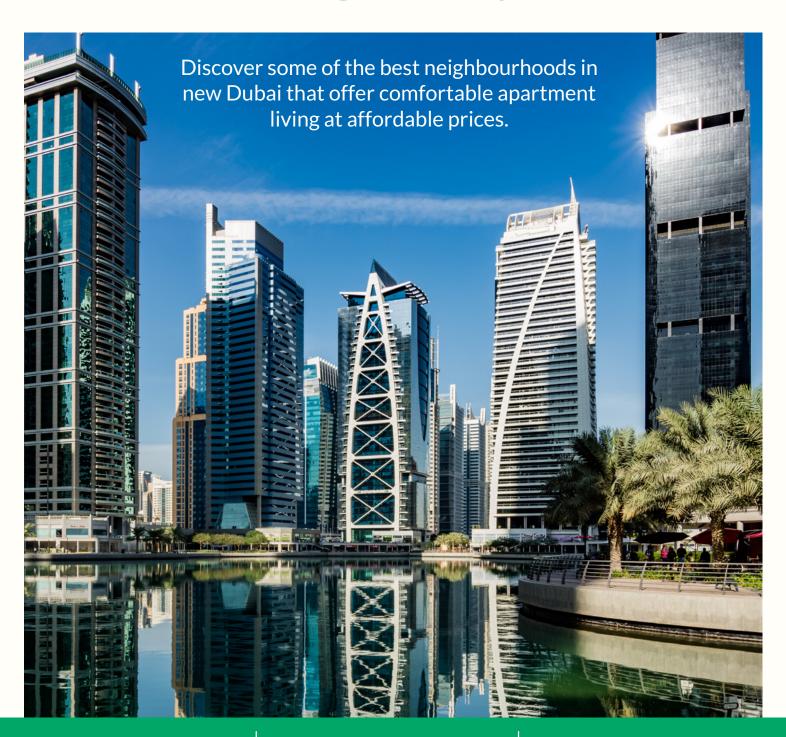




AFFORDABLE APARTMENT LIVING IN DUBAI



Learn about the best towers in these areas

Discover Bayut's unique and innovative features

Explore these popular neighbourhoods





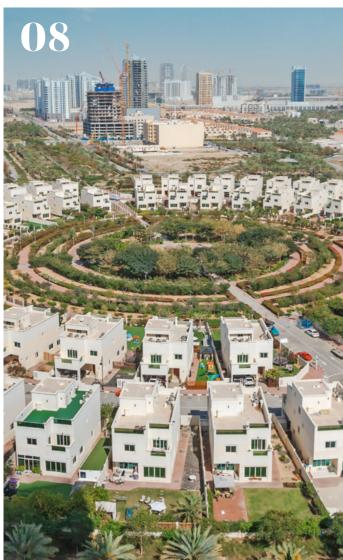


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AFFORDABLE APARTMENTS | ISSUE 2022

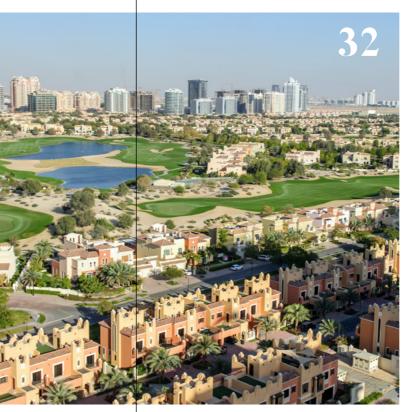
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Find all of these guides and more at www.bayut.com/area-guides.





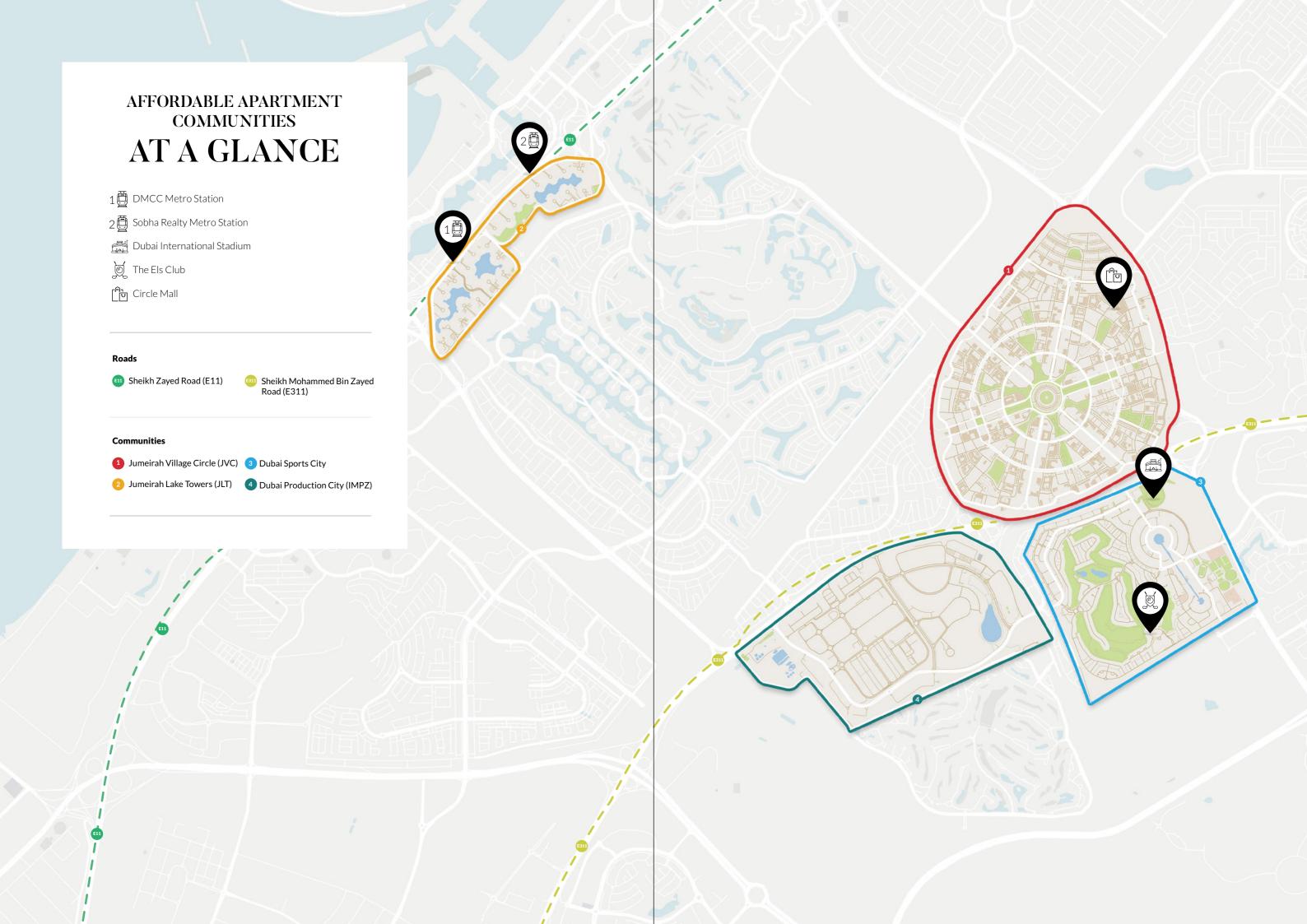






08	Welcome to Jumeirah
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- Top Buildings in Dubai Produution City (IMPZ)



AFFORDABLE APARTMENTS | ISSUE 2022

Welcome to Jumeirah Village Circle (JVC)

umeirah Village Circle (JVC) is one of the most family-friendly master communities pioneered by one of Dubai's leading real estate developers, Nakheel. Located at the heart of new Dubai and amidst landscaped gardens, it boasts a range of amenities making it an ideal neighbourhood for renters and buyers.

Apartments in Jumeirah Village Circle Dubai offer the city's large population an unusual combination of urban living options in a village setting. Those living in JVC love the calm ambience of the area, surrounded by lush gardens and canals evoking a muchneeded sense of serenity in a bustling metropolis like Dubai.

Jumeirah Village Circle attracts an equal mix of families, young couples and singles. Expat families in the emirate appear to be particularly fond of living here thanks to its abundance of schools, parks and fitness centres. The area is also extremely popular amongst real estate investors due to its attractive pricing and high rental yields.

Its proximity to Dubai Marina and JLT and the lack of traffic makes commuting to the city fuss-free. It's easy to see why investors and renters are interested in this community, leading it to be a benchmark for family-friendly developments in the city.

AVERAGE PRICES AND ROI

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	29,000	420,000	6.61%
1	44,000	677,000	6.25%
2	64,000	1,013,000	5.95%
3	91,000	1,418,000	5.71%
4	131,000	3,128,000	5.05%









6 Seasons Community Autumn

Buildings

- Diamond Views I
- 7 Emirates Garden
- 2 Diamond Views II
- The Manhattan
- 3 Diamond Views II
- 4 Diamond Views IV
- The Plaza Residences
- 5 Seasons Community Summer

NEARBY



Expo 2020 Site



Dubai Marina

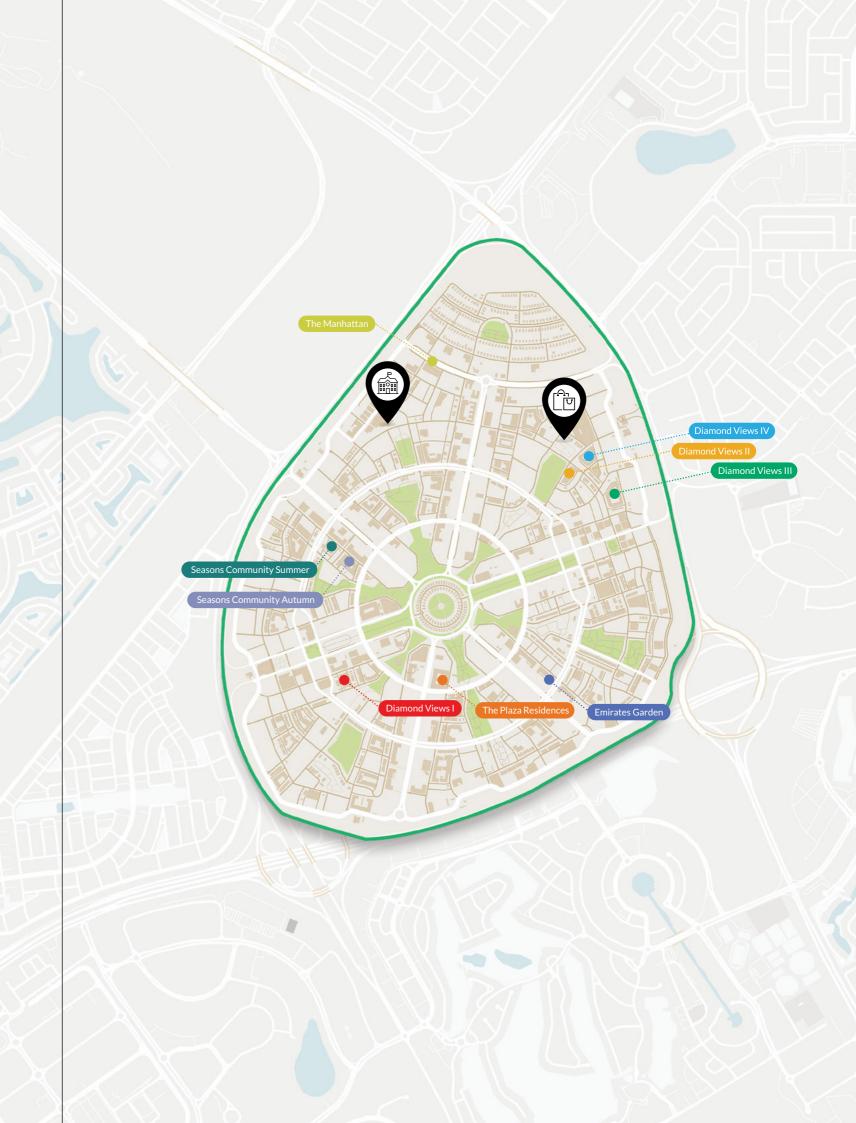


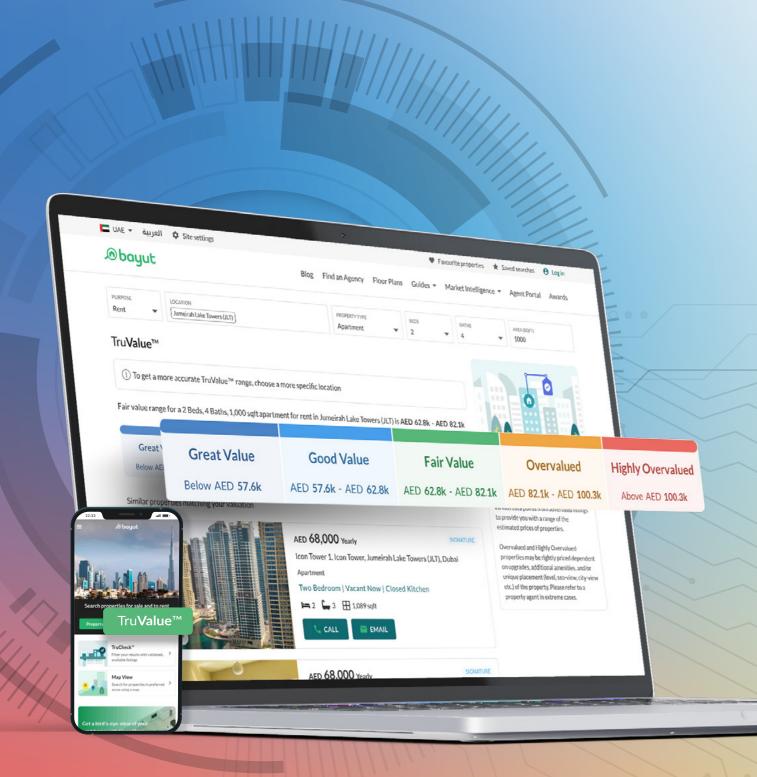


Downtown Dubai



Al Maktoum International Airport







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DIAMOND VIEWS

Diamond Views is a residential development in JVC that houses both apartment and townhouse blocks. There is a total of four low-rise apartment buildings in the complex: Diamond Views I, II, III, IV.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	28,000	410,000	6.68%
1	43,000	700,000	6.79%
2	63,000	894,000	6.54%
3	88,000	1,420,000	6.70%

SEASONS COMMUNITY

Seasons Community is another project offering both apartment and townhouse units in JVC. The 677 apartments in Seasons Community are found in eight low-rise blocks divided into the 'summer' and 'autumn' clusters.

BEDROOMS	1	2
RENTAL PRICE	43,000	60,000
SALES PRICE	601,000	884,000
ROI	6.81%	6.05%





EMIRATES GARDEN

Emirates Garden is a multi-building complex by DAMAC Properties in JVC. It consists of twin buildings with names inspired by the garden theme of the complex such as Gardenia, Lavender, Rose, Magnolia, Maple and Mulberry.

BEDROOMS	STUDIO	1	2
RENTAL PRICE	28,000	42,000	64,000
SALES PRICE	412,000	632,000	900,000
ROI	6.75%	6.60%	6.28%

14 | Jumeirah Village Circle | 15







THE MANHATTAN

The Manhattan is a 17-floor building in JVC developed by Al Fara'a Properties, which offers 355 apartments including studios, 1, 2 and 3-bedroom units. It offers several amenities to residents such as a well-equipped gym, a children's play area and a temperature-controlled swimming pool along with steam and sauna rooms.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	29,000	450,000	6.81%
1	41,000	658,000	6.62%
2	60,000	827,000	6.50%
3	78,000	N/A*	N/A*

 * For the N/A we need a disclaimer that says: Not available due to low/no historical inventory





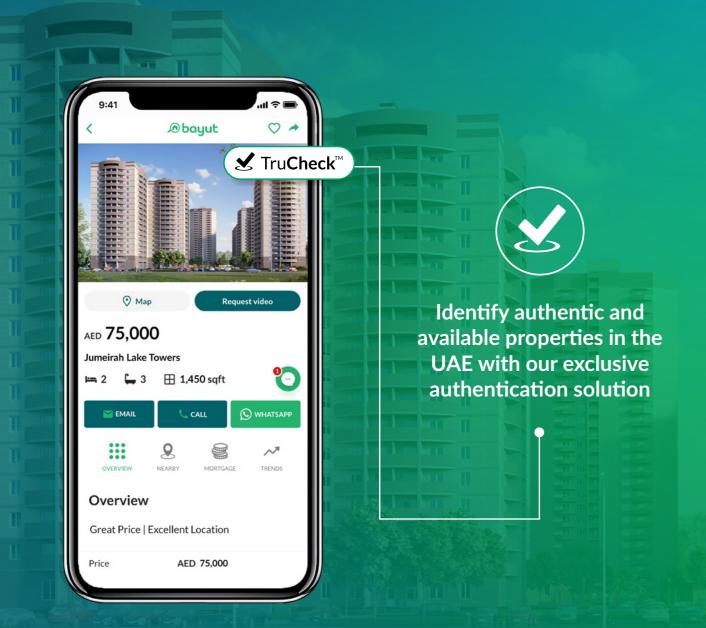
THE PLAZA RESIDENCES

Located in District 13 of Jumeirah Village Circle, The Plaza Residences is a Spanish-style complex of four buildings, Plaza Block A, Plaza Block B, Plaza Block C and Plaza Block D. The buildings offer freehold properties such as luxury studios, 1-bed, 2-bed, 3-bed apartments, duplexes, townhouses and retail stores.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	28,000	395,000	6.79%
1	43,000	627,000	6.58%
2	63,000	958,000	6.40%
3	95,000	1,375,000	6.14%

16 | Jumeirah Village Circle | 17

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Welcome to Jumeirah Lake Towers

umeirah Lake Towers, commonly abbreviated as JLT, is a sought-after mixed-use community in Dubai. A project of Dubai Multi Commodities Center – DMCC, it is set around four man-made lakes and a communal park.

With an easygoing community vibe and a range of amenities, JLT has become an ideal residential community for families as well as individuals who want to live close to the bustling Dubai Marina without the hefty price tag.

JLT is an independent community that consists of 26 clusters, each named after a letter from the English alphabet – A to Z. Each cluster has three buildings with apartments, offices, shops and hotels. The neighbourhood has a range of communal facilities such as supermarkets, educational institutes and dining options. It is situated next to Sheikh Zayed Road and has two metro stations providing easy access to neighbouring areas.

Living in JLT offers plenty of amenities that cater to the whole family as well as young professionals. Since the community consists of multiple high-rise buildings, the type of properties available are mainly apartments. You can find studios, 1, 2, 3 and 4-bedroom flats along with penthouses in 3 and 4-bedroom configurations.



AVERAGE PRICES AND ROI

RENTAL PRICE	SALES PRICE	ROI
37,000	452,000	7.34%
56,000	803,000	6.65%
·	·	6.23%
·		6.27%
·		6.41%
	37,000	37,000 452,000 56,000 803,000 80,000 1,285,000 101,000 1,554,000

JUMEIRAH LAKE TOWERS AT A GLANCE



1 DMCC Metro Station



2 Sobha Realty Metro Station





JLT Lake

Buildings

- 1 New Dubai Gate 1
- 2 New Dubai Gate 2
- 3 Icon Tower 1
- 4 Icon Tower 2
- 5 Lake Point Tower
- 6 Green Lakes 1

- 7 Green Lakes 2
- B Green Lakes 3
- Goldcrest Views 1
- 10 Goldcrest Views 2
- Clusters A-Z

NEARBY



Jumeirah Beach Residence
8 minutes



Emirates Golf Club

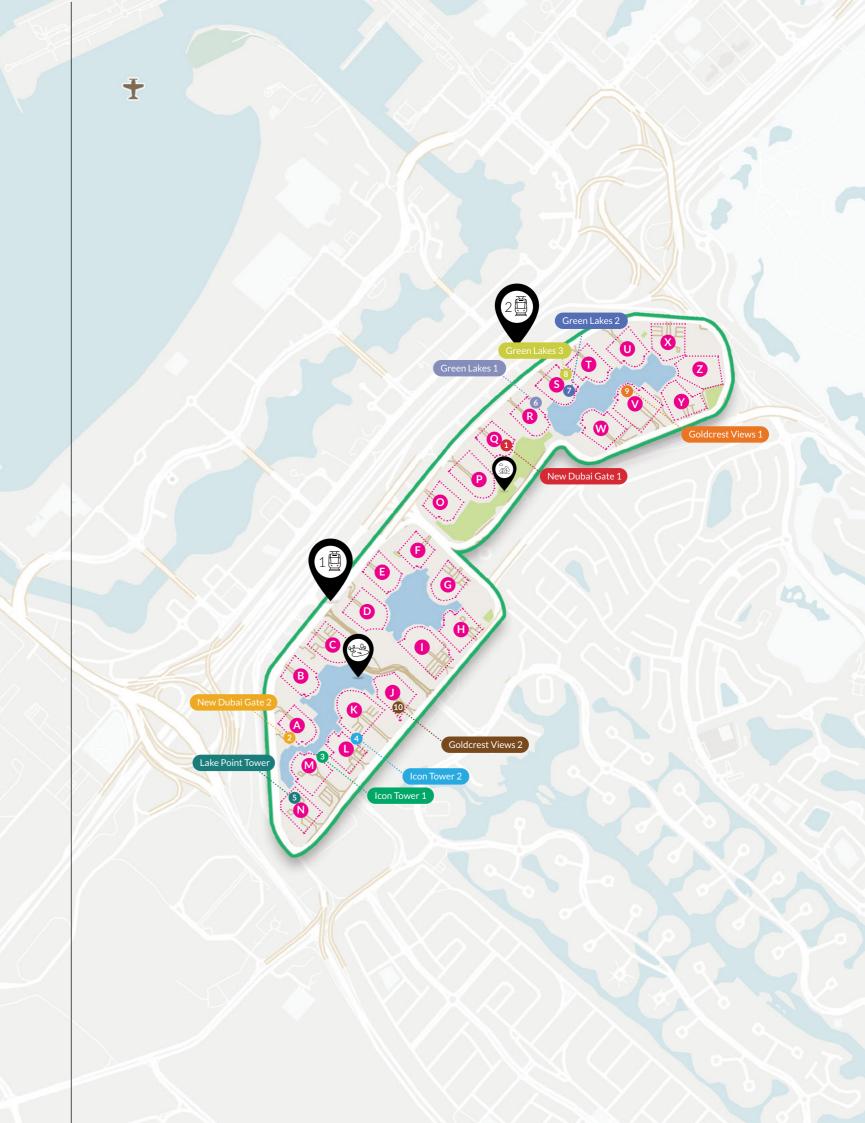


Palm Jumeirah



Downtown Dubai

20 minutes



Top Buildings in JLT

NEW DUBAI GATE

New Dubai Gate 1 and New Dubai Gate 2 are the most popular buildings in Jumeirah Lake Towers. Developed by Bonyan International Investment Group, these buildings in JLT provide amenities such as a fully equipped health club and dedicated parking spaces.





NEW DUBAI GATE 1

This 42-storey tower provides residents with a luxurious lifestyle. Many apartments offer beautiful views of JLT Lake. New Dubai Gate 1 is situated in Cluster Q of JLT and consists of studio, 1, 2 and 3-bedroom apartments. There are also some rare to find 4 and 5-bed units in New Dubai Gate 1.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	36,000	445,000	7.50%
1	53,000	758,000	6.89%
2	71,000	887,000	6.56%
3	115,000	1,100,000	7.40%





NEW DUBAI GATE 2

Located in Cluster A, New Dubai Gate 2 is a 35-floor tower that lies in the western corner of Jumeirah Lake Towers. New Dubai Gate 2 provides easy access to Sheikh Zayed Road and the entry/exit points of JLT. The building consists of 442 units including studio, 1, 2 and 3-bed flats.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	36,000	446,000	7.49%
1	51,000	781,000	6.69%
2	74,000	1,095,000	6.64%
3	77,000	1,300,000	6.93%

ICON TOWER

Built by Al Mazaya Holding, Icon Tower is another popular option for those interested in living in JLT. These two residential towers in JLT have studios, 1 and 2-bedroom apartments, which feature modern interiors and spacious rooms, while some are also accompanied by lovely views of the lake or the nearby golf course. These flats in JLT also enjoy facilities such as swimming pools and gyms, along with round-the-clock security.







LAKE POINT TOWER

Lake Point Tower is a 45-storey residential building in Cluster N. Developed by Gulf General Investment Company (GGICO), the highrise tower stands 184 metres tall. The project was completed in 2009, housing 414 residential units in 1, 2 and 3-bedroom configurations.

Facilities include 3-level basement parking, separate swimming pools for men, women and children, Jacuzzi, steam and sauna rooms and a fully-equipped gymnasium with changing rooms and lockers.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
1	52,000	730,000	6.36%
2	72,000	1,084,000	6.35%
3	99,000	1,354,000	6.65%



ICON TOWER 1

Icon Tower 1 is a residential building in Cluster M that features 400 apartments coming in studio, 1, 2 and 3-bed configurations. The tower also has some spacious 5-bedroom apartments.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
1	52,000	803,000	6.83%
2	71,000	1,117,000	6.47%
3	89,000	1,225,000	7.18%

ICON TOWER 2

Icon Tower 2 is a 40-floor tower located in Cluster L. The tower features studio, 1, 2 and 3-bed units as well as expansive 5-bedroom penthouses. Based on contemporary architecture, the building interiors have marble or tiled flooring and stylish wooden fixtures.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	39,000	425,000	7.32%
1	51,000	756,000	6.78%
2	71,000	1,054,000	6.47%
3	94,000	1,345,000	6.44%

GREEN LAKES

A popular choice amongst buyers, Green Lakes includes three sleek towers in Cluster S. Green Lakes is known for its spacious and bright apartments, which offer fantastic views of the Dubai Marina skyline and the beautiful JLT Lake. Those living in these apartments will enjoy facilities such as swimming pools and gymnasiums, as well as a handy on-site supermarket in the cluster. Green Lakes apartments also have the added advantage of having the Sobha Realty Metro Station within walking distance.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
1	64,000	884,000	6.97%
2	91,000	1,546,000	6.16%
3	125,000	2,225,000	6.73%



GOLDCREST VIEWS 1

Goldcrest Views 1 is a residential building in Cluster V of Jumeirah Lake Towers (JLT). The 40-storey high-rise tower features 376 ready apartments in studio, 1, 2, 3 and 4-bedroom layouts, as well as 5-bedroom penthouses.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	36,000	479,000	7.10%
1	57,000	816,000	6.82%
2	75,000	1,224,000	6.21%
3	107,000	1,848,000	5.85%



GOLDCREST VIEWS



GOLDCREST VIEWS 2

Goldcrest Views 2 is a residential building in Cluster J of Jumeirah Lake Towers (JLT). The 39-storey tower stands 146 metres tall and features 439 residential units in studio, 1, 2 and 3-bedroom configurations. Amenities in the tower include a well-equipped gymnasium, separate swimming pools for adults and kids and a Jacuzzi.

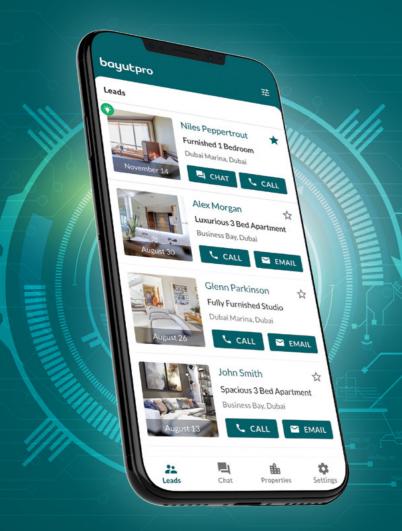
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	37,000	452,000	7.44%
1	57,000	801,000	6.69%
2	75,000	1,079,000	6.27%
3	96,000	1,412,000	6.04%



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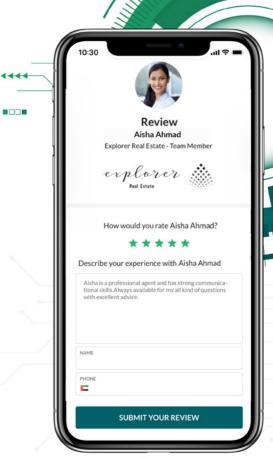


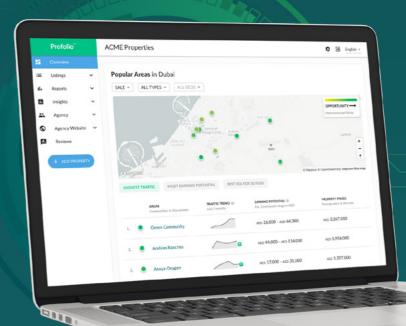


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Welcome to Dubai Sports City

ubai Sports City is a neighbourhood that packs in a lot in terms of lifestyle and residential options, at a wallet-friendly price. Home to the International Cricket Stadium and The Els Club, this development is a sought-after destination for investors and tenants.

The amenities in the area include three schools, Dubai's only cricket stadium, The Els Golf Club and many outdoor spaces. While it is most suited for those with a car, there are plenty of amenities within walking distance and if that's not enough, Mall of the Emirates is just 15 minutes away.

From growing families to the young and single, renters and investors can choose from a mix of studio, 1, 2 and 3-bedroom flats. The rental apartments come in a variety of different configurations and styles, from contemporary and modern to more traditional Arabic styles.



BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	24,000	329,000	6.93%
1	34,000	491,000	6.85%
2	50,000	750,000	6.61%
3	76,000	978,000	8.11%

DUBAI SPORT CITY AT A GLANCE



Dubai International Stadium



The Els Club



Dubai Sports City Park



Victory Heights Primary School



Sports City Mosque



The Wonder Years Nursery



Renaissance School

Buildings

- 1 Elite Sports Residence 1 10
- 6 Canal Residence West European
- 2 Global Golf Residence 2
- Canal Residence West Venetian
- 3 Royal Residence 1 4 Royal Residence 2
- 5 Canal Residence West Mediterranean
- 8 Spirit Tower

NEARBY



Dubai Autodrome



Mall of Emirates

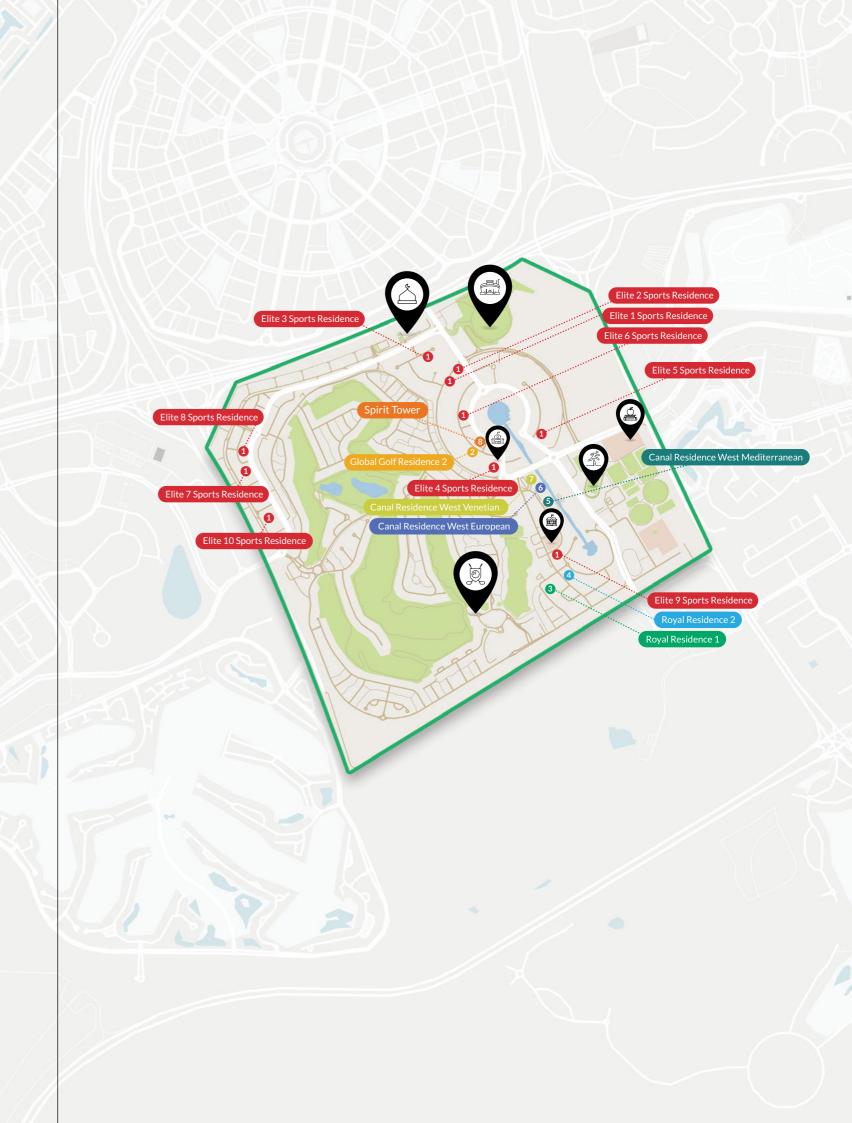


Dubai Marina



Downtown Dubai

35 minutes



Top Buildings in Dubai Sports City





GLOBAL GOLF RESIDENCE 2

Global Golf Residence 2 is a 25-storey residential tower in Dubai Sports City. This high-rise building is a project of Empire Arabia Real Estate Developers. Its construction was completed in 2009. Global Golf Residence 2 features 342 residential units categorised into studios and 1, 2, and 3-bedroom apartments. Those interested in larger units can find penthouses and duplexes. Apart from these, the community also offers penthouses for those looking at larger housing options in Sports City Dubai.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	23,000	333,000	6.86%
1	34,000	446,000	7.19%
2	47,000	763,000	7.03%
3	70,000	950,000	7.95%

ELITE SPORTS RESIDENCE

Elite Sports Residence, developed by Triplanet Group, is one of the key residential projects in Dubai Sports City that offers exceptional living spaces. Comprising of 10 residential buildings, it has 3,606 residential units ranging from spacious studios to 3-bed units. Located near the Dubai International Stadium, the towers all offer facilities such as gyms, swimming pools and more. These buildings also feature plenty of parking spaces.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	23,000	317,000	7.11%
1	34,000	484,000	6.82%
2	50,000	737,000	6.42%
3	70,000	979,000	7.18%



SPIRIT TOWER

Developed by The First Group, Spirit Tower, also known as The Spirit, was completed in 2013. It features 387 apartments across 19 floors. The Spirit Tower offers a mix of studios and 1-bedroom apartments at competitive prices. In 2013 it received the CNBC Property Award for Best Residential Development.

BEDROOMS	STUDIO	1
RENTAL PRICE	24,000	40,000
SALES PRICE	319,000	530,000
ROI	6.61%	6.47%

36 | Dubai Sports City | 37





Looking for a home with sweeping golf course views? You can consider the apartments in Royal Residence. This apartment complex sits at the edge of the spectacular golf course of The Els Club and prospective tenants can choose from studios, 1, 2 and 3-bedroom apartments in Royal Residence. Residents living here also benefit from modern amenities, such as a swimming pool and gymnasium, as well as 24-hour security.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	23,000	317,000	7.22%
1	33,000	460,000	7.20%
2	47,000	734,000	6.38%
3	81,000	981,000	8.95%



CANAL RESIDENCE WEST

Comprising of five mid-rise apartment towers, Canal Residence West is centrally located in Dubai Sports City with easy access to the area's sports facilities. Canal Residence West, Dubai consists of five towers. Those looking for units in Canal Residence West can choose from studio, 1 and 2-bedroom apartments and large 3-bedroom duplex flats.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	25,000	348,000	6.69%
1	35,000	509,000	7.02%
2	55,000	779,000	6.81%
3	85,000	1,175,000	7.82%

38 | Dubai Sports City | 39



Bayut Launches Industry-First

TRANSACTION HISTORY

Sourced Straight From DLD





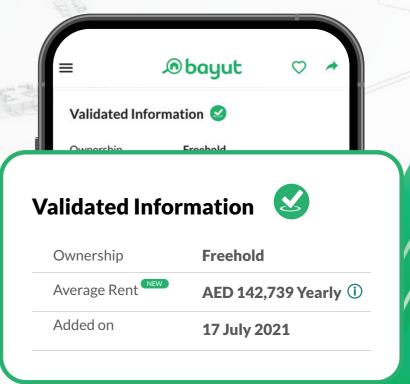


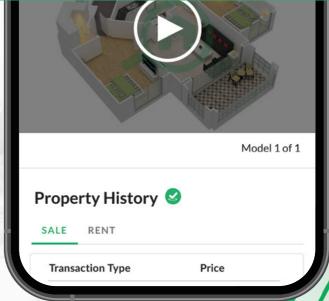
In a revolutionary effort to provide property seekers with data-driven, cutting edge solutions, Dubai Land Department (DLD) and Bayut have signed a

Memorandum of Understanding (MoU), paving the way for a strategic partnership and bringing greater transparency to the UAE property market.

Property Information from DLD

Get access to property details sourced directly from the Dubai Land Department, exclusively on Bayut. You can now access information such as the developer, handover date, ownership type and more, available in the Property Overview section of the listings.

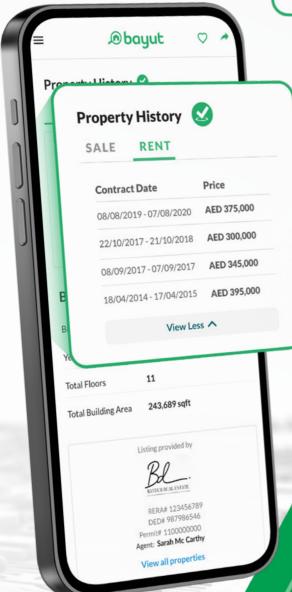




Property History

Bayut is the only property portal that features this first-of-its-kind Property History section where property seekers can view the rental and sale transaction history for that specific property and make informed financial decisions when it comes to real estate.*

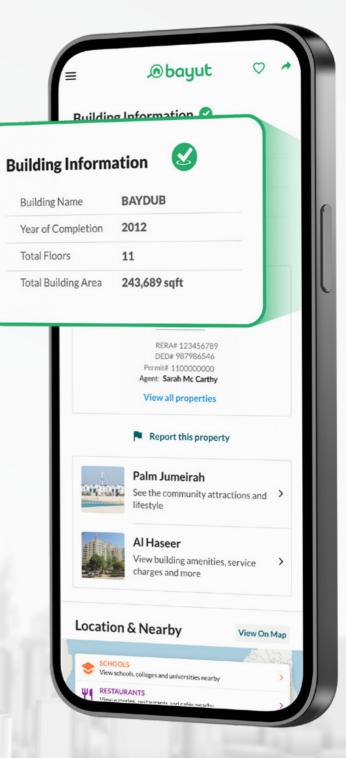








Building Information validated by the Dubai Land Department for property listings is also available for advertised listings on Bayut. This customised section will include the prominent features and amenities available in the building, as recorded by DLD.



* These features are being rolled out in a phased manner and are currently available on select listings on Bayut.



ubai Production City is a mixed-use development spread over an area of 43 million sq. ft. Formerly known as The International Media Production Zone or IMPZ, the community was established in 2003 by TECOM Group as a free zone and freehold area that caters to companies specialising in media production. Featuring both residential and commercial properties, IMPZ offers a pleasant ambience to its residents and visitors.

Located on the outskirts of the emirate, Dubai Production City is adjacent to Sheikh Mohammed Bin Zayed Road (E311). Since the area has a blend of both residential and commercial properties, the community is home to business professionals from around the globe. The residents of this locality will find themselves close to several schools, supermarkets and other retail centres. Largely featuring apartment complexes, the flats in Dubai Production City are known for providing a comfortable lifestyle with an affordable price tag.





AVERAGE PRICES AND ROI

RENTAL PRICE	SALES PRICE	ROI
20,000	261,000	7.15%
31,000	598,000	5.27%
43,000	878,000	4.58%
63,000	1,257,000	5.35%
	20,000 31,000 43,000	20,000 261,000 31,000 598,000 43,000 878,000

44 | Dubai Production City Dubai Production City



4 The Crescent Towers

Centrium Towers



Buildings

- 1 Lakeside
- 2 Midtown
- 3 Lago Vista

NEARBY



Dubai Autodrome



Mall of the Emirates
18 minutes

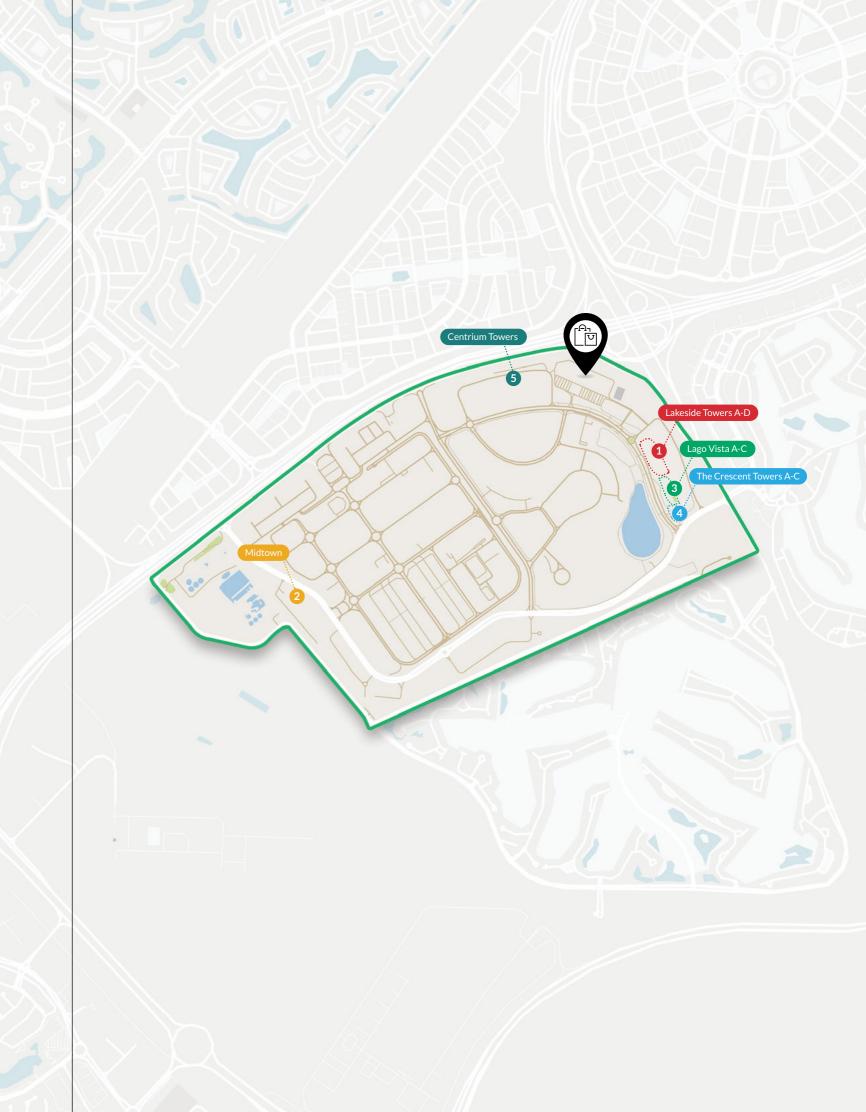


Dubai Marina
20 minutes



Downtown Dubai

25 minutes



Top Buildings in Dubai Production City (IMPZ)



LAKESIDE

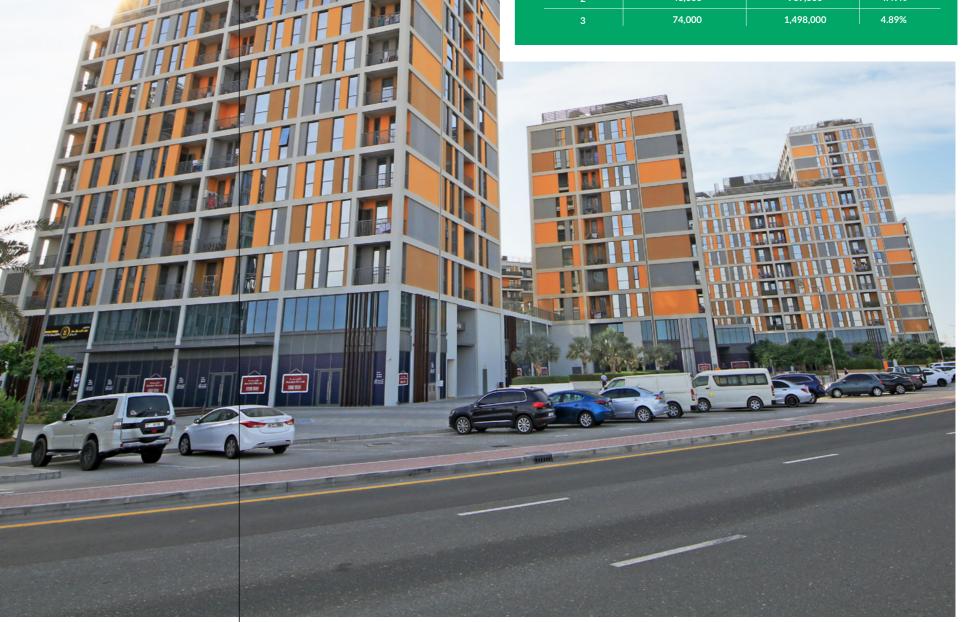
Consisting of four residential towers with 22 floors each, Lakeside Tower is one of the residential projects in Dubai by DAMAC Properties. It is built with Mediterranean inspired architecture. The apartments for sale in the Lakeside complex are configured to have spacious rooms enclosed in a peaceful environment. City Centre Me'aisem is a short walk away from the Lakeside complex.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	19,000	250,000	7.18%
1	30,000	465,000	6.72%

MIDTOWN

Midtown is a complex of residential buildings spread over 6 to 16 floors. It is developed by Deyaar and offers studios, 1, 2 and 3-bedroom flats. The 5.5 million sq. ft. development is divided into three districts, Afnan, Noor and Dania, with a cluster of buildings within each complex. The Afnan and Dania districts offer ready units while the flats part of Noor district are currently off-plan.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	21,000	315,000	7.11%
1	32,000	644,000	5.20%
2	46,000	969,000	4.49%
3	74,000	1,498,000	4.89%



48 | Dubai Production City | 49

LAGO VISTA

Lago Vista is another development by DAMAC Properties. It consists of 3 residential towers with property units ranging from studios to 1 and 2-bedroom apartments. These are built with high-quality standards and have a range of amenities including swimming pools, a fitness centre, tennis courts and restaurants in proximity.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	20,000	269,000	7.27%
1	32,000	498,000	6.03%
2	42.000	649,000	6.51%





THE CRESCENT TOWERS

The Crescent Towers by DAMAC Properties is a complex of three buildings with 15 floors each. The apartments in Crescent Towers have been designed to provide panoramic views of the surrounding highway and man-made lake. The development is also popular as it lies in proximity to City Centre Me'aisem.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	20,000	261,000	7.21%
1	34,000	515,000	5.29%
2	43,000	673,000	6.38%



CENTRIUM TOWERS

Developed by ETA Star, Centrium Towers is a complex of four buildings set amidst beautiful landscapes. The lifestyle in the complex is a perfect blend of quality living and convenience. Residents of this complex enjoy multiple amenities, including a barbeque area, spacious balconies, separate parking spaces, a well-maintained gymnasium and a kids play area.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
1	30,000	449,000	6.67%
2	41,000	644,000	7.11%
3	62,000	914,000	7.03%

50 | Dubai Production City | 51

OUR JOURNEY SO FAR...



2005 dubizzle founded

2006

dubizzle hit 1 million monthly page views



2008

Bayut launches from a remote office.

dubizzle gets a redesign.



2019

Bayut launched the biggest, most successful PropTech summit in the region, B3DXB attended by 1000+ real estate agents and leaders and launched **Bayut Pro** app with integrated advanced solutions including $TruCheck^{TM}$, $SmartLeads^{TM}$ and Agent Reviews.



2019

Operates Bayut.sa Bayut.jo and Bayut.com in the Middle East region



2018

EMPG raises \$100M in Series D.

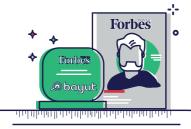


dubizzle acquires companies and expands into premium services for car buyers and sellers, and offers property **CRM** solutions



2019

Chris Hemsworth unveiled as the face of Bayut in the UAE with the biggest commercial in the region directed by Robert Stromberg



2019

Awarded 'Best Property Portal' in the region by Forbes Middle East with Haider Ali Khan on the cover of the November edition in Arabic



2020

dubizzle merges with bayut, as part of the EMPG/OLX MENA merger to create the UAE's first homegrown unicorn



2009

dubizzle hit 10 million monthly page views



2010

dubizzle launched in MENA & 10x monthly views!



2014

Seasoned technology expert, Haider Ali Khan moves from USA to take charge of **Bayut** and establish the core team. The dubizzle app launched on iOS and Android



2017

Bayut raises another \$20M in Series C



2016

Bayut closes Series B round with \$9M funding



2015

OLX acquires dubizzle across MENA, monthly page views hit 270 million



2021

Launched **TruCheck**™ Leaderboard and Content Corner on Agent Portal

Hosted our first-ever Bayut & dubizzle Stronger Together Awards 2020 in March 2021, recognising and rewarding top-performing agents and agencies in the UAE



2021

Hosted the first-ever people's choice awards celebrating the best of Dubai with the **Bayut Your Home** Your Choice Awards 2021



2022

Bayut and the Dubai Land Department (DLD) entered into a strategic partnership by signing a Memorandum of Understanding (MoU) to provide residents with data-driven, cutting-edge solutions.

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