

# Leasing Guide – June 2010

## Lease Rates in Dubai



### Data collected by Landmark Advisory

Landmark Advisory is an independently managed and operated entity. These rates are guidelines prepared by Landmark Advisory analysts whose methodology combines transactional data with intensive mystery shopping and broker surveys. The below rates only cover unfurnished units based on one year contracts.

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.

## CENTRAL DUBAI

### APARTMENTS (IN AED / ANNUM)

Project	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Palm Jumeirah	-	75,000 – 130,000	110,000 – 180,000	150,000 – 210,000	200,000 – 350,000
Dubai Marina	38,000 – 75,000	50,000 – 110,000	75,000 – 150,000	100,000 – 200,000	150,000 – 270,000
The Greens	40,000 – 50,000	55,000 – 70,000	80,000 – 115,000	110,000-150,000	-
The Views	50,000 – 60,000	75,000 – 85,000	110,000 – 130,000	120,000-170,000	-
Jumeirah Lake Towers	35,000 – 58,000	45,000 – 85,000	75,000 – 120,000	80,000 – 145,000	-
Jumeirah Beach Residences	60,000 – 70,000	75,000 – 90,000	95,000 – 125,000	120,000 – 150,000	160,000 – 220,000
Old Town	-	75,000 – 125,000	115,000 – 175,000	170,000 – 215,000	-
Rest of Downtown Burj Khalifa	55,000 – 65,000	65,000 – 95,000	95,000 – 150,000	180,000 – 240,000	-
Downtown Burj Khalifa Serviced Apartments	100,000 – 129,000	130,000 – 198,000	160,000 – 300,000	270,000 – 320,000	-
Trade Centre 1 & 2 (WTC Roundabout to Safa Park)	55,000 – 65,000	65,000 – 110,000	80,000 – 190,000	100,000 – 225,000	245,000 – 325,000
Al Barsha	35,000 – 45,000	35,000 – 60,000	60,000 – 75,000	75,000 – 90,000	-
Business Bay	55,000 – 65,000	55,000 – 70,000	70,000 – 100,000	95,000 – 125,000	135,000 – 220,000
DIFC	50,000 – 65,000	80,000 – 110,000	115,000 – 165,000	-	-



## CENTRAL DUBAI

### VILLAS (IN AED / ANNUM)

Project	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Palm Jumeirah	-	275,000 – 320,000	340,000 – 430,000	400,000 – 500,000	470,000 – 650,000
Jumeirah Islands	-	-	275,000 – 320,000	325,000 – 370,000	-
The Springs	75,000 – 110,000	110,000 – 180,000	-	-	-
The Meadows	-	180,000 – 220,000	220,000 – 270,000	240,000 – 320,000	280,000 – 360,000
Emirates Hills	-	-	-	500,000 – 1,200,000	550,000 – 1,200,000
The Lakes	-	160,000 – 225,000	210,000 – 250,000	-	-
Jumeirah Village	100,000 – 140,000	130,000 – 180,000	180,000 – 200,000	-	-
Al Barsha	-	130,000 – 210,000	150,000 – 250,000	180,000 – 350,000	250,000 – 450,000
Jumeirah (<= 5 years old)	-	180,000 – 200,000	200,000 – 280,000	250,000 – 450,000	400,000 – 550,000
Jumeirah (> 5 years old)	-	160,000 – 170,000	170,000 – 250,000	250,000 – 300,000	250,000 – 380,000
Umm Suqeim (<= 5 years old)	-	180,000 – 200,000	200,000 – 280,000	210,000 – 450,000	350,000 – 500,000
Umm Suqeim (> 5 years old)	-	160,000 – 220,000	170,000 – 250,000	250,000 – 300,000	250,000 – 380,000
Al Safa (<= 5 years old)	-	180,000 – 200,000	200,000 – 280,000	250,000 – 450,000	350,000 – 500,000
Al Safa (>5 years old)	-	160,000 – 220,000	170,000 – 250,000	250,000 – 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	60,000 – 75,000	90,000 – 100,000	-	-
Mirdiff	-	43,000 – 60,000	59,000 – 75,000	-	-
International City (Country Clusters)	22,000 – 24,000	30,000 – 34,000	50,000 – 55,000	-	-
International City (Rest & Central Business District)	30,000 – 40,000	40,000 – 50,000	50,000 – 60,000	-	-
Al Warqa'a	35,000 – 40,000	40,000 – 50,000	55,000 – 70,000	-	-
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 – 50,000	50,000 – 60,000	60,000 – 80,000	85,000 – 100,000	120,000 – 150,000
Dubai Silicon Oasis	30,000 – 35,000	35,000 – 50,000	40,000 – 70,000	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	-
Al Warqa'a	-	120,000 – 150,000	130,000 – 180,000	150,000 – 200,000	-
Dubai Silicon Oasis	-	140,000 – 165,000	160,000 – 190,000	175,000 – 240,000	-

## SOUTH DUBAI

### APARTMENTS (IN AED / ANNUM)

Project	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Motor City	40,000 – 50,000	50,000 – 68,000	70,000 – 90,000	85,000 – 120,000	-
Laylan 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	-	125,000 – 150,000	140,000 – 210,000	200,000 – 275,000	325,000 – 400,000
Arabian Ranches	85,000 – 140,000	120,000 – 190,000	1500,000 – 320,000	230,000 – 400,000	300,000 – 450,000
Motor City	-	110,000 – 180,000	190,000 – 220,000	210,000 – 240,000	-
Laylan Community	68,000 – 75,000	125,000 – 130,000	140,000 – 145,000	-	-
The Villa	-	-	165,000 – 190,000	200,000 – 220,000	270,000 – 300,000*

\*Includes 6 & 7 BR Villas

## WEST DUBAI

### APARTMENTS (IN AED / ANNUM)

Project	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Green Community	40,000 – 50,000	58,000 – 70,000	85,000 – 120,000	120,000 – 155,000	-
The Gardens	-	50,000 – 55,000	70,000 – 80,000	-	-
Dubai Investment Park	25,000 – 30,000	45,000 – 55,000	55,000 – 70,000	-	-
Discovery Gardens	35,000 – 40,000	45,000 – 55,000	65,000 – 80,000	-	-
International Media Production Zone	25,000 – 35,000	35,000 – 50,000	55,000 – 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	220,000 – 250,000	-

## DUBAI – COMMERCIAL

### COMMERCIAL – OFFICES

Project	AED / FT <sup>2</sup> PER ANNUM
Business Bay	75 – 110
DIFC	250 – 375
SZR	110 – 250
JLT	50 – 85
Media City (DLD License)	80 – 120
DSO (DLD License)	50 – 75
Dubai Marina	160 – 220
Downtown/Old Town	170 – 250
Barsha	75 – 120

Copyright © 2006-2010 Landmark Advisory. All rights reserved.

The information presented above is a courtesy for the personal and noncommercial use of visitors to the Landmark Properties and Landmark Advisory websites. The figures above are meant to be a guide and are in no way meant to be regarded as the official rent index for Dubai. The figures above may vary, based on the size, location, height/floor level, finishings and quality of a unit. Reproduction, redistribution or republishing without the express written consent of senior management is strictly prohibited.