



WATERFRONT APARTMENT LIVING IN DUBAI

Explore some of the most popular areas and towers in Dubai that are known for their waterfront lifestyle.



Learn about the best
residential towers

Discover Bayut's unique
and innovative features

Explore these popular
neighbourhoods



WATERFRONT
APARTMENT LIVING
IN DUBAI



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WATERFRONT APARTMENT LIVING 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 Dubai Marina



One of Dubai's most recognised addresses, Dubai Marina is a meticulously planned community, complete with a seamless network of roads and a picturesque Marina, featuring luxury yachts and charming shipping vessels.

It is a true testament to master developer, Emaar Properties, who turned a 3.5 km strip of shoreline into a 6,452,391 sq. ft. modern neighbourhood that offers a chic Riviera-style lifestyle. A pivotal feature of this multi-purpose neighbourhood is the large canal, which stretches over 3.5 km providing access to the sea on both ends.











This impressive community boasts luxury skyscrapers, a range of dining and entertainment options and best of all, it offers urban waterfront living to its residents. There are more than 200 residential towers in Dubai Marina, each offering spectacular views of the city and the harbour. Undoubtedly, the community is known as the 'tallest block in the world' and many of the buildings are part of Dubai's iconic skyline.








AVERAGE PRICES AND ROI





BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	45,000	747,000	6.02%
1	71,000	1,179,000	5.84%
2	105,000	1,848,000	5.69%
3	155,000	3,062,000	5.23%
4	174,000	3,657,000	5.12%

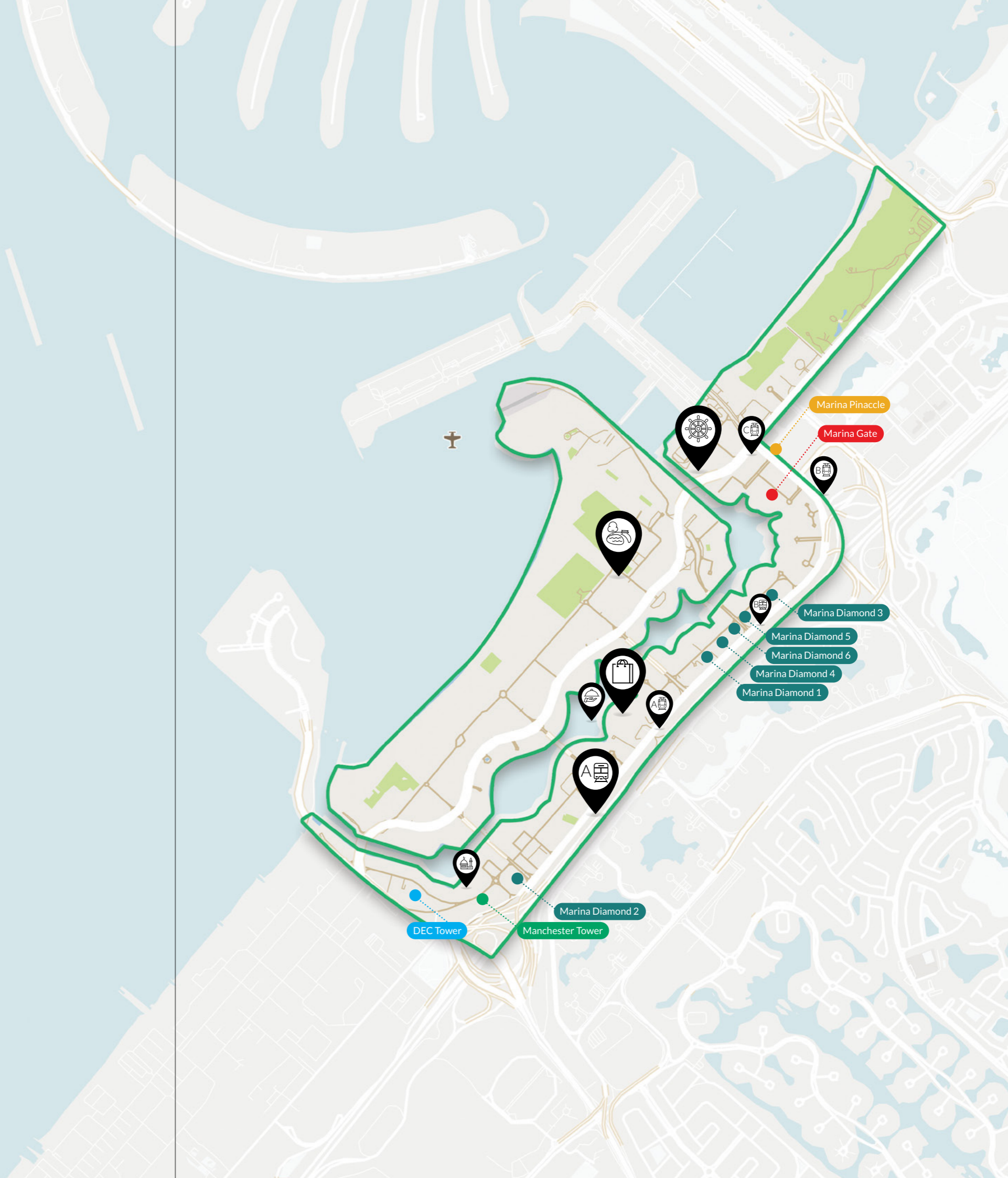
DUBAI MARINA AT A GLANCE

-  Al Rahim Mosque
- A  DMCC Metro Station
- B  Dubai Marina Metro Station
-  Dubai Marina Mall
-  Pier 7
- A  Dubai Marina Mall Tram Station
- B  Marina Towers Tram Station
- C  Mina Seyahi Tram Station
-  Dubai Marina Walk
-  Dubai International Marine Club

- | | |
|--|--|
|  Marina Diamonds (from building 1 to 6) |  Marina Gate |
|  DEC Towers |  Marina Pinnacle |
| |  Manchester Tower |

NEARBY

-  **Knowledge Park**
10 minutes
-  **Palm Jumeirah**
15 minutes
-  **Downtown Dubai**
25 minutes
-  **Dubai International Airport**
30 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



Popular Buildings in Dubai Marina

MARINA DIAMONDS

Marina Diamonds is a budget-friendly residential project of six buildings that was launched in 2004 and completed in 2010 by Diamond Developers. The towers stretch across 15 to 20 floors in height and offer hundreds of elegant apartments ranging from studio, 1, 2 and 3-bedroom flats to potential tenants and buyers. There are multiple amenities in these buildings including gyms, swimming pools, basement car parking spaces, security staff and 24-hour front desk services.



BEDROOMS	STUDIO	1	2
RENTAL PRICE	40,000	63,000	86,000
SALES PRICE	600,000	1,000,000	1,900,000
ROI	6.31%	6.79%	6.14%



MARINA PINNACLE

Marina Pinnacle by Tiger Properties is a prestigious development in Dubai Marina. This 73-storey highrise tower offers 1, 2 and 3-bedroom apartments with stylish European finishings. The tower is located close to the Marina Towers Tram Station.

BEDROOMS	1	2	3
RENTAL PRICE	62,000	89,000	174,000
SALES PRICE	952,000	1,623,000	1,750,000
ROI	6.83%	4.98%	5.67%



MARINA GATE

Launched by Select Group in 2014, Marina Gate is a complex of three mixed-purpose buildings. Marina Gate 1 and 2 are residential towers while Jumeirah Living Marina Gate offers hotel apartments and serviced units. Located on the northern side of Dubai Marina, the complex provides easy access to JBR, public transport options and Sheikh Zayed Road (E11).

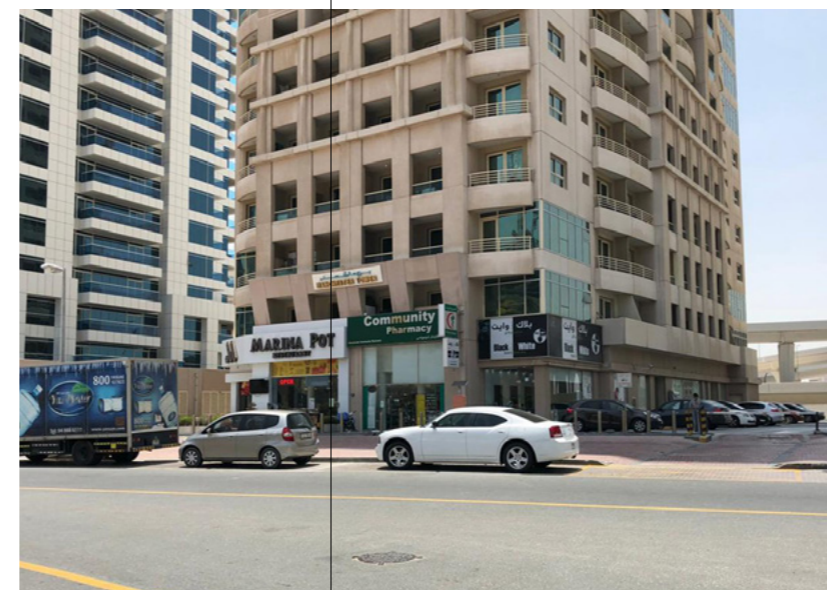
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	58,000	1,150,000	6.72%
1	82,000	1,420,000	5.45%
2	126,000	2,136,000	5.82%
3	188,000	3,684,000	5.50%



DEC TOWERS

Developed by Dheeraj Group and East Coast, DEC Towers is a two-tower complex in Dubai Marina. Launched in 2005 and completed in 2009, DEC Tower 1 has 21 floors, whereas DEC Tower 2 has 26 floors. The towers offer well-appointed studios, 1 and 2-bedroom apartments. DEC Towers are situated close to Al Rahim Mosque and the bridge to Bluewaters Island.

BEDROOMS	STUDIO	1	2
RENTAL PRICE	42,000	61,000	89,000
SALES PRICE	573,000	992,000	1,527,000
ROI	7.60%	5.96%	5.53%



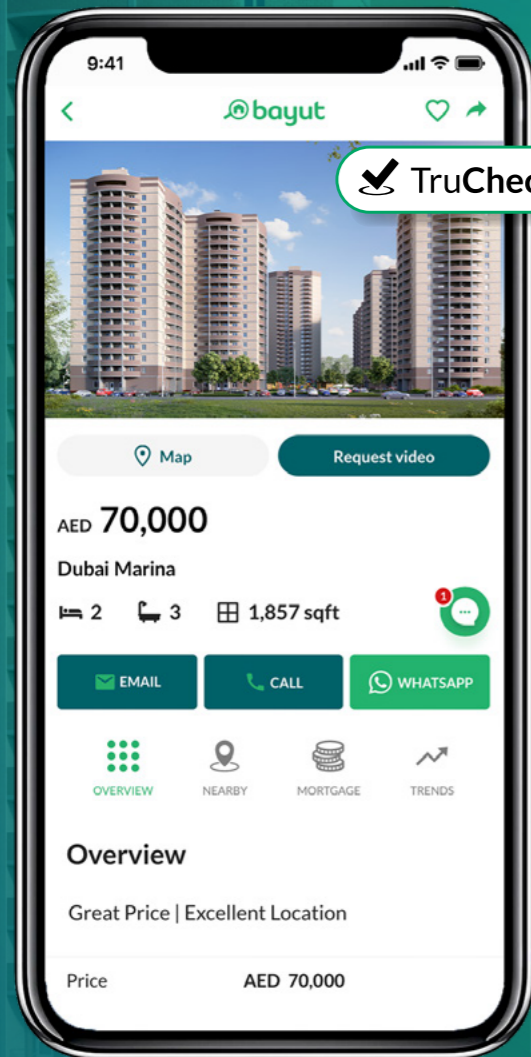
MANCHESTER TOWER

A project of Manchester Real Estate Group, Manchester Tower was launched in 2004 and completed in 2007. This residential building stands tall at 127 meters and has 30 storeys above ground. The tower consists of 336 apartments that include studios as well as 1, 2 and 3-bedroom flats.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	32,000	480,000	6.39%
1	46,000	675,000	6.33%
2	92,000	1,225,000	5.81%



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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.



Welcome to Jumeirah Beach Residence (JBR)

Jumeirah Beach Residence, or JBR as it is fondly called, is one of the most sought-after areas in Dubai. It is home to well-known recreational hotspots and landmarks including The Walk and The Beach. Conveniently located near the Riviera-style district of Dubai Marina, JBR is a mixed-use community with over 40 residential and hotel towers. This bustling beachfront area is a popular choice for renting and buying luxury waterfront apartments in Dubai.

As the name suggests, JBR is a beach-side community boasting a 1.7 km shoreline stretched within the larger district of Dubai Marina. The development boasts a unique set of six clusters: Sadaf, Rimal, Murjan, Bahar, Amwaj and Shams. These postmodern residential clusters contrast the gleaming towers seen around the emirate.














This happening hotspot in Dubai has much to offer to its residents, from a luxurious seaside lifestyle to top-notch restaurants and exciting activities throughout the year. The strip has an outdoor mall aptly named The Beach and a promenade that runs along the residential and hotel towers called The Walk. There's truly never a dull moment for residents and tourists visiting the trendy leisure spot, especially during weekends.



AVERAGE PRICES AND ROI





BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	51,000	1,130,000	4.68%
1	83,000	1,742,000	3.91%
2	116,000	2,581,000	4.59%
3	144,000	3,284,000	4.43%
4	201,000	5,210,000	3.88%

JUMEIRAH BEACH RESIDENCE (JBR) & BLUEWATERS ISLAND AT A GLANCE

-  JBR Beach
-  The Beach at JBR
-  The Walk
-  Roxy Cinemas
-  JBR Mosque
-  1 Jumeirah Beach Residence 1 Tram Station
-  2 Jumeirah Beach Residence 2 Tram Station
-  Pedestrian Bridge to Bluewaters Island
-  Ain Dubai
-  Caesars Palace Dubai
-  Caesars Resort Dubai
-  Bluewaters Island Masjid
-  Cove Beach

- | | |
|---|--|
|  Shams |  Bahar |
|  Amwaj |  Sadaf |
|  Rimal |  Murjan |

NEARBY

-  **Knowledge Park**
10 minutes
-  **Palm Jumeirah**
15 minutes
-  **Downtown Dubai**
25 minutes
-  **Dubai International Airport**
30 minutes





دائرة الأراضي والأموال
Land Department

Bayut Launches Industry-First TRANSACTION HISTORY

Sourced Straight From DLD

دائرة الأراضي والأموال
Land Department



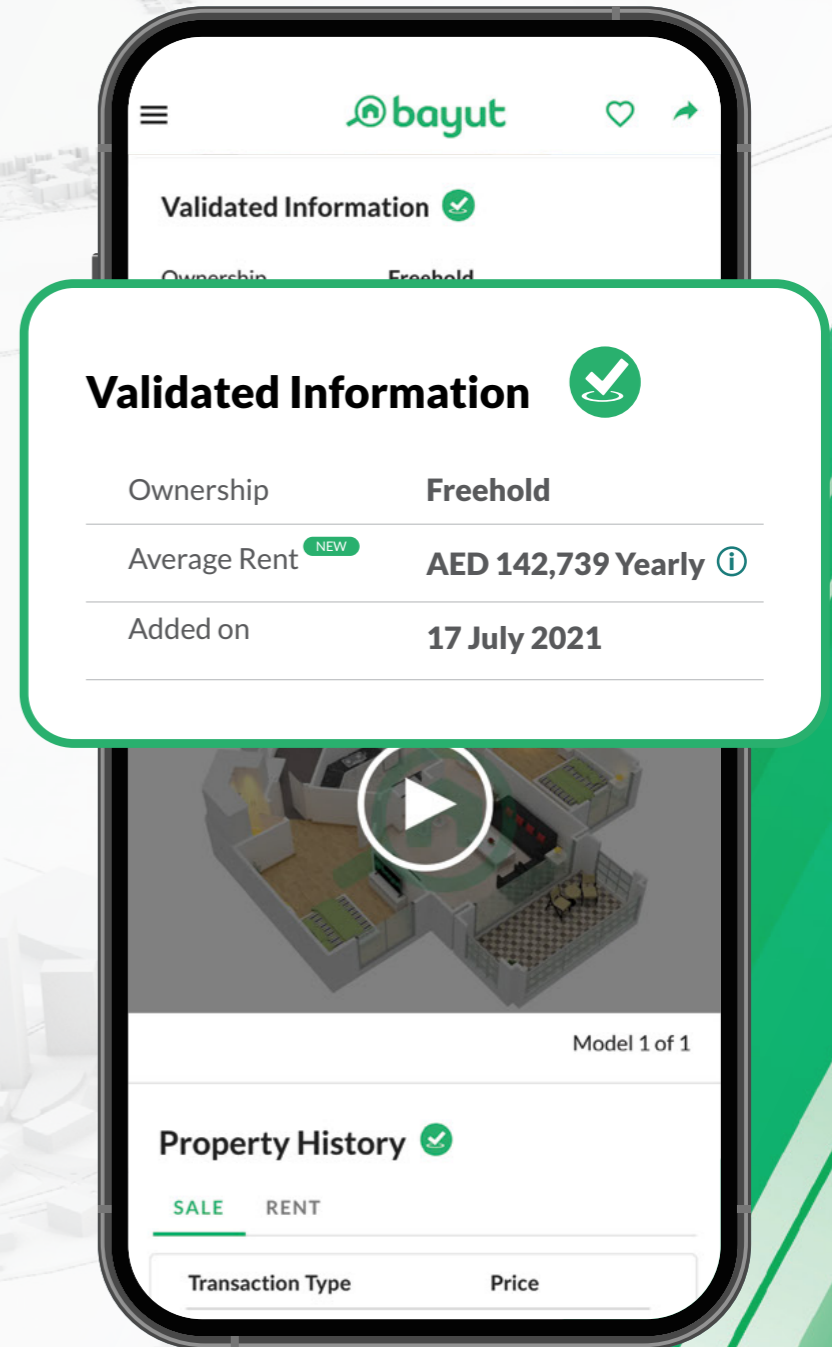
In a revolutionary effort to provide property seekers with data-driven, cutting edge solutions, Dubai Land Department (DLD) and Bayut have signed a

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

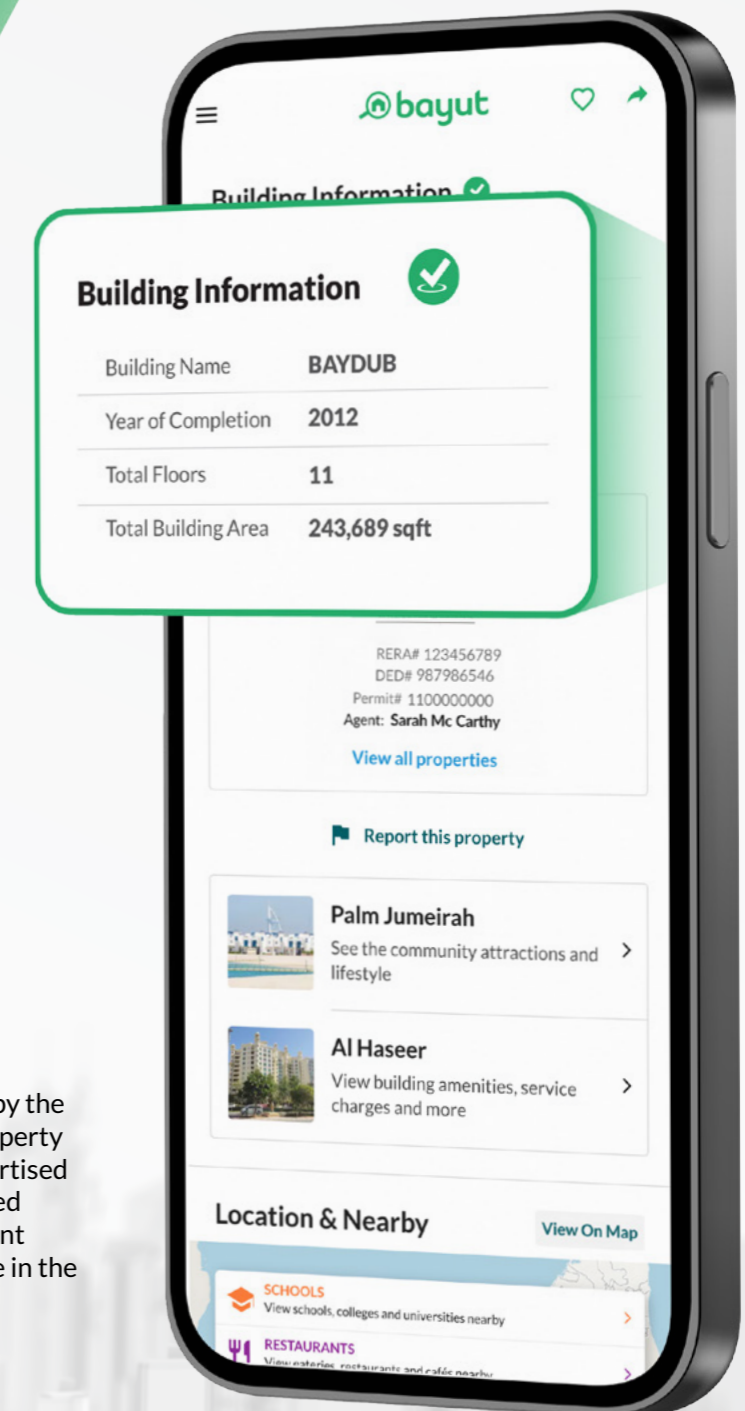
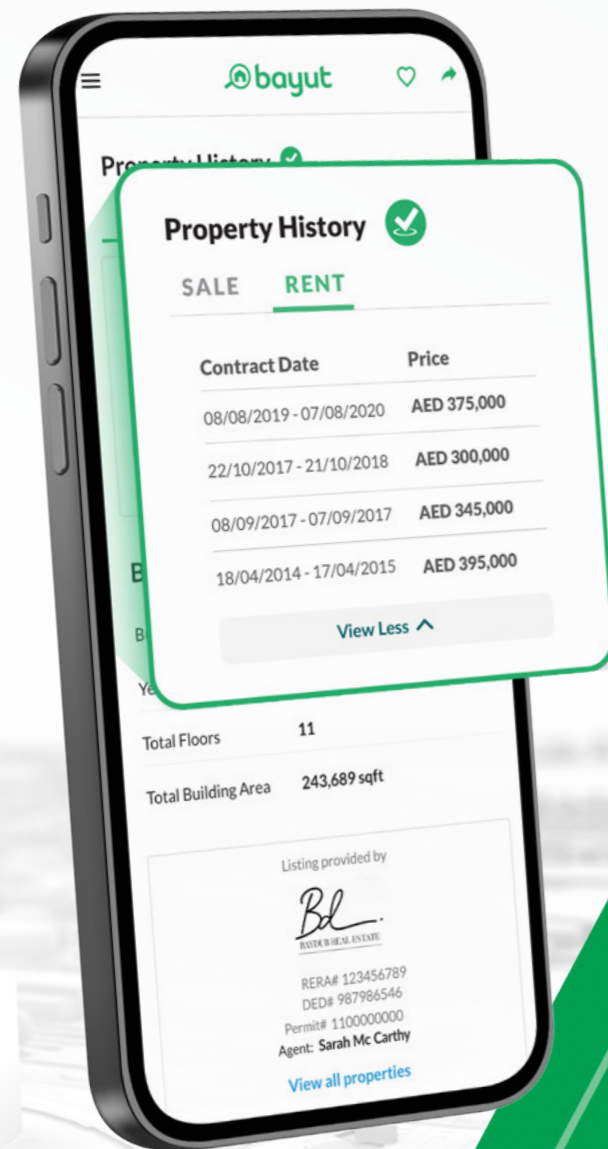
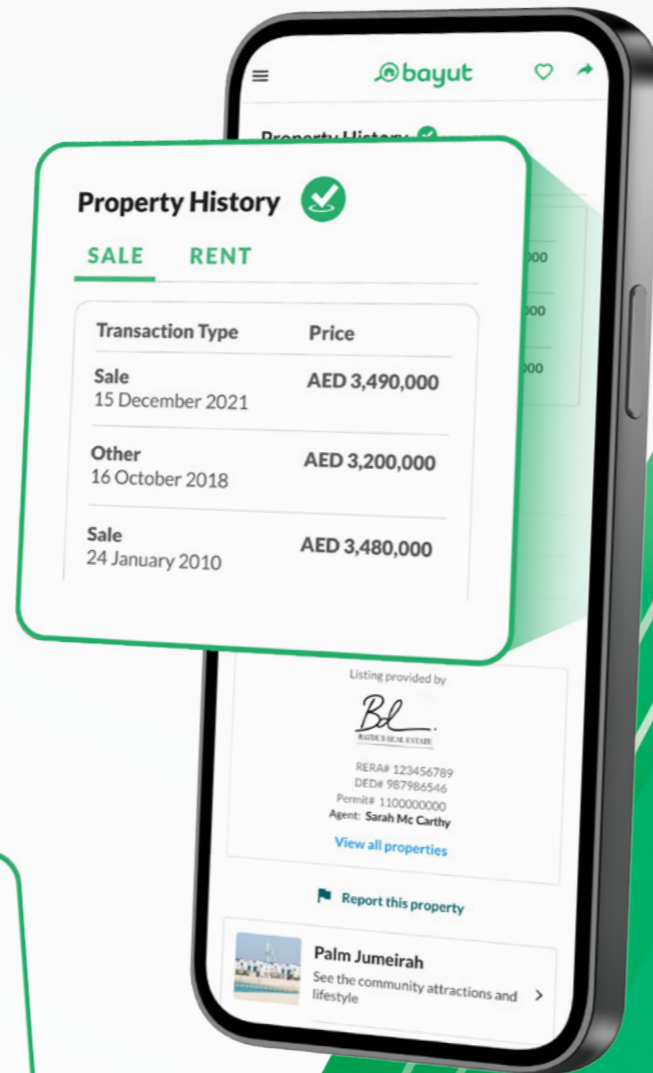
SALE RENT

Transaction Type	Price
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Property Transaction 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.*

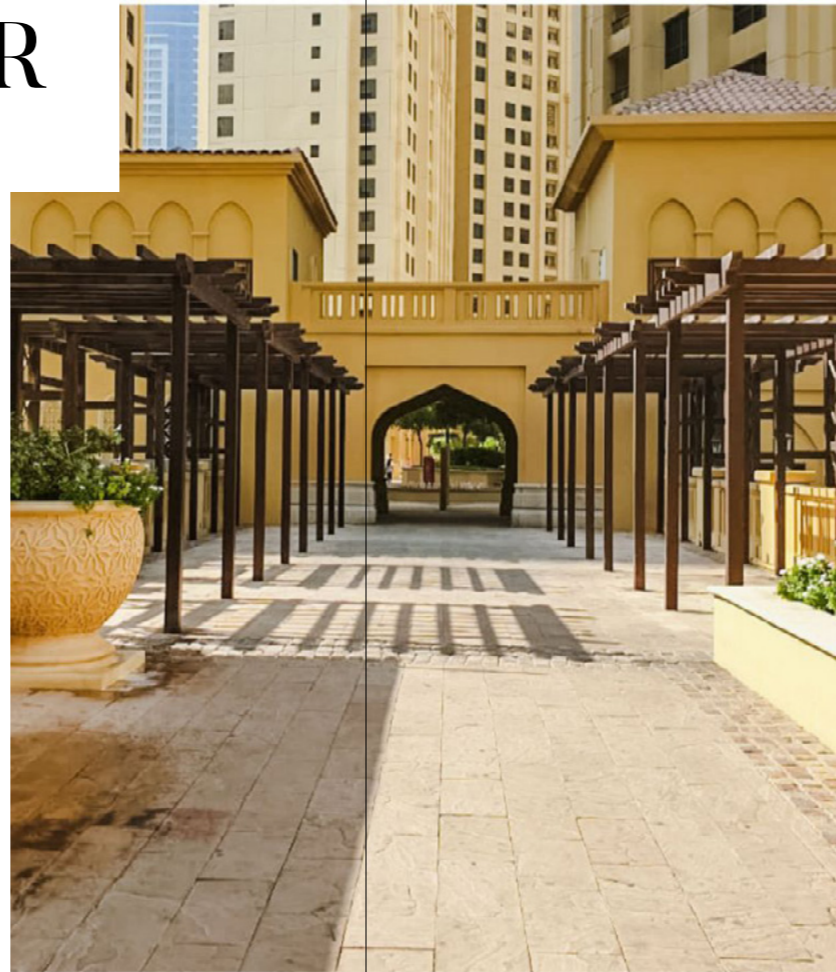


Building Information from DLD

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.

Popular Buildings in JBR



RIMAL

Rimal is another popular option when it comes to living in JBR. The cluster has six towers and various premium amenities. There's also a mosque and supermarket located within the complex. It is centrally located opposite The Beach mall and the open JBR Beach. Property types in Rimal range from smaller studios to expansive 5-bedroom apartments.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	51,000	1,217,000	4.46%
1	77,000	1,647,000	5.23%
2	116,000	2,210,000	5.31%
3	145,000	3,173,000	4.92%
4	183,000	4,145,000	4.91%



SADAF

Comprised of eight buildings stretching from 37 to 46 floors with an abundance of luxurious amenities, Sadaf is a sought-after residence in JBR. Tenants can have their pick from a wide range of apartments in Sadaf from simple, cosy studios to stylish 4-bedroom flats and lofts. Sadaf is also a good option for those using public transport, as it is located close to the Jumeirah Beach Residence 1 Tram Station.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
1	77,000	1,673,000	4.62%
2	103,000	2,026,000	5.19%
3	138,000	2,579,000	5.25%
4	193,000	4,300,000	4.58%



MURJAN

Murjan is another six tower complex in JBR, located at the beginning of JBR and The Walk. The high-rise towers stretch across 33 to 46 floors and feature views of the stunning Dubai Marina and Palm Jumeirah. There are also some rare 5-bedroom penthouses found in Murjan which have been upgraded to include private pools.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	51,000	1,095,000	4.88%
1	78,000	1,573,000	5.67%
2	119,000	2,290,000	5.67%
3	147,000	2,670,000	5.37%
4	221,000	3,967,000	5.35%



BAHAR

Bahar is a residential complex of seven towers, two of which are 4-star hotels, Hilton Dubai The Walk and Delta Hotels by Marriott Jumeirah Beach. This complex is surrounded by several commercial and financial establishments, including banks, shopping venues and restaurants. The Jebel Ali Village Nursery is also located at the edge of this complex.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	50,000	1,017,000	3.82%
1	77,000	1,510,000	5.38%
2	105,000	2,084,000	5.35%
3	150,000	2,766,000	4.86%

AMWAJ

The Amwaj complex in JBR is a six-building complex that houses three residential towers and is also home to three hotel towers, Amwaj Rotana, Roda Amwaj Suites and Amwaj Suites 2. The Amwaj buildings are located towards the end of JBR, opposite the Jumeirah Beach Residence 2 Tram Station. All the buildings are well-maintained and have high-end finishings with an array of luxurious facilities and amenities.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
1	86,000	1,500,000	5.68%
2	105,000	2,405,000	4.77%
3	138,000	3,078,000	4.46%
4	207,000	4,300,000	4.94%



SHAMS

Shams, similar to Amwaj, is home to two hotels: JA Ocean View Hotel and Ramada Hotel and Suites by Wyndham Dubai JBR. The buildings in Shams stretch from 40 to 42 floors and are close to the pedestrian bridge leading to Bluewaters Island. Shams has an excellent selection of studio to 4-bedroom apartments, duplex units and penthouses.

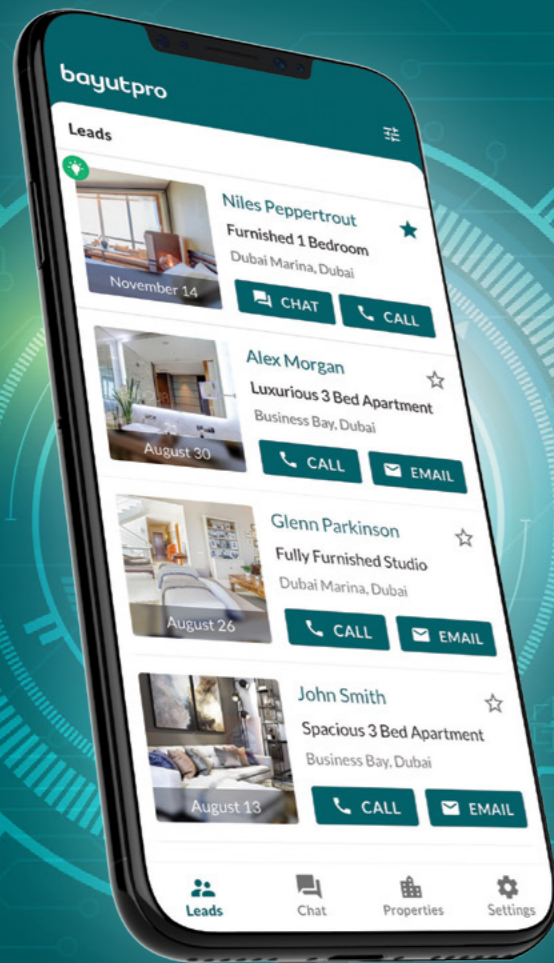
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	50,000	1,020,000	5.11%
1	83,000	1,481,000	5.15%
2	105,000	2,016,000	5.00%
3	139,000	2,569,000	5.62%
4	183,000	5,198,000	4.44%



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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.

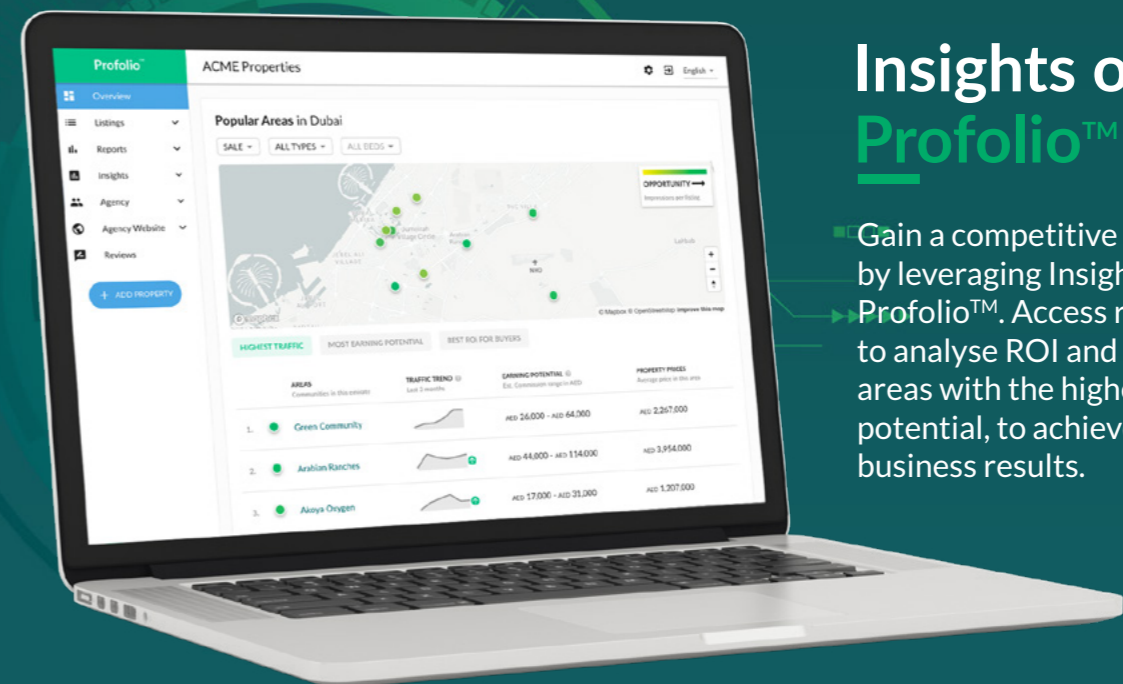
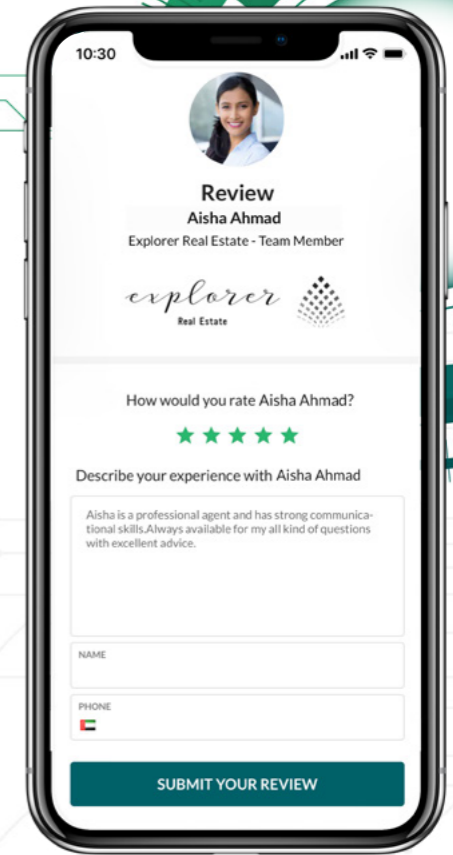
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Gain a competitive edge by leveraging Insights in Profolio™. Access relevant data to analyse ROI and demand for areas with the highest earning potential, to achieve successful business results.



Welcome to Bluewaters Island

Bluewaters Island is one of the most impressive man-made islands in Dubai located off the coast of JBR. It is a multi-billion dollar project by Meraas featuring the world's largest observation wheel, Ain Dubai. Located opposite The Beach, the island is also gearing up to become a top tourist site in Dubai with a range of leisure facilities, beach activities, luxurious resorts and restaurants. Moreover, the master plan includes 132 retail shops, the exclusive Caesars Palace and Caesars Resort offerings.

At a glance, Bluewaters Island is all about beachfront living, luxurious properties, resort-like amenities and tourist hotspots. The project was opened to the public in 2018 while handovers for the residential properties had begun in March 2017. There are 10 mid-rise residential buildings, each having 15 floors above the ground offering apartments in 1, 2, 3 and 4-bedroom configurations and 5-bedroom penthouses. There are retail stores and F&B outlets on the ground floor of these buildings beside the dedicated retail centre. With its excellent selection of luxury amenities and upscale properties on offer, it is one of the most expensive areas to live in Dubai.



AVERAGE PRICES AND ROI

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
1	164,000	2,644,000	6.72%
2	246,000	4,175,000	6.30%
3	366,000	6,044,000	6.25%
4	486,000	9,499,000	5.15%

Welcome to Palm Jumeirah

The self-proclaimed eighth wonder of the world, Palm Jumeirah is the largest manmade island on the planet and a vibrant residential, tourist and leisure destination. Set on the coast of the Arabian Sea, in the dynamic city of Dubai, it is an eye-catching landmark known across the world. The world-famous iconic destination was developed by master developers Nakheel and launched in 2001 following the vision of His Highness Sheikh Mohammed bin Rashid Al Maktoum.

As the name suggests, it is built in the shape of a palm tree, which is synonymous with the Middle East's desert landscape. The island consists of the Trunk, the Crescent and 16 Fronds, together forming its unique shape. This area is home to an exceptional collection of luxury villas, townhouses, apartments and hotels.

Boasting world-class facilities and unmatched aesthetic views, living in Palm Jumeirah is an experience in itself. You can find an assortment of gourmet restaurants, chic cafes, adventurous entertainment facilities that serve both the faint of heart and the adrenaline junkies.

The community is one that evokes a sense of exceptional luxury and attracts celebrities from around the world. The properties on the iconic development are equipped with state-of-the-art facilities while a vibrant collection of restaurants, entertainment facilities and sparkling nightlife offer a perfect lifestyle for socialites. Featuring outstanding luxury living facilities, the properties in Palm Jumeirah include an exceptional collection of hotels, villas, apartments and penthouses. All of the apartments are concentrated on the Trunk of the Palm while all the villas are lined along each of the Fronds.



AVERAGE PRICES AND ROI

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	69,000	1,280,000	4.70%
1	117,000	2,280,000	4.77%
2	151,000	3,137,000	4.77%
3	188,000	5,890,000	3.88%

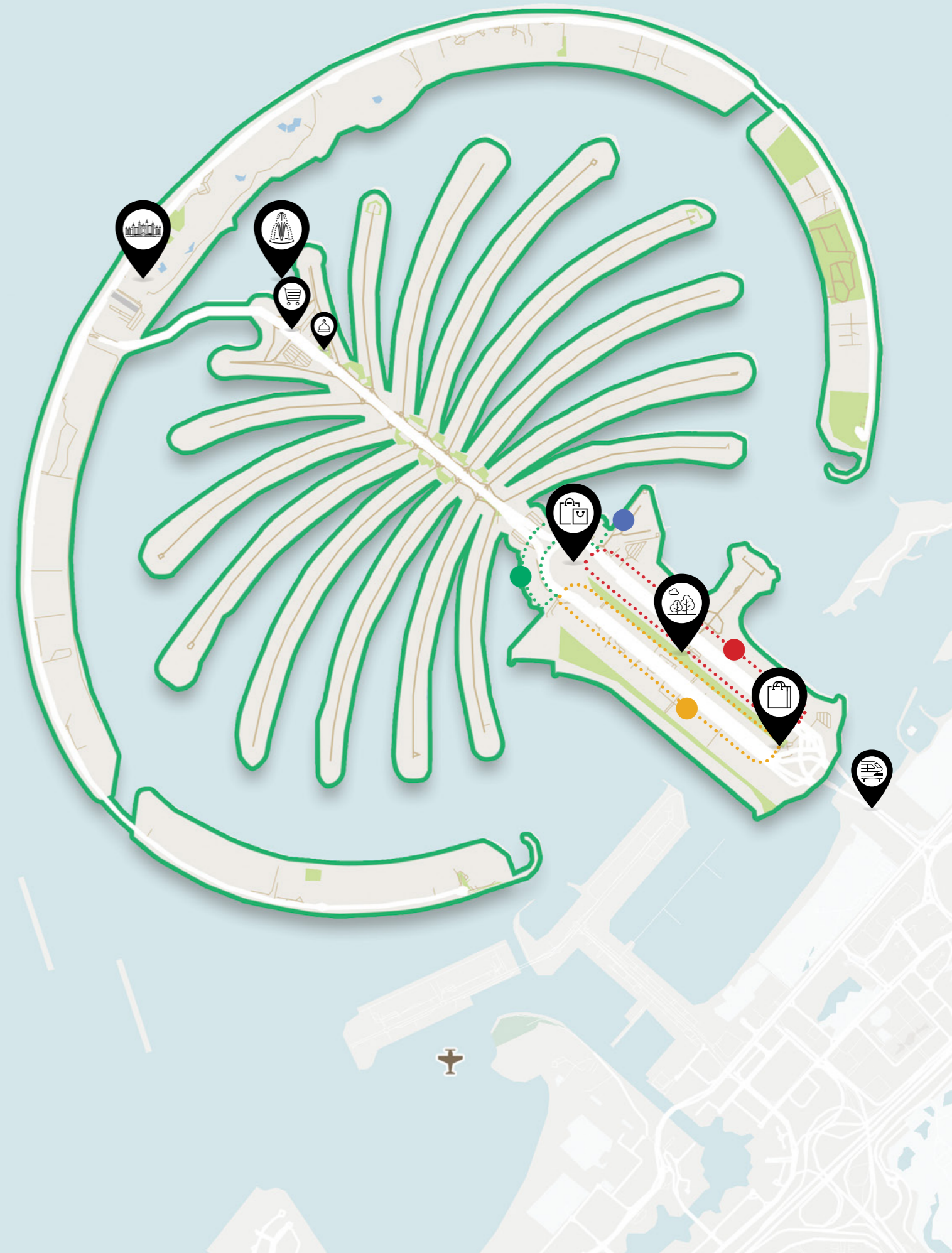
PALM JUMEIRAH AT A GLANCE

- Atlantis The Palm
- Nakheel Mall
- The Pointe
- Golden Mile Galleria
- Abdul Rahman Siddik Masjid
- Al Ittihad Park
- Palm Jumeirah Monorail
- The Palm Fountain

- Shoreline Apartments
- Golden Mile, Oceana
- Marina Residences
- Tiara Residences

NEARBY

- Dubai Marina**
8 minutes
- Bluewaters Island**
15 minutes
- Downtown Dubai**
25 minutes
- Dubai International Airport**
35 minutes



Top Buildings in Palm Jumeirah



SHORELINE APARTMENTS

Among the many residential projects on the Palm, one can find Shoreline Apartments by Nakheel, an apartment complex consisting of 20 mid-rise towers. The project started in 2003 and was completed in 2007. One can find 1, 2 and 3 and 4-bedroom apartments and 4-bedroom penthouses in the complex. These 10-floor towers are home to 2,604 ready apartments with multiple amenities. Shoreline Apartments offer a spectacular view of the ocean and the surrounding community with access to its own private beach.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
1	116,000	2,170,000	5.05%
2	148,000	3,126,000	4.56%
3	183,000	3,527,000	5.24%
4	452,000	12,210,000	3.51%



MARINA RESIDENCES

The Marina Residences on Palm Jumeirah offer breath-taking views of the sea. This project was developed by Nakheel Properties and features six buildings that offer multiple amenities, including 24-hour security, fitness facilities, children's playing areas, sauna and steam rooms and swimming pools. Each of the Marina Residences buildings has 15 floors and are located at the end of The Trunk, next to Nakheel Mall.

BEDROOMS	2	3	4
RENTAL PRICE	141,000	178,000	434,000
SALES PRICE	2,685,000	3,920,000	12,667,000
ROI	5.41%	5.27%	3.59%



GOLDEN MILE

Developed by IFA Hotels and Resorts, the 10 building complex lies on the trunk of Palm Jumeirah and is managed by Nakheel Properties. Its location offers immense convenience to residents as it lies adjacent to Al Ittihad Park and is connected to the Golden Mile Galleria Mall which is home to over 70 shopping and dining destinations. The complex consists of 1, 2 and 3-bedroom apartments as well as 3-bedroom penthouses. Facilities include swimming pools, gymnasiums and basement parking spaces.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
1	115,000	2,475,000	6.23%
2	131,000	2,548,000	5.35%
3	183,000	4,079,000	5.71%



OCEANA

Oceana is a luxury residential complex built on the trunk of Palm Jumeirah. As the name suggests, Oceana is a beachfront project opposite the Tiara development. It was launched in 2005 and completed in 2009 under the ownership of Seven Tides. The project consists of seven mid-rise buildings forming a triangular resort community. Adriatic, Aegean, Atlantic, Baltic, Caribbean, Pacific and Southern are all 13-storey buildings featuring 644 ready apartments. Besides private access to the 230-metre long sandy beach, the apartments lie in proximity to the Nakheel Mall and numerous entertainment points in Palm Jumeirah.

BEDROOMS	1	2	3
RENTAL PRICE	119,000	165,000	202,000
SALES PRICE	2,287,000	3,601,000	5,115,000
ROI	5.35%	4.53%	3.95%




TIARA RESIDENCES


Tiara Residences is a complex of seven buildings, each with 15 floors including a penthouse floor. The complex is home to 644 apartment units divided into 1, 2 and 3-bedroom configurations. There are 14 exclusive penthouses in this development. Tiara Residences provides modern amenities including swimming pools, gyms and steam and sauna rooms. It also has sports courts, barbeque areas and children's play areas.

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
1	116,000	2,304,000	5.10%
2	162,000	3,865,000	4.08%
3	187,000	4,644,000	4.07%
4	405,000	12,225,000	3.94%

OUR JOURNEY SO FAR...



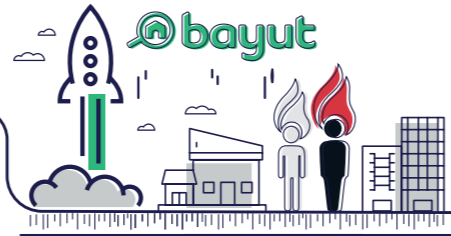
2005
dubizzle founded




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

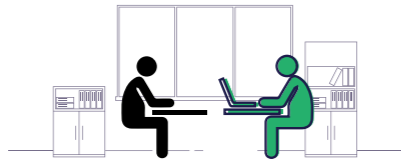


2021
Hosted the first-ever people's choice awards celebrating the best of Dubai with the Bayut Your Home Your Choice Awards 2021

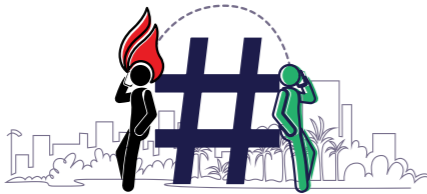


2022
Bayut and the Dubai Land Department (DLD) entered into a strategic partnership by signing a Memorandum of Understanding (MoU) to provide residents with data-driven, cutting-edge solutions.

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