



AFFORDABLE COMMUNITIES OFFERING HIGH ROI

Discover some of the best neighbourhoods in Dubai that offer comfortable apartment living and are known for their high rental yields.



Learn about the best towers in these areas

Discover Bayut's unique and innovative features

Explore these popular neighbourhoods



AFFORDABLE
COMMUNITIES
OFFERING HIGH ROI

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AFFORDABLE COMMUNITIES IN DUBAI | ISSUE 2022

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



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Welcome to International City

The area, launched by Nakheel in 2002, is well known for its signature low rise country-themed clusters. Conveniently located in the Al Warsan region, International City sprawls over 800 hectares (around 8 million sq. m.) sharing borders with a few popular neighbourhoods like Dubai Silicon Oasis and Academic City.

International City is one of the most affordable housing areas of Dubai's ever-expanding real estate market. One of the biggest benefits of living in International City is that it offers you a multicultural community lifestyle while keeping the price tags modest.

There are over 500 apartments in International City spread over 10 residential clusters. There is also a second phase of the development called Phase 2 which features a collection of independent buildings.

The residential clusters are named Persia, Greece, Spain, Morocco, England, France, Italy, Russia, China and Emirates. The Central Business District, located in the centre of the clusters, features some of the larger 2 and 3-bedroom apartments for those looking for a little more space. The freehold properties in International City include a range of villas and townhouses currently restricted to Warsan Village, located on the south-western boundary.



AVERAGE PRICES AND ROI FOR APARTMENTS

BEDROOMS	STUDIO	1	2	3
RENTAL PRICE	18,000	26,000	41,000	74,000
SALES PRICE	224,000	321,000	691,000	1,030,000
ROI	7.91%	7.77%	5.49%	6.08%

INTERNATIONAL CITY AT A GLANCE



Dragon Mart



Warsan Lake



The Pavilion - International City



1 England Cluster



2 Russia Cluster



3 Italy Cluster



4 Spain Cluster



5 France Cluster



6 Persia Cluster



7 Greece Cluster



8 China Cluster



9 Morocco Cluster



10 Emirates Cluster



11 Warsan Village

NEARBY



Academic City

10 minutes



Dubai Safari Park

15 minutes



Dubai International Airport

18 minutes



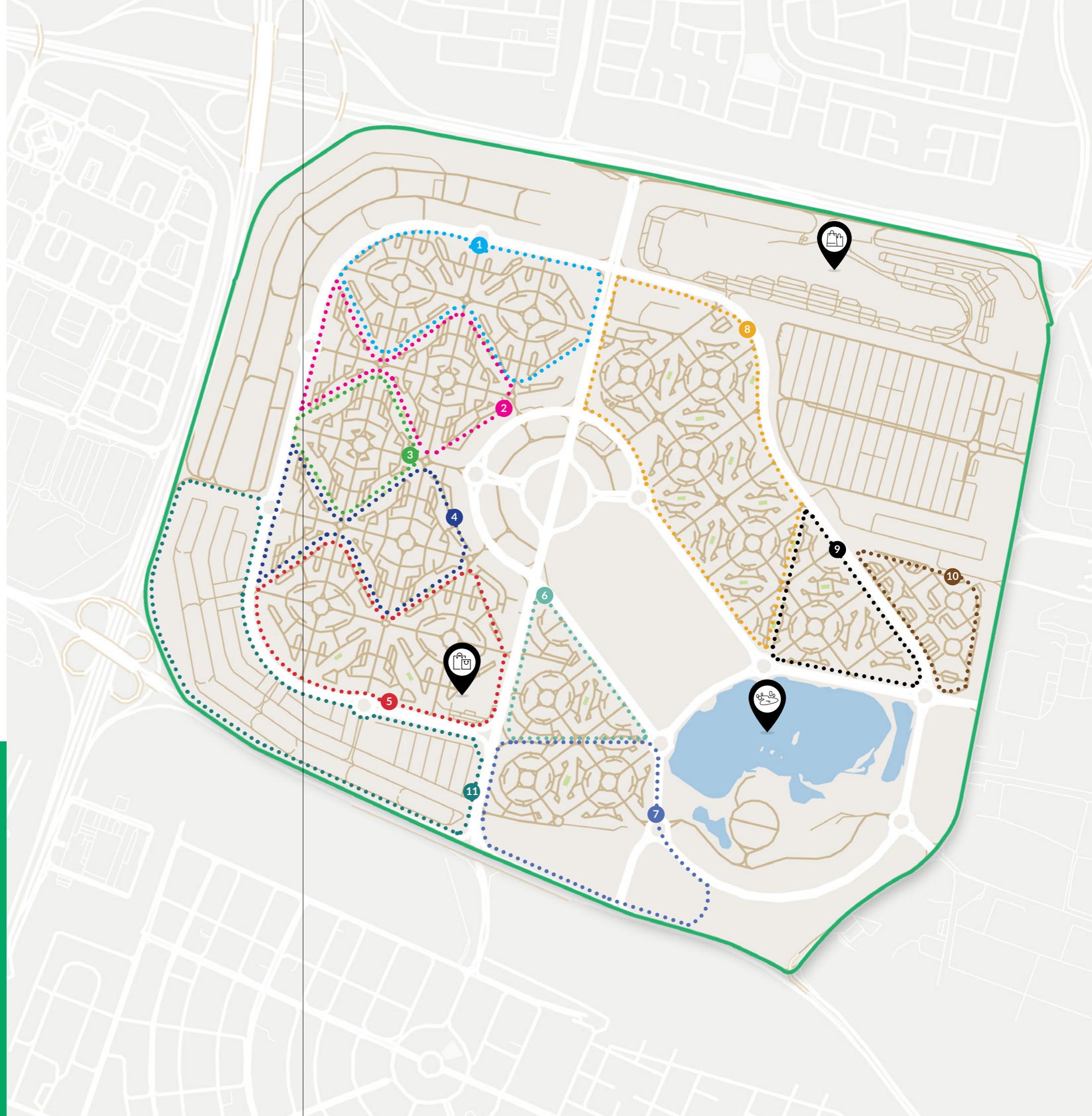
Dubai Festival City

20 minutes



Downtown Dubai

25 minutes





TruValue™

The UAE's first-ever fully automated price valuation tool designed to provide easily accessible estimated value of residential properties in the UAE.

Uses advanced machine learning and data intelligence to learn the fair market value of any residential property for rent or sale in the UAE.

THIS WILL HELP:

Property Seekers

To determine whether a certain advertised property offers **Great**, **Good** or **Fair Value** and which properties may be considered as **Overvalued** or **Highly Overvalued**

Sellers & Landlords

To set the right asking price and sell or lease their property in a faster, more efficient manner



PERSIA CLUSTER

This complex offers studios, 1-bedroom apartments and retail spaces. It includes amenities such as gardens, a children's play area and fitness centres. Persia Cluster is located next to Warsan Lake and some of the buildings do offer views of the lake.

AVERAGE PRICES AND ROI

BEDROOMS	STUDIO	1
RENTAL PRICE	18,000	26,000
SALES PRICE	220,000	315,000
ROI	8.20%	7.96%



SPAIN CLUSTER

The cluster consists of three to four-storey residential buildings featuring studios, 1 and 2-bedroom apartments. The traditional stucco exterior finishing, low pitched roofs, domed windows and the bright peach Mediterranean tiled theme showcase the traditional Spanish architectural elements.

AVERAGE PRICES AND ROI

BEDROOMS	STUDIO	1	2
RENTAL PRICE	18,000	26,000	39,000
SALES PRICE	228,000	323,000	661,000
ROI	7.78%	7.61%	5.67%

GREECE CLUSTER

The development is situated at the edge of Warsan Lake and is designed to reflect Greek architecture. Its decorative elements include Doric columns, symmetric windows and tiled roofs. The buildings in the cluster consist of studio and 1-bed units. The amenities in the complex include an outdoor play area for children, a mosque and a polyclinic.

AVERAGE PRICES AND ROI

BEDROOMS	STUDIO	1
RENTAL PRICE	17,000	26,000
SALES PRICE	219,000	315,000
ROI	7.94%	7.87%



MOROCCO CLUSTER

Morocco Cluster features multiple residential buildings, consisting of three to four floors. The cluster houses studio and 1-bedroom apartments. Morocco Cluster is one of the few communities in International City which overlooks Warsan Lake. The architectural design of the buildings features traditional Moroccan designs with tiled and domed roofs.

AVERAGE PRICES AND ROI

BEDROOMS	STUDIO	1
RENTAL PRICE	18,000	26,000
SALES PRICE	218,000	311,000
ROI	7.94%	8.22%



ITALY CLUSTER

Italy Cluster in International City features two, three and four-storey residential buildings inspired by traditional Italian architecture. The district offers elegant studio and 1-bedroom apartments. Residents of Italy Cluster have access to facilities such as a mosque and children's play areas.

AVERAGE PRICES AND ROI

BEDROOMS	STUDIO	1
RENTAL PRICE	18,000	26,000
SALES PRICE	222,000	312,000
ROI	8.05%	7.87%

ENGLAND CLUSTER

The cluster is on the northwestern side of International City situated along Al Awir Road (E44). Here, one will find studios and 1-bed units. The residential buildings in England Cluster come in a combination of two, three and four storeys. True to their central theme, these structures have been designed to reflect 18th and 19th-century British architectural elements inspired by Victorian and revivalism themes.

AVERAGE PRICES AND ROI

BEDROOMS	STUDIO	1
RENTAL PRICE	18,000	26,000
SALES PRICE	222,000	317,000
ROI	8.00%	7.79%

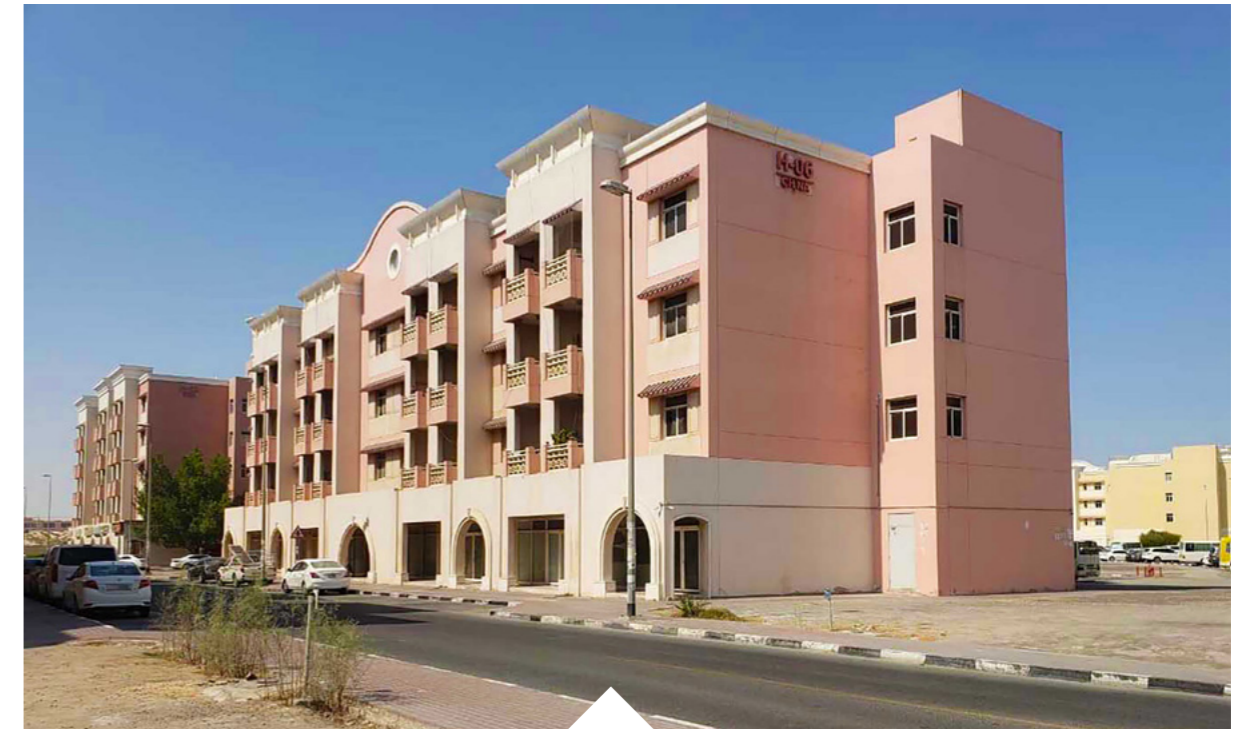


FRANCE CLUSTER

France Cluster consists of low-rise residential buildings, which have studios, 1-bedroom apartments and retail spaces. France Cluster features traditional French architecture and the buildings are located in proximity to the International City Pavilion.

AVERAGE PRICES AND ROI

BEDROOMS	STUDIO	1
RENTAL PRICE	17,000	25,000
SALES PRICE	224,000	321,000
ROI	7.76%	7.73%



CHINA CLUSTER

China Cluster is quite popular for its affordable housing options. It hosts multiple low-rise buildings, offering studio and 1-bedroom apartments. It is the only cluster located within walking distance to Dragon Mart.

AVERAGE PRICES AND ROI

BEDROOMS	STUDIO	1
RENTAL PRICE	18,000	26,000
SALES PRICE	243,000	328,000
ROI	7.10%	7.74%



EMIRATES CLUSTER

Emirates Cluster is a sub-community that has been designed to give residents the true feeling of an Arabian lifestyle. These buildings offer smaller, easy-to-maintain apartments that range from studio to 1-bedroom units. Emirates Cluster is located in an area filled with facilities such as restaurants, sports centres and lush-green walkways.

AVERAGE PRICES AND ROI

BEDROOMS	STUDIO	1
RENTAL PRICE	18,000	26,000
SALES PRICE	229,000	325,000
ROI	7.79%	7.67%

RUSSIA CLUSTER

Russia Cluster consists of 34 low-rise residential buildings featuring studios and 1-bedroom apartments. Residents living in the Russia Cluster have easy access to the cycling track and kids play area.

AVERAGE PRICES AND ROI

BEDROOMS	STUDIO	1
RENTAL PRICE	17,000	26,000
SALES PRICE	N/A	330,000
ROI	N/A	7.41%

*Not available due to low/no historical inventory



It's Easy to Avoid Inaccurate Properties
with  TruCheck™ on  bayut

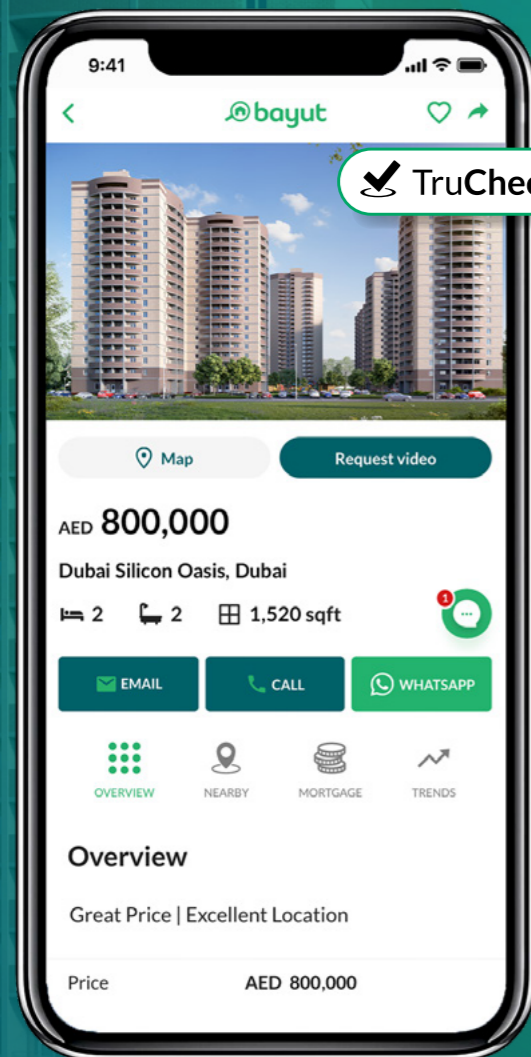
3D&2D FLOOR PLANS

Over 45,000+ Floor Plans

Get a glimpse of the layout of your favourite listings from the comfort of your home with Bayut's exclusive 2D and 3D Floor Plans of over 45,000 properties!

3D Live Walk Through

You can also use the 3D Live walk through feature to virtually tour the property.



 TruCheck™



Identify authentic and available properties in the UAE with our exclusive authentication solution





AVERAGE PRICES AND ROI

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	87,000	1,580,000	5.39%

Welcome to Warsan Village

Warsan Village is a relatively newer community developed on the outskirts of International City. The sub-community offers a peaceful atmosphere with 930 lavish 3-bedroom townhouses. In addition to having easy access to a number of neighbourhood amenities, it is also close to the International City Pavilion, Warsan Souk and Warsan Clubhouse.



Images Credit: warsanvillage.ae

Welcome to Dubai Silicon Oasis

Dubai Silicon Oasis (DSO) more commonly known as Silicon Oasis, is a suburb buzzing with technology and innovation. This 7.2 million square-metre community is the perfect blend of residential, recreational and commercial spaces, offering residents all the luxuries and perks associated with living in Dubai.

Featuring many residential buildings and gated sub-communities, DSO offers a range of accommodation options for individuals and families alike. Dubai Silicon Oasis is spread over three main parts: an innovative technology park, villa compounds within the technology park and residential towers dotted across the area.

MOST POPULAR COMMUNITIES

- 1 Silicon Gates
- 2 Arabian Gates
- 3 Axis Residence
- 4 Cedre Villas
- 5 Binghatti Apartments

DSO was established in line with the country's focus on "facilitating and promoting modern technology-based industries". What started as a supportive infrastructure for tech start-ups quickly evolved into a multi-cultural residential area that is a popular choice for both tenants and property buyers in the UAE. The community now offers an array of property types. Moreover, it is an excellent option if you are looking for affordable rentals for chiller-free and luxury apartments.

Residential apartments in Silicon Oasis range from studios to 4-bedroom units. Bigger families can choose between the two villa communities with over 1,600 units. Cedre and Semmer Villas in Dubai Silicon Oasis offer 3 to 6-bedroom villas and townhouses.



AVERAGE PRICES AND ROI FOR VILLAS









BEDROOMS	3	4	5	6
RENTAL PRICE	135,000	138,000	175,000	225,000
SALES PRICE	3,081,000	3,417,000	4,364,000	6,017,000
ROI	4.42%	3.99%	3.88%	5.12%








AVERAGE PRICES AND ROI FOR APARTMENTS

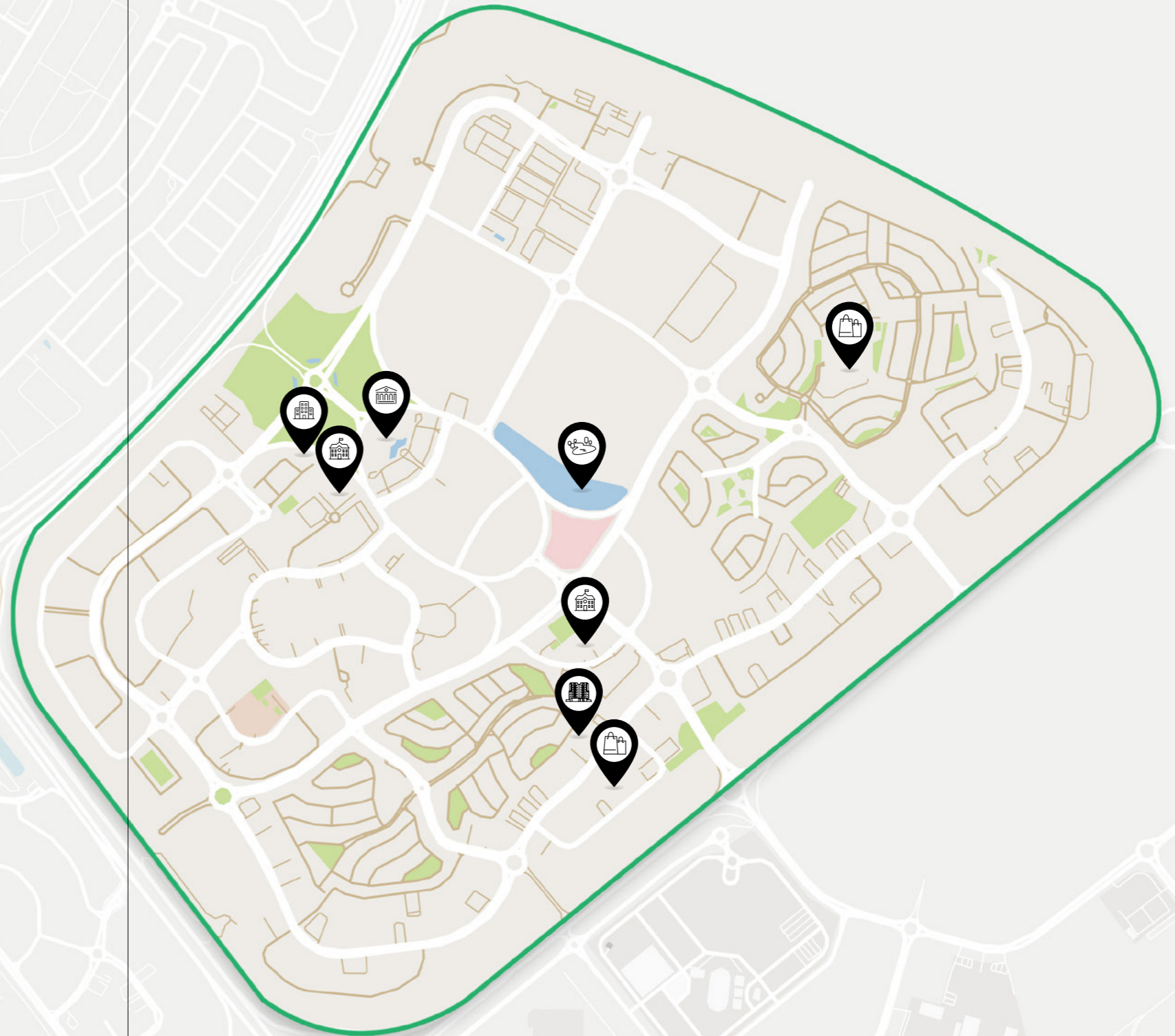
BEDROOMS	STUDIO	1	2	3	4
RENTAL PRICE	25,000	35,000	55,000	78,000	107,000
SALES PRICE	322,000	457,000	779,000	1,126,000	1,850,000
ROI	7.57%	7.23%	6.80%	6.30%	4.89%

DUBAI SILICON OASIS AT A GLANCE

-  GEMS Wellington Academy
-  Souq Extra
-  Silicon Avenue
-  DSO Lake
-  Radisson Blu Hotel Apartments
-  Dubai Silicon Oasis Authority
-  Rochester Institute of Technology (RIT Dubai)
-  Cedre Shopping Centre.

NEARBY

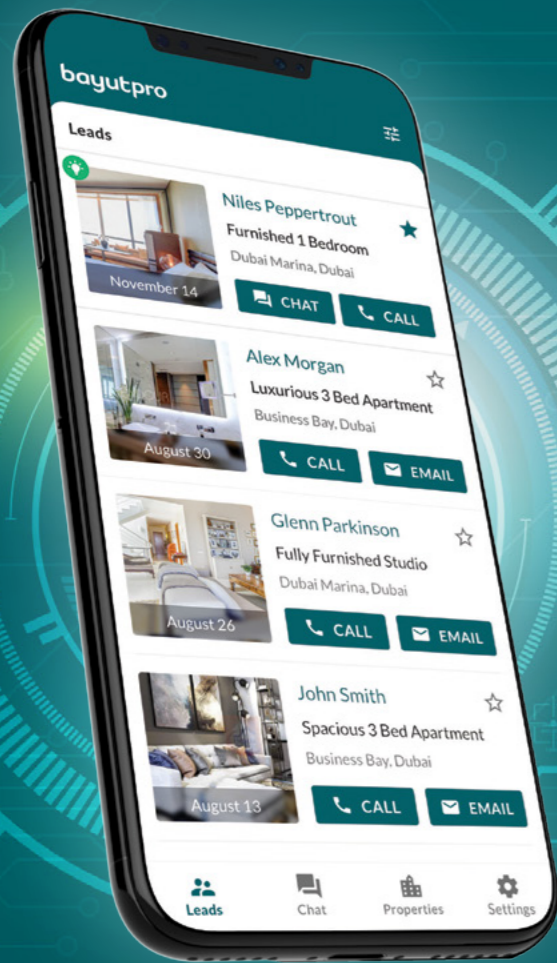
-  **Academic City**
5 minutes
-  **Dubai International Airport**
15 minutes
-  **Global Village**
17 minutes
-  **Dubai Festival City**
20 minutes
-  **Downtown Dubai**
25 minutes



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Manage your real estate business like a pro

Track your listings, leads, revenue, and more - all within a single app. BayutPro is exclusively available to our partners and helps agents maximize ROI and achieve great business results.



TruCheck™

Promote the authenticity of your property listings using the **TruCheck™** badge today! Gain an edge over competition by using **TruCheck™** on BayutPro and start getting

5x more leads
20x more impressions

SmartLeads™

SmartLeads™ is a high performing feature of BayutPro which helps agents understand the requirements of a prospect as soon as the lead is received. This helps agents to build value and trust with a potential client, right from the first contact.

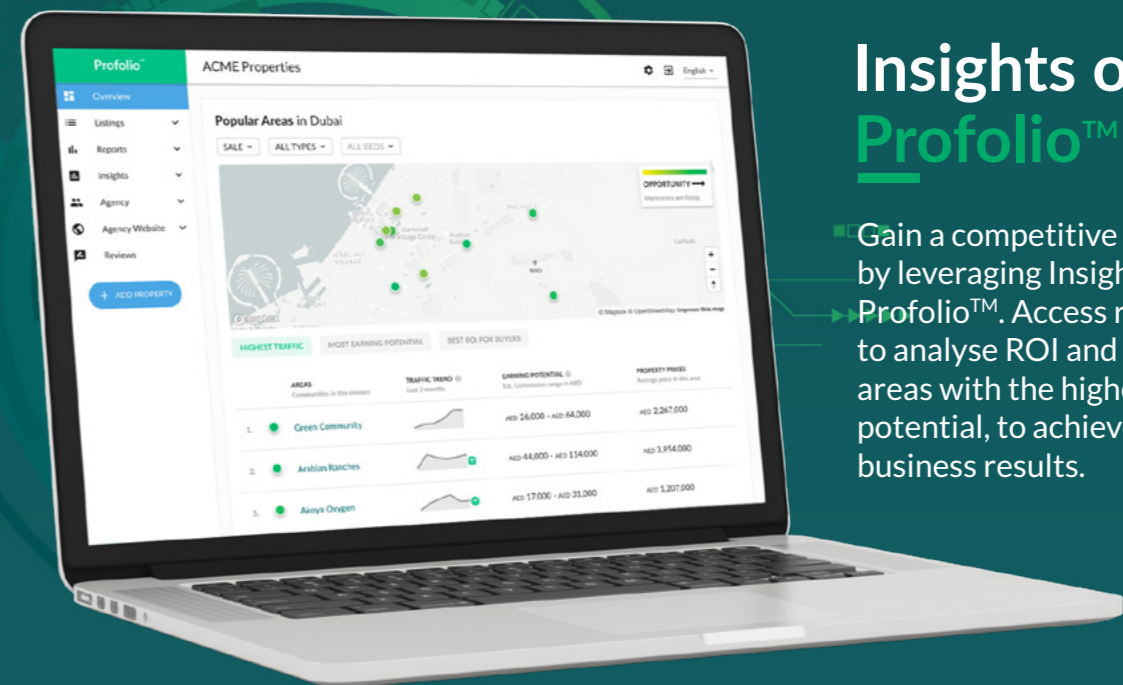
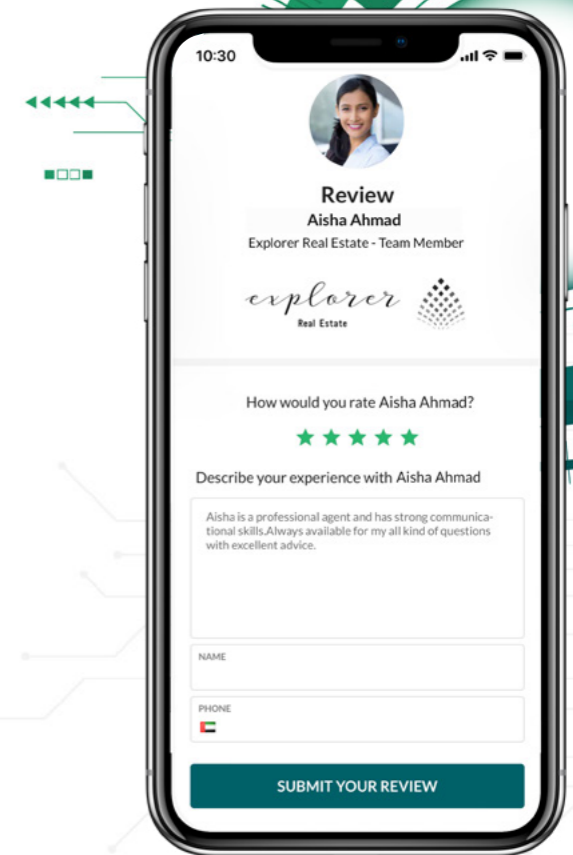
DOWNLOAD NOW!



Agent Reviews

Proudly display your achievements and customer service skills using Bayut's Agent Reviews!

By sharing reviews of happy customers on Bayut's website, you will not only boost your online presence on Bayut but build trust with other property seekers in the UAE too.



Insights on Profolio™

Gain a competitive edge by leveraging Insights in Profolio™. Access relevant data to analyse ROI and demand for areas with the highest earning potential, to achieve successful business results.



Welcome to Liwan

Liwan is a part of Dubailand, one of the largest districts in the city. Liwan lies on the eastern side of the district, near Dubai Silicon Oasis (DSO), where many new projects are emerging. Spread across an area of 13 million sq. ft, Liwan was launched by Dubai Holding in 2006.

Liwan offers a modern lifestyle and there are many amenities and facilities nearby. It is also popular with families due to its proximity to the schools and universities in Academic City. The area is known to have many green spaces throughout the entire neighbourhood.

Properties in Liwan are built to enhance community living with a focus on privacy and convenience. Apartments in Liwan range from studios to 3-bedroom apartments. These units come with ceramic tiles, security systems, double-glazed windows and wooden doors.

The most popular community in Liwan is Queue Point. A mid-rise apartment complex developed by Al Mazaya Holdings. Queue Point features more than 3,500 apartment units present in 30+ buildings. Queue Point offers numerous amenities to its residents.



QUEUE POINT
THE MOST POPULAR COMMUNITY






- 3,500+ apartment units
- 30+ buildings
- Numerous amenities








AVERAGE PRICES AND ROI FOR APARTMENTS

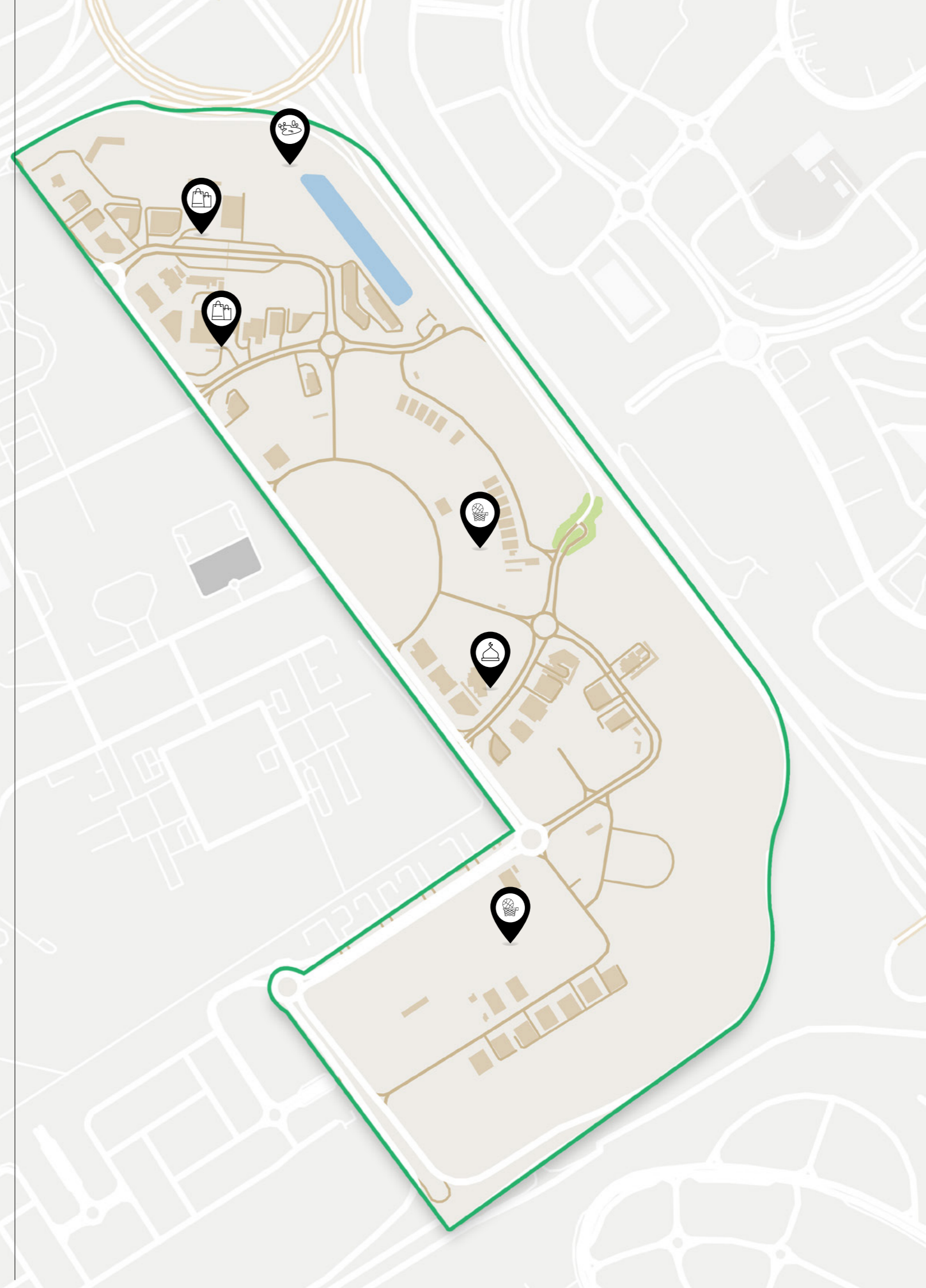
BEDROOMS	STUDIO	1	2	3
RENTAL PRICE	25,000	28,000	42,000	59,000
SALES PRICE	361,000	395,000	544,000	779,000
ROI	5.58%	7.13%	7.33%	7.30%

LIWAN AT A GLANCE

-  Liwan Lake Garden
-  Bluemart Liwan
-  Fresco Mart
-  Liwan Basketball Court
-  Al Hussaini Mosque

NEARBY

-  **Dubai Outlet Mall**
8 minutes
-  **Academic City**
10 minutes
-  **Global Village**
12 minutes
-  **Dubai International Airport**
20 minutes
-  **Downtown Dubai**
25 minutes





دائرة الأراضي والأموال
Land Department

Bayut Launches Industry-First TRANSACTION HISTORY

Sourced Straight From DLD

دائرة الأراضي والأموال
Land Department

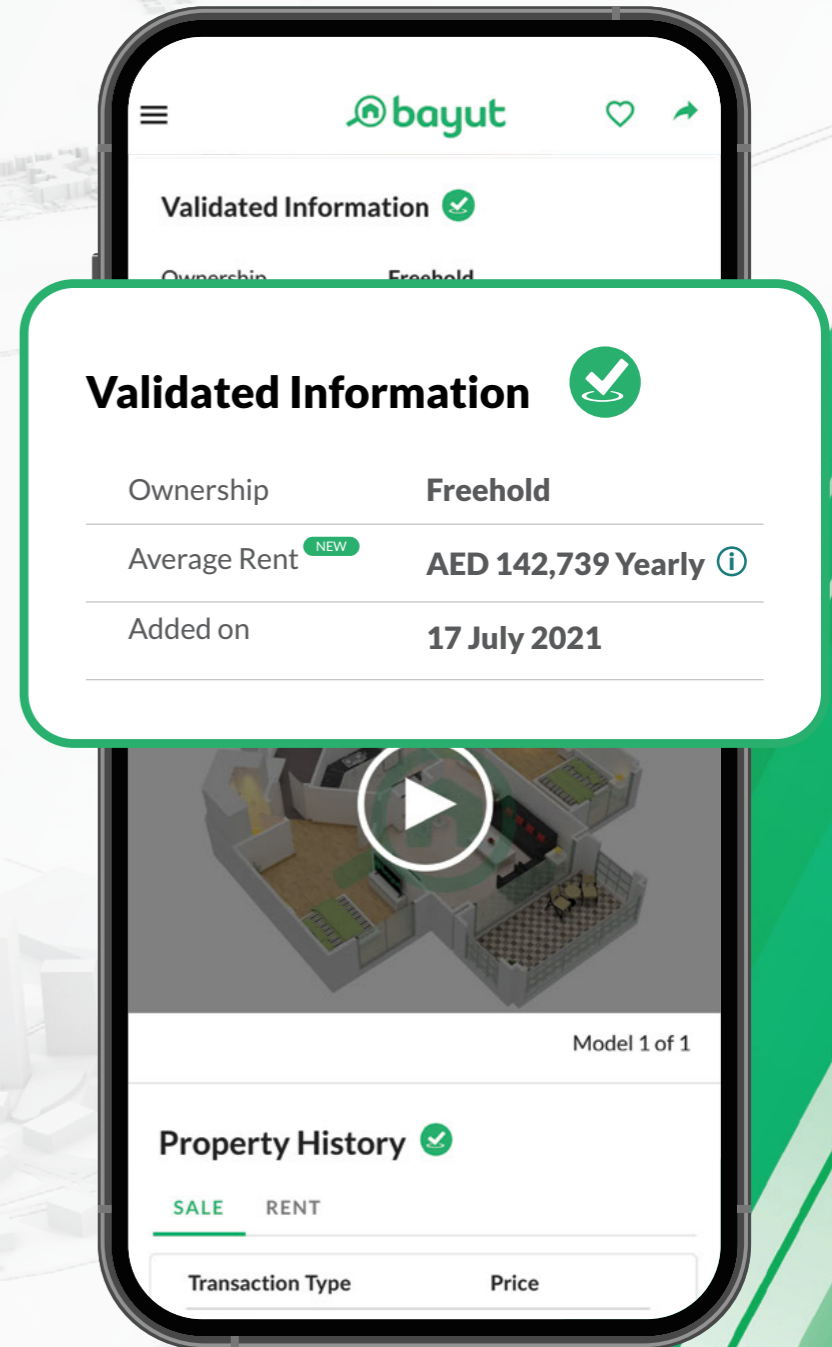


In a revolutionary effort to provide property seekers with data-driven, cutting edge solutions, Dubai Land Department (DLD) and Bayut have signed a

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.



Validated Information

Ownership	Freehold
Average Rent ^{NEW}	AED 142,739 Yearly ⁱ
Added on	17 July 2021

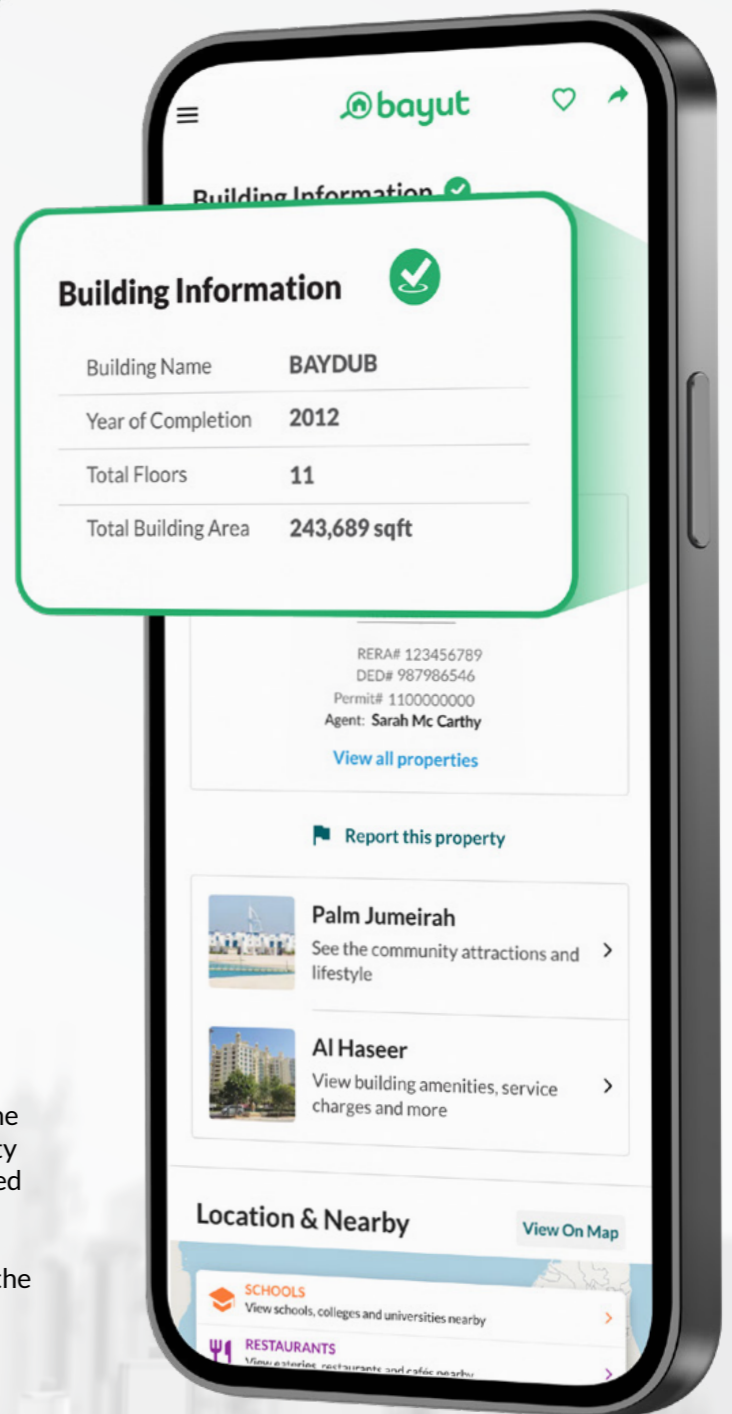
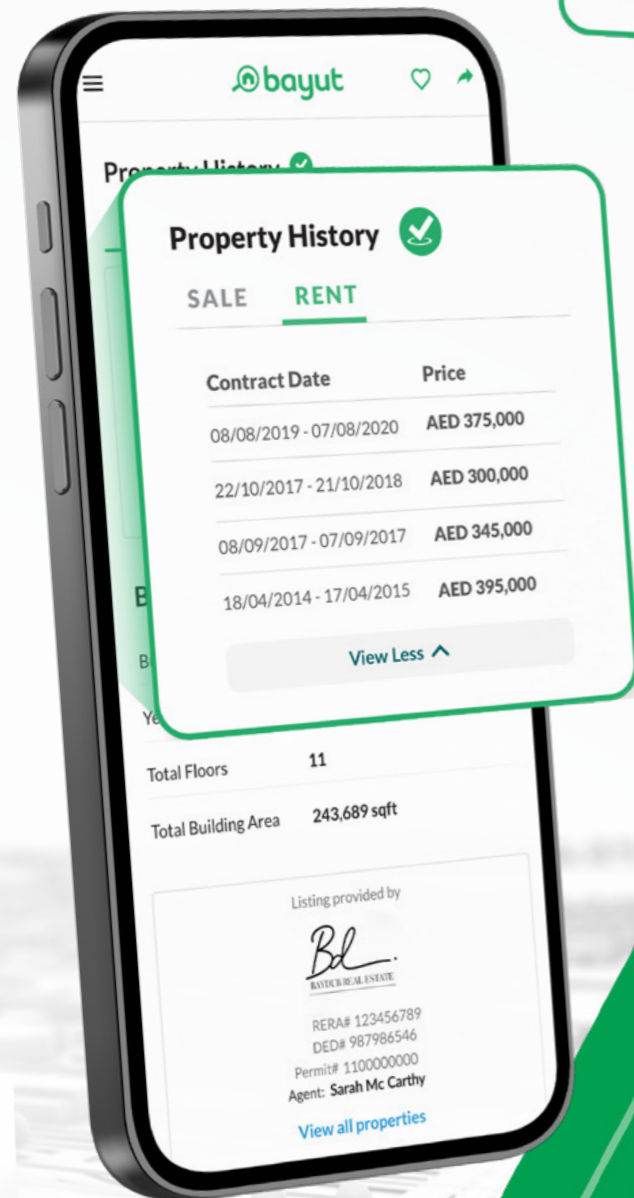
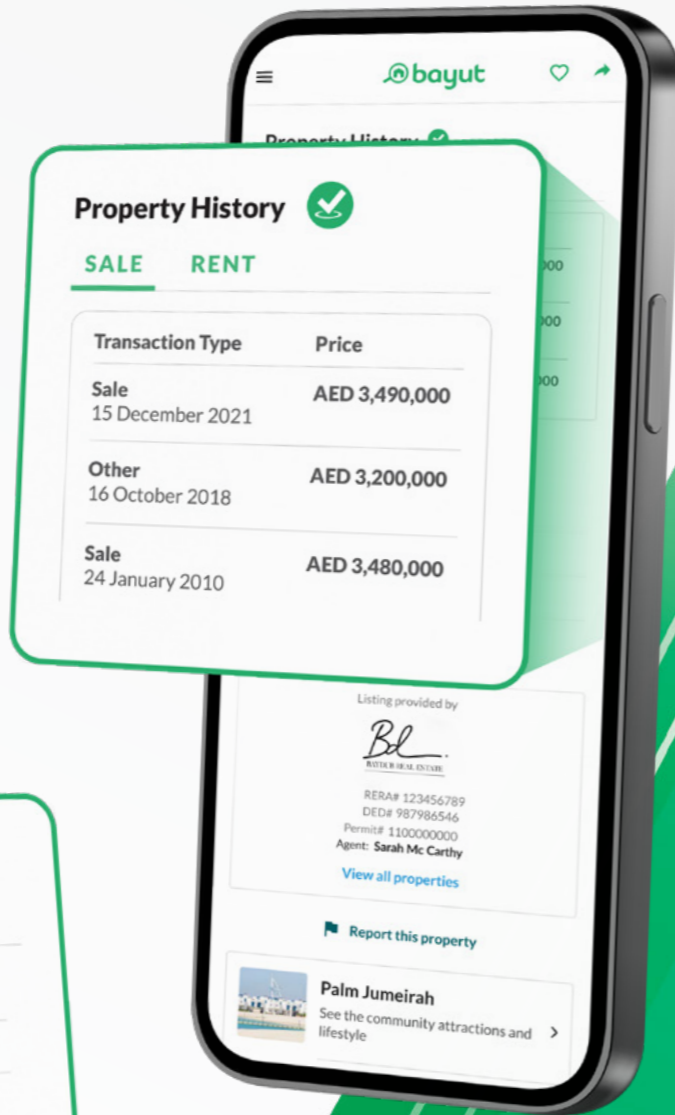
Property History

SALE RENT

Transaction Type	Price
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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 from DLD

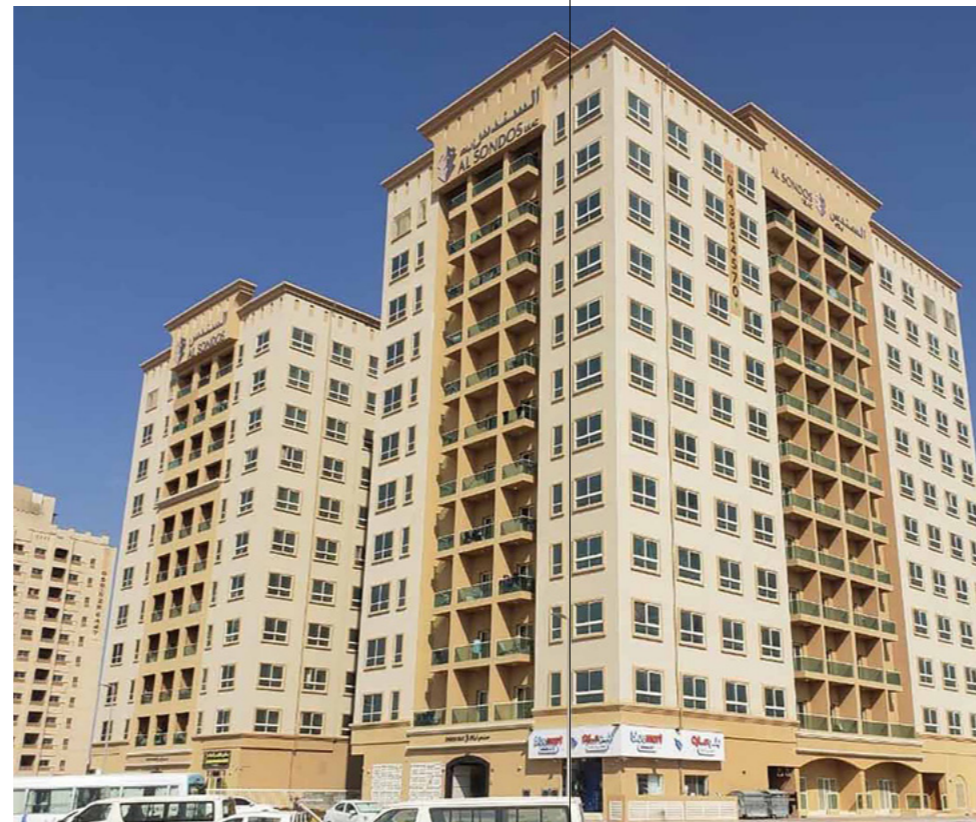
Building Information validated by the Dubai Land Department for property listings is also available for advertised listings on Bayut. This customised section will include the prominent features and amenities available in the building, as recorded by DLD.

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

Welcome to Dubai Residence Complex

Dubai Residence Complex is a promising new neighbourhood located in the vibrant vicinity of Dubailand. Spread over 14.7 million sq. ft. it is a popular area for affordable properties for rent and sale. Properties for sale in Dubai Residence Complex include residential buildings, mixed-use land plots and apartments such as studios, 1-bed and 2-bed units. Apartments for sale in Dubai Residence Complex are mainly found in the Desert Sun, V Tower and Durar A buildings.




Buildings popular for apartment rentals include Skycourts Towers, Windsor Residence, Ajmal Sarah Tower and Al Maha Residences. These buildings generally offer spacious units at affordable prices. Residential units in Dubai Residence Complex offer living spaces starting from 400 sq. ft. for studios and go up to 2,000 sq. ft. for 3-bed units.



AVERAGE PRICES AND ROI FOR APARTMENTS

BEDROOMS	STUDIO	1	2	3
RENTAL PRICE	21,000	29,000	41,000	69,000
SALES PRICE	284,000	483,000	610,000	976,000
ROI	6.13%	5.70%	6.82%	6.49%






DUBAI RESIDENCE COMPLEX AT A GLANCE

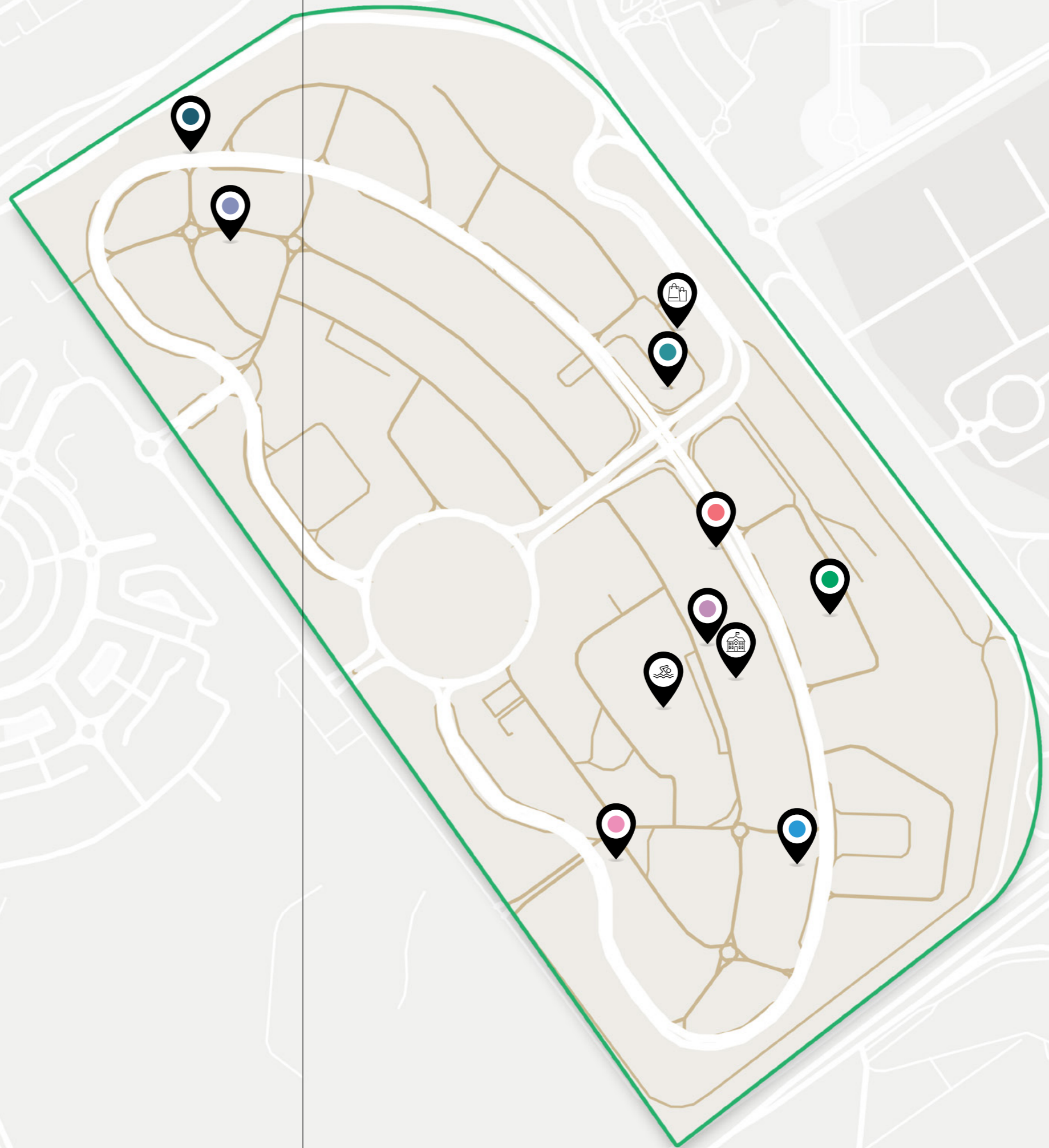
-  The Aquila School
-  West Zone Supermarket
-  Smash Sports Academy

POPULAR BUILDINGS

-  Skycourts Towers
-  Ajmal Sarah Tower
-  Windsor Residence
-  4Direction Residence 1
-  Al Maha Residences
-  Desert Sun
-  V Tower
-  Durar A

NEARBY

-  **Dubai Outlet Mall**
8 minutes
-  **Academic City**
10 minutes
-  **Global Village**
12 minutes
-  **Dubai International Airport**
20 minutes
-  **Downtown Dubai**
25 minutes



OUR JOURNEY SO FAR...



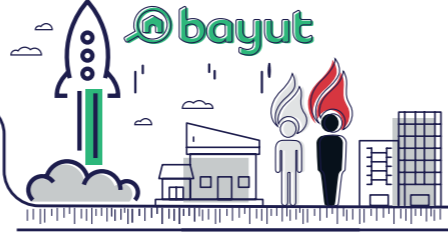
2005
dubizzle founded



2006
dubizzle hit 1 million monthly page views



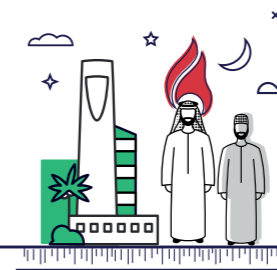
2007
dubizzle got its first hire



2008
Bayut launches from a remote office.
dubizzle gets a redesign.



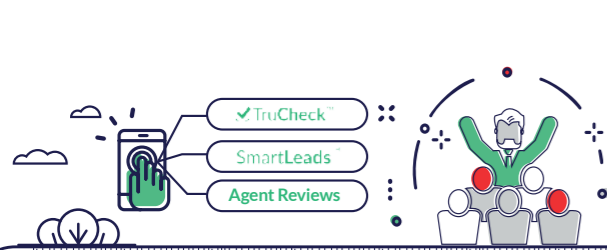
2009
dubizzle hit 10 million monthly page views



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



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™, SmartLeads™ 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



2017
Bayut raises another \$20M in Series C



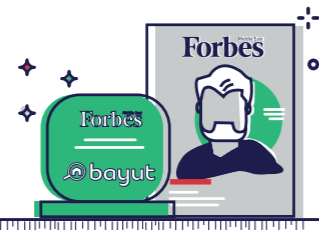
2016
Bayut closes Series B round with \$9M funding



2015
OLX acquires dubizzle across MENA, monthly page views hit 270 million



2019
Chris Hemsworth unveiled as the face of Bayut in the UAE with the biggest commercial in the region directed by Robert Stromberg



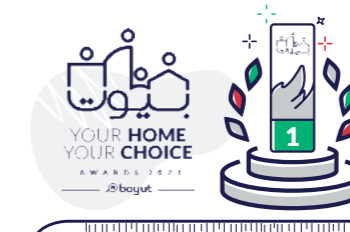
2019
Awarded 'Best Property Portal' in the region by Forbes Middle East with Haider Ali Khan on the cover of the November edition in Arabic



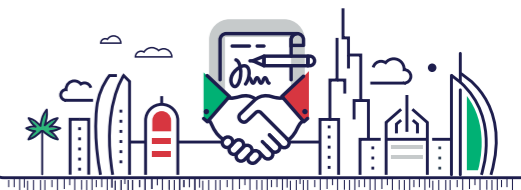
2020
dubizzle merges with bayut, as part of the EMPG/OLX MENA merger to create the UAE's first homegrown unicorn



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

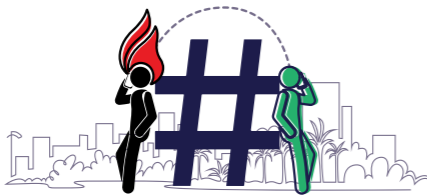


2022
Bayut and the Dubai Land Department (DLD) entered into a strategic partnership by signing a Memorandum of Understanding (MoU) to provide residents with data-driven, cutting-edge solutions.

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stronger together

