



# DUBAI AREA GUIDE



Over the past few decades, Dubai's real estate market has experienced significant growth and development, attracting numerous investors from around the world. This growth has been driven by a number of factors, including a strong and stable economy, a strategic geographic location, and a business-friendly environment with attractive tax policies and regulations.

Dubai has become a hub for real estate investment due to its well-developed infrastructure, high-quality buildings, and innovative architectural designs. The city has a range of residential, commercial, and retail properties available for investors, offering a variety of investment opportunities. Dubai's real estate market is also known for its favorable rental yields and high appreciation rates, making it an attractive destination for real estate investors.

Dubai offers a wide variety of investment opportunities across different sectors, including real estate, tourism, finance, technology, and more. It is also a hub for finance and business, with a strong and stable economy and a business-friendly environment. Investors can find opportunities in banking, finance, and other industries, as well as in the growing technology sector.

# Best 7 areas to invest in Dubai Real Estate Market

## 1 Dubai Marina

Dubai Marina is a man-made waterfront development located in the heart of Dubai, United Arab Emirates. It is one of the most popular and sought-after residential and tourist destinations in the city. It is also built along a two-mile stretch of the Persian Gulf, and it features a mix of high-rise buildings, luxury hotels, restaurants, cafes, and entertainment options. It is home to more than 200 skyscrapers and residential buildings, including some of the tallest buildings in Dubai.



This neighborhood is a perfect choice if you want a permanent home with breathtaking views. As you have a wide range of property options in Dubai Marina thanks to the abundance of luxuriant skyscrapers and towers. Although the condos range in size, they all have unobstructed views of the marina, so you can relax in a peaceful environment.

**Studios typically cost AED 935,000, apartments AED 1,400,000, and penthouses AED 2,600,000.**

## Jumeirah Lake Towers (JLT)

Jumeirah Lake Towers, commonly known as JLT, is a waterfront development located in the heart of New Dubai, United Arab Emirates. It is one of the most popular and sought-after residential and commercial destinations in the city. JLT is built around three artificial lakes and features a mix of high-rise buildings, luxury hotels, restaurants, cafes, and entertainment options. It is home to more than 80 towers, and it is considered to be one of the largest free-zone developments in the UAE.

Jumeirah Lake Towers (JLT) is designed for people who like to live in tall buildings. It is a lush neighborhood known for the incredible buildings that line several stunning man-made lakes. By choosing JLT, you will benefit from a waterfront stay, a neighborhood that welcomes walkers, convenient access to many facilities, and most significantly, inexpensive property costs.

Studios typically cost AED 550,000, while apartments cost AED 1,437,500. Penthouses typically cost AED 2,200,000; duplexes AED 700,000.

## Downtown Dubai

Downtown Dubai is a premier mixed-use development located in the heart of Dubai, United Arab Emirates. It is one of the most iconic and sought-after destinations in the city, known for its luxury lifestyle, modern architecture, and world-class amenities. Downtown is home to some of the city's most famous landmarks, including the Burj Khalifa, the tallest building in the world, and the Fountain, the world's largest choreographed fountain system. It also features a range of luxury hotels, high-end shopping centers, restaurants, cafes, and entertainment options.

Apartments average AED 1,800,000, and studios average AED 1,250,000. AED 2,950,000 on average for villas and AED 4,300,000 on average for penthouses.



## Jumeirah Village Circle (JVC)

Jumeirah Village Circle (JVC) is a residential community located in Dubai, United Arab Emirates. It is situated in the heart of Dubai, near other popular neighborhoods like Dubai Marina, Jumeirah Park, and Emirates Hills. This community, which was created in 2005, is well-known for its huge open spaces and mid-rise structures that create lovely landscapes across its locations. In JVC, there is a range of amenities and facilities available, including supermarkets, cafes, restaurants, and schools. The community also features several sports and leisure facilities, such as a fitness center, swimming pool, and jogging tracks.



Studios typically cost AED 460,000 apartments typically cost AED 749,999 townhouses/villas cost an average of AED 2,100,000 AED 1,950,000 on average for penthouses.

## 5 Silicon Oasis

Dubai Silicon Oasis (DSO) is a technology park and free zone located in Dubai, United Arab Emirates. It was established in 2004 with the aim of creating a high-tech ecosystem in the region and promoting innovation and technological development. In addition to business facilities, DSO also offers a range of amenities and services to its residents, including schools, supermarkets, restaurants, and medical clinics. The community is designed to provide a balanced lifestyle, with an emphasis on health and wellness, featuring parks, jogging tracks, and sports facilities.

## 6 International City

International City is a large-scale mixed-use development located in the Al Warsan area of Dubai, United Arab Emirates. The community covers an area of over 800 hectares and includes residential, commercial, and retail units, as well as leisure and entertainment facilities. International City is divided into distinct districts, each inspired by the architecture and culture of different countries around the world. For instance, there is a China cluster, a France cluster, an Italy cluster, and a Morocco cluster, among others. The community offers a wide range of housing options, including apartments, villas, and townhouses, catering to a diverse range of budgets and lifestyles.

International City is conveniently located near several major highways, including Sheikh Mohammed Bin Zayed Road and Emirates Road, making it easily accessible from other parts of Dubai. The community is also close to several landmarks and attractions, such as Global Village, Dubai Miracle Garden, and Dubai International Airport.

## Business Bay

Business Bay is a central business district located in Dubai, United Arab Emirates. The community covers an area of over 64 million square feet and is situated between Downtown Dubai and Dubai International Financial Centre (DIFC).

Dubai Business Bay is designed to be a hub for international businesses, offering a range of commercial and office spaces, as well as retail, residential, and hospitality units. The community features a mix of high-rise towers and low-rise buildings, with modern and sleek architecture.

Business Bay is also a major hub for corporations and enterprises, making it a top choice for people who wish to reside close to their place of employment. In Business Bay, there are many opulent apartment skyscrapers where you can live comfortably. Business Bay is easily accessible via major highways such as Sheikh Zayed Road and Al Khail Road, making it convenient for commuters and visitors. The community is also served by several metro stations, including the Business Bay Station and the Mall Station, providing easy access to other parts of the city.

A typical studio costs AED 870,000. AED 1,333,000 average AED 22,900,000 on average for villas AED 3,600,000 on average for penthouses.



## Best time to invest in Dubai real estate

The best time to invest in Dubai real estate depends on various factors such as market trends, economic conditions, and personal circumstances. However, historically speaking, Dubai's real estate market has been relatively stable and has shown consistent growth over the years. Traditionally, the best time to invest in any real estate is during a market downturn or a slowdown, when property prices are lower, and there are fewer buyers in the market. This can be a great opportunity for investors to purchase properties at discounted rates and potentially see higher returns in the long term.

Compared to the crisis in the real estate market in 2009, Dubai is a totally different prospect. And by comprehending what is driving our market and the downturn elsewhere, we may start to anticipate that this time, the story will be read differently.

The World Bank predicts that the increase of the gross domestic product will be 7.6% this year and 4.1% in 2023. Importantly, there are no "bubble" indicators for the real estate market because we are not seeing prices soar.

Dubai's prices have increased over the last two years, but after seven years of price drops, they are still reasonable, with solid 6.5% rental yields on average.

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[www.imtilak.net](http://www.imtilak.net) | +971 505 111 584