

# Leasing Guide - June 2009

## 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	-	95,000 – 130,000	120,000 – 150,000	150,000 – 220,000	190,000 – 250,000
Dubai Marina	50,000 – 70,000	60,000 – 130,000	75,000 – 150,000	110,000 – 200,000	120,000 – 270,000
The Greens	40,000 – 55,000	60,000 – 80,000	80,000 – 110,000	125,000 – 140,000	-
The Views	55,000 – 65,000	70,000 – 85,000	90,000 – 120,000	150,000 – 160,000	-
Jumeirah Lake Towers	40,000 – 60,000	50,000 – 85,000	65,000 – 130,000	110,000 – 150,000	-
Jumeirah Beach Residence	50,000 – 65,000	70,000 – 100,000	100,000 – 130,000	120,000 – 155,000	180,000 – 210,000
Old Town	-	80,000 – 110,000	120,000 – 160,000	165,000 – 200,000	-
Rest of Downtown Burj Dubai	60,000 – 90,000	90,000 – 130,000	110,000 – 140,000	140,000 – 190,000	180,000 – 230,000
Trade Centre 1 & 2	60,000 – 100,000	80,000 – 150,000	100,000 – 225,000	160,000 – 225,000	-
Al Barsha	45,000 – 55,000	50,000 – 90,000	75,000 – 115,000	-	-

### VILLAS (IN AED / ANNUM)

Project	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Palm Jumeirah	-	230,000 – 290,000	280,000 – 360,000	350,000 – 475,000	450,000 – 575,000
Jumeirah Islands	-	-	250,000 – 300,000	280,000 – 330,000	-
The Springs	100,000 – 125,000	140,000 – 210,000	140,000 – 210,000	-	-
The Meadows	-	210,000 – 230,000	210,000 – 250,000	260,000 – 300,000	280,000 – 320,000
Emirates Hills	-	-	-	600,000 – 900,000	600,000 – 1,000,000



The Lakes	-	180,000 – 220,000	230,000 – 250,000	250,000 – 300,000	-
Jumeirah Village	95,000 – 135,000	120,000 – 140,000	140,000 – 170,000	-	-
Al Barsha	-	170,000 – 180,000	200,000 – 280,000	250,000 – 390,000	390,000 – 450,000
Jumeirah (<= 5 years old)	-	160,000 – 240,000	200,000 – 310,000	250,000 – 350,000	350,000 – 470,000
Jumeirah (> 5 years old)	-	150,000 – 170,000	170,000 – 190,000	170,000 – 350,000	180,000 – 450,000
Umm Suqeim (<= 5 years old)	-	160,000 – 240,000	180,000 – 320,000	270,000 – 360,000	260,000 – 380,000
Umm Suqeim (> 5 years old)	-	150,000 – 220,000	170,000 – 320,000	170,000 – 360,000	190,000 – 380,000
Al Safa (<= 5 years old)	-	160,000 – 200,000	180,000 – 240,000	240,000 – 280,000	350,000 – 400,000
Al Safa (>5 years old)	-	140,000 – 200,000	160,000 – 240,000	-	-

## EAST DUBAI

### APARTMENTS (IN AED / ANNUM)

Project	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Uptown Mirdiff	60,000 – 70,000	80,000 – 90,000	100,000 – 110,000	-	-
Mirdiff	-	65,000 – 75,000	85,000 – 100,000	-	-
International City	32,000 – 45,000	40,000 – 55,000	60,000 – 80,000	-	-
Warqa'a	35,000 – 40,000	45,000 – 55,000	65,000 – 80,000	-	-
Deira – Port Saeed	40,000 – 55,000	60,000 – 75,000	70,000 – 110,000	90,000 – 120,000	-
Bur Dubai – Al Mankhool	45,000 -60,000	60,000 – 85,000	85,000 – 120,000	110,000 – 150,000	140,000 – 170,000
Dubai Silicon Oasis	35,000 – 45,000	45,000 – 70,000	70,000 – 100,000	-	-
Al Qusais	30,000 – 50,000	45,000 – 70,000	60,000 – 85,000	70,000 – 120,000	-
Al Nahda	30,000 – 45,000	50,000 – 65,000	60,000 – 95,000	75,000 – 120,000	-

## EAST DUBAI

### VILLAS (IN AED / ANNUM)

Project	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Mirdiff	95,000 – 110,000	100,000 – 160,000	120,000 – 200,000	160,000 – 300,000	-
Warqa'a	-	120,000 – 140,000	130,000 – 170,000	170,000 – 200,000	-



## WEST DUBAI

### APARTMENTS (IN AED / ANNUM)

Project	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Green Community	55,000 – 60,000	75,000 – 80,000	90,000 – 110,000	140,000 – 180,000	170,000 – 200,000
The Gardens	-	60,000 – 65,000	100,000 – 105,000	130,000	-
Dubai Investments Park	27,000 – 30,000	50,000 – 65,000	65,000 – 90,000	-	-
Discovery Gardens	35,000 – 45,000	50,000 -65,000	70,000 – 85,000	-	-
International Media Production Free Zone	30,000 – 35,000	50,000 – 55,000	60,000 – 75,000	-	-

## WEST DUBAI

### VILLAS (IN AED / ANNUM)

Project	2 Bed	3 Bed	4 Bed	5 bed	6 Bed
Green Community	-	160,000 – 200,000	190,000 – 230,000	250,000 – 290,000	-

## SOUTH DUBAI

### VILLAS (IN AED / ANNUM)

Project	2 Bed	3 Bed	4 Bed	5 bed	6 Bed
Victory Heights	110,000 – 120,000	130,000 – 160,000	140,000 – 200,000	-	-
Arabian Ranches	130,000 – 140,000	130,000 – 180,000	160,000 – 240,000	200,000 – 300,000	-

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