

BUYER GUIDE · 2 NOVEMBER 2026

Best areas in Dubai *for rental yield*

Where rents work hardest for your money, based on DLD sales and rent contracts registered in 2026, plus how to work out what you really keep.

Rental yield is the rent a property earns in a year as a percentage of its price. It is the first number most investors look at, and in Dubai it varies a lot from one community to the next. This guide uses Dubai Land Department (DLD) records for 2026 to compare the main areas, then explains the costs that turn a gross yield into what you actually keep.

Yields *at a glance*

10% INTERNATIONAL CITY, THE HIGHEST GROSS YIELD OF THE AREAS BELOW	**7–8%** JVC, ARJAN, SPORTS CITY AND DUBAI MARINA	**6%** DUBAI HILLS ESTATE AND PALM JUMEIRAH
AED 56,000 MEDIAN ANNUAL RENT ACROSS DUBAI, OCTOBER 2026		

Source: DLD sales and rent contracts registered 1 January – 31 October 2026. Gross yield = total annual rent ÷ total sale price for units that were both sold and rented in the period, rounded to the nearest whole number.

How to read *a rental yield*

Gross yield is the annual rent divided by the price. An apartment bought for AED 800,000 and rented for AED 60,000 a year has a gross yield of 7.5%. **Net yield** is what is left after the owner's yearly costs, such as service charges, maintenance, management and empty months. Net yield is the number that matters, and it is always lower than the gross figure.

Gross yields *by area, 2026*

AREA	MEDIAN ANNUAL RENT (AED)	GROSS YIELD	PROFILE
International City	50,000	10%	Low entry prices, strong tenant demand
Dubai Sports City	52,000	8%	Affordable, popular with families and sharers
Arjan	63,000	8%	Newer buildings near Miracle Garden
Discovery Gardens	51,000	8%	Older stock, close to the metro
Jumeirah Village Circle (JVC)	66,000	7%	Dubai's busiest area for deals
Dubai Marina	110,000	7%	Prime waterfront, deep rental market
Business Bay	100,000	7%	Central, popular with professionals
Jumeirah Lake Towers (JLT)	96,000	7%	Business hub with metro access
Downtown Dubai	147,000	7%	Prime, strong short-stay demand
Al Furjan	72,000	7%	Townhouses and apartments, metro link
Town Square	81,000	7%	Family community, good value
Dubai Hills Estate	135,000	6%	Premium family community
Palm Jumeirah	180,000	6%	Luxury, lower yield, high demand

All bedroom types together. Yields for individual buildings can be very different from the area figure, so always check the building itself.

Smaller units *earn more*

Across Dubai, studios and one-bedroom apartments usually yield more than larger homes, because rents do not rise as fast as prices with size. The DLD figures for 2026 show this clearly:

AREA	STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS
JVC	8% · AED 46,000	7% · AED 67,000	7% · AED 95,000	6% · AED 150,000
Dubai Sports City	9% · AED 40,000	8% · AED 55,000	7% · AED 79,000	7% · AED 140,000
Arjan	8% · AED 45,000	7% · AED 65,000	7% · AED 91,000	6% · AED 140,000
Dubai Marina	8% · AED 59,000	7% · AED 86,000	7% · AED 135,000	5% · AED 202,000
Downtown Dubai	7% · AED 70,000	6% · AED 110,000	6% · AED 175,000	5% · AED 285,000

Gross yield and median annual rent by bedroom type, 2026 to date. Source: DLD.

From gross *to net yield*

Here is an illustrative example for a 700 sq ft one-bedroom apartment in a mid-market community:

ITEM	AED A YEAR
Purchase price	800,000
Annual rent	60,000 (gross yield 7.5%)
Service charges (about AED 15 per sq ft)	−10,500
Maintenance and repairs	−2,000
Property management (5% of rent)	−3,000
One empty month between tenants	−5,000
Net rent	**39,500 (net yield about 4.9%)**

Service charges are set per building and approved by RERA, so check the actual rate for the building before you buy. If you buy with a mortgage, include the interest as well. One-off costs at purchase, such as the 4% DLD fee, also reduce your return in the first year.

What else *affects your return*

- **Rent increases are regulated.** On renewal, a landlord can only raise the rent if it is more than 10% below the average rent for similar homes in the DLD's Smart Rental Index, and only by the steps set in Decree No. 43 of 2013 (from 5% up to a maximum of 20%). The landlord must give 90 days' notice before the contract ends.
- **New supply.** Areas with many handovers can see softer rents for new leases. In October 2026, new apartment leases across Dubai were 5.8% cheaper than a year earlier, while renewals were 4.9% higher.
- **Short-term rentals.** Renting by the night can earn more in tourist areas such as Downtown, Marina and Palm Jumeirah, but it needs a holiday home permit from Dubai's Department of Economy and Tourism and has higher running costs.
- **Capital growth.** High-yield areas often have lower price growth, while prime areas yield less but tend to hold their value. Decide which matters more to you.
- **Off-plan.** An off-plan unit earns no rent until handover. Post-handover payment plans can let the rent help pay the remaining balance. See our payment plans guide.

Projects in *high-yield areas*

- REEF 995, Dubailand Residence Complex: studios from AED 696,777 with a post-handover plan.
- Binghatti Royale, JVC.
- Rabdan Gharbi 1, Arjan.
- Golf Links 18 Residences by Condor, Dubai Sports City.
- REEF 999, Al Furjan.

Ask us for current prices and availability before you decide.

Checklist *before you buy to let*

- Check recent rent contracts in the same building, not asking rents online.
- Get the building's service charge rate per sq ft.
- Look at how many new units will be handed over nearby in the next two years.
- Work out your net yield, including financing costs if you use a mortgage.
- Choose a layout that is easy to rent: studios and one-bedrooms near the metro or main roads rent fastest.

Find a property *that pays its way*

Tell us your budget and whether you want yield, growth or both, and we'll send you a shortlist with real rent figures for each building.

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Sources

- Dubai Land Department sales and rent contract records, January – October 2026, via DXBinteract
- Decree No. 43 of 2013 Determining Rent Increases for Real Property in the Emirate of Dubai
- Law No. 26 of 2007 Regulating the Relationship between Landlords and Tenants, as amended by Law No. 33 of 2008
- Dubai Land Department, Smart Rental Index

This guide is for information only and is not financial advice. Yields are gross, based on registered DLD contracts, and past rents do not guarantee future income. The net yield example is an illustration only. Tarek Imad · BRN 52002 · Tanami Properties L.L.C. · ORN 770107