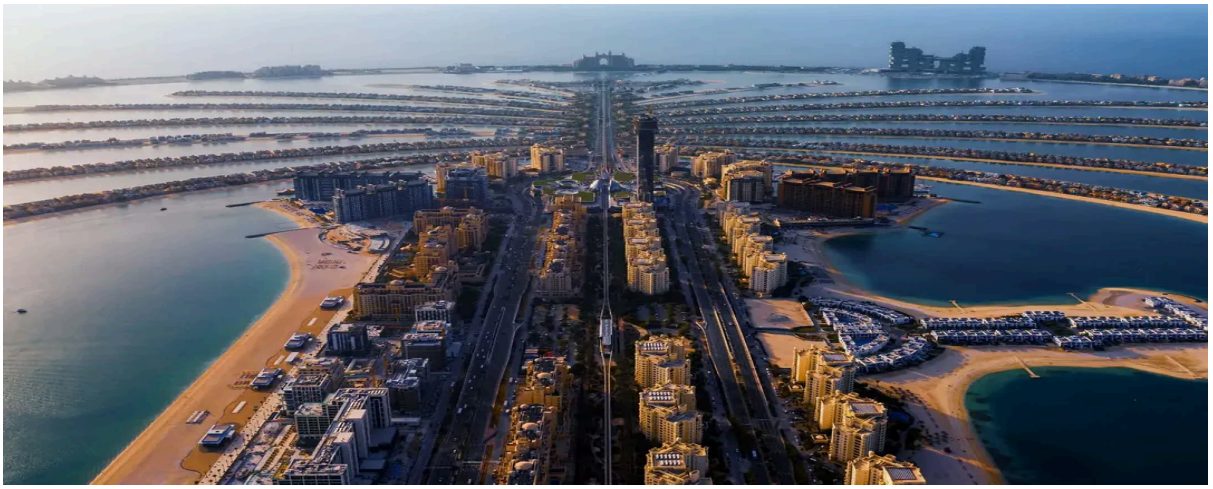
- Prime beachfront location
- Luxury Meraas development
- Direct access to Jumeirah Beach
- Limited residential supply
- Strong short-term rental demand

Disadvantages

- High property prices
- Premium service charges
- Limited public transport access
- Limited availability of resale units

Palm Jumeirah







Palm Jumeirah is one of Dubai's most iconic waterfront communities, known for its luxury residences, beachfront villas, world-class hotels, and private beaches. The community offers excellent access to **Dubai Marina, Dubai Harbour,** and **Sheikh Zayed Road**, making it one of the city's most prestigious addresses.

Average Annual Rental Rates

- **Studio Apartment:** AED **95,000**
- **1-Bedroom Apartment:** AED **150,000**
- **2-Bedroom Apartment:** AED **225,000**
- **3-Bedroom Apartment:** AED **325,000**
- **4-Bedroom Apartment:** AED **600,000–700,000**
- **5-Bedroom Villa:** AED **800,000+**
- **6-Bedroom Villa:** AED **1,800,000**
- **7-Bedroom Villa:** AED **1,950,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **850–1,500** per night
- **April (Shoulder Season):** AED **650–1,000** per night
- **August (Low Season):** AED **500–750** per night

● Monthly Rental Rates

- **January:** AED **20,000–30,000** per month
- **April:** AED **15,000–22,000** per month
- **August:** AED **11,000–16,000** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,100–2,000** per night
- **April (Shoulder Season):** AED **850–1,400** per night
- **August (Low Season):** AED **650–1,000** per night

● Monthly Rental Rates

- **January:** AED **26,000–40,000** per month
- **April:** AED **20,000–30,000** per month
- **August:** AED **15,000–22,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,800–3,200** per night
- **April (Shoulder Season):** AED **1,350–2,200** per night
- **August (Low Season):** AED **950–1,500** per night

● Monthly Rental Rates

- **January:** AED **42,000–65,000** per month
- **April:** AED **32,000–48,000** per month
- **August:** AED **23,000–35,000** per month

Beachfront properties and residences with **full sea**, **Atlantis**, or **Dubai Marina skyline** views typically command the highest rental rates and occupancy.

Advantages

- Iconic waterfront location
- Private beaches and luxury resorts
- Strong international demand
- Excellent short-term rental performance
- High long-term capital appreciation

Disadvantages

- Very high purchase prices
- Premium service charges
- Heavy traffic during weekends and holidays
- Limited residential supply

Bluewaters Island







ewaters Island is one of Dubai's most exclusive waterfront communities, offering luxury residences, premium hospitality, and panoramic views of the **Arabian Gulf**. Located next to **JBR**, the island is home to **Ain Dubai** and provides excellent access to **Dubai Marina** and **Sheikh Zayed Road**.

Average Annual Rental Rates

- **1-Bedroom Apartment:** AED **280,000**
- **2-Bedroom Apartment:** AED **425,000**
- **3-Bedroom Apartment:** AED **560,000**
- **4-Bedroom Apartment:** AED **1,050,000**

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,100–1,900** per night
- **April (Shoulder Season):** AED **850–1,350** per night
- **August (Low Season):** AED **650–950** per night

● Monthly Rental Rates

- **January:** AED **25,000–38,000** per month
- **April:** AED **19,000–29,000** per month
- **August:** AED **14,000–21,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,900–3,300** per night
- **April (Shoulder Season):** AED **1,450–2,300** per night
- **August (Low Season):** AED **1,000–1,600** per night

● Monthly Rental Rates

- **January:** AED **45,000–68,000** per month
- **April:** AED **34,000–50,000** per month
- **August:** AED **24,000–37,000** per month

Properties with direct **Ain Dubai**, **sea**, or **JBR skyline** views typically command the highest rental rates and occupancy.

Advantages

- Exclusive waterfront location
- Luxury lifestyle and premium amenities
- Limited residential supply
- Strong holiday rental demand
- Walking distance to JBR and Dubai Marina

Disadvantages

- Very high property prices
- Premium service charges
- Limited residential inventory
- Busy tourist destination during peak seasons

Dubai Harbour





Dubai Harbour is a luxury waterfront community offering premium residences, luxury hotels, and the region's largest marina. Located between **Palm Jumeirah** and **Dubai Marina**, it provides excellent access to **Sheikh Zayed Road, Bluewaters Island, JBR**, and Dubai's major business and leisure destinations.

Average Annual Rental Rates

- **1-Bedroom Apartment:** AED **180,000**
- **2-Bedroom Apartment:** AED **230,000**
- **3-Bedroom Apartment:** AED **400,000**
- **4-Bedroom Apartment:** AED **480,000**

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,050–1,900** per night
- **April (Shoulder Season):** AED **750–1,150** per night
- **August (Low Season):** AED **550–850** per night

● Monthly Rental Rates

- **January:** AED **22,000–34,000** per month
- **April:** AED **17,000–25,000** per month
- **August:** AED **12,000–18,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,500–2,700** per night
- **April (Shoulder Season):** AED **1,100–1,750** per night
- **August (Low Season):** AED **800–1,250** per night

● Monthly Rental Rates

- **January:** AED **34,000–55,000** per month
- **April:** AED **25,000–40,000** per month
- **August:** AED **18,000–28,000** per month

Apartments with **full marina**, **Palm Jumeirah**, or **Arabian Gulf** views typically command the highest rental rates and occupancy.

Advantages

- Prime waterfront location
- World's largest marina
- Luxury lifestyle and premium developments
- Strong short-term rental demand
- Close to Palm Jumeirah and Dubai Marina

Disadvantages

- High property prices
- Premium service charges
- Limited residential inventory
- Traffic congestion during peak tourist seasons

Dubai Marina







Dubai Marina is one of Dubai's most popular waterfront communities, known for its modern high-rise towers, vibrant lifestyle, and marina views. The community offers excellent access to **Marina Walk, beaches, Dubai Metro, Dubai Tram, Sheikh Zayed Road, Dubai Harbour,** and **Palm Jumeirah**.

Average Annual Rental Rates

- **Studio Apartment:** AED **68,000**
- **1-Bedroom Apartment:** AED **95,000**
- **2-Bedroom Apartment:** AED **145,000**
- **3-Bedroom Apartment:** AED **230,000**
- **4-Bedroom Apartment:** AED **300,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **600–950** per night
- **April (Shoulder Season):** AED **450–700** per night
- **August (Low Season):** AED **350–500** per night

● Monthly Rental Rates

- **January:** AED **13,000–20,000** per month
- **April:** AED **10,000–15,000** per month
- **August:** AED **7,500–11,000** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **850–1,400** per night
- **April (Shoulder Season):** AED **650–950** per night
- **August (Low Season):** AED **500–700** per night

● Monthly Rental Rates

- **January:** AED **18,000–28,000** per month
- **April:** AED **14,000–20,000** per month
- **August:** AED **10,000–15,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,300–2,100** per night
- **April (Shoulder Season):** AED **950–1,450** per night
- **August (Low Season):** AED **700–1,000** per night

● Monthly Rental Rates

- **January:** AED **28,000–44,000** per month
- **April:** AED **21,000–31,000** per month
- **August:** AED **15,000–22,000** per month

Apartments with **full marina**, **sea**, or **Marina Walk** views typically achieve the highest rental rates and occupancy.

Advantages

- Prime waterfront location
- Excellent Metro and Tram connectivity
- Wide range of restaurants and entertainment
- Strong short-term rental demand
- Popular with international residents

Disadvantages

- Heavy traffic during peak hours
- Premium service charges
- Limited parking in some towers
- Busy tourist area throughout the year

Jumeirah Beach Residence (JBR)







Jumeirah Beach Residence (JBR) is one of Dubai's most established beachfront communities, offering direct beach access, waterfront living, and a vibrant lifestyle. The community provides excellent access to **Dubai Marina, Bluewaters Island, Dubai Harbour,** and **Sheikh Zayed Road**, making it one of Dubai's most desirable coastal destinations.

Average Annual Rental Rates

- **Studio Apartment:** AED **81,000**
- **1-Bedroom Apartment:** AED **110,000**
- **2-Bedroom Apartment:** AED **140,000**
- **3-Bedroom Apartment:** AED **190,000**
- **4-Bedroom Apartment:** AED **280,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **650–1,050** per night
- **April (Shoulder Season):** AED **500–750** per night
- **August (Low Season):** AED **400–550** per night

● Monthly Rental Rates

- **January:** AED **15,000–22,000** per month
- **April:** AED **11,000–16,000** per month
- **August:** AED **8,000–12,000** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **900–1,500** per night
- **April (Shoulder Season):** AED **700–1,000** per night
- **August (Low Season):** AED **550–800** per night

● Monthly Rental Rates

- **January:** AED **20,000–30,000** per month
- **April:** AED **15,000–22,000** per month
- **August:** AED **11,000–16,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,350–2,200** per night
- **April (Shoulder Season):** AED **1,000–1,500** per night
- **August (Low Season):** AED **750–1,100** per night

● Monthly Rental Rates

- **January:** AED **30,000–46,000** per month
- **April:** AED **22,000–33,000** per month
- **August:** AED **16,000–24,000** per month

Apartments with direct **beachfront**, **full sea**, or **Ain Dubai** views typically command the highest rental rates and occupancy.

Advantages

- Prime beachfront location
- Direct beach access
- Walking distance to Dubai Marina
- Excellent short-term rental demand
- Wide range of dining and entertainment

Disadvantages

- Heavy traffic during weekends and holidays
- Premium service charges
- Limited parking in some buildings
- Busy tourist destination throughout the year

Jumeirah Lake Towers (JLT)







Jumeirah Lake Towers (JLT)

Jumeirah Lake Towers (JLT) is a mixed-use community featuring residential, commercial, and retail towers surrounding landscaped lakes. The community offers excellent access to **Sheikh Zayed Road, Dubai Marina**, and multiple **Metro stations**, with a wide range of restaurants, cafés, supermarkets, and everyday amenities.

Average Annual Rental Rates

- **Studio Apartment:** AED **62,000**
- **1-Bedroom Apartment:** AED **85,000**
- **2-Bedroom Apartment:** AED **125,000**
- **3-Bedroom Apartment:** AED **165,000**
- **4-Bedroom Apartment:** AED **230,000**
- **5-Bedroom Apartment:** AED **400,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **500–750** per night
- **April (Shoulder Season):** AED **380–550** per night
- **August (Low Season):** AED **280–400** per night

● Monthly Rental Rates

- **January:** AED **11,000–16,000** per month
- **April:** AED **8,500–12,000** per month
- **August:** AED **6,000–8,500** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **650–1,000** per night
- **April (Shoulder Season):** AED **500–750** per night
- **August (Low Season):** AED **350–550** per night

● Monthly Rental Rates

- **January:** AED **14,000–21,000** per month
- **April:** AED **10,000–16,000** per month
- **August:** AED **7,500–11,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **1,000–1,600** per night
- **April (Shoulder Season):** AED **750–1,150** per night
- **August (Low Season):** AED **550–800** per night

● Monthly Rental Rates

- **January:** AED **22,000–34,000** per month
- **April:** AED **16,000–24,000** per month

- **August:** AED **11,000–17,000** per month

Apartments with **lake views**, **higher-floor units**, or located within walking distance of the **Metro** typically achieve higher rental rates and occupancy.

Advantages

- Excellent Metro connectivity
- Prime location near Dubai Marina
- Wide range of restaurants and cafés
- Strong rental demand
- Mixed residential and business community

Disadvantages

- Traffic congestion during peak hours
- Premium service charges in some towers
- Limited visitor parking
- Some older buildings compared to newer communities

Jumeirah Village Circle (JVC)



Jumeirah Village Circle (JVC) is one of Dubai's largest residential communities, offering a mix of apartments, townhouses, villas, parks, schools, and retail facilities. Its central location provides easy access to **Al Khail Road, Sheikh Mohammed Bin Zayed Road, Dubai Marina, Palm Jumeirah,** and **Dubai Internet City**.

Average Annual Rental Rates

- **Studio Apartment:** AED **51,000**
- **1-Bedroom Apartment:** AED **74,000**
- **2-Bedroom Apartment:** AED **110,000**
- **3-Bedroom Apartment:** AED **165,000**
- **4-Bedroom Apartment:** AED **200,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **350–550** per night
- **April (Shoulder Season):** AED **280–420** per night
- **August (Low Season):** AED **200–300** per night

● Monthly Rental Rates

- **January:** AED **8,000–12,000** per month
- **April:** AED **6,500–9,500** per month
- **August:** AED **5,000–7,000** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **450–700** per night
- **April (Shoulder Season):** AED **350–550** per night
- **August (Low Season):** AED **250–400** per night

● Monthly Rental Rates

- **January:** AED **10,000–15,000** per month
- **April:** AED **8,000–12,000** per month
- **August:** AED **6,000–9,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **700–1,100** per night
- **April (Shoulder Season):** AED **550–850** per night

- **August (Low Season):** AED **400–600** per night

● Monthly Rental Rates

- **January:** AED **16,000–24,000** per month
- **April:** AED **12,000–18,000** per month
- **August:** AED **9,000–13,000** per month

Properties located near **Circle Mall**, community parks, or with access to premium amenities typically achieve higher rental rates and occupancy.

Advantages

- Family-friendly community
- Affordable entry prices
- Strong rental demand
- Excellent road connectivity
- Continuous community growth

Disadvantages

- Limited Metro access
- Traffic at peak hours
- Ongoing construction in some areas
- Large supply of new apartments

Jumeirah Village Triangle (JVT)





Jumeirah Village Triangle (JVT) is a family-friendly residential community offering apartments, townhouses, and villas within a peaceful, landscaped environment. The community provides excellent access to **Sheikh Mohammed Bin Zayed Road, Al Khail Road, Dubai Marina, Jumeirah Lake Towers, Dubai Internet City,** and **Palm Jumeirah**.

Average Annual Rental Rates

- **Studio Apartment:** AED **49,000**
- **1-Bedroom Apartment:** AED **75,000**
- **2-Bedroom Apartment:** AED **120,000**
- **3-Bedroom Apartment:** AED **180,000**
- **4-Bedroom Apartment:** AED **240,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **320–520** per night

- **April (Shoulder Season):** AED **250–400** per night
- **August (Low Season):** AED **180–300** per night

● Monthly Rental Rates

- **January:** AED **7,500–11,000** per month
- **April:** AED **6,000–9,000** per month
- **August:** AED **4,500–7,000** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **400–650** per night
- **April (Shoulder Season):** AED **300–500** per night
- **August (Low Season):** AED **220–380** per night

● Monthly Rental Rates

- **January:** AED **9,000–14,000** per month
- **April:** AED **7,000–11,000** per month
- **August:** AED **5,500–8,500** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **700–1,100** per night
- **April (Shoulder Season):** AED **550–850** per night
- **August (Low Season):** AED **400–650** per night

● Monthly Rental Rates

- **January:** AED **16,000–25,000** per month
- **April:** AED **12,000–18,000** per month
- **August:** AED **9,000–14,000** per month

Properties located near **community parks** or offering larger terraces and landscaped views typically achieve higher rental rates and occupancy.

Advantages

- Quiet family-friendly community
- Spacious townhouses and villas
- Excellent road connectivity
- Green parks and open spaces
- Strong long-term rental demand

Disadvantages

- Limited Metro access
- Fewer retail and dining options than nearby communities
- Ongoing development in some areas
- Lower short-term rental demand than waterfront locations

Motor City



Motor City is a family-friendly residential community known for its spacious homes, landscaped surroundings, and relaxed lifestyle. The community offers parks, schools, fitness centers, retail outlets, and excellent access to **Sheikh Mohammed Bin Zayed Road, Al Khail Road,** and **Dubai Sports City**.

Average Annual Rental Rates

- **Studio Apartment:** AED **50,000**
- **1-Bedroom Apartment:** AED **63,500**
- **2-Bedroom Apartment:** AED **120,000**
- **3-Bedroom Apartment:** AED **185,000**

- **4-Bedroom Apartment:** AED **320,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **320–520** per night
- **April (Shoulder Season):** AED **250–400** per night
- **August (Low Season):** AED **180–280** per night

● Monthly Rental Rates

- **January:** AED **7,500–11,000** per month
- **April:** AED **6,000–8,500** per month
- **August:** AED **4,500–6,500** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **400–650** per night
- **April (Shoulder Season):** AED **300–500** per night
- **August (Low Season):** AED **220–350** per night

● Monthly Rental Rates

- **January:** AED **9,000–13,000** per month
- **April:** AED **7,000–10,000** per month
- **August:** AED **5,500–8,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **700–1,100** per night
- **April (Shoulder Season):** AED **550–850** per night
- **August (Low Season):** AED **400–600** per night

● Monthly Rental Rates

- **January:** AED **16,000–24,000** per month
- **April:** AED **12,000–18,000** per month
- **August:** AED **9,000–13,000** per month

Properties overlooking **parks**, **gardens**, or located close to community retail and recreational facilities typically achieve higher rental rates and occupancy.

Advantages

- Family-friendly community
- Spacious apartment layouts
- Green parks and open spaces
- Excellent road connectivity
- Strong long-term rental demand

Disadvantages

- Limited Metro access
- Lower short-term rental demand than waterfront communities
- Fewer luxury lifestyle amenities
- Traffic during peak commuting hours

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Production City



Dubai Production City is a mixed-use community offering modern residences, offices, retail outlets, and lifestyle amenities. Located near **Sheikh Mohammed Bin Zayed Road**, it provides easy access to **Dubai Marina, Jumeirah Village Circle, Jumeirah Golf Estates,** and **Motor City**.

Average Annual Rental Rates

- **Studio Apartment:** AED **40,000**

- **1-Bedroom Apartment:** AED **62,000**
- **2-Bedroom Apartment:** AED **80,000**
- **3-Bedroom Apartment:** AED **100,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **280–420** per night
- **April (Shoulder Season):** AED **220–350** per night
- **August (Low Season):** AED **160–250** per night

● Monthly Rental Rates

- **January:** AED **6,500–9,500** per month
- **April:** AED **5,500–8,000** per month
- **August:** AED **4,000–6,000** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **350–500** per night
- **April (Shoulder Season):** AED **280–450** per night
- **August (Low Season):** AED **200–320** per night

● Monthly Rental Rates

- **January:** AED **8,000–12,000** per month
- **April:** AED **6,500–9,500** per month
- **August:** AED **5,000–7,500** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **550–850** per night
- **April (Shoulder Season):** AED **450–650** per night
- **August (Low Season):** AED **300–500** per night

● **Monthly Rental Rates**

- **January:** AED **13,000–19,000** per month
- **April:** AED **10,000–14,000** per month
- **August:** AED **7,500–11,000** per month

Properties located near **City Centre Me'aisem** or offering lake views and modern amenities typically achieve higher rental rates and occupancy.

Advantages

- Affordable entry prices
- Excellent road connectivity
- Growing residential community
- Good value for investors
- Close to JVC and Motor City

Disadvantages

- Limited Metro access
- Lower short-term rental demand than central areas
- Fewer entertainment options
- Ongoing development in surrounding areas

Dubai Sports City







Dubai Sports City is a master-planned community focused on sports, wellness, and active living. It offers residential developments, sports facilities, fitness centers, schools, and parks, with excellent access to **Sheikh Mohammed Bin Zayed Road, Al Khail Road, Motor City, JVC,** and **Dubai Marina**.

Average Annual Rental Rates

- **Studio Apartment:** AED **48,000**
- **1-Bedroom Apartment:** AED **60,000**
- **2-Bedroom Apartment:** AED **85,000**
- **3-Bedroom Apartment:** AED **130,000**
- **4-Bedroom Villa:** AED **250,000**
- **5-Bedroom Villa:** AED **500,000**
- **6-Bedroom Villa:** AED **740,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **300–500** per night

- **April (Shoulder Season):** AED **240–380** per night
- **August (Low Season):** AED **180–280** per night

● Monthly Rental Rates

- **January:** AED **7,000–10,000** per month
- **April:** AED **5,500–8,500** per month
- **August:** AED **4,500–6,500** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **380–650** per night
- **April (Shoulder Season):** AED **300–500** per night
- **August (Low Season):** AED **220–350** per night

● Monthly Rental Rates

- **January:** AED **8,500–13,000** per month
- **April:** AED **7,000–10,000** per month
- **August:** AED **5,500–8,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **600–950** per night
- **April (Shoulder Season):** AED **450–700** per night
- **August (Low Season):** AED **320–500** per night

● Monthly Rental Rates

- **January:** AED **14,000–20,000** per month
- **April:** AED **10,500–15,000** per month
- **August:** AED **8,000–11,500** per month

Properties overlooking **golf courses**, **sports facilities**, or located near the **ICC Academy** and major community amenities typically achieve higher rental rates and occupancy.

Advantages

- Sports-focused lifestyle
- Family-friendly community
- Affordable property prices
- Excellent road connectivity
- Strong long-term rental demand

Disadvantages

- Limited Metro access
- Lower holiday rental demand than waterfront areas
- Ongoing development in surrounding communities
- Fewer luxury retail and dining options compared to central Dubai

Arjan





Arjan is a rapidly growing residential community in **Dubailand**, offering modern developments and excellent connectivity. Located near **Al Khail Road** and **Sheikh Mohammed Bin Zayed Road**, it provides easy access to **Dubai Hills Estate, Motor City, Dubai Sports City,** and **Jumeirah Village Circle**. The community is also home to **Dubai Miracle Garden** and **Dubai Butterfly Garden**.

Average Annual Rental Rates

- **Studio Apartment:** AED **50,000**
- **1-Bedroom Apartment:** AED **72,000**
- **2-Bedroom Apartment:** AED **104,000**
- **3-Bedroom Apartment:** AED **170,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **320–520** per night
- **April (Shoulder Season):** AED **250–400** per night
- **August (Low Season):** AED **180–280** per night

● Monthly Rental Rates

- **January:** AED **7,500–11,000** per month
- **April:** AED **6,000–8,500** per month
- **August:** AED **4,500–6,500** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **400–650** per night
- **April (Shoulder Season):** AED **300–500** per night
- **August (Low Season):** AED **220–350** per night

● Monthly Rental Rates

- **January:** AED **9,000–13,000** per month
- **April:** AED **7,000–10,000** per month
- **August:** AED **5,500–8,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **650–1,000** per night

- **April (Shoulder Season):** AED **500–750** per night
- **August (Low Season):** AED **350–550** per night

● Monthly Rental Rates

- **January:** AED **15,000–22,000** per month
- **April:** AED **11,000–16,000** per month
- **August:** AED **8,000–12,000** per month

Properties located near **Dubai Miracle Garden** or in newer residential developments with premium amenities typically achieve higher rental rates and occupancy.

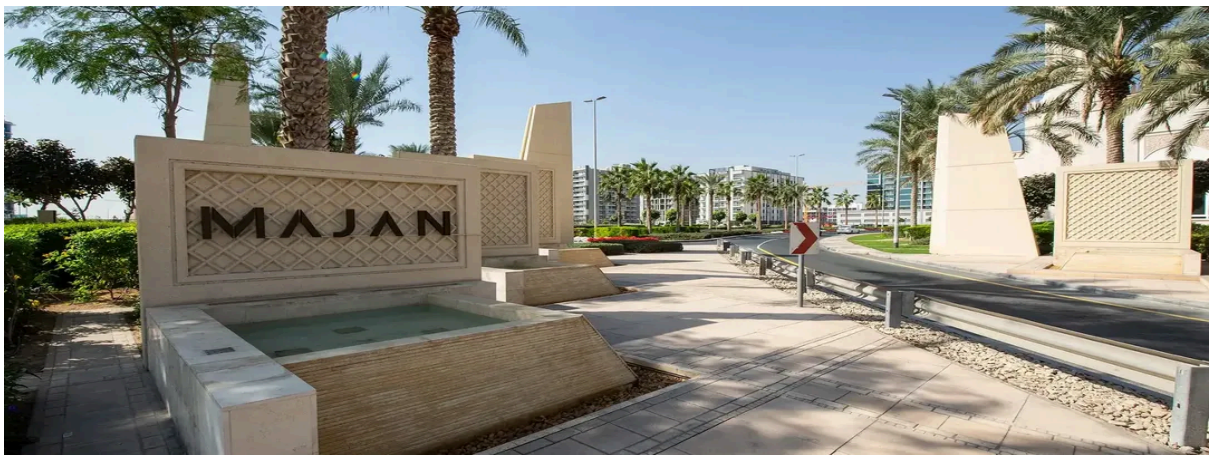
Advantages

- Growing residential community
- Excellent road connectivity
- Modern developments
- Competitive property prices
- Strong long-term growth potential

Disadvantages

- Limited Metro access
- Ongoing construction in some areas
- Fewer retail and entertainment options than central communities
- Lower short-term rental demand than waterfront locations

Majan





Majan is a growing residential community in **Dubailand**, offering modern developments and convenient connectivity. Located near **Sheikh Mohammed Bin Zayed Road**, it provides easy access to **Global Village, IMG Worlds of Adventure, Dubai Silicon Oasis**, and other key destinations, along with retail outlets, supermarkets, cafés, and everyday amenities.

Average Annual Rental Rates

- **Studio Apartment:** AED **45,000**
- **1-Bedroom Apartment:** AED **65,000**
- **2-Bedroom Apartment:** AED **85,000**
- **3-Bedroom Apartment:** AED **116,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **280–450** per night
- **April (Shoulder Season):** AED **220–350** per night
- **August (Low Season):** AED **160–250** per night

● Monthly Rental Rates

- **January:** AED **6,500–9,500** per month
- **April:** AED **5,500–8,000** per month
- **August:** AED **4,000–6,000** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **350–600** per night
- **April (Shoulder Season):** AED **280–450** per night
- **August (Low Season):** AED **200–320** per night

● Monthly Rental Rates

- **January:** AED **8,000–12,000** per month
- **April:** AED **6,500–9,500** per month
- **August:** AED **5,000–7,500** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **550–900** per night
- **April (Shoulder Season):** AED **420–650** per night
- **August (Low Season):** AED **300–450** per night

● Monthly Rental Rates

- **January:** AED **13,000–19,000** per month
- **April:** AED **10,000–14,000** per month
- **August:** AED **7,500–11,000** per month

Properties in newer buildings with modern amenities or located close to **Global Village** and major road networks typically achieve higher rental rates and occupancy.

Advantages

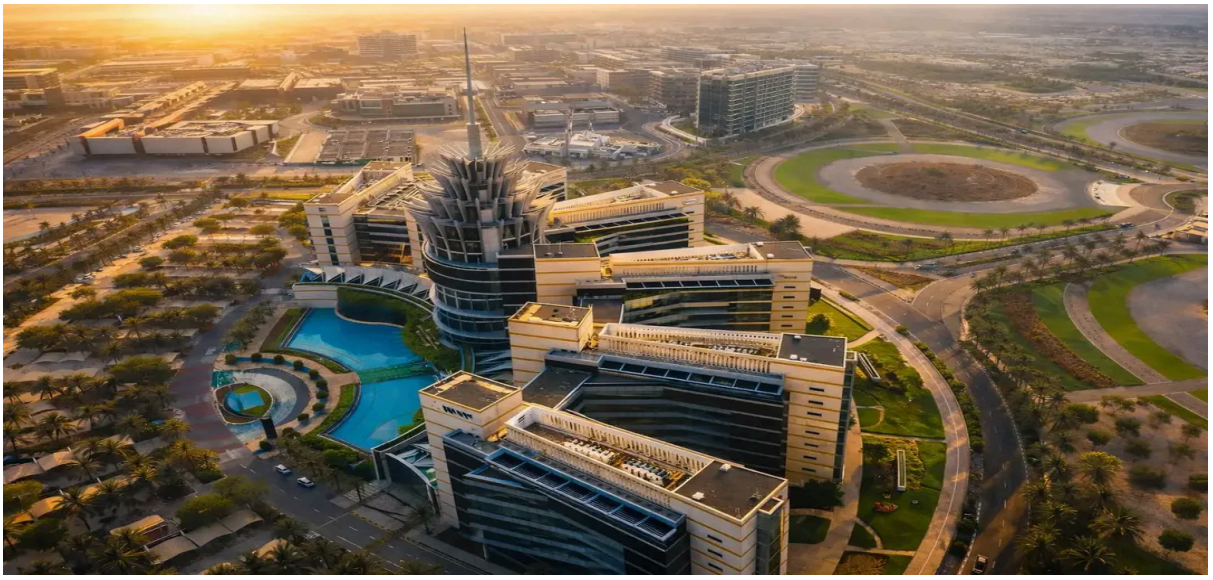
- Affordable property prices
- Growing residential community
- Excellent road connectivity

- Good long-term investment potential
- Expanding retail and community facilities

Disadvantages

- Limited Metro access
- Ongoing development in surrounding areas
- Fewer lifestyle and entertainment options than central Dubai
- Lower short-term rental demand than prime waterfront communities

Dubai Silicon Oasis (DSO)



Dubai Silicon Oasis (DSO) is a mixed-use community combining residential living with a thriving technology and business hub. Located near **Sheikh Mohammed Bin Zayed Road** and **Dubai–Al Ain Road**, it offers easy access to **Downtown Dubai, Dubai International Airport, Academic City,** and **Global Village**, along with schools, parks, retail centers, and healthcare facilities.

Average Annual Rental Rates

- **Studio Apartment:** AED **45,000**
- **1-Bedroom Apartment:** AED **65,000**
- **2-Bedroom Apartment:** AED **90,000**
- **3-Bedroom Apartment:** AED **135,000**
- **4-Bedroom Villa:** AED **240,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **280–450** per night
- **April (Shoulder Season):** AED **220–350** per night
- **August (Low Season):** AED **160–250** per night

● Monthly Rental Rates

- **January:** AED **6,500–9,500** per month
- **April:** AED **5,500–8,000** per month
- **August:** AED **4,000–6,000** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **350–600** per night
- **April (Shoulder Season):** AED **280–450** per night
- **August (Low Season):** AED **200–320** per night

● Monthly Rental Rates

- **January:** AED **8,000–12,000** per month
- **April:** AED **6,500–9,500** per month
- **August:** AED **5,000–7,500** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **600–950** per night
- **April (Shoulder Season):** AED **450–700** per night
- **August (Low Season):** AED **320–500** per night

● Monthly Rental Rates

- **January:** AED **14,000–20,000** per month
- **April:** AED **10,500–15,000** per month
- **August:** AED **8,000–11,500** per month

Properties located near **Dubai Silicon Central Mall**, **Academic City**, or within newer residential developments with premium amenities typically achieve higher rental rates and occupancy.

Advantages

- Established technology and business hub
- Affordable property prices
- Excellent road connectivity
- Family-friendly community
- Strong long-term rental demand

Disadvantages

- Limited Metro access
- Lower holiday rental demand than central and waterfront areas
- Traffic during peak commuting hours
- Fewer luxury lifestyle amenities than prime Dubai communities

Dubai Land Residence Complex (DLRC)





Dubai Land Residence Complex (DLRC) is a growing residential community in **Dubailand**, offering modern residential developments and excellent connectivity. Located near **Sheikh Mohammed Bin Zayed Road**, it provides easy access to **Dubai Silicon Oasis, Academic City, Global Village**, and other key destinations, along with schools, healthcare facilities, retail outlets, and everyday amenities.

Average Annual Rental Rates

- **Studio Apartment:** AED **40,000**
- **1-Bedroom Apartment:** AED **56,000**
- **2-Bedroom Apartment:** AED **75,000**
- **3-Bedroom Apartment:** AED **110,000**
- **4-Bedroom Apartment:** AED **147,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **250–400** per night
- **April (Shoulder Season):** AED **200–320** per night
- **August (Low Season):** AED **150–220** per night

● Monthly Rental Rates

- **January:** AED **6,000–8,500** per month
- **April:** AED **5,000–7,000** per month
- **August:** AED **3,800–5,500** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **320–550** per night
- **April (Shoulder Season):** AED **250–420** per night
- **August (Low Season):** AED **180–300** per night

● Monthly Rental Rates

- **January:** AED **7,500–11,000** per month
- **April:** AED **6,000–8,500** per month
- **August:** AED **4,500–7,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **500–800** per night
- **April (Shoulder Season):** AED **380–600** per night
- **August (Low Season):** AED **280–420** per night

● Monthly Rental Rates

- **January:** AED **11,500–17,000** per month
- **April:** AED **9,000–13,000** per month
- **August:** AED **6,500–10,000** per month

Properties in newer residential buildings with modern amenities or located close to **Dubai Silicon Oasis** and **Academic City** typically achieve higher rental rates and occupancy.

Advantages

- Affordable property prices
- Excellent road connectivity
- Growing residential community
- Strong long-term investment potential
- Close to Academic City and DSO

Disadvantages

- Limited Metro access
- Ongoing development in surrounding areas
- Fewer entertainment and lifestyle options
- Lower holiday rental demand than central and waterfront communities

Jumeirah Garden City



Jumeirah Garden City is a centrally located residential community offering modern developments and excellent connectivity. Situated between **Jumeirah, Sheikh Zayed Road,** and **Downtown Dubai**, it provides easy access to **DIFC, City Walk, Jumeirah Beach,** and **Dubai International Airport**, along with cafés, restaurants, retail outlets, and everyday amenities.

Average Annual Rental Rates

- **Studio Apartment:** AED **80,000**
- **1-Bedroom Apartment:** AED **90,000**
- **2-Bedroom Apartment:** AED **115,000**
- **3-Bedroom Apartment:** AED **188,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **420–650** per night
- **April (Shoulder Season):** AED **350–500** per night
- **August (Low Season):** AED **250–380** per night

● Monthly Rental Rates

- **January:** AED **9,500–14,000** per month
- **April:** AED **7,500–11,000** per month
- **August:** AED **5,500–8,000** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **550–850** per night
- **April (Shoulder Season):** AED **450–650** per night
- **August (Low Season):** AED **320–500** per night

● Monthly Rental Rates

- **January:** AED **12,000–18,000** per month
- **April:** AED **9,500–14,000** per month
- **August:** AED **7,000–10,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **850–1,300** per night
- **April (Shoulder Season):** AED **650–950** per night
- **August (Low Season):** AED **450–700** per night

● Monthly Rental Rates

- **January:** AED **19,000–28,000** per month
- **April:** AED **14,000–20,000** per month
- **August:** AED **10,000–15,000** per month

Properties located close to **Sheikh Zayed Road**, **DIFC**, or **City Walk** typically achieve higher rental rates and occupancy.

Advantages

- Prime central location
- Excellent connectivity
- Close to DIFC and Downtown
- Strong rental demand
- Modern residential developments

Disadvantages

- Limited residential inventory
- Premium property prices
- Ongoing development in some areas
- Traffic congestion during peak hours

Al Furjan





Al Furjan is a residential community developed by **Nakheel**, offering apartments, townhouses, and villas within a modern, family-friendly environment. The community provides excellent access to **Sheikh Zayed Road, Sheikh Mohammed Bin Zayed Road, Dubai Marina, Jebel Ali, Expo City Dubai,** and **Al Maktoum International Airport**, with the added convenience of the **Dubai Metro**.

Average Annual Rental Rates

- **Studio Apartment:** AED **49,000**
- **1-Bedroom Apartment:** AED **73,000**
- **2-Bedroom Apartment:** AED **100,000**
- **3-Bedroom Apartment:** AED **190,000**
- **4-Bedroom Villa:** AED **260,000**
- **5-Bedroom Villa:** AED **405,000**
- **6-Bedroom Villa:** AED **430,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **350–550** per night
- **April (Shoulder Season):** AED **280–420** per night
- **August (Low Season):** AED **200–300** per night

● Monthly Rental Rates

- **January:** AED **8,000–12,000** per month
- **April:** AED **6,500–9,500** per month
- **August:** AED **5,000–7,000** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **450–700** per night
- **April (Shoulder Season):** AED **350–550** per night
- **August (Low Season):** AED **250–400** per night

● Monthly Rental Rates

- **January:** AED **10,000–15,000** per month
- **April:** AED **8,000–12,000** per month

- **August:** AED **6,000–9,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **700–1,100** per night
- **April (Shoulder Season):** AED **550–850** per night
- **August (Low Season):** AED **400–600** per night

● Monthly Rental Rates

- **January:** AED **16,000–24,000** per month
- **April:** AED **12,000–18,000** per month
- **August:** AED **9,000–13,000** per month

Properties located near **Al Furjan Metro Station**, **Al Furjan Pavilion**, or within newer Nakheel developments typically achieve higher rental rates and occupancy.

Advantages

- Family-friendly Nakheel community
- Dubai Metro access
- Excellent road connectivity
- Strong long-term rental demand
- Close to Expo City and Jebel Ali

Disadvantages

- Ongoing development in some areas
- Limited nightlife and entertainment
- Traffic during peak commuting hours
- Lower short-term rental demand than waterfront communities

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Discovery Gardens





Discovery Gardens is a residential community in **Jebel Ali**, known for its spacious layouts, landscaped gardens, and peaceful environment. The community offers excellent access to **Sheikh Zayed Road, Al Furjan, Dubai Marina, Expo City Dubai,** and **Al Maktoum International Airport**, with the convenience of the **Dubai Metro**.

Average Annual Rental Rates

- **Studio Apartment:** AED **47,000**
- **1-Bedroom Apartment:** AED **68,000**
- **2-Bedroom Apartment:** AED **98,000**

Short-Term Rental – Studio Apartment

● Daily Rental Rates

- **January (High Season):** AED **300–500** per night

- **April (Shoulder Season):** AED **240–380** per night
- **August (Low Season):** AED **180–280** per night

● Monthly Rental Rates

- **January:** AED **7,000–10,000** per month
- **April:** AED **5,500–8,000** per month
- **August:** AED **4,500–6,500** per month

Short-Term Rental – 1-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **400–650** per night
- **April (Shoulder Season):** AED **300–500** per night
- **August (Low Season):** AED **220–350** per night

● Monthly Rental Rates

- **January:** AED **9,000–13,000** per month
- **April:** AED **7,000–10,000** per month
- **August:** AED **5,500–8,000** per month

Short-Term Rental – 2-Bedroom Apartment

● Daily Rental Rates

- **January (High Season):** AED **650–1,000** per night
- **April (Shoulder Season):** AED **500–750** per night
- **August (Low Season):** AED **350–550** per night

● Monthly Rental Rates

- **January:** AED **15,000–22,000** per month
- **April:** AED **11,000–16,000** per month
- **August:** AED **8,000–12,000** per month

Properties located near **Discovery Gardens Metro Station** or overlooking the community's landscaped gardens typically achieve higher rental rates and occupancy.

Advantages

- Dubai Metro access
- Spacious apartment layouts
- Affordable property prices
- Green and peaceful environment
- Close to Expo City and Jebel Ali

Disadvantages

- Older buildings compared to newer communities
- Limited luxury amenities
- Lower holiday rental demand than central and waterfront areas
- Traffic during peak commuting hours

Dubai Rental Market Summary

Dubai offers one of the world's most diverse rental markets, with communities suited to every budget, lifestyle, and investment strategy. From luxury destinations such as **Palm Jumeirah** and **Bluewaters Island** to business hubs like **Downtown Dubai** and **Business Bay**, each community attracts different tenant profiles and investment opportunities.

Understanding rental rates, locations, accessibility, and community features will help you better advise clients, recommend the right properties, and build confidence in every sales conversation.

This guide provides a practical overview of Dubai's residential rental market, helping you develop a stronger understanding of the city's most important communities for both **long-term** and **short-term** rentals.