

Leasing Guide – November 2010

Lease Rates in Dubai

Data collected by Landmark Advisory

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CENTRAL DUBAI

APARTMENTS (IN AED / ANNUM)

Project	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Palm Jumeirah	-	70,000 – 130,000	95,000 – 180,000	140,000 – 210,000	200,000 – 350,000
Dubai Marina	35,000 – 75,000	45,000 – 95,000	65,000 – 140,000	100,000 – 200,000	145,000 – 270,000
The Greens	40,000 – 45,000	50,000 – 65,000	80,000 – 105,000	105,000 – 140,000	-
The Views	45,000 – 60,000	60,000 – 80,000	95,000 – 120,000	120,000 – 165,000	-
Jumeirah Lake Towers	30,000 – 55,000	45,000 – 75,000	65,000 – 100,000	80,000 – 145,000	-
Jumeirah Beach Residences	60,000 – 70,000	65,000 – 80,000	80,000 – 120,000	105,000 – 165,000	160,000 – 220,000
Old Town	-	75,000 – 125,000	100,000 – 175,000	170,000 – 215,000	-
Burj Khalifa Tower	90,000 – 120,000	125,000 – 160,000	165,000 – 215,000	225,000+	-
Rest of Downtown Dubai	50,000 – 65,000	60,000 – 95,000	90,000 – 150,000	170,000 – 240,000	-
Downtown Dubai Serviced Apartments	80,000 – 120,000	100,000 – 200,000	160,000 – 300,000	270,000 – 320,000	-
Trade Centre 1 & 2 (WTC Roundabout to Safa Park)	50,000 – 65,000	60,000 – 90,000	80,000 – 190,000	100,000 – 225,000	245,000 – 325,000
Al Barsha/TECOM	35,000 – 45,000	35,000 – 60,000	55,000 – 75,000	75,000 – 90,000	-
Business Bay	50,000 – 60,000	60,000 – 70,000	70,000 – 100,000	95,000 – 125,000	135,000 – 220,000
DIFC	48,500 – 65,000	78,000 – 110,000	85,000 – 165,000	125,000 – 150,000	-
Al Khail Gate	-	28,000 – 31,000	41,000 – 42,000	-	-



CENTRAL DUBAI

VILLAS (IN AED / ANNUM)

Project	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Palm Jumeirah	-	275,000 – 320,000	330,000 – 430,000	380,000 – 500,000	470,000 – 650,000
Jumeirah Islands	-	-	250,000 – 300,000	310,000 – 370,000	-
The Springs	75,000 – 100,000	100,000 – 180,000	-	-	-
The Meadows	-	170,000 – 220,000	190,000 – 260,000	215,000 – 320,000	260,000 – 360,000
Emirates Hills	-	-	-	500,000 – 1,200,000	550,000 – 1,200,000
The Lakes	-	150,000 – 180,000	200,000 – 250,000	-	-
Jumeirah Village	80,000 – 115,000	100,000 – 180,000	140,000 – 180,000	-	-
Al Barsha	-	115,000 – 210,000	135,000 – 250,000	160,000 – 350,000	230,000 – 450,000
Jumeirah (<= 5 years old)	-	150,000 – 200,000	200,000 – 280,000	210,000 – 450,000	330,000 – 500,000
Jumeirah (> 5 years old)	-	130,000 – 170,000	140,000 – 250,000	180,000 – 300,000	240,000 – 360,000
Umm Suqeim (<= 5 years old)	-	150,000 – 200,000	170,000 – 280,000	210,000 – 450,000	320,000 – 500,000
Umm Suqeim (> 5 years old)	-	130,000 – 220,000	140,000 – 250,000	180,000 – 300,000	220,000 – 380,000
Al Safa (<= 5 years old)	-	125,000 – 200,000	160,000 – 280,000	200,000 – 450,000	300,000 – 500,000
Al Safa (>5 years old)	-	95,000 – 220,000	150,000 – 250,000	180,000 – 300,000	250,000 – 380,000

EAST DUBAI

APARTMENTS (IN AED / ANNUM)

Project	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Uptown Mirdiff	40,000 – 50,000	50,000 – 75,000	70,000 – 90,000	-	-
Mirdiff	-	43,000 – 60,000	55,000 – 75,000	-	-
International City (Country Clusters)	16,000 – 20,000	22,000 – 28,000	35,000 – 40,000	-	-
International City (Rest & Central Business District)	28,000 – 35,000	32,000 – 38,000	45,000 – 50,000	-	-
Warqa'a	25,000 – 30,000	35,000 – 40,000	50,000 – 60,000	-	-
Deira/Port Saeed	30,000 – 40,000	40,000 – 55,000	55,000 – 100,000	95,000 – 115,000	-
Bur Dubai/Al Mankhool	38,000 – 45,000	50,000 – 60,000	60,000 – 80,000	85,000 – 100,000	120,000 – 150,000
Dubai Silicon Oasis	25,000 – 35,000	32,500 – 45,000	36,000 – 60,000	80,000 – 95,000	-



Al Qusais	25,000 – 35,000	40,000 – 50,000	55,000 – 70,000	80,000 – 110,000	-
Al Nahda	25,000 – 30,000	30,000 – 40,000	40,000 – 60,000	65,000 – 75,000	-

EAST DUBAI

VILLAS (IN AED / ANNUM)

Project	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Mirdiff	55,000 – 110,000	80,000 – 160,000	90,000 – 190,000	110,000 – 200,000	-
Warqa'a	-	80,000 – 130,000	90,000 – 160,000	120,000 – 160,000	-
Dubai Silicon Oasis	-	140,000 – 165,000	160,000 – 190,000	165,000 – 240,000	-

SOUTH DUBAI

APARTMENTS (IN AED / ANNUM)

Project	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Motor City	35,000 – 45,000	50,000 – 68,000	60,000 – 90,000	85,000 – 120,000	-
Layan Community	-	-	55,000 – 60,000	75,000 – 80,000	-

SOUTH DUBAI

VILLAS (IN AED / ANNUM)

Project	2 Bed	3 Bed	4 Bed	5 bed	6 Bed
Victory Heights	-	105,000 – 150,000	120,000 – 210,000	185,000 – 275,000	290,000 – 400,000
Arabian Ranches (excluding Hattan)	75,000 – 140,000	105,000 – 170,000	150,000 – 320,000	230,000 – 330,000	260,000 – 450,000
Motor City	-	110,000 – 180,000	185,000 – 220,000	200,000 – 240,000	-
Layan Community	64,000 – 75,000	126,000 – 130,000	135,000 – 145,000	-	-
The Villa	-	-	135,000 – 170,000	140,000 – 220,000	190,000 – 280,000*

*Includes 6 & 7 BR Villas

WEST DUBAI

APARTMENTS (IN AED / ANNUM)

Project	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Green Community	35,000 – 50,000	55,000 – 65,000	85,000 – 120,000	120,000 – 155,000	-
The Gardens	-	50,000 – 55,000	70,000 – 80,000	-	-
Dubai Investment Park	20,000 – 30,000	35,000 – 50,000	45,000 – 60,000	-	-



Discovery Gardens	28,000 – 35,000	40,000 – 55,000	55,000 – 80,000	-	-
International Media Production Zone	25,000 – 30,000	28,000 – 40,000	50,000 – 65,000	-	-

WEST DUBAI

VILLAS (IN AED / ANNUM)

Project	2 Bed	3 Bed	4 Bed	5 bed	6 Bed
Green Community	-	175,000 – 200,000	180,000 – 210,000	190,000 – 250,000	-

DUBAI – COMMERCIAL

COMMERCIAL - OFFICES

Project	AED / FT ² per Annum
Business Bay	70 – 120
DIFC	250 – 375
SZR	75 – 160
JLT	25 – 80
Media City (DLD License)	70 – 100
DSO (DLD License)	30 – 75
Dubai Marina	80 – 120
Downtown/Old Town	120 – 190
Barsha	50 – 100

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