

Leasing Guide – November 2010

Lease Rates in Abu Dhabi



Data collected by Landmark Advisory

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Landmark Advisory clients can obtain more detailed guides that track historical price trends, transactional bid-ask spreads, indicative pricing, and more. In addition, the client-level versions of this guide also drill down into specific buildings, grades, square footage, etc. For more information on obtaining these detailed versions, contact Landmark Advisory.

RESIDENTIAL

Abu Dhabi Island - East

APARTMENTS

(AED PER ANNUM)

Location	1 Bed	2 Bed	3 Bed	4 Bed
Al Bateen Airport/ Khalifa Park & East Corniche	80,000 – 120,000	110,000 – 160,000	130,000 – 220,000	n/a
Al Meena	n/a	120,000 – 180,000	170,000 – 220,000	200,000 – 240,000
Al Nayhan Camp	90,000 – 140,000	120,000 – 200,000	160,000 – 220,000	n/a
City Centre	85,000 - 120,000	120,000 – 160,000	140,000 - 185,000	180,000 – 240,000
Corniche	90,000 – 120,000	130,000 - 160,000	180,000 – 200,000	200,000 - 350,000
Muroor	75,000 – 110,000	110,000 – 140,000	120,000 – 180,000	180,000 – 240,000
Tourist Club Area	75,000 - 105,000	120,000 - 170,000	150,000 - 210,000	170,000 - 245,000

VILLAS

(AED PER ANNUM)

Location	3 Bed	4 Bed	5 Bed	6 Bed
Al Bateen Airport/East Corniche	n/a	220,000 – 250,000	230,000 – 280,000	n/a
Al Nahyan Camp	n/a	250,000 – 280,000	250,000 – 320,000	330,000 - 400,000
Corniche	n/a	350,000 – 400,000	380,000 – 430,000	460,000 – 495,000
Muroor	n/a	200,000 - 260,000	240,000 - 350,000	280,000 - 370,000



Abu Dhabi Island - West

APARTMENTS

(AED PER ANNUM)

Location	1 Bed	2 Bed	3 Bed	4 Bed
Al Bateen	90,000 - 120,000	130,000 - 190,000	180,000 - 220,000	n/a
Al Khalidiyah	90,000 - 120,000	130,000 - 180,000	180,000 - 250,000	200,000 - 330,000
Corniche	n/a	130,000 - 180,000	190,000 - 260,000	200,000 - 300,000

VILLAS

(AED PER ANNUM)

Location	3 Bed	4 Bed	5 Bed	6 Bed
Al Bateen	n/a	220,000 - 250,000	230,000 - 280,000	n/a
Al Karamah	220,000 - 280,000	220,000 - 310,000	270,000 - 350,000	300,000 - 450,000
Al Khalidiyah	210,000 - 300,000	250,000 - 300,000	290,000 - 350,000	300,000 - 400,000
Al Mushrif	200,000 - 250,000	260,000 - 300,000	290,000 - 350,000	300,000 - 410,000
Officers Club	220,000 - 280,000	270,000 - 300,000	300,000 - 350,000	310,000 - 360,000

Off Island

APARTMENTS

(AED PER ANNUM)

Location	1 Bed	2 Bed	3 Bed
Between The Bridges	45,000 - 70,000	65,000 - 95,000	100,000 - 130,000
Mohammed Bin Zayed City	50,000 - 80,000	75,000 - 105,000	100,000 - 135,000
Mussafah	50,000 - 75,000	75,000 - 100,000	95,000 - 125,000

VILLAS

(AED PER ANNUM)

Location	3 Bed	4 Bed	5 Bed	6 Bed
Al Raha	175,000 - 205,000	205,000 - 240,000	245,000 - 260,000	n/a
Between The Bridges	190,000 - 230,000	260,000 - 290,000	250,000 - 300,000	260,000 - 315,000
Al Reef	110,000 - 120,000	130,000 - 140,000	160,000 - 170,000	n/a



Golf Gardens	200,000 - 240,000	250,000 - 300,000	280,000 - 340,000	320,000 - 370,000
Khalifa City A	170,000 - 200,000	170,000 - 210,000	180,000 - 200,000	230,000 - 240,000
Khalifa City B	160,000 - 200,000	160,000 - 230,000	170,000 - 210,000	220,000 - 250,000
Mohammed Bin Zayed City	150,000 - 175,000	160,000 - 200,000	200,000 - 250,000	220,000 - 270,000
Officers City	200,000 - 240,000	245,000 - 325,000	250,000 - 290,000	300,000 - 375,000
Sas Al Nakhl	190,000 - 200,000	220,000 - 230,000	240,000 - 250,000	n/a

COMMERCIAL

On Island

OFFICES (PER ANNUM)

Location	High-Rise*		Low-Rise**		Villas	
	AED/FT ²	AED/M ²	AED/FT ²	AED/M ²	AED/FT ²	AED/M ²
Al Bateen	176 - 232	1,900 - 2,500	158 - 186	1,700 - 2,000	46 - 74	500 - 800
Al Khalidiya	130 - 186	1,400 - 2,000	121 - 139	1,300 - 1,500	56 - 74	600 - 800
Al Nayhan Camp	139 - 167	1,500 - 1,800	112 - 149	1,200 - 1,600	46 - 65	500 - 700
East Corniche	167 - 195	1,800 - 2,100	n/a	n/a	n/a	n/a
City Centre	93 - 204	1,000 - 2,200	112 - 139	1,200 - 1,500	n/a	n/a
Corniche	158 - 186	1,700 - 2,000	n/a	n/a	n/a	n/a
Muroor	112 - 149	1,200 - 1,600	112 - 139	1,200 - 1,500	37 - 56	400 - 600
Tourist Club	112 - 204	1,200 - 2,200	93 - 130	1,000 - 1,400	n/a	n/a



Off Island

OFFICES (PER ANNUM)

Location	High-Rise*		Low-Rise**		Villas	
	AED/FT ²	AED/M ²	AED/FT ²	AED/M ²	AED/FT ²	AED/M ²
ICAD	n/a	n/a	93 - 158	1,000 – 1,700	n/a	n/a
Khalifa City A	n/a	n/a	n/a	n/a	37 - 46	400 - 500
Mohammed Bin Zayed City	93 - 149	1,200 – 1,600	116 - 135	1,250 – 1,450	n/a	n/a

*Buildings above G+6 floors

**Buildings up to G+6 floors

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