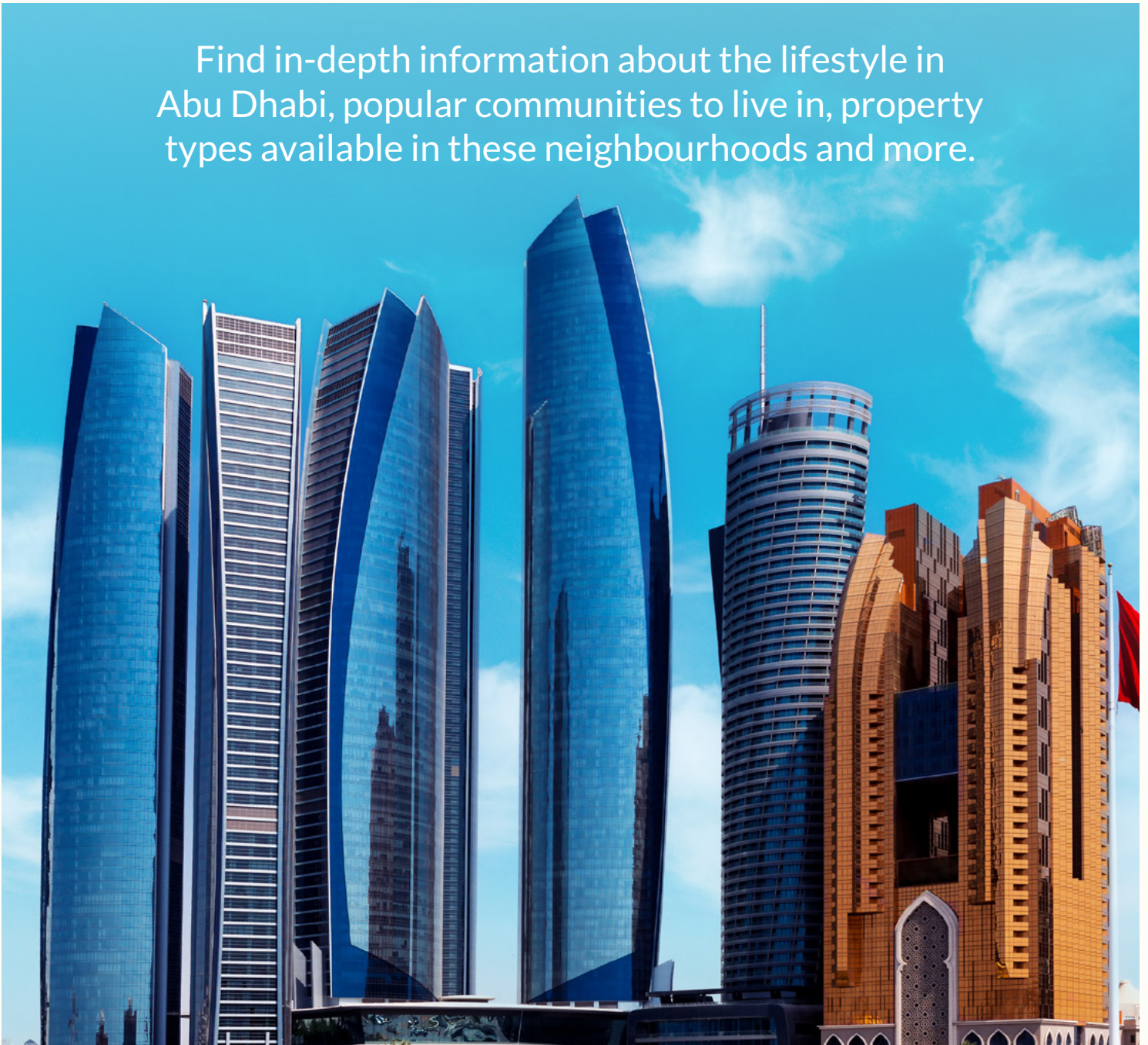




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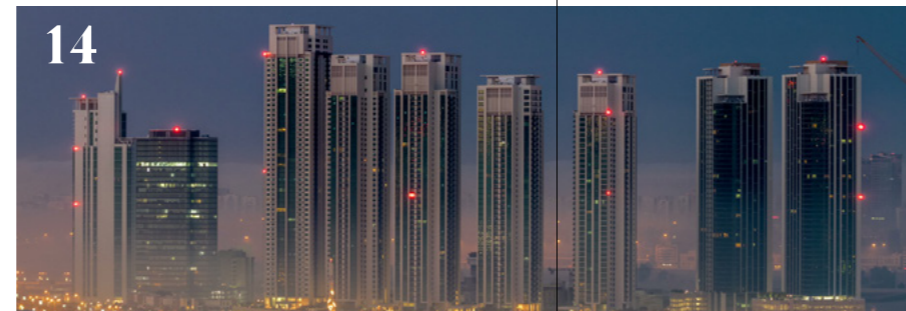


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ABU DHABI | ISSUE 2022

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



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# Abu Dhabi - Annual Sales and Rental Market Report for 2021

Driven by a rapid vaccination rollout and supportive economic reforms launched by the government, the property market in Abu Dhabi has grown strongly as per the combined Bayut & dubizzle Abu Dhabi Property Market Report 2021. Our analysis of the Abu Dhabi property market also shows that the market has performed well over the course of the past twelve months. The property prices in the luxury sector have experienced moderate increases, with the affordable sector recording minor decreases alongside a few upticks in certain highly searched-for areas.



Prospective buyers and investors interested in affordable apartments have focussed their attention on freehold suburbs such as Al Reef and Al Ghadeer, while those looking for upscale flats for sale preferred Al Reem Island.

POPULAR AREAS	ROI	PRICE PER SQ.FT		STUDIO	1-BED	2-BED
		Avg. Price/sq.ft	Change from 2020			
AL REEF	7.96%	669	1.53% <span style="color: green;">▲</span>	490,000	640,000	790,000
AL GHADEER	6.71%	701	-1.46% <span style="color: red;">▼</span>	337,000	489,000	685,000
MASDAR CITY	7.96%	1,178	-0.13% <span style="color: red;">▼</span>	520,000	733,000	1,038,000
BANIYAS	5.03%	778	-2.84% <span style="color: red;">▼</span>	521,000	613,000	1,156,000

POPULAR AREAS	ROI	PRICE PER SQ.FT		1-BED	2-BED	3-BED
		Avg. Price/sq.ft	Change from 2020			
AL REEM ISLAND	6.62%	993	1.85% <span style="color: green;">▲</span>	807,000	1,289,000	1,917,000
AL RAHA BEACH	6.71%	1,170	0.32% <span style="color: green;">▲</span>	1,122,000	1,650,000	2,553,000
SAADIYAT ISLAND	6.15%	1,494	4.25% <span style="color: green;">▲</span>	2,124,000	2,812,000	4,454,000
YAS ISLAND	7.02%	1,230	-0.27% <span style="color: red;">▼</span>	953,000	1,510,000	2,352,000



Al Reef has continued to take the lead for affordable villa sales, while Saadiyat Island and Yas Island have maintained their appeal among investors interested in upscale villas.

POPULAR AREAS	ROI	PRICE PER SQ.FT		3-BED	4-BED	5-BED
		Avg. Price/sq.ft	Change from 2020			
AL REEF	6.38%	670	8.91% <span style="color: green;">▲</span>	1,532,000	2,126,000	2,440,000
KHALIFA CITY A	4.53%	730	6.57% <span style="color: green;">▲</span>	4,222,000	5,002,000	6,984,000
HYDRA VILLAGE	7.32%	489	-2.68% <span style="color: red;">▼</span>	908,000	N/A	N/A
SHAKBOUT CITY (KHALIFA CITY B)	7.55%	447	7.77% <span style="color: green;">▲</span>	N/A	7,000,000	5,970,000
MOHAMMED BIN ZAYED CITY	5.02%	634	26.21% <span style="color: green;">▲</span>	3,900,000	5,500,000	5,929,000

Not available due to low/no historical inventory or influx of off-plan properties

POPULAR AREAS	ROI	PRICE PER SQ.FT		4-BED	5-BED	6-BED
		Avg. Price/sq.ft	Change from 2020			
SAADIYAT ISLAND	5.08%	1,393	3.61% <span style="color: green;">▲</span>	7,577,000	12,962,000	15,795,000
YAS ISLAND	5.11%	1,081	10.7% <span style="color: green;">▲</span>	5,114,000	6,362,000	8,728,000
AL RAHA GARDENS	5.87%	825	1.86 <span style="color: green;">▲</span>	2,721,000	3,927,000	4,850,000





Budget-conscious tenants looking for apartments have also shown a preference for suburban communities and older central neighbourhoods such as Khalifa City A and Al Khalidiyah. Those interested in upscale apartments have searched for luxurious units in waterfront districts such as Al Reem Island and Al Raha Beach.



POPULAR AREAS	STUDIOS		1-BED APTS		2-BED APTS	
	Avg. Yearly Rent	Change from 2020	Avg. Yearly Rent	Change from 2020	Avg. Yearly Rent	Change from 2020
<b>KHALIFA CITY A</b>	27,000	-2.46% ▼	42,000	0.00% ●	61,000	3.48% ▲
<b>AL KHALIDIYAH</b>	29,000	0.00% ●	51,000	-6.87% ▼	67,000	-0.70% ▼
<b>AL MUROOR</b>	28,000	-1.27% ▼	41,000	-3.39% ▼	54,000	-6.96% ▼
<b>HAMDAN STREET</b>	39,000	0.00% ●	48,000	0.00% ●	60,000	-6.85% ▼
<b>MUSSAFAH</b>	36,000	0.00% ●	44,000	-4.99% ▼	57,000	-7.37% ▼

POPULAR AREAS	1-BED APTS		2-BED APTS		3-BED APTS	
	Avg. Yearly Rent	Change from 2020	Avg. Yearly Rent	Change from 2020	Avg. Yearly Rent	Change from 2020
<b>AL REEM ISLAND</b>	58,000	-5.28% ▼	85,000	-0.53% ▼	125,000	-2.01% ▼
<b>AL RAHA BEACH</b>	77,000	0.52% ▲	113,000	-2.47% ▼	157,000	1.89% ▲
<b>CORNICHE AREA</b>	73,000	-9.80% ▼	101,000	-2.13% ▼	122,000	-1.51% ▼
<b>CORNICHE ROAD</b>	81,000	-4.74% ▼	103,000	-3.27% ▼	117,000	-10.11% ▼
<b>SAADIYAT ISLAND</b>	100,000	31.35% ▲	186,000	23.32% ▲	275,000	-18.19% ▲



Mohammed Bin Zayed City has remained the top choice for tenants interested in budget rental villas and Al Bateen has maintained its popularity among tenants looking for expensive villas for rent.









POPULAR AREAS	3-BED		4-BED		5-BED	
	Avg. Yearly Rent	Change from 2020	Avg. Yearly Rent	Change from 2020	Avg. Yearly Rent	Change from 2020
<b>MOHAMMED BIN ZAYED CITY</b>	93,000	1.47% ▲	128,000	3.04% ▲	146,000	-0.17% ▼
<b>KHALIFA CITY A</b>	131,000	3.04% ▲	148,000	-1.05% ▼	162,000	-0.27% ▼
<b>AL REEF</b>	101,000	0.00% ●	137,000	-3.07% ▼	152,000	7.08% ▲
<b>SHAKHBOUT CITY (KHALIFA CITY B)</b>	105,000	-5.49% ▼	123,000	-2.51% ▼	149,000	1.31% ▲
<b>AL MUROOR</b>	103,000	0.00% ●	143,000	5.92% ▲	162,000	-3.07% ▼

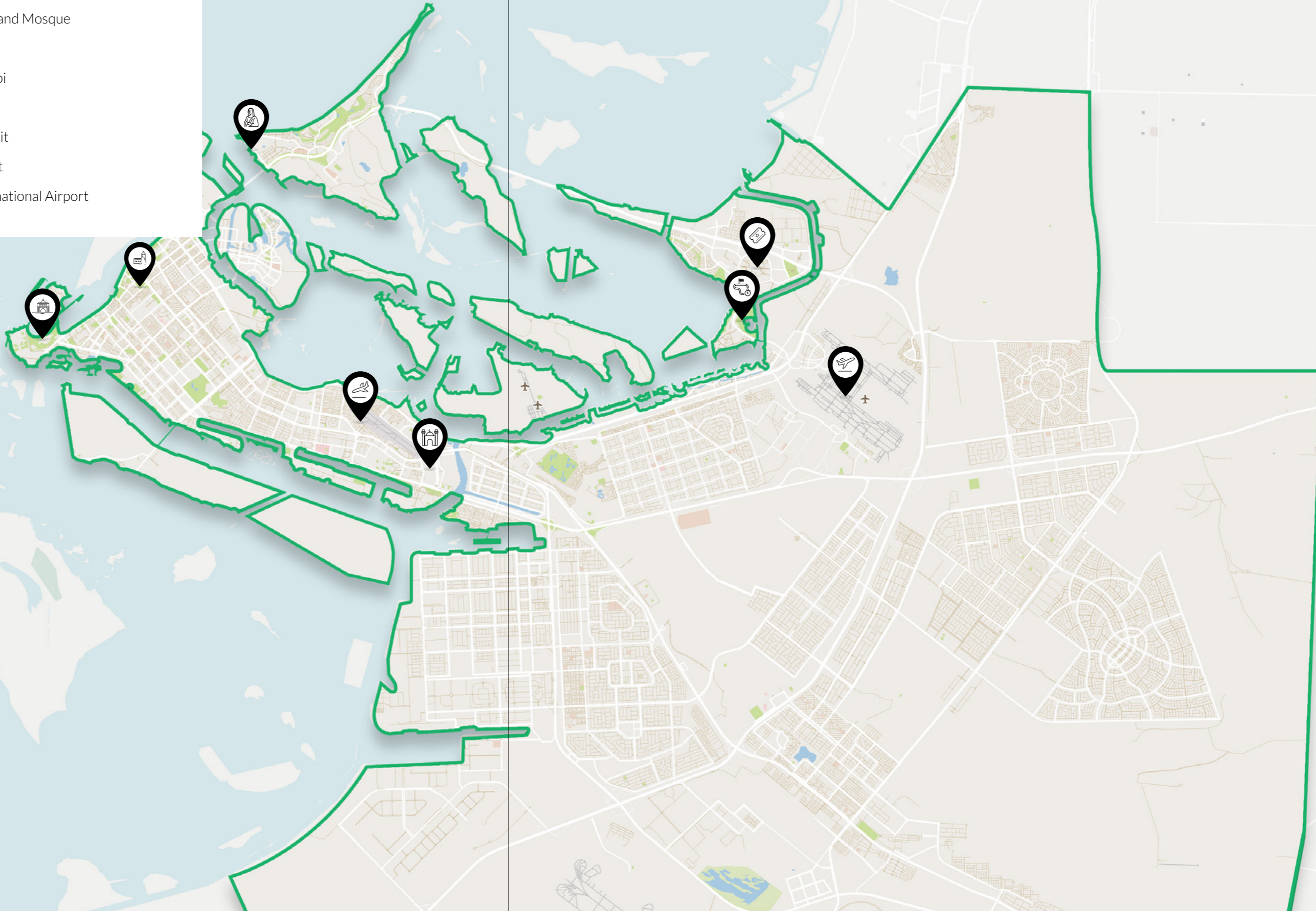
POPULAR AREAS	4-BED		5-BED		6-BED	
	Avg. Yearly Rent	Change from 2020	Avg. Yearly Rent	Change from 2020	Avg. Yearly Rent	Change from 2020
<b>AL BATEEN</b>	223,000	-0.69% ▼	192,000	-8.44% ▼	234,000	-1.06% ▼
<b>AL MUSHRIF</b>	162,000	-1.19% ▼	194,000	-2.50% ▼	198,000	-2.64% ▼
<b>YAS ISLAND</b>	263,000	20.52% ▲	322,000	27.04% ▲	493,000	N/A
<b>AL RAHA GARDENS</b>	162,000	0.00% ●	215,000	2.79% ▲	220,000	N/A
<b>SAADIYAT ISLAND</b>	387,000	5.97% ▲	515,000	16.08% ▲	600,000	22.50% ▲

Not available due to low/no historical inventory or influx of off-plan properties



# ABU DHABI AT A GLANCE

-  Ferrari World
-  Sheikh Zayed Grand Mosque
-  Emirates Palace
-  Louvre Abu Dhabi
-  Qasr Al Hosn
-  Yas Marina Circuit
-  Al Bateen Airport
-  Abu Dhabi International Airport







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# Welcome to Al Reem Island

**A**l Reem Island is one of the fastest-developing neighbourhoods in Abu Dhabi. Dotted with several residential and retail options, the island has become one of the most in-demand locations in Abu Dhabi in a short span of time.

Potential residents have an array of property types on Al Reem Island to choose from – luxury penthouses, apartments and stunning waterfront villas. Villas come in 2 to 5-bedroom configurations, whereas apartments range from studio to 5-bedroom units. Townhouses range from 2 to 5-bedroom residences and penthouses are composed of 3 to 5-bedroom units.

The dominant style across the island is inspired by classic Moroccan and Spanish architecture, providing residents with elegant residential buildings and villas to choose from. Scenic waterfront developments with the latest technology and amenities, the area attracts a variety of nationalities. Residents living in Al Reem Island range from professionals to families with children.



## MOST POPULAR COMMUNITIES

- 1 Shams Abu Dhabi
- 2 Marina Square
- 3 Shams Gate District
- 4 City Of Lights
- 5 Najmat Abu Dhabi

AVERAGE PRICES AND ROI FOR APARTMENTS			
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	43,000	576,000	7.69%
1	58,000	809,000	6.79%
2	85,000	1,294,000	6.38%
3	126,000	1,982,000	5.95%
4	217,000	3,934,000	5.98%

AVERAGE PRICES AND ROI FOR VILLAS			
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
2	94,000	2,194,000	5.32%
3	185,000	3,717,000	5.15%
4	232,000	4,189,000	4.92%





# Welcome to Yas Island

Living on Yas Island is an experience unlike any other as the area is a hot pot of activity brimming with trendy restaurants, clubs, hotels and more. Easily recognisable because of the impressive Yas Marina, Ferrari World and the W Hotel, Yas Island is a haven for tourists, renters and investors in Abu Dhabi.

Yas Island's vibrant vibe attracts a cosmopolitan crowd, making it a great place for expats to live in Abu Dhabi. A fairly sizeable population of the area's residents include western expats who love the open spaces, golf courses and licensed dining spots available to those living on Yas Island, Abu Dhabi. The area is popular with both young professionals and families, thanks to the proximity to leading schools and universities.

For those looking to invest on Yas Island, Abu Dhabi, some of the best developments on the island for off-plan properties are West Yas and Yas Acres. When it comes to ready properties on Yas Island, Ansam is the popular choice, especially for apartment rentals on Yas Island.



## MOST POPULAR COMMUNITIES

- 1 Water's Edge
- 2 Ansam
- 3 Yas Acres
- 4 Mayan
- 5 West Yas

### AVERAGE PRICES AND ROI FOR VILLAS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
2	173,000	2,070,000	6.14%
3	209,000	2,882,000	5.46%
4	264,000	4,862,000	4.74%
5	321,000	6,476,000	4.53%
6	484,000	8,929,000	4.86%

### AVERAGE PRICES AND ROI FOR APARTMENTS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	51,000	609,000	7.60%
1	68,000	893,000	6.85%
2	106,000	1,411,000	6.76%
3	142,000	2,136,000	6.87%



# Welcome to Saadiyat Island

Saadiyat Island is undoubtedly one of the most prestigious addresses in Abu Dhabi, due to its gorgeous and scenic location. The island is well-known due to its position as the capital's cultural hub, as it hosts international art fairs and is home to the Louvre Abu Dhabi.

As an up and coming area, it is also one of the hottest and most-searched-for areas with off-plan developments in Abu Dhabi, especially when it comes to villas. Saadiyat Island is perfect for culture vultures who enjoy art fairs, museums and gorgeous architecture, set on the backdrop of the beautiful blue waters of the beach.

The upscale neighbourhood is home to a mix of expats who are either renting property or living in one they have invested in. While the general perception is that the island is a villa community, there are also several low-rise apartment buildings that offer residents all the luxuries of villa living but are more suited to couples and young families.



## MOST POPULAR COMMUNITIES

- 1 Saadiyat Cultural District
- 2 HIDD Al Saadiyat
- 3 Saadiyat Beach
- 4 Soho Square
- 5 Park View

## AVERAGE PRICES AND ROI FOR VILLAS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
2	267,000	3,446,000	6.18%
3	275,000	4,493,000	5.84%
4	399,000	8,172,000	5.41%
5	494,000	13,041,000	4.62%



## AVERAGE PRICES AND ROI FOR APARTMENTS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	45,000	661,000	6.95%
1	103,000	2,090,000	5.66%
2	185,000	2,829,000	6.37%
3	274,000	4,474,000	6.35%
4	517,000	7,555,000	6.24%



# Welcome to Al Raha Beach

Moving to Al Raha Beach has quickly become a popular choice for those looking to live in Abu Dhabi, as it is one of the most sought-after neighbourhoods in the capital. With 5.2 million sq. m. of natural beach shoreline, this vibrant mixed-use community offers luxurious waterfront living at its best.

Boasting a premium mix of residential and commercial properties, Al Raha Beach offers a balanced lifestyle to those seeking a deluxe community that's complete with entertainment, culture and world-class amenities.

There are three main sub-communities within Al Raha Beach: Al Bandar, Al Muneera and Al Zeina. Waterfront residential buildings in Al Raha are mostly found in the Al Bandar district. The distinct area offers residents spectacular sea views and spacious apartments. Here, some notable projects include Al Barza, Al Naseem Residence and Al Hadeel. Al Muneera and Al Zeina offer a mix of luxury apartments, spacious podium villas and stunning townhouses, most facing the sea and offering views of the coast.



**MOST POPULAR COMMUNITIES**

- 1 Al Muneera
- 2 Al Bandar
- 3 Al Zeina

**AVERAGE PRICES AND ROI FOR APARTMENTS**

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	56,000	947,000	6.05%
1	77,000	1,118,000	6.66%
2	113,000	1,641,000	6.80%
3	159,000	2,553,000	6.26%
4	174,000	2,842,000	5.90%



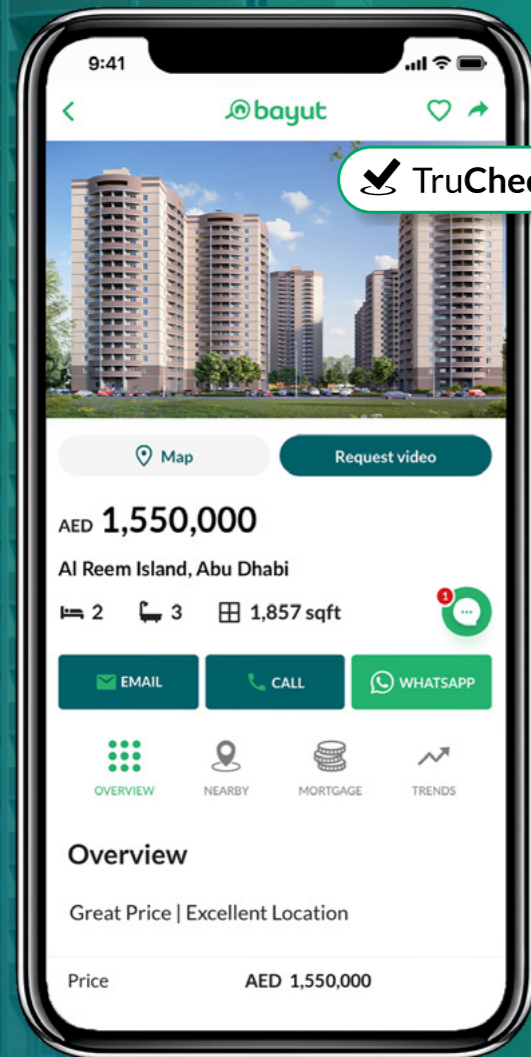
**AVERAGE PRICES AND ROI FOR VILLAS**

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	203,000	3,577,000	6.45%
4	252,000	4,719,000	6.51%
5	298,000	9,268,000	4.56%





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# Welcome to Al Raha Gardens

Al Raha Gardens is an ideal place to live in the capital city. Stretching over 665,000 sq. m., the community provides many conveniences in addition to a peaceful, family-friendly lifestyle. Featuring landscaped spaces and luxurious villas, the tranquil development by ALDAR Developers is an enviable choice for all.

Mainly boasting villas and townhouses, Al Raha Gardens offers an unparalleled living experience to its residents. With various facilities at hand, the community members enjoy their lives in the neighbourhood.

The master development of Al Raha Gardens is further categorised into 11 smaller enclaves. Each sub-community is home to a different number of houses with varying configurations. These units are designed to accommodate both small and large families. A large portion of the villas showcase traditional and modern Arabian designs.



## MOST POPULAR COMMUNITIES

- 1 Sidra Community
- 2 Al Mariah Community
- 3 Yasmina
- 4 Hemaim Community
- 5 Samra Community



## AVERAGE PRICES AND ROI FOR VILLAS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	152,000	2,586,000	6.03%
4	176,000	3,180,000	5.47%
5	216,000	3,925,000	5.56%



# Welcome to Al Bateen

Al Bateen is one of Abu Dhabi's key neighbourhoods. Filled with landscaped gardens, this master development is just minutes away from a number of restaurants, bars and hotels.

Home to the island city's main fishing ports, Al Bateen has earned a strong maritime identity due to its seafaring traditions that continue to thrive on the channel between the mainland and the harboured land. The area is home to Al Bateen Palace which is one of the residences of the ruler of Abu Dhabi.

Surrounded by lush greenery and views of the ocean, Al Bateen features a mix of properties that are stylish and up-to-date. With a number of amenities and facilities available, the neighbourhood proves to be well-integrated and sustainable. There are many different property types in Al Bateen. There are apartments, townhouses and villas spread across the community.



### AVERAGE PRICES FOR APARTMENTS

BEDROOMS	RENTAL PRICE
STUDIO	43,000
1	73,000
2	105,000
3	153,000

### AVERAGE PRICES FOR VILLAS

BEDROOMS	RENTAL PRICE
3	119,000
4	219,000
5	202,000*
6	227,000

*\*Due to an influx of luxury properties*



- ### MOST POPULAR COMMUNITIES
- 1 Al Marasy
  - 2 Al Khaleej Al Arabi Street
  - 3 Al Bateen Airport
  - 4 Bloom Marina
  - 5 Al Bateen Plaza



# Welcome to Corniche Area

Corniche Area is one of the most sought after places to live in Abu Dhabi, offering luxury apartments close to the beach. Corniche Area is known to be one of the few areas that offers waterfront living in residential towers. The area is close to the popular Corniche Road, which is considered one of the most visited tourist areas in Abu Dhabi.

Corniche Area is established in a dense and dynamic neighbourhood with many properties overlooking the creek. This community runs along Corniche Road, which is 8 kilometres long. Along the way, you will find dedicated cycling tracks, pedestrian access areas, children's play areas, restaurants and cafés.

The neighbourhood is known to be home to some of Abu Dhabi's iconic buildings such as Burj Mohammed Bin Rashid, Nation Towers and Wave Tower. In terms of the lifestyle in Corniche Area, outdoor and fitness enthusiasts will certainly enjoy living here as there are plenty of large and small parks on Corniche Road.



AVERAGE PRICES FOR APARTMENTS	
BEDROOMS	RENTAL PRICE
STUDIO	54,000
1	75,000
2	103,000
3	127,000
4	170,000
5	240,000



## MOST POPULAR COMMUNITIES

- 1 Nation Towers
- 2 Wave Tower
- 3 Saraya
- 4 Al Reef Tower
- 5 Meera TIME Residence





# Bayut Launches Industry-First TRANSACTION HISTORY

Sourced Straight From DLD

دائرة الأراضي والأموال  
Land Department

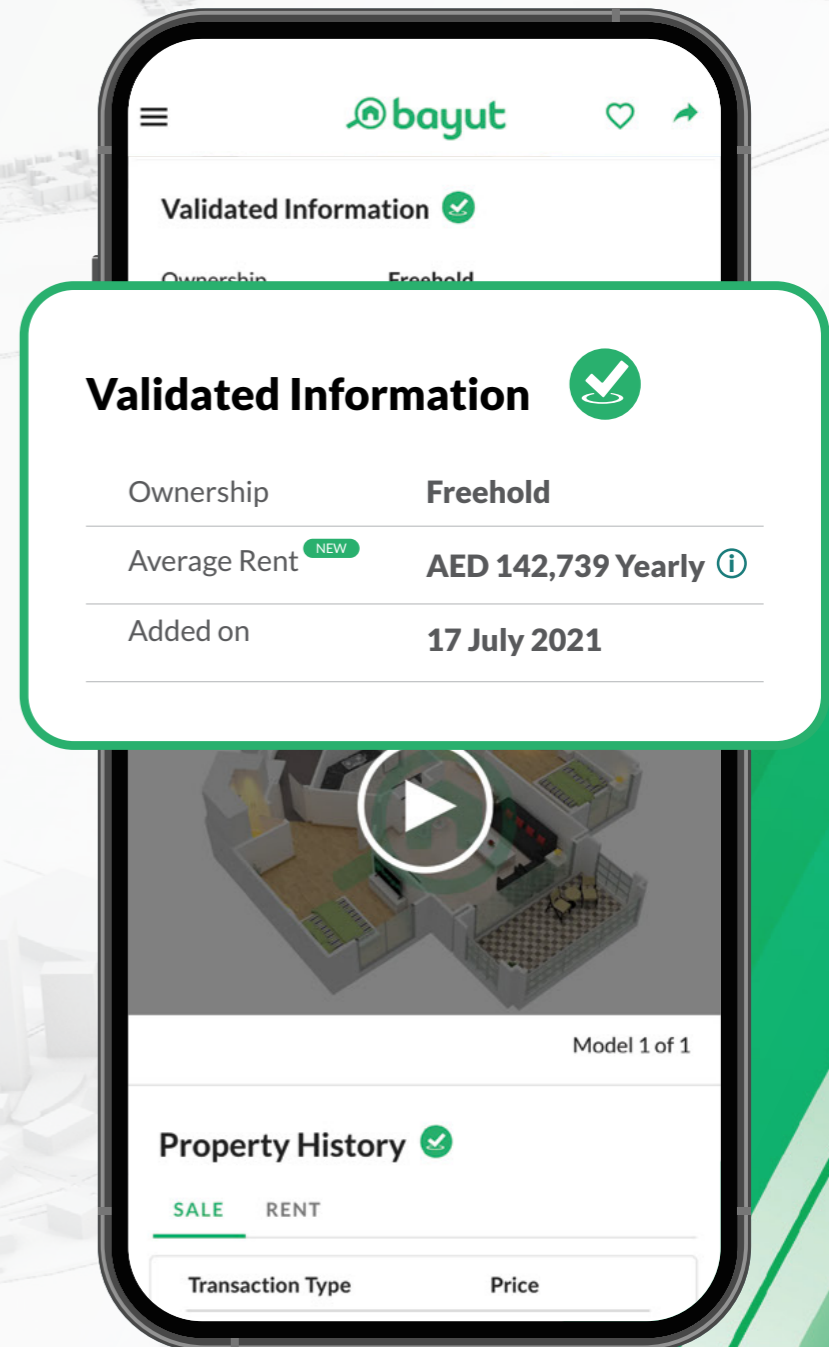


In a revolutionary effort to provide property seekers with data-driven, cutting edge solutions, Dubai Land Department (DLD) and Bayut have signed a

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

## Property Information from DLD

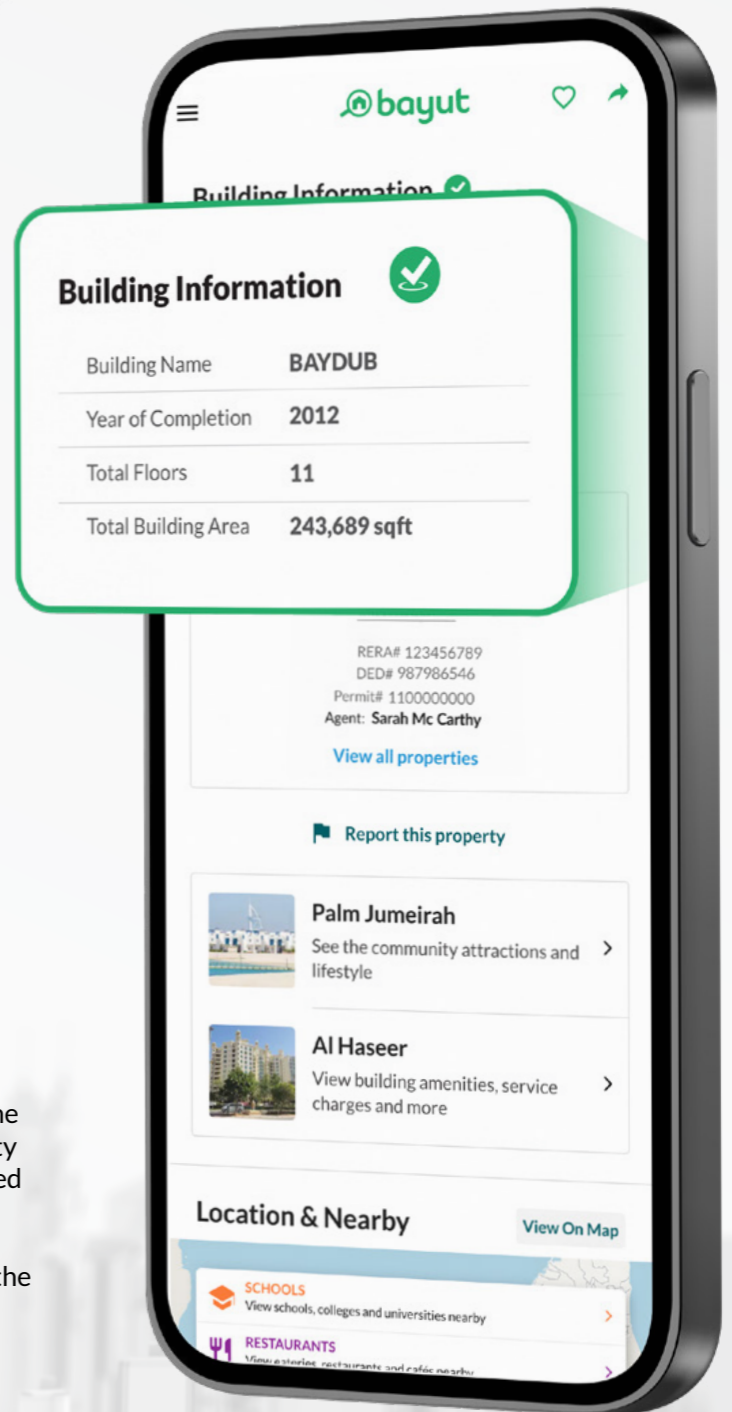
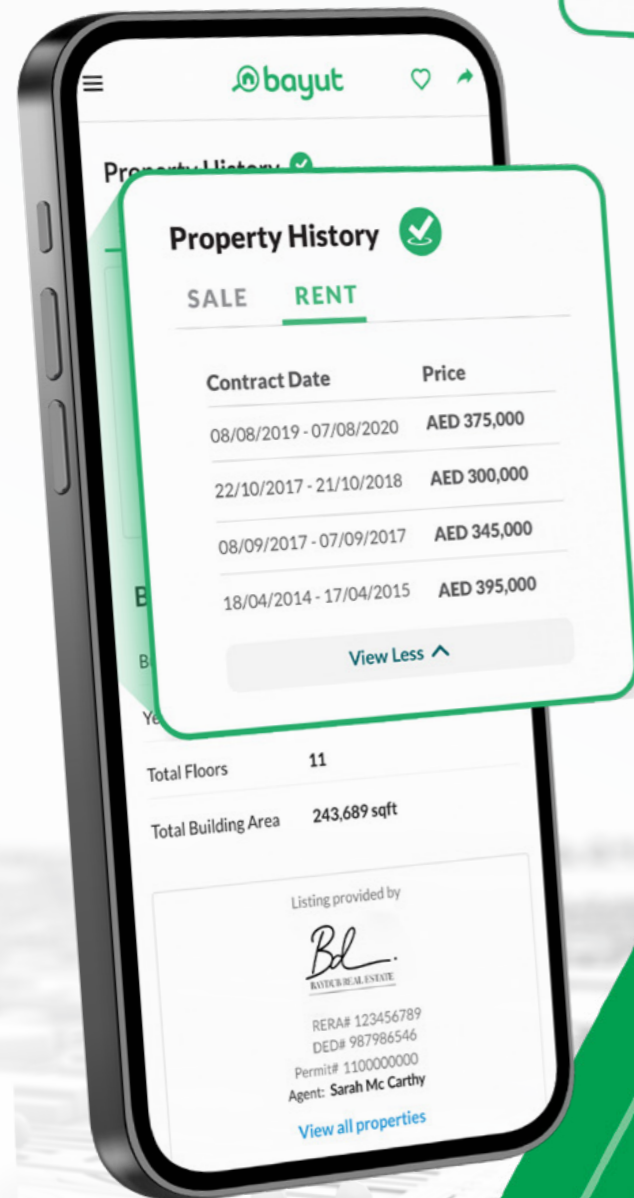
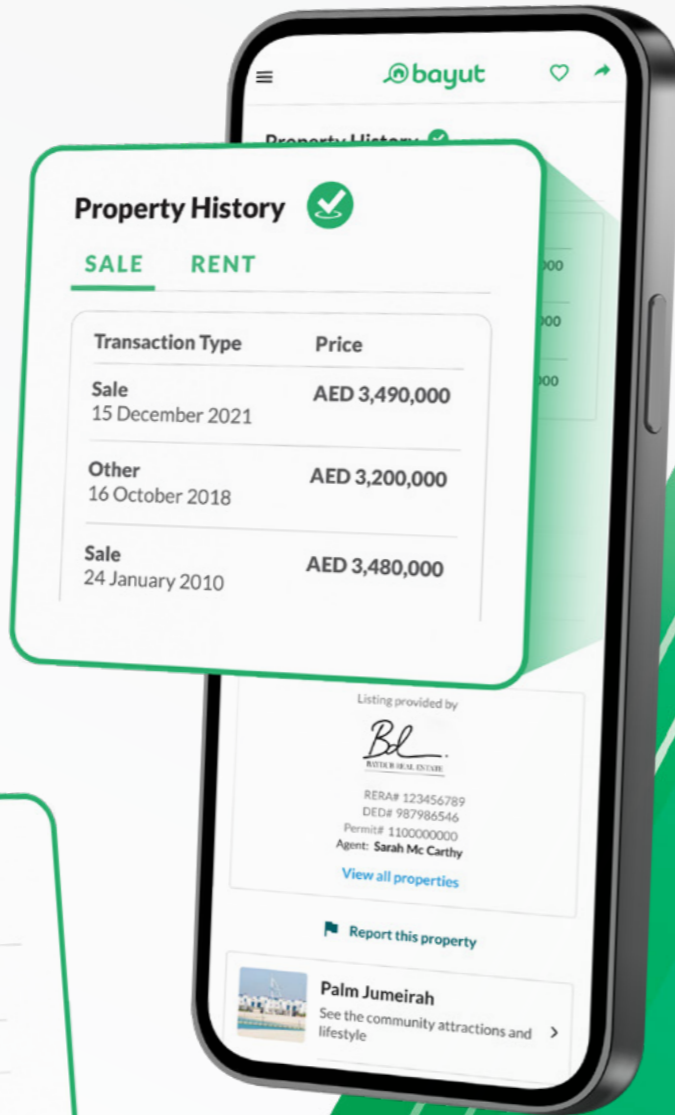
Get access to property details sourced directly from the Dubai Land Department, exclusively on Bayut. You can now access information such as the developer, handover date, ownership type and more, available in the Property Overview section of the listings.





# 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.



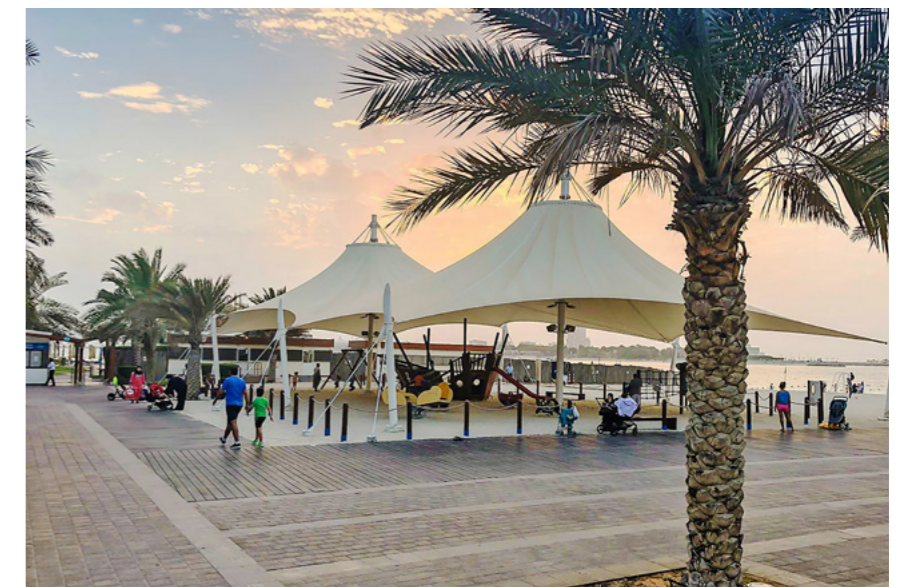
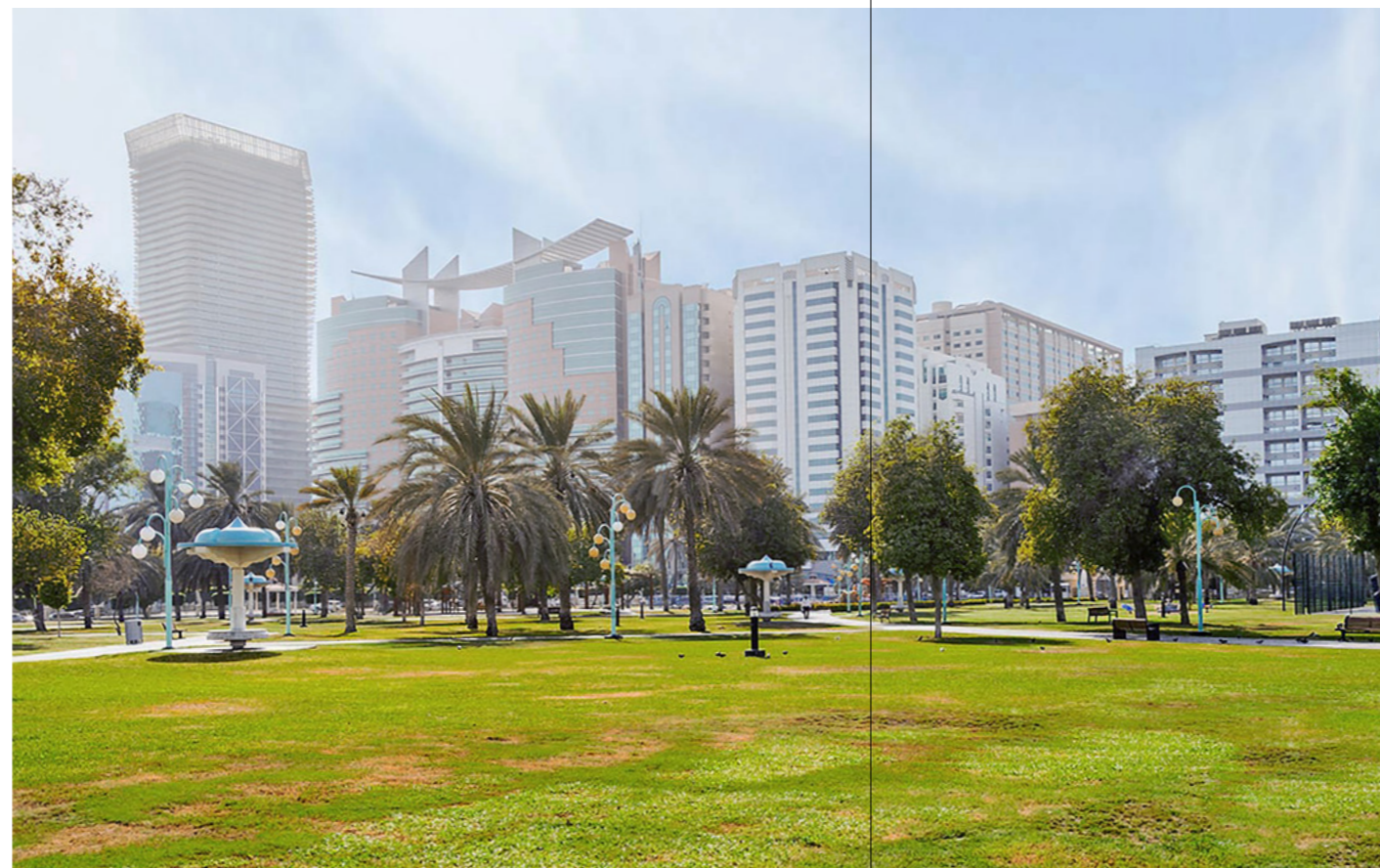
# Welcome to Al Khalidiyah

Al Khalidiyah is irrefutably the heart of Abu Dhabi. The exciting neighbourhood has a bit of everything; the beach, the park and it's also in proximity to most commercial hubs in the capital. The sheer choice of rental properties in the area is also a huge plus point for those considering a move to this impressive locality. The numerous buildings in the area are a mix of residential and commercial towers.

As one of the most popular areas in the capital, Al Khalidiyah attracts an eclectic mix of people from different backgrounds. The area is popular with expats and locals alike, making it a vibrant community for families as well as young professionals. The cultural mix is similar to the overall population of the UAE, with residents hailing from South Asia, Europe and the GCC.

## MOST POPULAR COMMUNITIES

- 1 Khalidiyah Street
- 2 Cornich Al Khalidiyah
- 3 Khalidiya Village



### AVERAGE PRICES FOR VILLAS

BEDROOMS	RENTAL PRICE
3	162,000
4	183,000
5	202,000
6	211,000

### AVERAGE PRICES FOR APARTMENTS

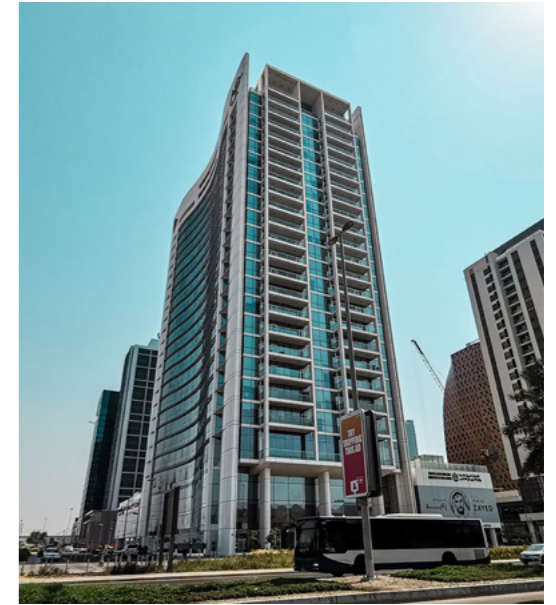
BEDROOMS	RENTAL PRICE
STUDIO	31,000
1	51,000
2	68,000
3	99,000
4	105,000



# Welcome to Al Muroor

Al Muroor is a mixed-use community with mid and high rise towers comprising of residential flats. The street is generously loaded with restaurants, shops, and commercial spaces, while down the road, one may also find villas built-in separate compounds mainly for families. Resting amidst residential communities, schools, and healthcare departments, Al Muroor makes for a family-oriented community while it is equally preferred by singles, expats, and youngsters.

Besides residential properties, several commercial properties including modern offices are located in the high-rise towers in Al Muroor. Lying in close proximity to the business hubs around the emirate, these units are ideal for a number of start-ups looking at affordable commercial spaces. Offices for rent in Al Muroor come in shell and core and fitted configurations.



AVERAGE PRICES FOR APARTMENTS	
BEDROOMS	RENTAL PRICE
STUDIO	32,000
1	42,000
2	54,000
3	76,000
4	105,000
5	130,000

AVERAGE PRICES FOR VILLAS	
BEDROOMS	RENTAL PRICE
3	120,000
4	140,000
5	159,000
6	190,000





# Welcome to Khalifa City A

**K**halifa City A (also known as Khalifa City) is the central region of the larger Khalifa City development. What started as a small community by master-developer ALDAR has blossomed into an in-demand residential location with a golf course, reputable schools and multiple retail and dining options in proximity.

It's easy to see that living in Khalifa City A is a popular option, considering the fact that it is ideally located along the highway to Dubai. Khalifa City A is famous for housing the Abu Dhabi Golf Club and Al Forsan International Sports Resort, both huge attractions to investors and renters alike.

When it comes to residential options in Khalifa City Abu Dhabi, there are many options to choose from. Apartments range from cosy studios to more spacious 3-bedroom units. The villas in Khalifa City A are also quite spacious, ranging from 3 to 6-bedroom homes.



## AVERAGE PRICES AND ROI FOR VILLAS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	133,000	4,221,000	4.51%
4	149,000	5,464,000	4.23%
5	163,000	7,048,000	4.30%
6	173,000	8,393,000	5.38%

## AVERAGE PRICES FOR APARTMENTS

BEDROOMS	RENTAL PRICE
STUDIO	28,000
1	42,000
2	63,000
3	85,000
4	96,000



## MOST POPULAR COMMUNITIES

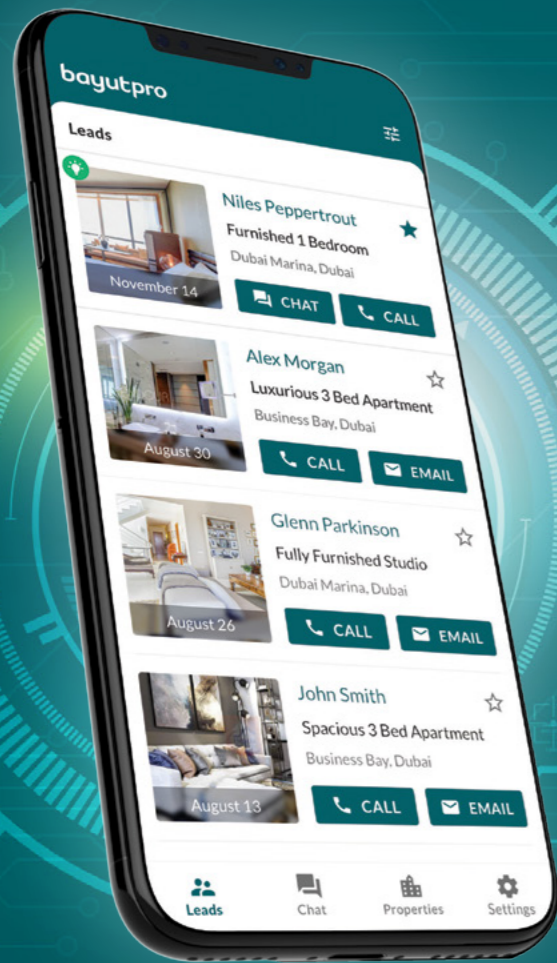
- 1 Al Rayyana
- 2 Al Forsan Village
- 3 Al Merief



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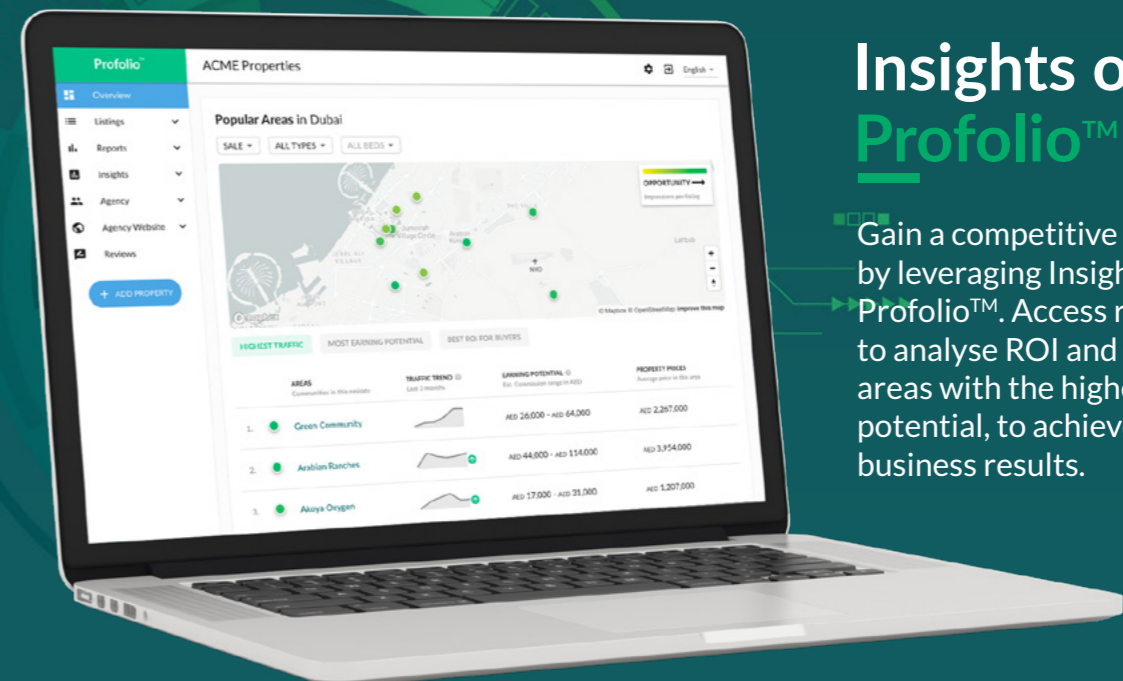
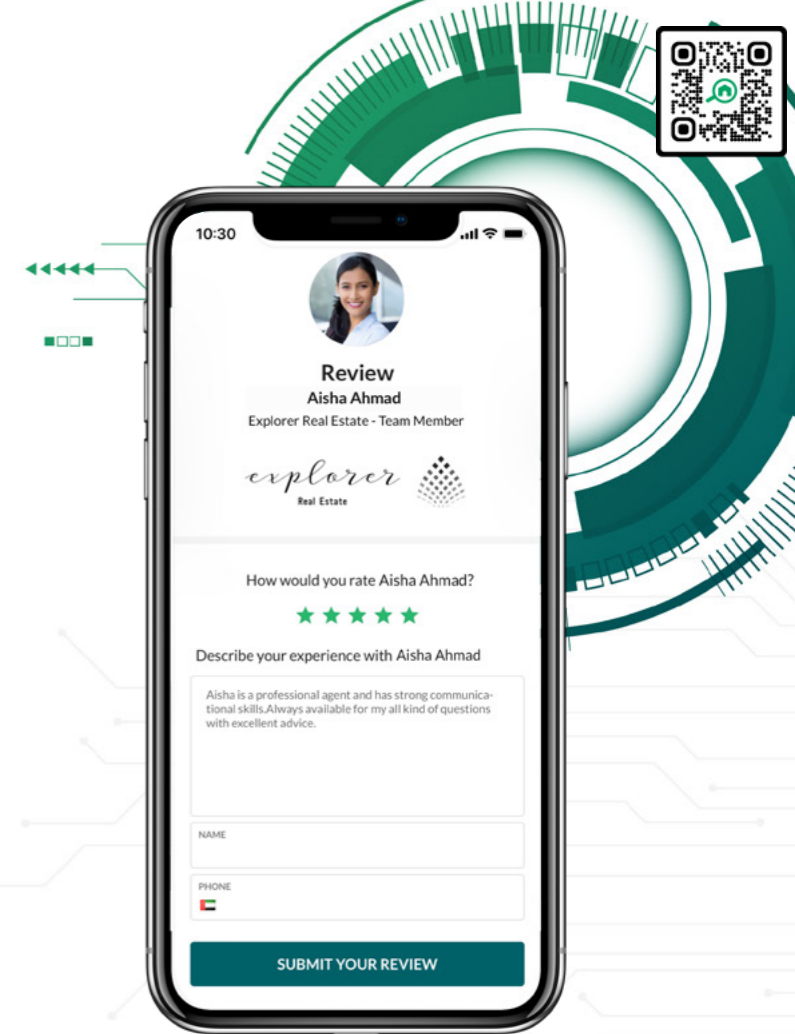
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# Welcome to Al Reef

Al Reef is a family-friendly affordable community providing a serene ambience to residents. Its prime location near the airport and Al Raha Beach has contributed to its growth into a coveted residential hub complete with a wide selection of parks, health clubs, educational and medical amenities. Prospective renters can have a choice of both apartments and villas. It also provides easy access to many popular areas.

There are over 2,000 villas in the Al Reef Villas community. They are set in themes from Contemporary Style, Desert Style, Arabian Style and Mediterranean Style, with predictable architectural influences from their regions. Villas in Al Reef start from 2-bedroom units and go up to 5-bedroom properties.

In the centre of the development sits a collection of residences called Al Reef Downtown. Covering an area of 137,310 sq. m., it houses 46 residential buildings with over 1,800 apartments. Apartments in Al Reef feature a large selection of studios, 1 and 2-bedroom units, with a few buildings having 3 and 4 bedroom flats.



AVERAGE PRICES AND ROI FOR VILLAS			
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
2	79,000	1,215,000	6.44%
3	101,000	1,535,000	6.60%
4	136,000	2,147,000	6.34%
5	152,000	2,472,000	6.01%

AVERAGE PRICES AND ROI FOR APARTMENTS			
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	38,000	477,000	7.20%
1	50,000	639,000	7.51%
2	64,000	788,000	8.06%
3	82,000	1,016,000	8.03%



**MOST POPULAR COMMUNITIES**

- 1 Al Reef Villas
- 2 Al Reef Downtown



# Welcome to Mohammed Bin Zayed City

Mohammed Bin Zayed City or more commonly referred to as MBZ City or Zayed City is a quiet community located on the edge of Abu Dhabi. The area is almost completely developed with a few residential villas under construction. It is divided into different clusters named as Zone 1, 2, 3 and so on. Many UAE residents (especially families) are turning to MBZ City due to its proximity to Dubai and the variety of housing options available to all.

MBZ City is named in honour of His Highness Sheikh Mohammed bin Zayed Al Nahyan, President of the United Arab Emirates. This 45 square km, mixed-use development is a complete city within Abu Dhabi where residents will find all sorts of lifestyle amenities, recreational spaces and an array of residential villas.

Those looking to move to the area will find that the villas are equipped with world-class amenities as expected from any new community in the UAE. The area offers a peaceful, secure environment aimed mainly towards families. Those thinking of living in Mohammed Bin Zayed City can expect to find clusters of identical, detached or semi-detached villas instead of high-rise towers.



## AVERAGE PRICES FOR VILLAS

BEDROOMS	RENTAL PRICE
4	129,000
5	146,000
6	167,000



# Welcome to Masdar City

Masdar City is a mixed-use project in Abu Dhabi built by Masdar, a subsidiary of Mubadala Development Company. Established in 2006, the area is designed to become a sustainable urban community. The development of the first six buildings in Masdar City has long seen fruition but a portion of the area is still under development. The community is planned to be a home of approximately 50,000 people and 1,500 companies that will specialise in environmentally friendly products.

Masdar City provides access to various facilities. With a range of eateries, gyms, supermarkets and outdoor activities, the community offers an ideal lifestyle for individuals and families alike. Like the rest of the projects, the architecture of the community also promotes a sustainable lifestyle. The streets are broad and clean, giving way to pedestrians and cyclists while the high-rise buildings add to the beauty of Abu Dhabi's opulent skyline.



## AVERAGE PRICES AND ROI FOR APARTMENTS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	45,000	510,000	8.20%
1	62,000	747,000	5.96%
2	80,000	1,103,000	5.25%



## MOST POPULAR COMMUNITIES

- 1 Oasis Residences
- 2 Leonardo Residences
- 3 The Gate
- 4 Al Mahra Residence



# Welcome to Al Ghadeer

**A**l Ghadeer is a rapidly growing community by ALDAR, a leading real estate developer in Abu Dhabi. Nestling on the Dubai-Abu Dhabi border, it comprises of low-rise residential buildings and villas. The community is a perfect match for those wanting to work in Dubai while living in Abu Dhabi. However, the location might not be the best fit for people who like short commutes since Al Ghadeer is slightly away from key districts of both emirates.

With a slight fall in the prices of apartments, Al Ghadeer is one of the most sought-after communities in Abu Dhabi offering valuable residential and commercial properties. It is a popular area with high returns on investment.

Al Ghadeer features low-rise buildings surrounded by landscaped gardens where residents enjoy complete privacy. These apartment blocks shine on one side of the territory while the construction of modern villas complements the other. The overall project has around 14,408 residential properties including 11,785 flats (also known as maisonettes), 449 villas and 2,174 townhouses.



BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
2	62,000	1,070,000	5.69%
3	91,000	1,286,000	6.71%
4	135,000	2,120,000	6.03%



BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	24,000	359,000	6.83%
1	34,000	505,000	6.52%
2	45,000	695,000	6.23%
3	66,000	862,000	6.80%

## MOST POPULAR COMMUNITIES

- 1 Al Khaleej Village
- 2 Al Waha
- 3 Al Sabeel Building



# OUR JOURNEY SO FAR...



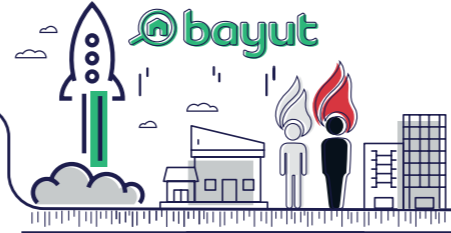
**2005**  
dubizzle founded



**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



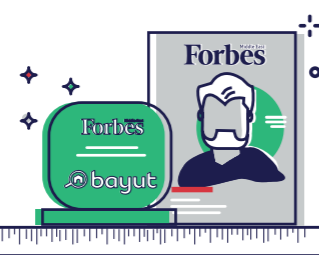
**2016**  
Bayut closes Series B round with \$9M funding



**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



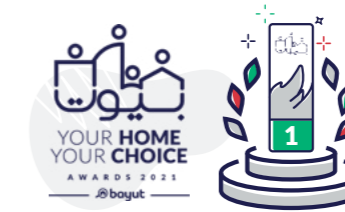
**2019**  
Awarded 'Best Property Portal' in the region by Forbes Middle East with Haider Ali Khan on the cover of the November edition in Arabic



**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



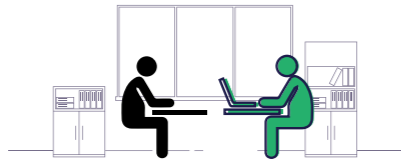
**2021**  
Hosted the first-ever people's choice awards celebrating the best of Dubai with the Bayut Your Home Your Choice Awards 2021



**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.

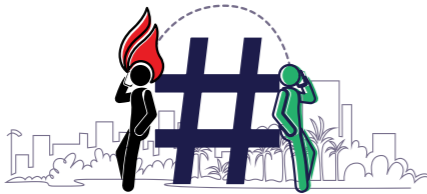


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