



# HISTORICAL NEIGHBOURHOODS IN DUBAI

Discover some of the best historical neighbourhoods in Dubai. These multicultural, vibrant and charismatic communities feature a mix of old and new with bustling community spirit.

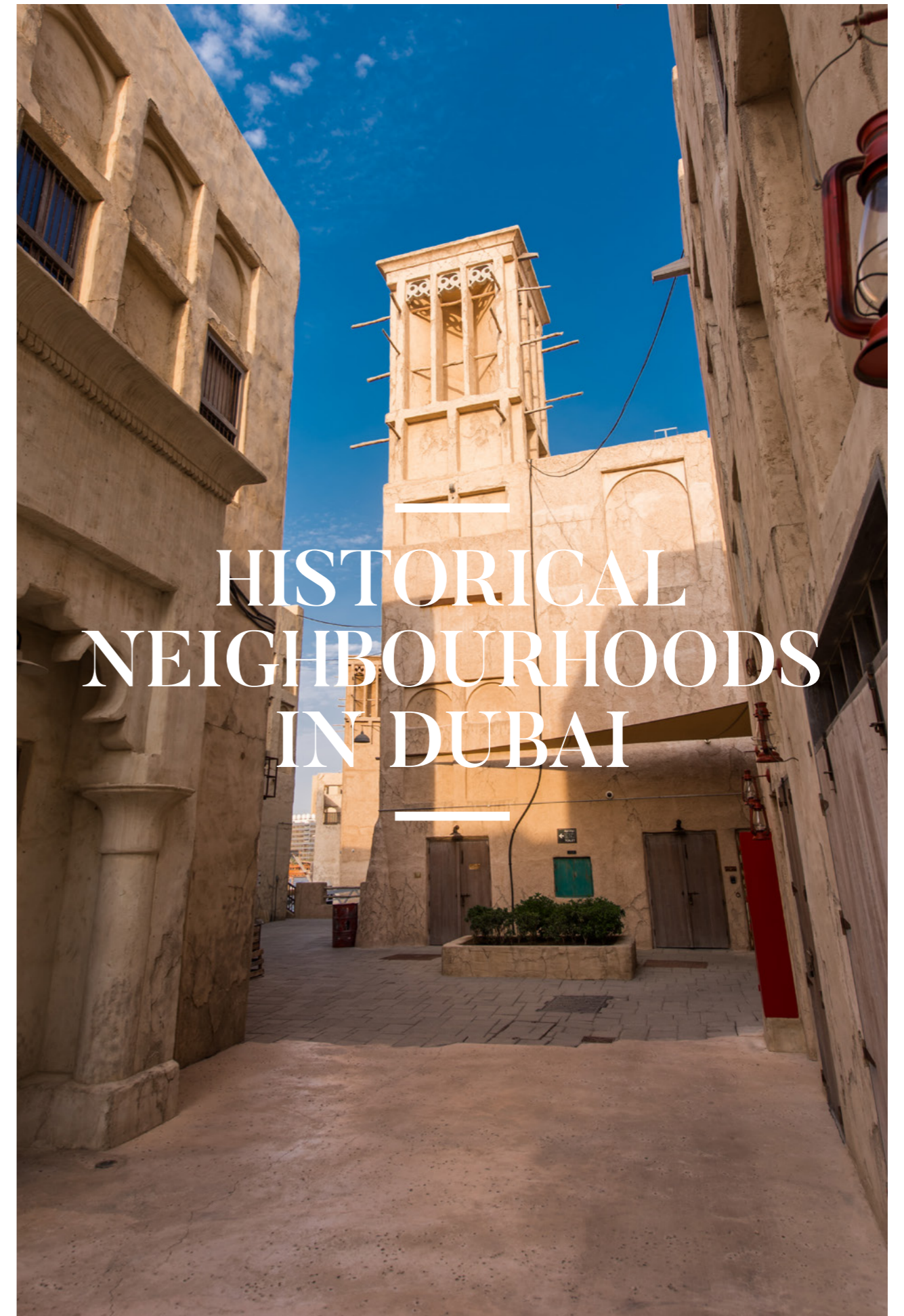


Learn about the historic significance of these areas

Discover Bayut's unique and innovative features

Explore these popular neighbourhoods





HISTORICAL  
NEIGHBOURHOODS  
IN DUBAI

# CONTENTS

HISTORICAL NEIGHBOURHOODS IN DUBAI | ISSUE 2022

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Find all of these guides and more at [www.bayut.com/area-guides](http://www.bayut.com/area-guides).



**06** Welcome to Deira

---

**12** Popular Communities in Deira

---

**14** Welcome to Bur Dubai

---

**18** Popular Communities in Bur Dubai

---

**28** Welcome to Al Karama

---

**30** Welcome to Al Satwa

---

**36** Welcome to Al Garhoud

# Welcome to Deira

A living reminder of Dubai's trading history, Deira is one of the most popular locations in the emirate to live and work in. A bustling trading hub that still attracts businessmen from around the world, Deira has remained an iconic commercial and residential destination beloved for its sweeping views of the iconic Dubai Creek.

This bustling neighbourhood is home to some of the oldest offices, government buildings and retail centres in the UAE. With strong links to the emirate's past, Heritage House and Burj Nahar Historical Fort are remarkable relics of the city's rich history. The district has also stayed up to date by turning into a world-leading tourist spot with an enviable selection of trendy hotels and bustling malls.

Thanks to its extensive inventory of spacious properties, Deira is popular with families, bachelors, expats and locals. The thriving residential community is also a sought-after hub to rent apartments in the city. The communities that mainly house residential buildings in Deira include Port Saeed, Naif, Al Rigga, Al Muraqqabat, Abu Hail, Al Murar and Riggat Al Buteen. There are few villas found in the sub-communities of Abu Hail and Hor Al Anz.



## MOST POPULAR COMMUNITIES

1 Al Rigga

2 Al Muteena

3 Al Baraha

4 Abu Hail

5 Hor Al Anz












## AVERAGE PRICES FOR VILLAS

BEDROOMS	RENTAL PRICE
3	72,000
4	104,000
5	130,000

## AVERAGE PRICES FOR APARTMENTS

BEDROOMS	RENTAL PRICE
STUDIO	25,000
1	41,000
2	59,000
3	81,000











# DEIRA AT A GLANCE

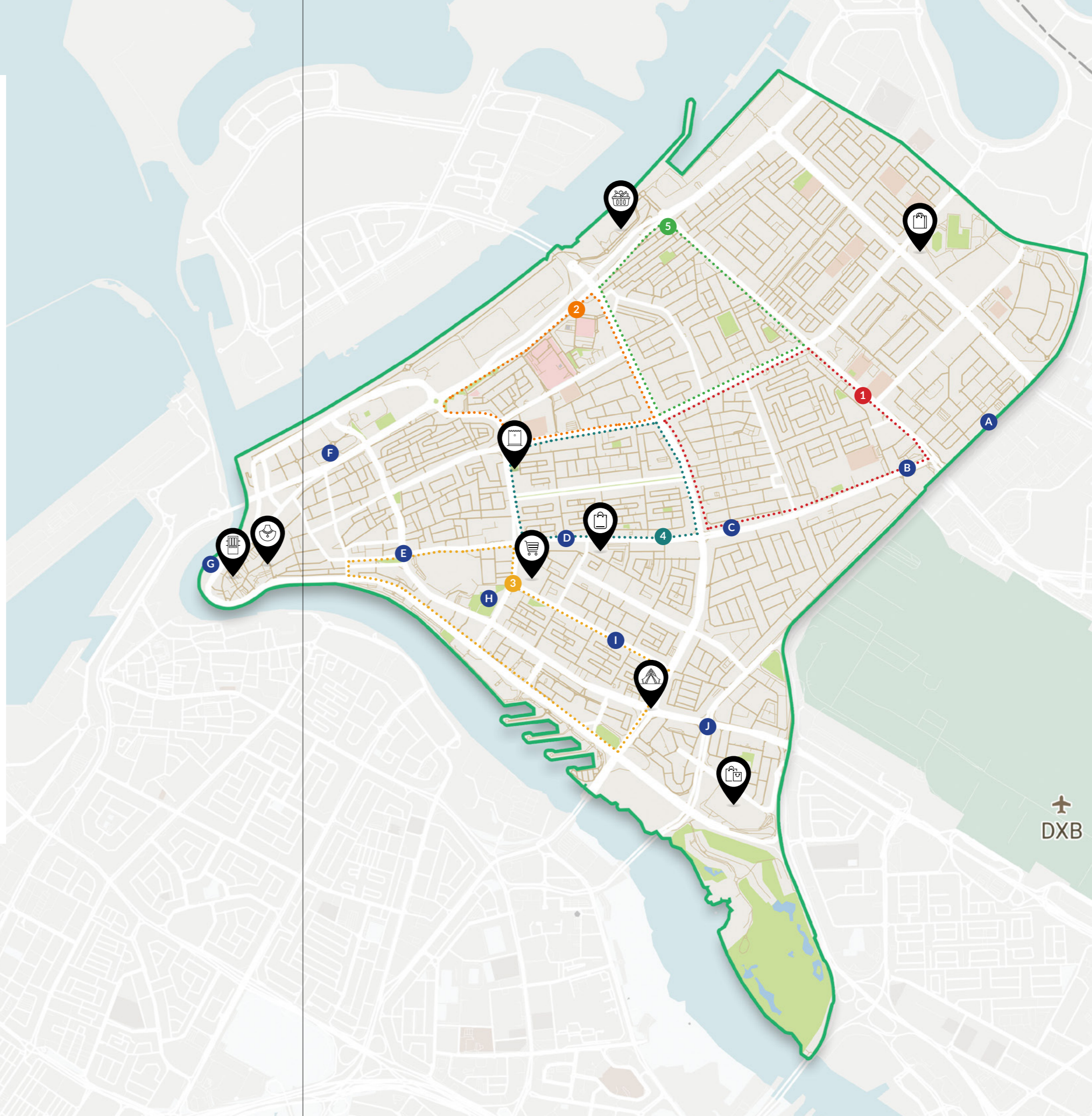
- |  |  |
|--|--|
|  Dubai Gold Souk    |  Reef Mall                  |
|  Deira Clocktower   |  Waterfront Market          |
|  Deira City Centre  |  Heritage House             |
|  Al Ghurair Centre  |  Burj Nahar Historical Fort |
|  Century Mall Dubai |  |

## COMMUNITIES

- |  |  |
|--|--|
|  Hor Al Anz |  Al Muteena |
|  Al Baraha  |  Abu Hail   |
|  Al Rigga |  |

## METRO STATIONS

- |   |   |
|---|---|
|  Al Qiyadah            |  Gold Souk         |
|  Abu Hail              |  Al Ras            |
|  Abu Baker Al Siddique |  Union             |
|  Salah Al Din          |  Al Rigga          |
|  Baniyas Square        |  Deira City Centre |





# 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.

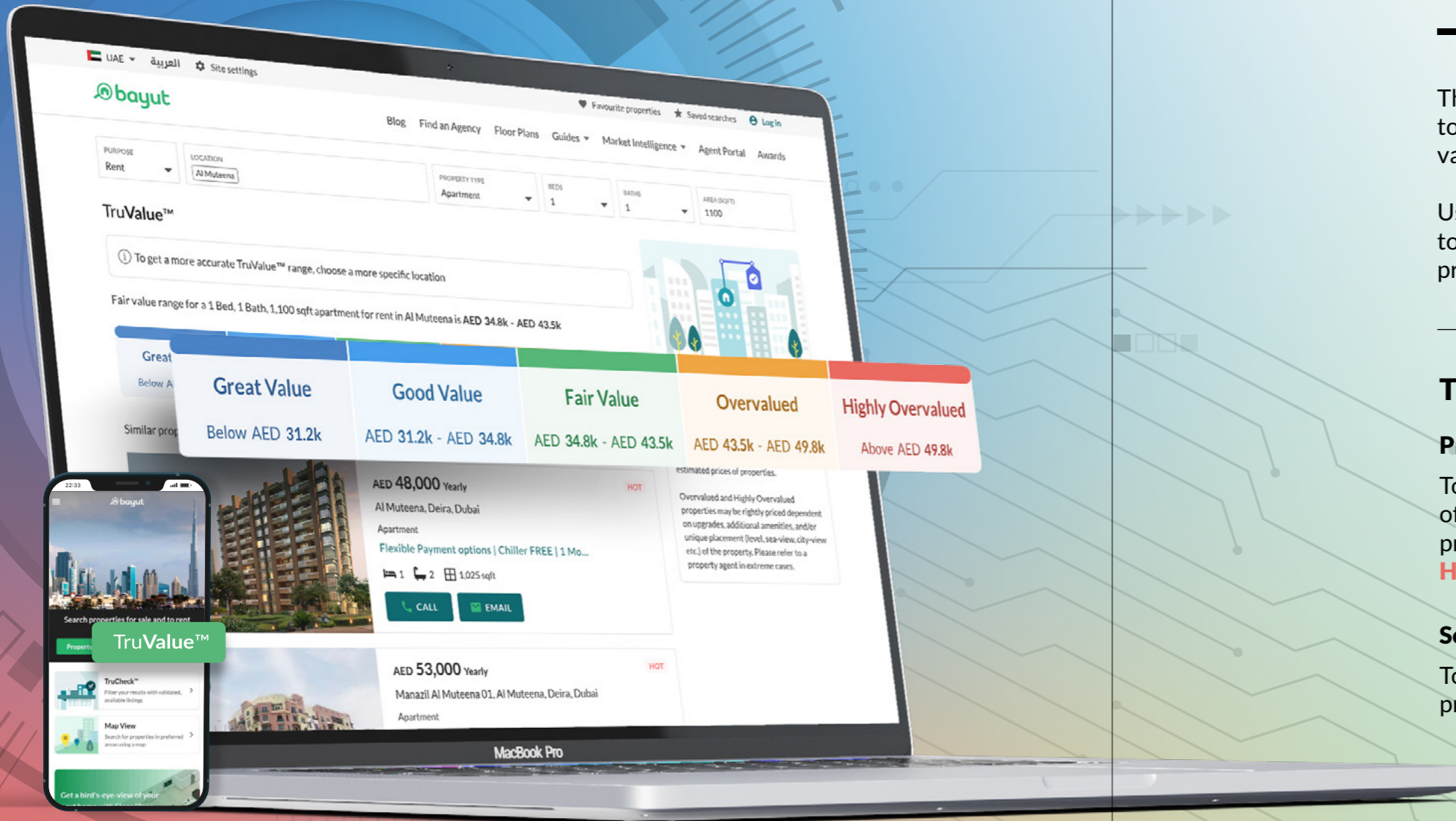
## THIS WILL HELP:

### 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





# Popular Communities in Deira

## 1 AL RIGGA

Al Rigga, like other sub-communities in Deira, is known for its lively ambience and offers residents and visitors an array of restaurants, hotels and retail outlets. The area is suitable for families as well as professionals and is extremely well connected through multiple public transport routes.

## 2 AL MUTEENA

Al Muteena is one of the oldest sub-communities within Deira. The area stretches over 1.12 sq. km and has a population of around 18,000 residents. Al Muteena is a mixed-use area with several business centres, retail shops and government offices. It is a small community that is home to Al Muteena Park which stretches from either end of the neighbourhood.



## 3 AL BARAHA

Al Baraha is a quiet community with a mix of residential buildings and private villa communities. It is well-connected to public transport options and is bustling with retail outlets, supermarkets and restaurants. Al Baraha is home to three hospitals and a Musalla Al Eid which is used for Eid prayers.

## 4 ABU HAIL

A well-established community in Deira, Abu Hail is a mixed-use area with apartments, villas and commercial spaces. Abu Hail is densely populated and there are several retail outlets near residential areas making it effortless to get essential items for day to day living.

## 5 HOR AL ANZ

The neighbourhood is further divided into the main Hor Al Anz area (closer to Dubai Hospital) and Hor Al Anz East (more towards the route leading to the emirate of Sharjah). Here, you will mainly find a wide range of apartments for rent. One interesting fact about the name 'Hor Al Anz' is that the community was named after a horse of His Highness Sheikh Saeed bin Maktoum bin Hasher Al Maktoum (the former ruler of Dubai), called Al Anz.

# Welcome to Bur Dubai

Bur Dubai is a historical district located on the western side of the Dubai Creek. The literal meaning of Bur Dubai is 'mainland Dubai'. It is in reference to the traditional separation of Bur Dubai and Deira, both of which are located on either side of the Dubai Creek. In the past, an Abra (a traditional wooden boat) was used to ferry people from either side. Nowadays, Floating Bridge, Al Maktoum Bridge and Al Shindagha Tunnel connect the two neighbourhoods.

The community is home to various historical sites including Dubai Museum, The Ruler's Court, Al Fahidi Historical District and Al Shindagha Historical District. The waterside path of Bur Dubai features a line-up of dhows offering dinner cruises. The district has many shopping streets and textile souks such as Al Seef and Meena Bazaar.

The influence of Indian expatriates in Bur Dubai is evident in its markets, restaurants and shops. One of the oldest Hindu temples in Dubai is located in Bur Dubai. The Grand Mosque with the city's tallest minarets and the blue tiled Iranian Mosque is also located here. This depicts the multi-cultural environment of Bur Dubai.

With its mix of fashionable, modern mid-rises, spacious vintage apartments and family-friendly villas, Bur Dubai is a melting pot of cultural and economic influences. Residential properties in the community mainly feature low and mid-rise apartment buildings. There are plenty of local amenities, with more than 20 schools, 25 clinics, eight public parks and a variety of cafés and restaurants in the area. Moreover, easy access to public transportation and the abundance of recreational facilities, adds to the benefits of living in Bur Dubai.

## AVERAGE PRICES FOR APARTMENTS

BEDROOMS	RENTAL PRICE
STUDIO	31,000
1	46,000
2	64,000
3	90,000



### MOST POPULAR COMMUNITIES

1 Al Mankhool

2 Oud Metha















3 Al Raffa

4 Al Hamriya







5 Al Fahidi








# BUR DUBAI AT A GLANCE

- |   |  |
|---|--|
|  Grand Mosque                  |  Al Shindagha Historical District |
|  Iranian Mosque                |  Creek Park                       |
|  Al Seef                       |  Wafi Mall                        |
|  Textile Souk                  |  Zabeel Park                      |
|  Al Fahidi Historical District |  Dubai Frame                      |
|  BurJuman Mall                 |  Shiva Temple                     |
|  City Centre Al Shindagha      |  Karama Park                      |





## COMMUNITIES

- |   |   |
|---|---|
|  Al Mankhool |  Al Hamriya  |
|  Oud Metha   |  Al Fahidi   |
|  Al Raffa  |  Al Karama |

## METRO STATIONS

- |   |   |
|---|---|
|  ADCB        |  Sharaf DG |
|  Burjuman    |  Oud Metha |
|  Al Ghubaiba |   |

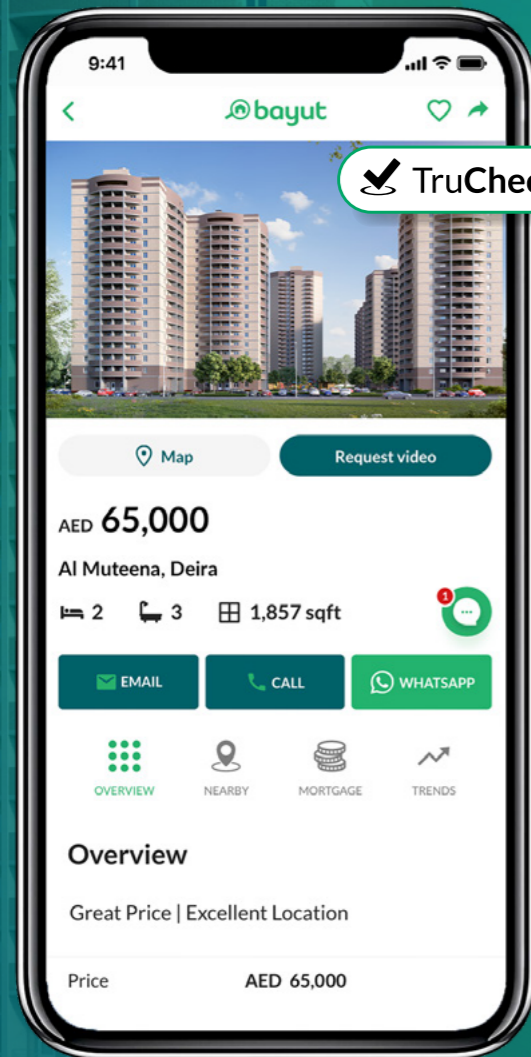
## NEARBY

- |  |
|--|
|  <b>Dubai World Trade Centre</b><br>8 minutes     |
|  <b>Downtown Dubai</b><br>10 minutes              |
|  <b>Dubai International Airport</b><br>15 minutes |
|  <b>Jumeirah Beach</b><br>15 minutes              |





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### 3D Live Walk Through

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



# Popular Communities in Bur Dubai



1

2



## 1 AL MANKHOOL

Al Mankhool is in the heart of Bur Dubai. It is one of the most sought-after residential areas in the emirate thanks to the wide range of apartments, proximity to amenities and quality of the family-friendly flats. While this sub-community is largely residential, some commercial and financial facilities like banks and hotels also operate in the area.

## 2 OUD METHA

Oud Metha is a residential community tucked next to Al Karama. Here, one can also find low-rise apartment buildings, entertainment spots, offices, mosques, churches and schools. Oud Metha is particularly popular with families as it is home to numerous well-ranked schools and leisure attractions such as Al Nasr Leisureland.



3



4



5

### 3 AL RAFFA

Al Raffa is a quiet residential area that is home to a few hospitals and schools. The area has a collection of hotels, retail stores and restaurants. Al Raffa is popularly known for housing the Al Khaleej Centre and New Gold Souk Centre. Cruise liners depart from the terminal at the nearby Port Rashid.

### 4 AL HAMRIYA

Al Hamriya is a family-friendly location housing mid-rise apartment buildings, multiple hotels and embassies. The area borders the Dubai Creek and is a few metres away from the popular outdoor destination of Al Seef which features waterfront restaurants, traditional Arabic style souks, a promenade and the Museum of Illusions.

### 5 AL FAHIDI

Al Fahidi, also known as Al Bastakiya, is one of the oldest neighbourhoods of Bur Dubai. It is situated along the Dubai Creek and features low to mid-rise apartment buildings. The district is home to the Al Fahidi Historical Neighbourhood, Shiva Temple and Grand Mosque Dubai. After the restoration of the heritage sites in the mid-2000s, the area has become a popular tourist attraction.



# Bayut Launches Industry-First TRANSACTION HISTORY

Sourced Straight From DLD

دائرة الأراضي والأموال  
Land Department

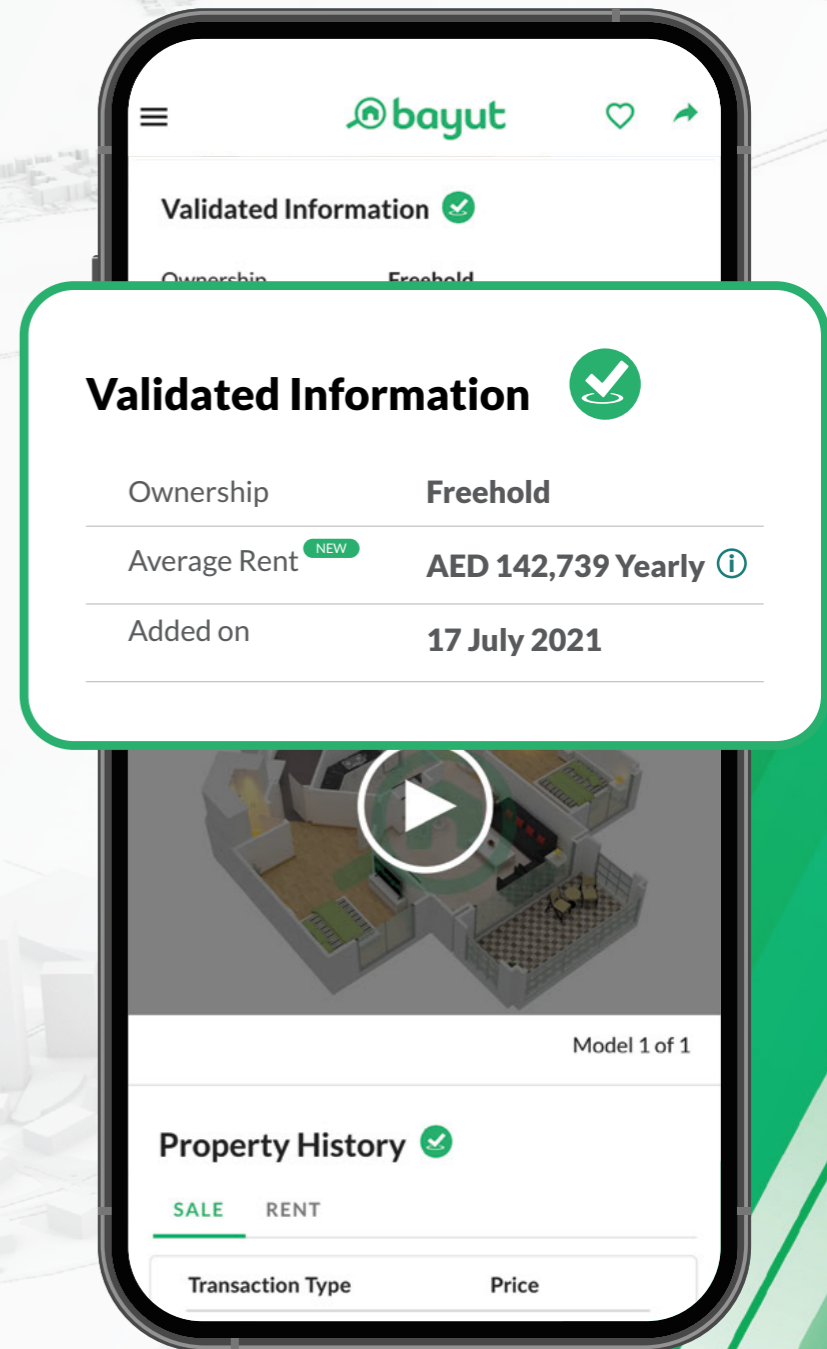


In a revolutionary effort to provide property seekers with data-driven, cutting edge solutions, Dubai Land Department (DLD) and Bayut have signed a

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

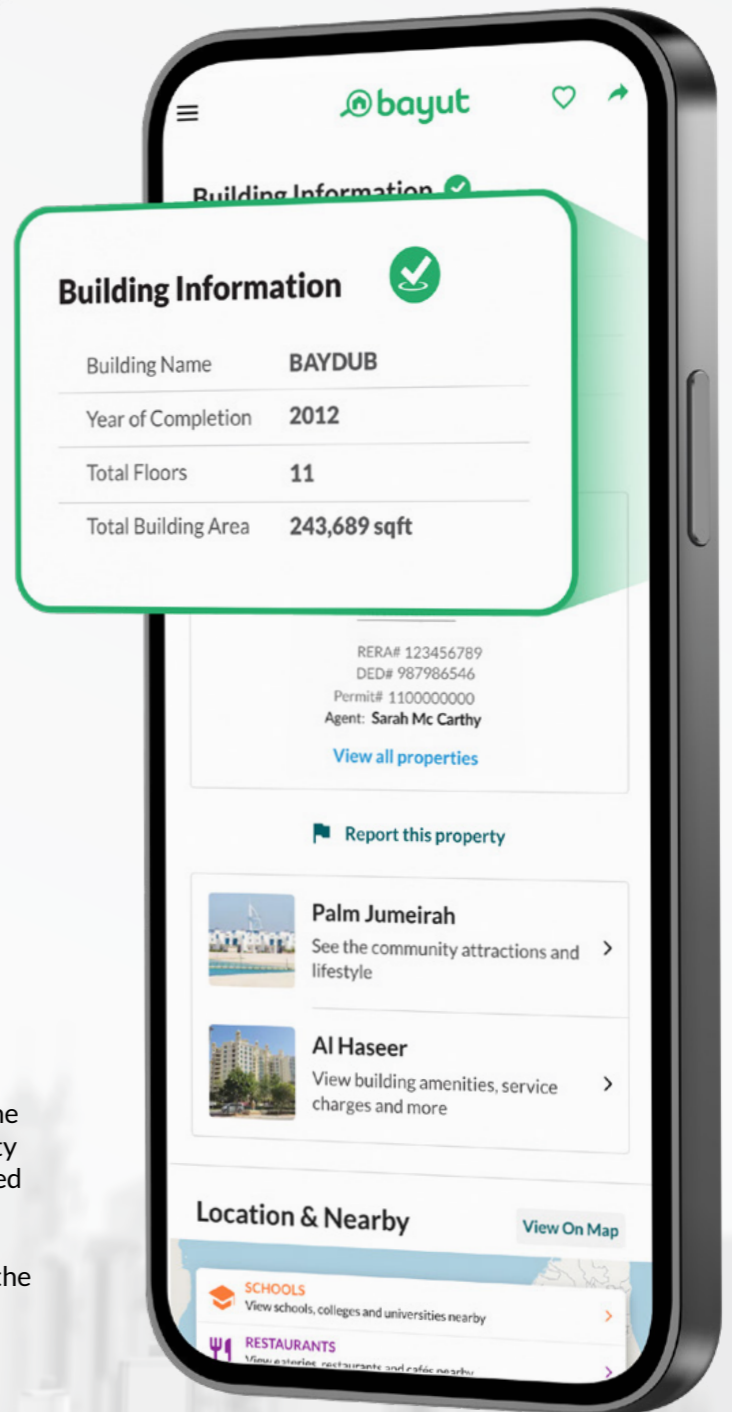
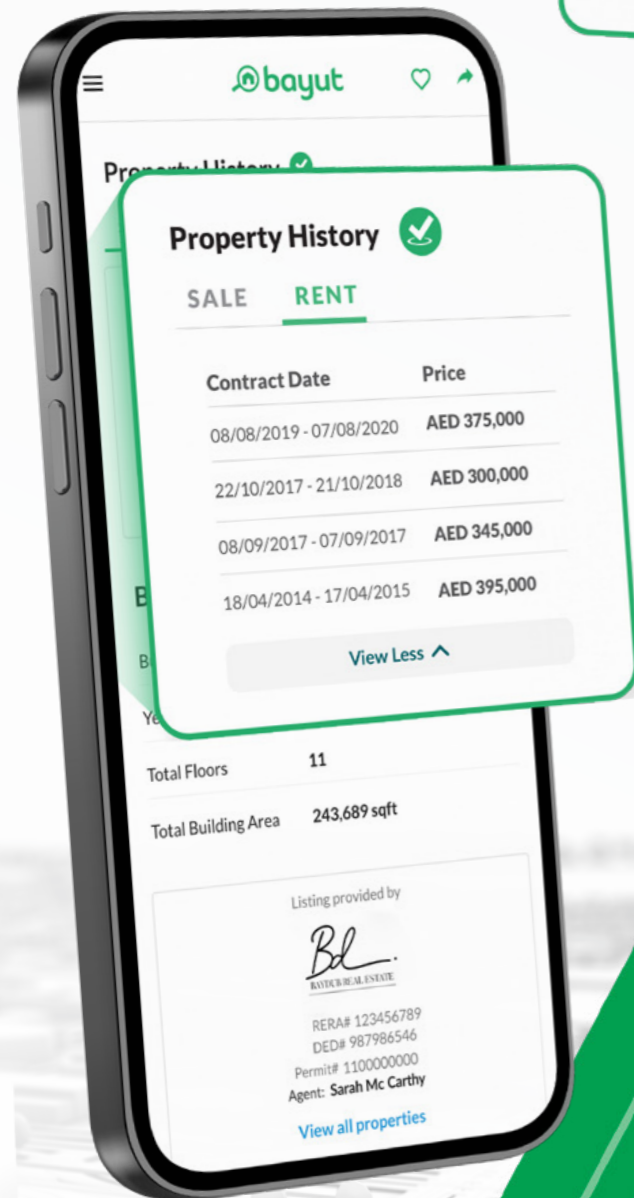
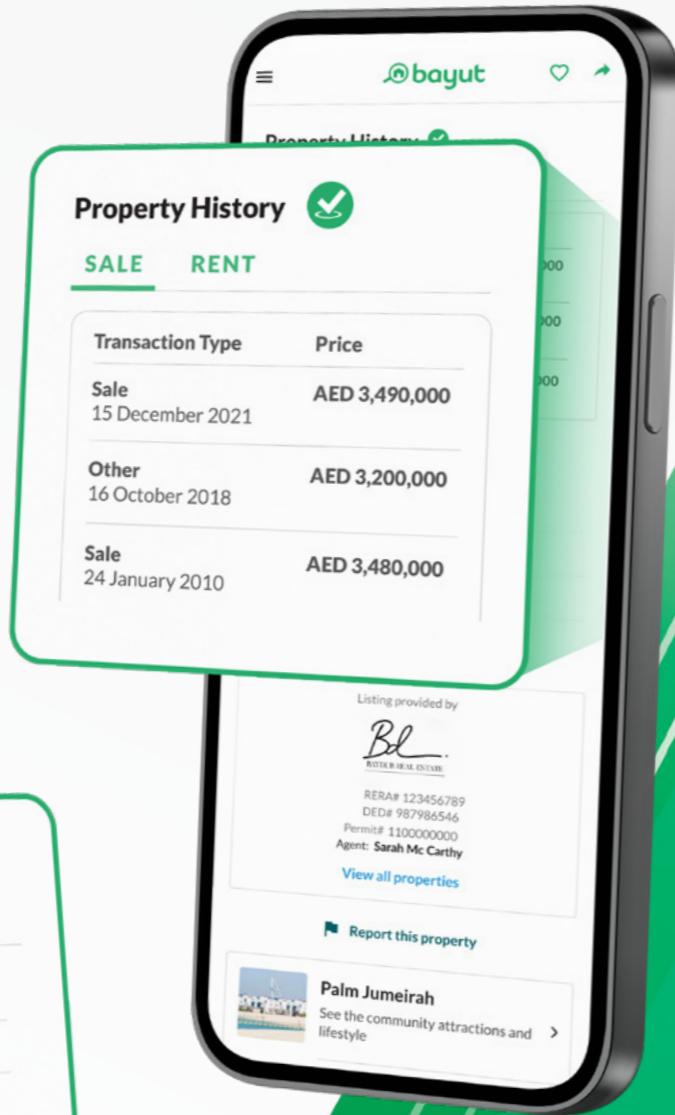
## Property Information from DLD

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.



# 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.

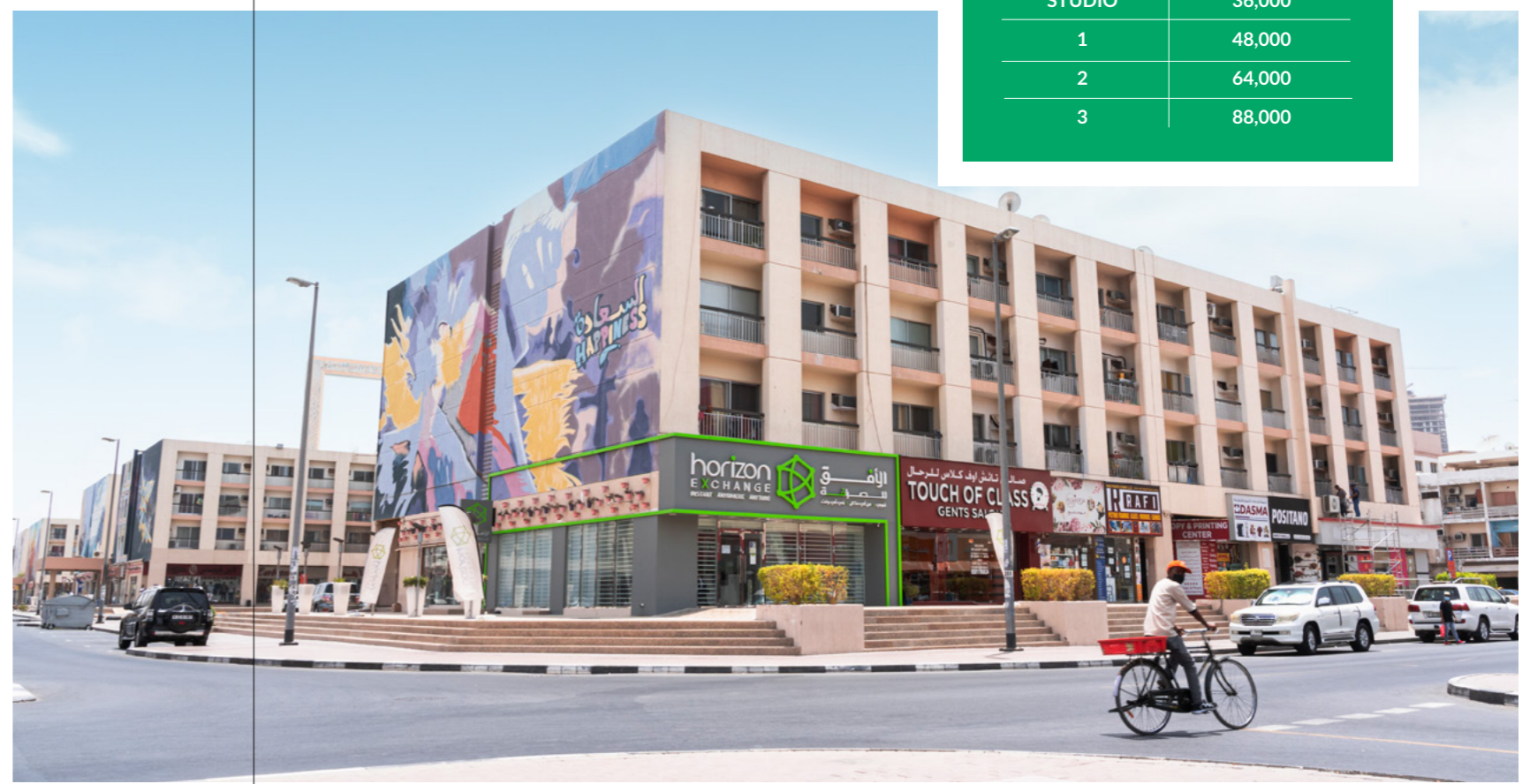
# Welcome to Al Karama

Al Karama is one of the older areas of Dubai with an array of residential properties and commercial establishments. The name of the area is inspired by the Arabic word, Karama - meaning: 'dignity'. Al Karama occupies an ideal location with Za'abeel Street as the main thoroughfare of the central area, giving way to numerous commercial units. It is one of the most accessible places from all of the city.

Designed on a tight grid system, the area spans a meagre 2 km, yet houses thousands of people, making it one of the most populated areas in Dubai. The community consists of many government offices, restaurants and the famous Zabeel Park that separates Al Karama from the main Sheikh Zayed Road leading to Trade Centre.



AVERAGE PRICES FOR APARTMENTS	
BEDROOMS	RENTAL PRICE
STUDIO	36,000
1	48,000
2	64,000
3	88,000



# Welcome to Al Satwa

Al Satwa, often referred to as just Satwa, is a small district in Dubai. Bordered by Jumeirah and Bur Dubai, it is located close to Sheikh Zayed Road (E11). Though a small neighbourhood, Satwa holds great importance due to its prime location.

2nd December Street formerly known as Diyafah Street runs across the area, easily connecting it to other parts of the emirate. It has just recently enjoyed a resurgence in popularity with many housing projects and commercial properties being launched. Al Satwa with its well-managed and wide network of public transport is also one of the best areas for non-drivers in Dubai.

Satwa consists of a good blend of residential and commercial properties. You will find a wide range of apartments and villas while the commercial side has a number of modern offices and retail spaces. The apartment buildings offer a variety of studios, 1-bed and 2-bed units. Considering the space and amenities, the accommodation is reasonably priced.



**AVERAGE PRICES FOR VILLAS**







BEDROOMS	RENTAL PRICE
2	69,000
3	114,000
4	120,000
5	139,000

**AVERAGE PRICES FOR APARTMENTS**





BEDROOMS	RENTAL PRICE
STUDIO	35,000
1	46,000
2	63,000

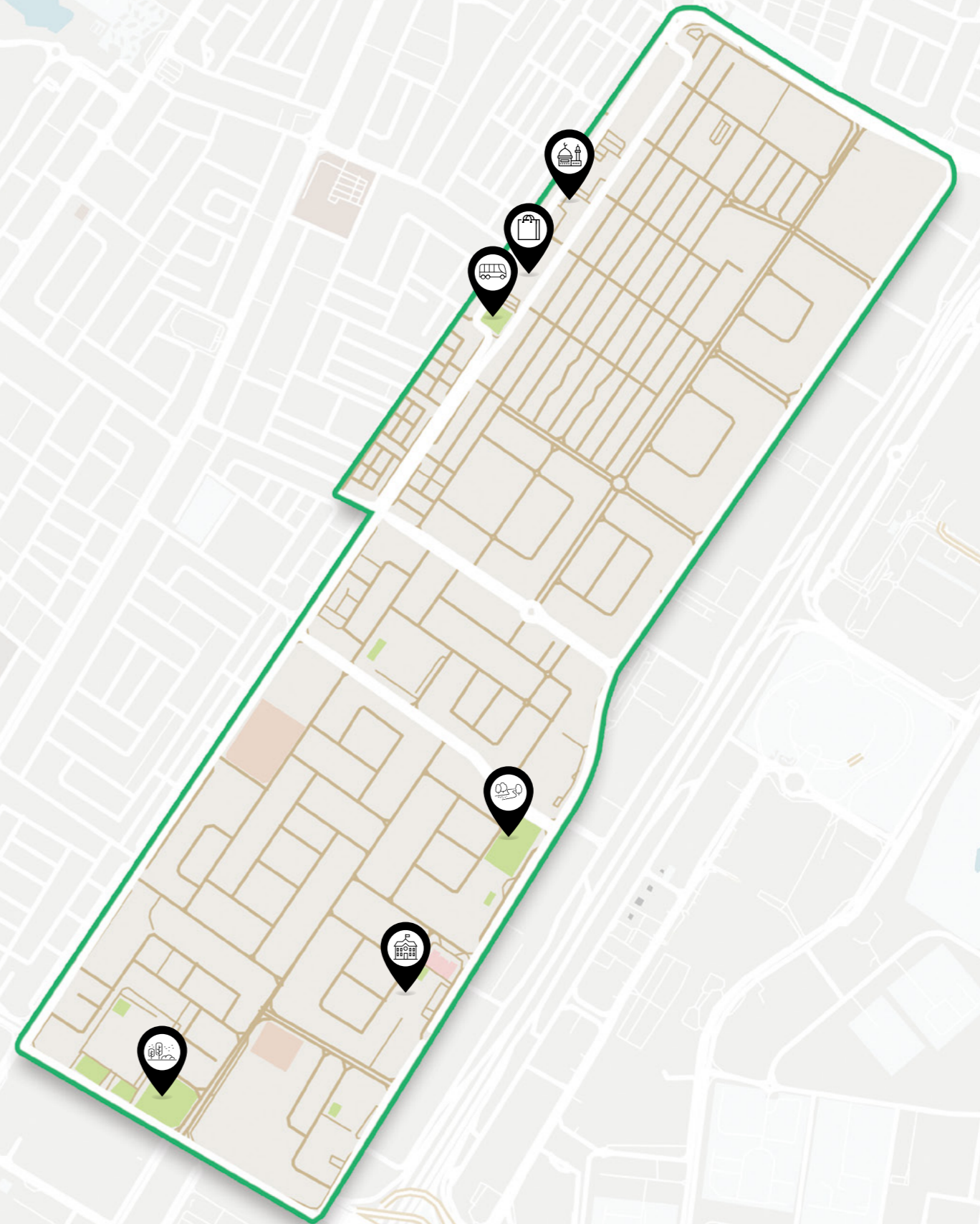


# AL SATWA AT A GLANCE

-  Satwa Big Mosque
-  Al Satwa Park
-  Al Khazzan Park
-  Satwa Bus Station
-  GEMS Wellington Primary School
-  Satwa Souk

## NEARBY

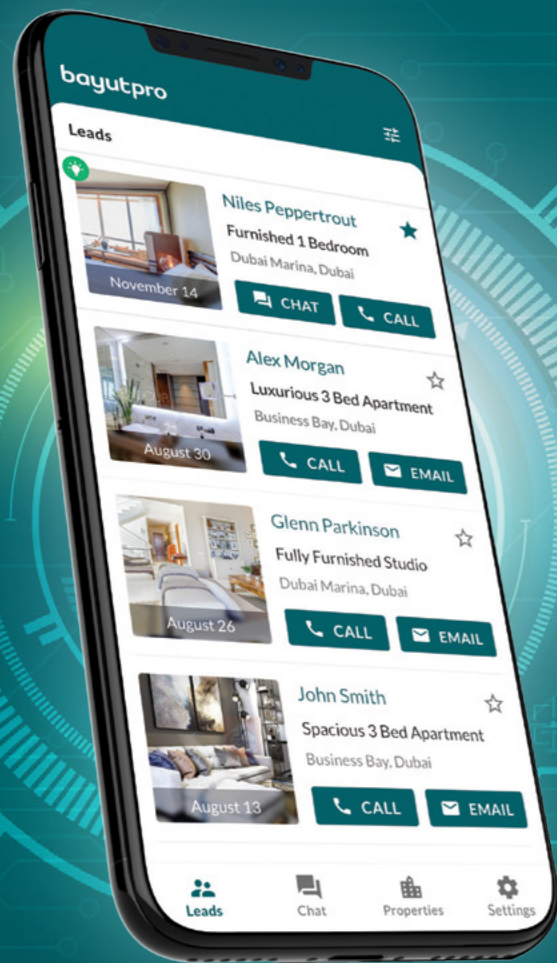
-  **La Mer**  
8 minutes
-  **Zabeel Park**  
10 minutes
-  **Downtown Dubai**  
12 minutes
-  **Dubai International Airport**  
15 minutes



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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.

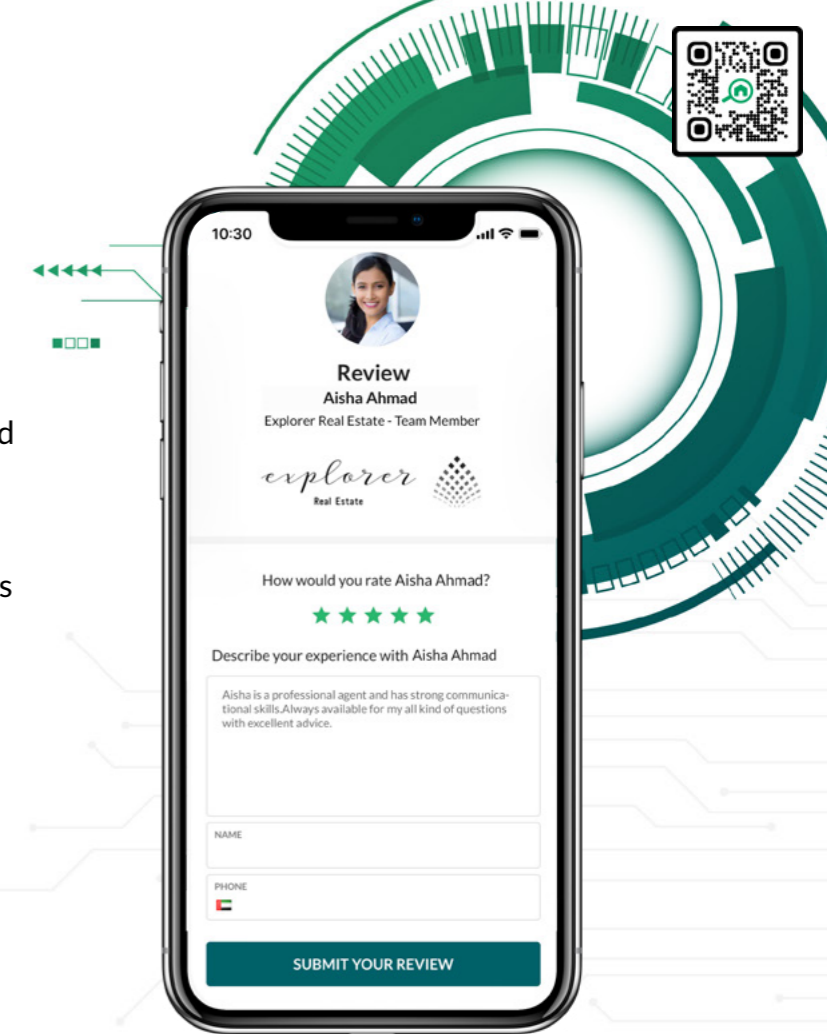
DOWNLOAD NOW!



## 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 Al Garhoud

Known more commonly as Garhoud, the area is a mixed-use community, close to Dubai International Airport. The quiet, family-friendly area is home to many apartments, villas, offices, shops and warehouses for rent. A popular residential and commercial community of old Dubai, Al Garhoud has a diverse mix of old and new villas. It is one of the popular areas in old Dubai for renting apartments.

Due to its proximity to Dubai International Airport, Al Garhoud is home to several Emirates Airlines staff. This is an ideal place to live in for those who work in old Dubai and don't have a vehicle of their own. The community is well served by public transportation and can be a great place for singles to live in and grow as professionals.










AVERAGE PRICES FOR VILLAS	
BEDROOMS	RENTAL PRICE
3	115,000
4	145,000
5	155,000

AVERAGE PRICES FOR APARTMENTS	
BEDROOMS	RENTAL PRICE
STUDIO	43,000
1	50,000
2	64,000
3	91,000







# AL GARHOUD AT A GLANCE

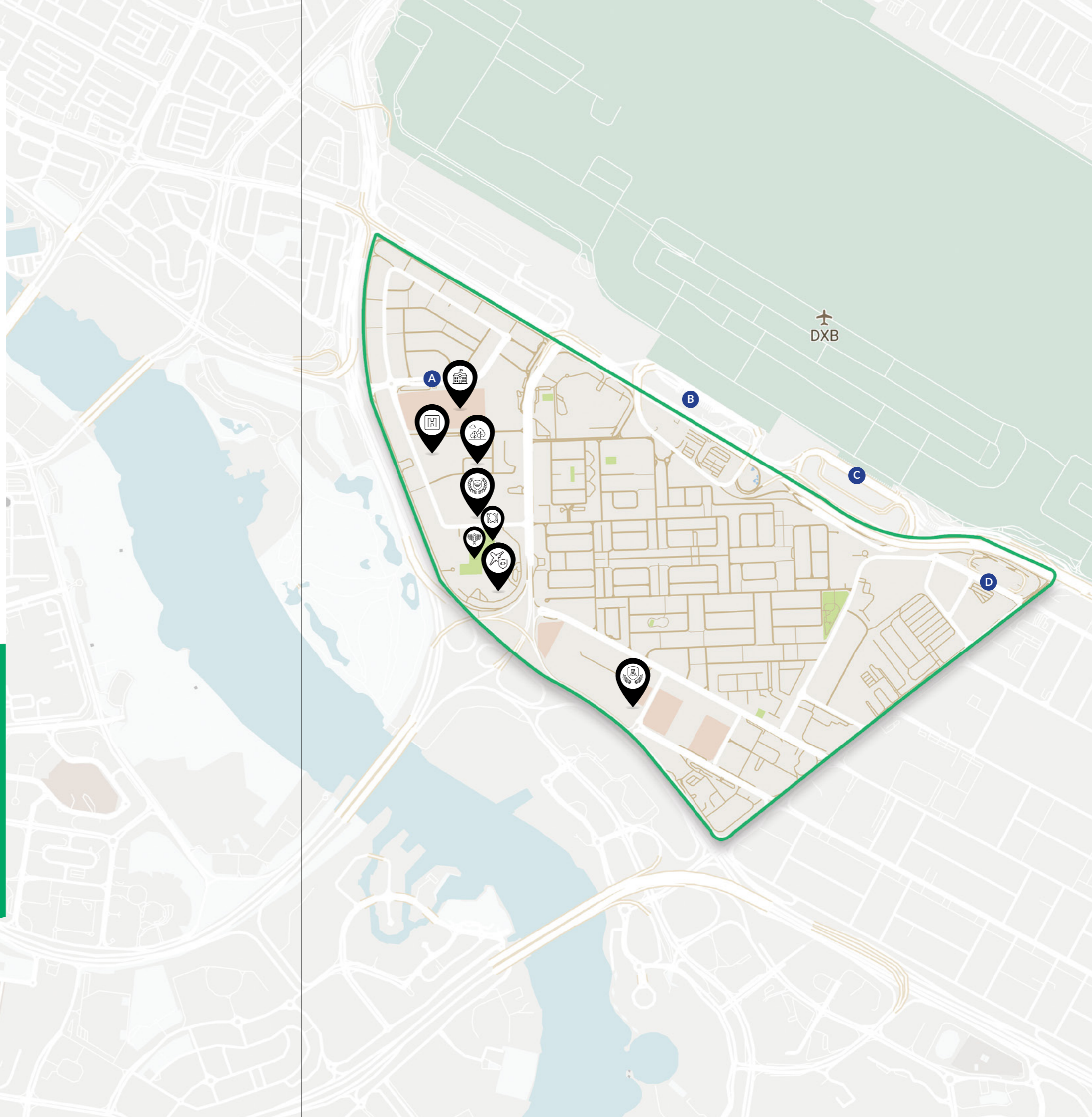
-  Dubai International School
-  Mediclinic Welcare Hospital
-  Emirates Aviation University
-  Emirates Training College
-  Century Village
-  Dubai Tennis Stadium
-  The American College of Dubai
-  Al Garhoud Park

## METRO STATIONS

- A** GGICO
- B** Airport Terminal 1
- C** Airport Terminal 3
- D** Emirates

## NEARBY

-  **Dubai International Airport**  
5 minutes
-  **Deira**  
10 minutes
-  **Bur Dubai**  
15 minutes
-  **Downtown Dubai**  
20 minutes



# OUR JOURNEY SO FAR...



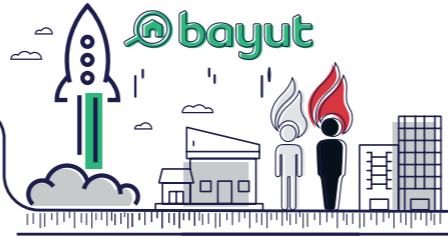
**2005**  
dubizzle founded



**2006**  
dubizzle hit 1 million monthly page views



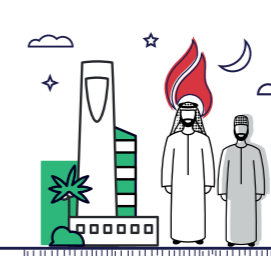
**2007**  
dubizzle got its first hire



**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



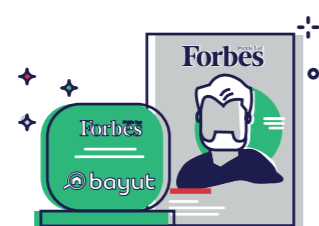
**2016**  
Bayut closes Series B round with \$9M funding



**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**



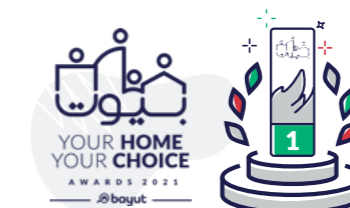
**2019**  
Awarded 'Best Property Portal' in the region by **Forbes Middle East** with **Haider Ali Khan** on the cover of the November edition in Arabic



**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

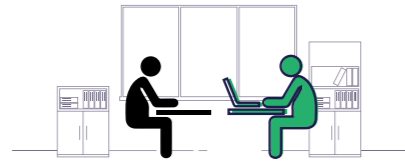


**2021**  
Hosted the first-ever people's choice awards celebrating the best of Dubai with the **Bayut Your Home Your Choice Awards 2021**



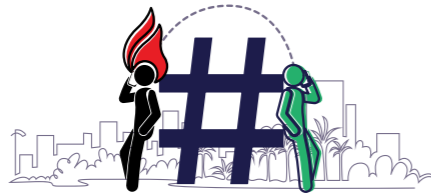
**2022**  
**Bayut and the Dubai Land Department (DLD)** entered into a strategic partnership by signing a **Memorandum of Understanding (MoU)** to provide residents with data-driven, cutting-edge solutions.

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stronger together

