

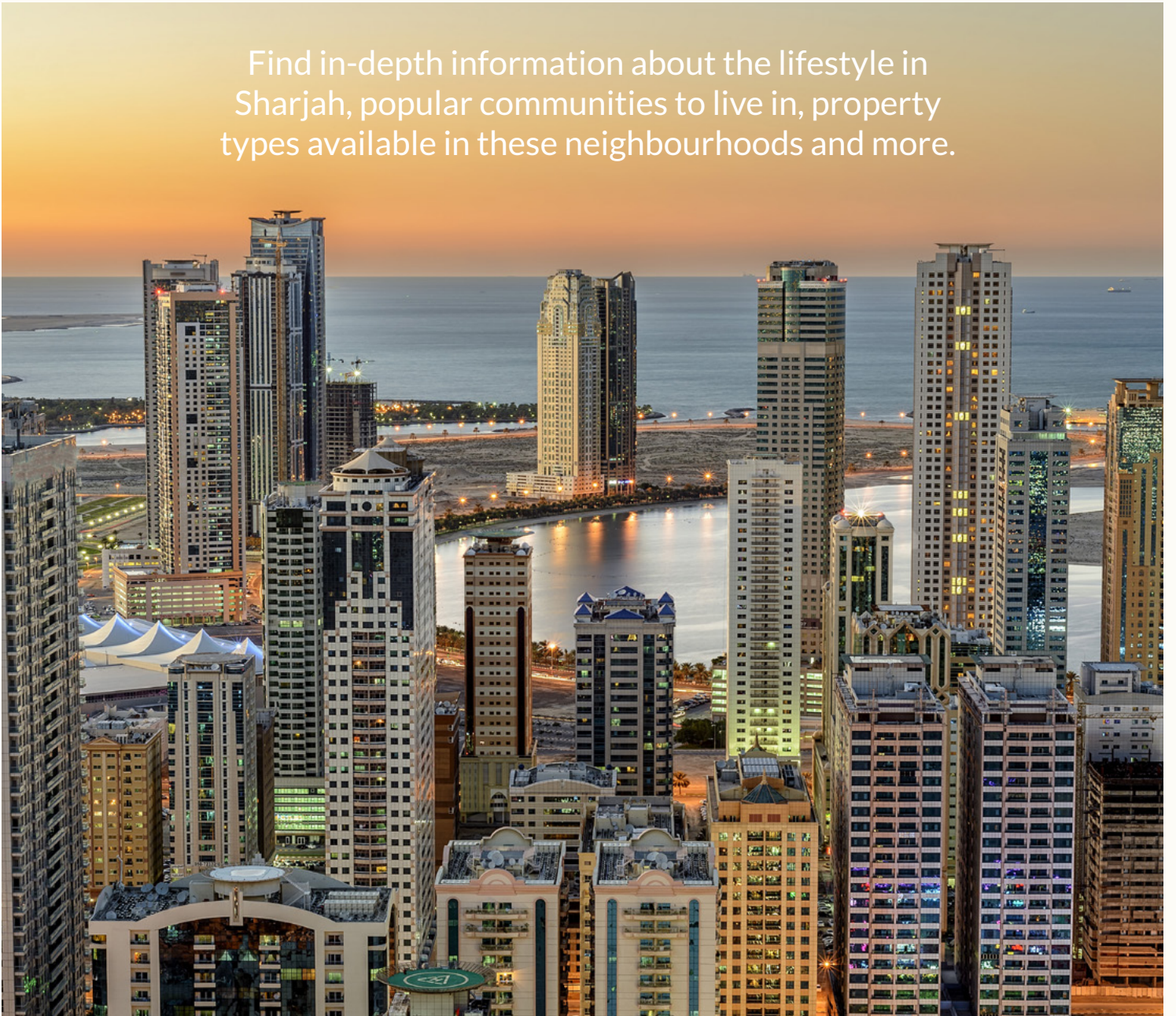


SCAN ME

YOUR GUIDE TO

# SHARJAH

Find in-depth information about the lifestyle in Sharjah, popular communities to live in, property types available in these neighbourhoods and more.



Popular communities  
in Sharjah

Discover Bayut's unique  
and innovative features

Learn about the  
lifestyle in Sharjah





# SHARJAH

# CONTENTS

SHARJAH | ISSUE 2022

For article reprints, permissions and licensing please contact [guides@bayut.com](mailto:guides@bayut.com). The information listed in this magazine is intended for general use only. The pricing data is based on Sharjah property prices advertised by real estate agencies on behalf of their clients on Bayut.com and not representative of actual real estate transactions conducted in Sharjah.

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



06



14



18



20



31

**06**  
MARKET  
REPORT



**12**  
AL MAJAZ



**14**  
AL KHAN



**18**  
AL NAHDA



**20**  
AL TAAWUN



**21**  
AL QASIMIA



**24**  
ABU SHAGARA



**30**  
MUWEILEH



**31**  
AL RAHMANIYA



# Annual Sales and Rental Market Report for 2021

Consumer interest in the Sharjah real estate market in 2021 shows that areas such as Al Majaz, Al Khan and Al Nahda have continued to attract both tenants and investors thanks to their excellent connectivity and family-friendly amenities. When it comes to villas the most popular communities include Al Tai and Al Jazzat.



## AL MAJAZ IS THE MOST SEARCHED AREA FOR BUYING APARTMENTS IN SHARJAH

POPULAR AREAS	ROI	PRICE PER SQ.FT		1-BED	2-BED	3-BED
		Avg. Price/sq.ft	Change from 2020			
AL KHAN	3.64%	815.72	23.47% <span style="color: green;">▲</span>	528,000	797,000	1,200,000
AL MAJAZ	6.33%	364.87	1.49% <span style="color: green;">▲</span>	334,000	559,000	792,000
ALJADA	2.51%	912.09	11.87% <span style="color: green;">▲</span>	487,000	827,000	1,442,000
AL NAHDA	5.40%	403.65	-5.32% <span style="color: red;">▼</span>	415,000	513,000	885,000
AL TAAWUN	5.49%	404.94	-3.25% <span style="color: red;">▼</span>	404,000	482,000	856,000












## PROPERTY PRICES IN SHARJAH TO RENT FLATS

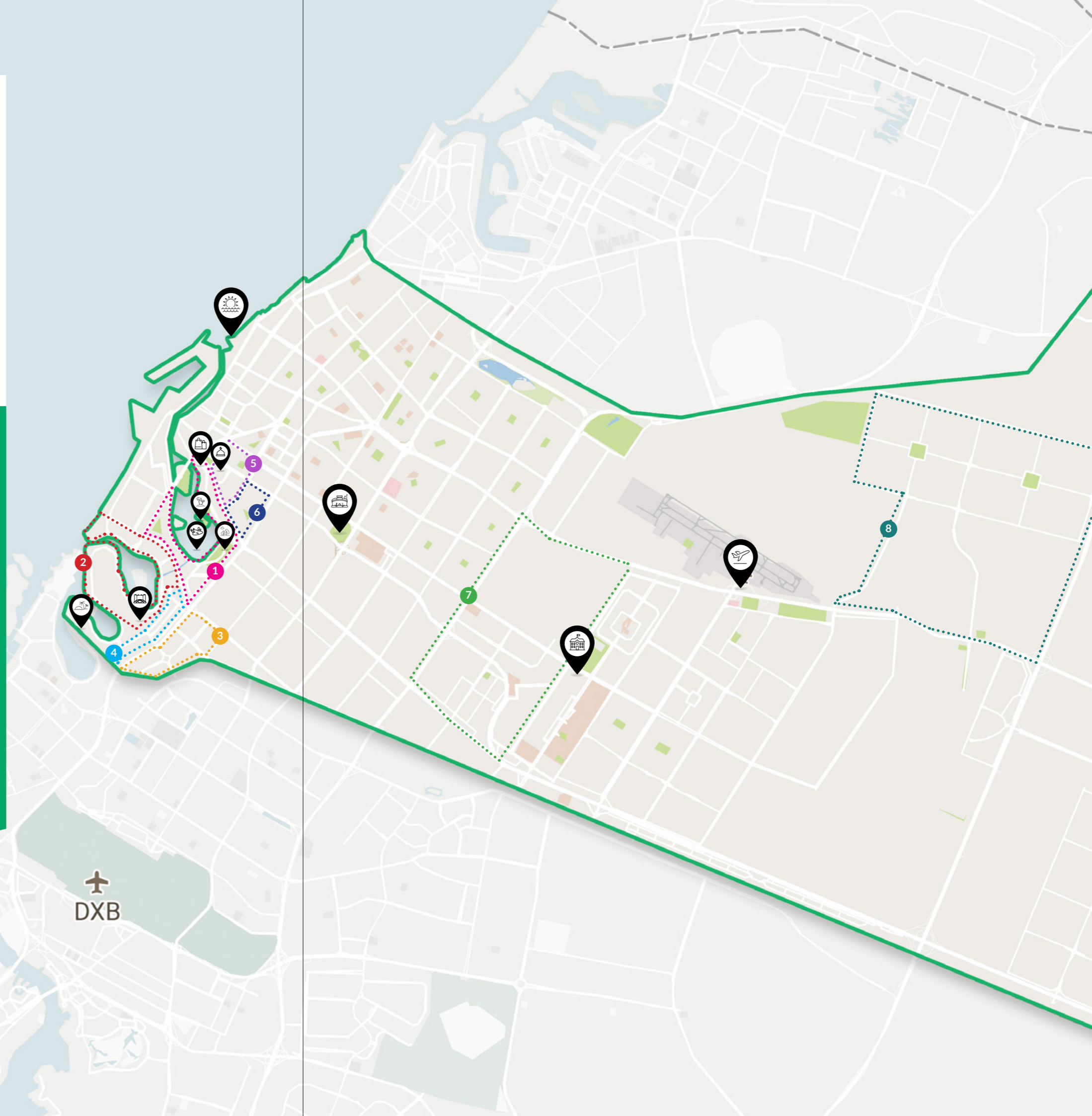
POPULAR AREAS	STUDIOS		1-BED APTS		2-BED APTS	
	Avg. Yearly Rent	Change from 2020	Avg. Yearly Rent	Change from 2020	Avg. Yearly Rent	Change from 2020
AL NAHDA	16,000	-4.24% <span style="color: red;">▼</span>	21,000	-9.61% <span style="color: red;">▼</span>	28,000	-8.32% <span style="color: red;">▼</span>
AL MAJAZ	16,000	-2.83% <span style="color: red;">▼</span>	24,000	0.0% <span style="color: orange;">●</span>	33,000	-0.82% <span style="color: red;">▼</span>
AL TAAWUN	17,000	0.0% <span style="color: orange;">●</span>	23,000	-9.20% <span style="color: red;">▼</span>	32,000	-5.92% <span style="color: red;">▼</span>
MUWAILEH	12,000	0.0% <span style="color: orange;">●</span>	20,000	0.0% <span style="color: orange;">●</span>	32,000	0.0% <span style="color: orange;">●</span>
MUWAILIH COMMERCIAL	12,000	0.0% <span style="color: orange;">●</span>	21,000	0.0% <span style="color: orange;">●</span>	31,000	0.0% <span style="color: orange;">●</span>
AL KHAN	22,000	24.27% <span style="color: green;">▲</span>	30,000	25.65% <span style="color: green;">▲</span>	39,000	9.59% <span style="color: green;">▲</span>
AL QASIMIA	14,000	-8.10% <span style="color: red;">▼</span>	18,000	-8.19% <span style="color: red;">▼</span>	24,000	-5.67% <span style="color: red;">▼</span>
ABU SHAGARA	15,000	-15.12% <span style="color: red;">▼</span>	19,000	-5.39% <span style="color: red;">▼</span>	24,000	-9.60% <span style="color: red;">▼</span>
ALJADA	11,000	-3.47% <span style="color: red;">▼</span>	19,000	0.0% <span style="color: orange;">●</span>	30,000	0.0% <span style="color: orange;">●</span>
BUTINA	10,000	0.0% <span style="color: orange;">●</span>	16,000	0.0% <span style="color: orange;">●</span>	20,000	-5.56% <span style="color: red;">▼</span>

# SHARJAH AT A GLANCE

- |             |                |
|-------------|----------------|
| 1 Al Majaz  | 5 Al Qasimia   |
| 2 Al Khan   | 6 Abu Shagara  |
| 3 Al Nahda  | 7 Muweileh     |
| 4 Al Taawun | 8 Al Rahmaniya |

## NEARBY

-  Sharjah International Airport
-  University City
-  Blue Souq
-  King Faisal Mosque
-  Al Mamzar Beach
-  Expo Centre Sharjah
-  Al Majaz Park
-  Noor Island
-  Khalid Lake
-  Sharjah Cricket Stadium
-  Sharjah Beach





# 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.

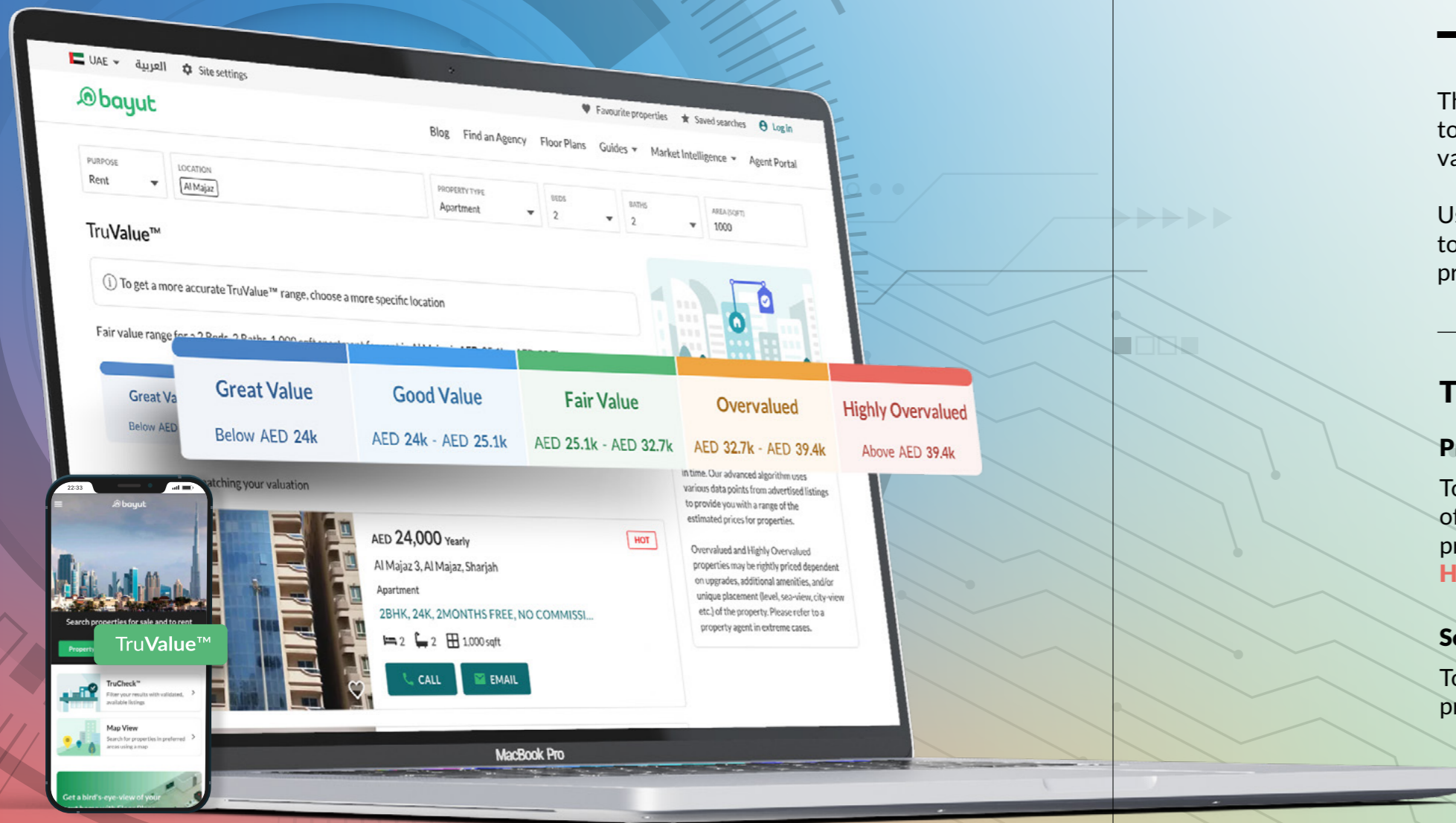
## THIS WILL HELP:

### 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



# Welcome to Al Majaz

Known as one of the most sought-after neighbourhoods in Sharjah, Al Majaz is a peaceful and family-friendly area launched by Sharjah Investment and Development Authority (Shurooq). The community is built on the curve of Khalid Lagoon, it not only attracts renters and buyers but many people visit the place just to witness the scenic views. Moreover, the area promotes healthy living as there are plenty of spaces for outdoor activities.

It is a residential and commercial area with numerous apartments, offices, shops and tourist attractions. It is divided into three sub-communities, Al Majaz 1, Al Majaz 2 and Al Majaz 3.



**MOST POPULAR COMMUNITIES**

1 Al Majaz 3

2 Al Majaz 2 | 3 Al Majaz 1



**AVERAGE PRICES AND ROI FOR APARTMENTS**

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	16,000	190,000	7.87%
1	24,000	337,000	7.04%
2	34,000	566,000	5.99%
3	49,000	791,000	5.96%
4	91,000	2,200,000	5.01%

# Welcome to Al Khan

Al Khan is one of the prime communities in Sharjah, mainly known for its waterfront lifestyle. The Al Khan community is known for its proximity to the emirate of Dubai. The area is popular for its luxurious apartments overlooking the Al Khan Lagoon. Thus, rents are slightly higher as compared to some other areas in Sharjah.



## AVERAGE PRICES AND ROI FOR APARTMENTS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	22,000	371,000	4.74%
1	29,000	538,000	3.85%
2	37,000	800,000	3.61%
3	61,000	1,246,000	4.02%
4	86,000	1,897,000	3.89%

### MOST POPULAR COMMUNITIES

- 1 Future Tower
- 2 Maryam Island | 3 Asas Tower
- 4 Al Hilal Tower | 5 Riviera Tower





It's Easy to Avoid Inaccurate Properties  
with  on 

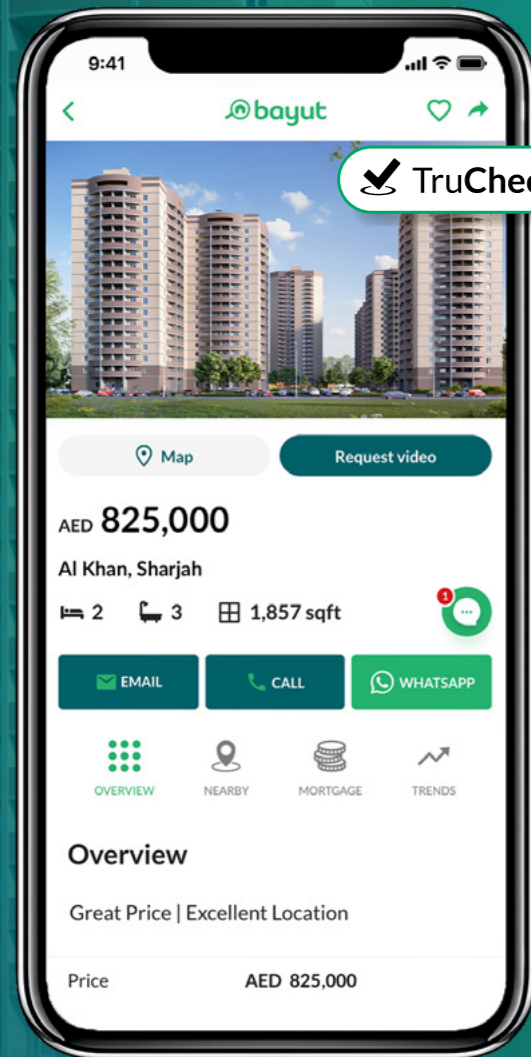
## 3D&2D FLOOR PLANS

### 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.



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



# Welcome to Al Nahda

Al Nahda, Sharjah is known for its prime location and convenient connectivity to Dubai. The ease of travelling around the emirate is its basic advantage and the main reason for its popularity. The community has grown to be an area with a large number of apartment buildings. Tall, gleaming, and glittering towers are all you will find when walking or driving around the neighbourhood.

As it is mainly a family-oriented community, it has all the facilities you'd expect, right from children's play areas to neighbourhood shops. It also houses a famous sport-themed central park where children come to play basketball, tennis and other games in the well-maintained courts.



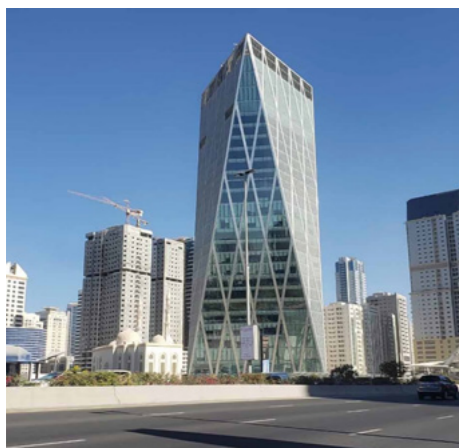
## AVERAGE PRICES AND ROI FOR APARTMENTS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	16,000	194,000	7.98%
1	22,000	417,000	5.13%
2	29,000	490,000	5.64%
3	44,000	843,000	5.15%
4	85,000	1,300,000	6.12%

# Welcome to Al Taawun

Al Taawun is a bustling metropolis in Sharjah, located along the curve of Al Mamzar Lake and Khalid Lake, leading to breathtaking sea views from the waterfront apartments. Rated as one of the most desired areas to live in Sharjah, Al Taawun is a small and self-contained community.

Dominated by numerous towers and apartment buildings, some of which have shops, supermarkets and salons on the ground floor, the area is an attractive option for those looking at affordable and family-friendly properties in the emirate. There are plenty of shops, parks, nurseries and recreational centres in the area.



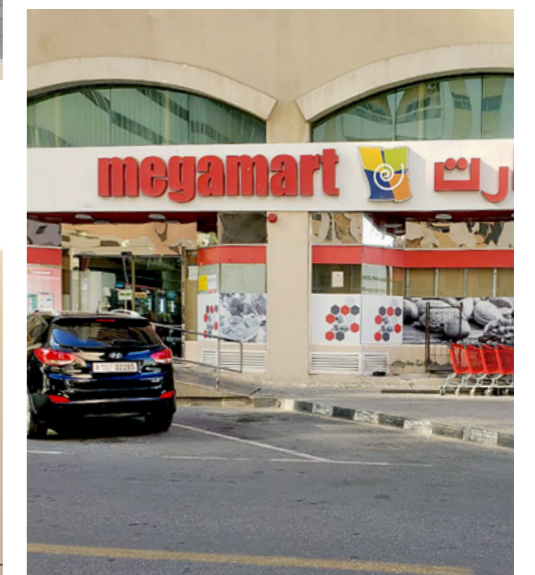
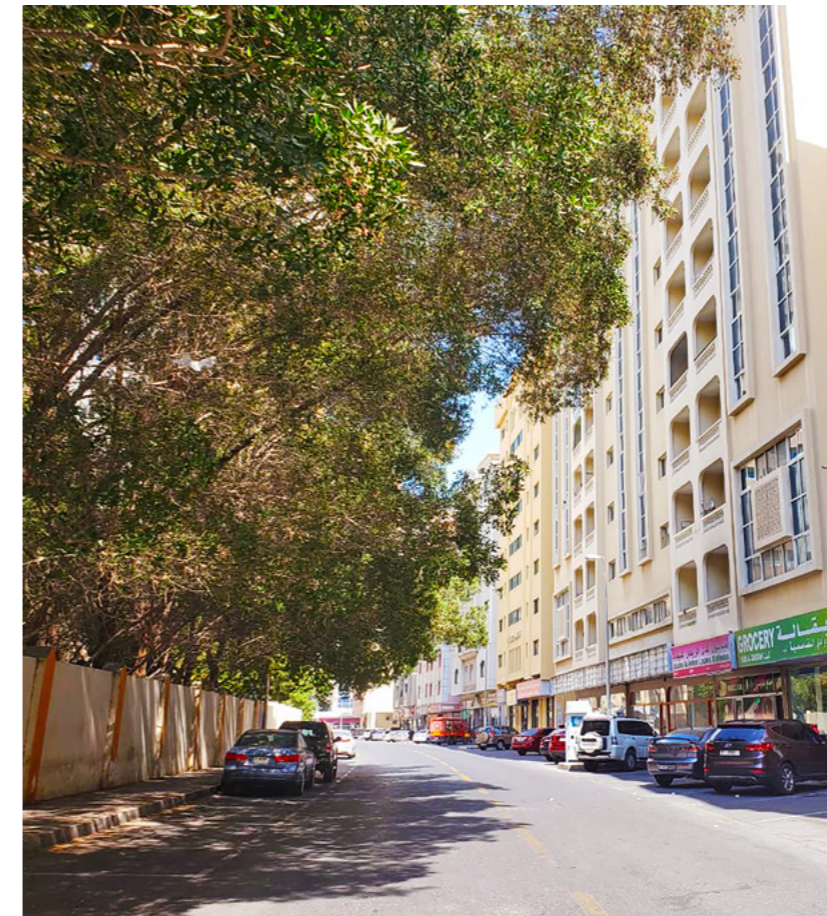
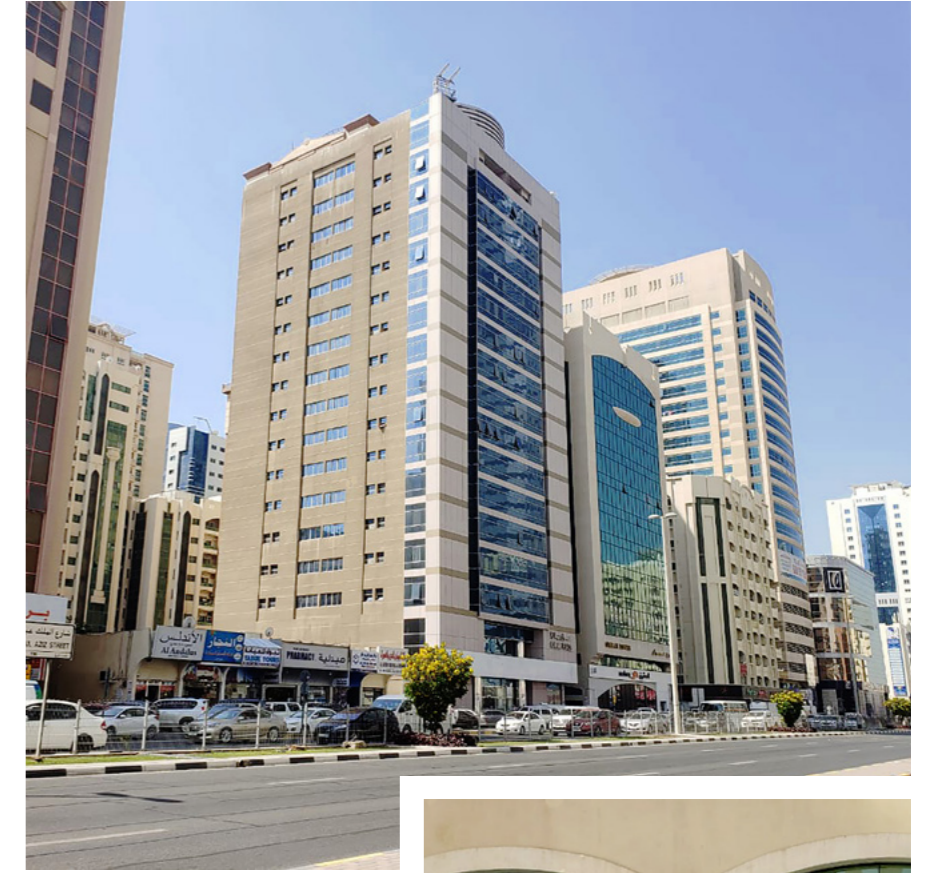
## AVERAGE PRICES AND ROI FOR APARTMENTS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	17,000	355,000	3.23%
1	24,000	502,000	4.27%
2	32,000	635,000	4.83%
3	44,000	1,146,000	4.80%
4	72,000	1,499,000	5.99%

# Welcome to Al Qasimia

Al Qasimia is a community located in Sharjah, named after the royal family 'Al Qasimi' which has ruled Sharjah since 1600 AD. Al Qasimia is a well-developed area with many points of interest. There are plenty of advantages when it comes to living in Al Qasimia. This includes affordable rental properties, in proximity to educational institutes, shopping malls, supermarkets and entertainment options.

Rental apartments are the most popular properties in Al Qasimia. Al Nud is one of the popular areas to rent flats in Al Qasimia. Singles, young couples or even small families looking to rent an apartment will find the area quite suitable.



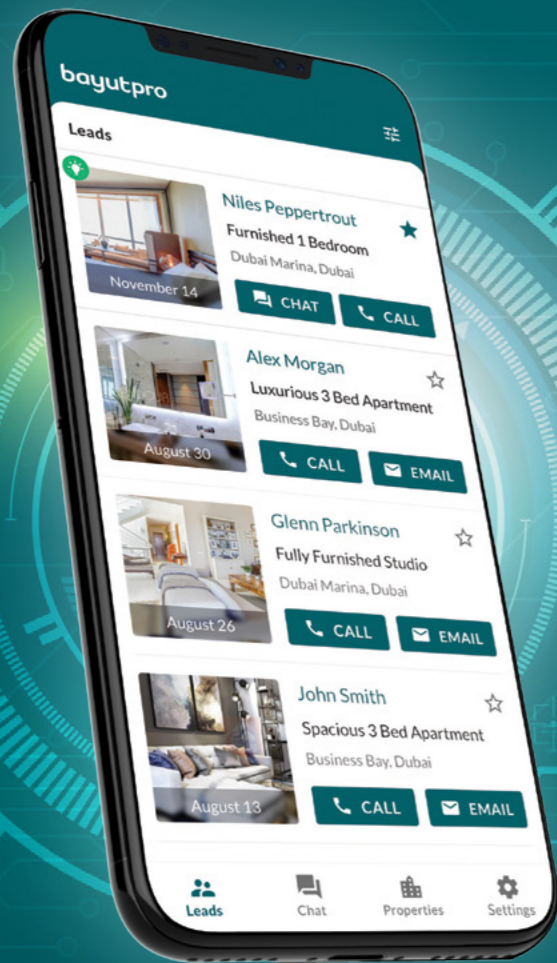
## AVERAGE PRICES FOR APARTMENTS

BEDROOMS	RENTAL PRICE
STUDIO	15,000
1	20,000
2	26,000
3	38,000

# bayutpro

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.

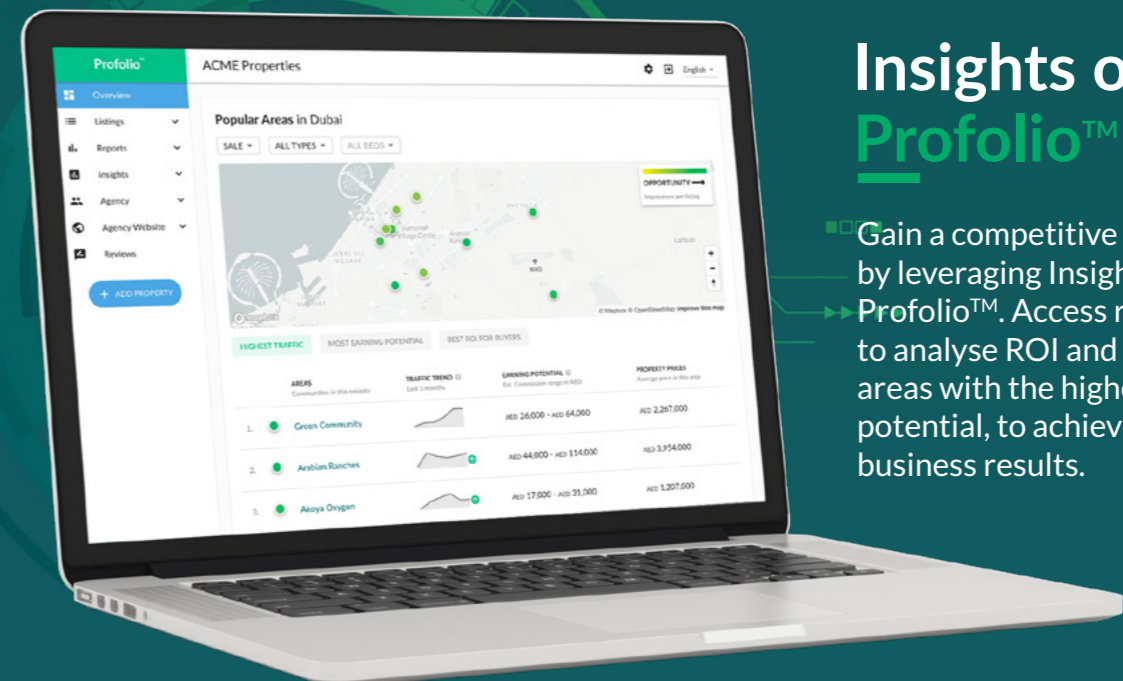
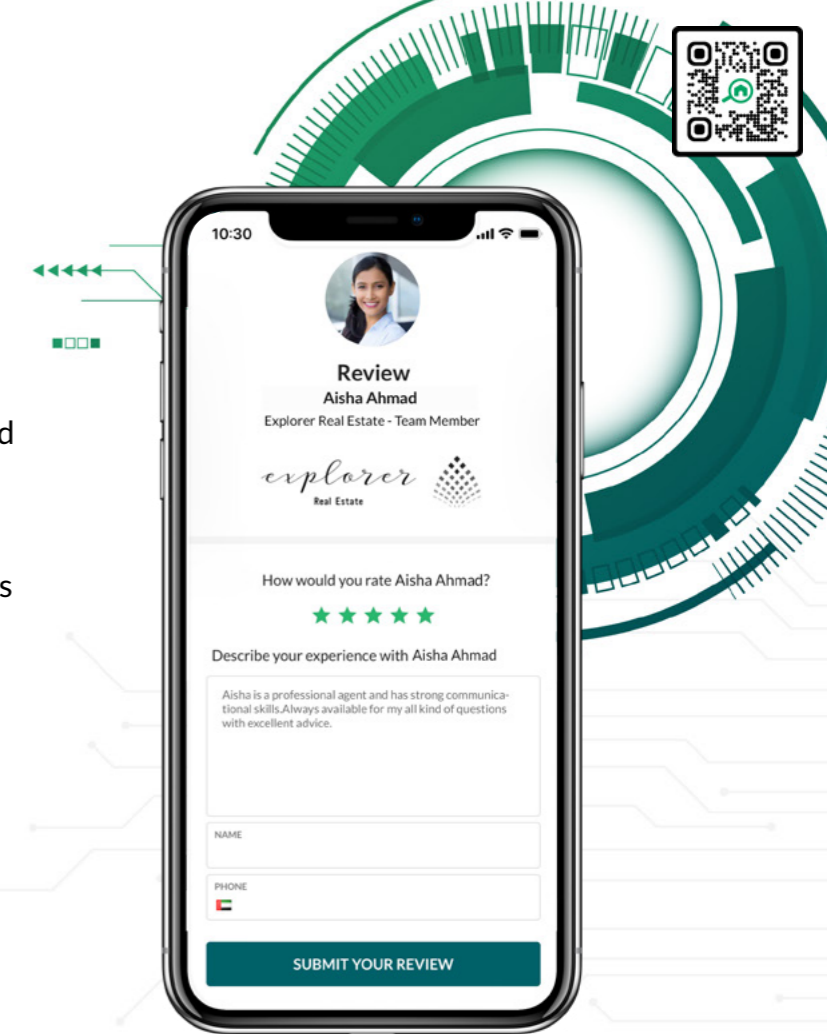
DOWNLOAD NOW!



## 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 Abu Shagara

Strategically positioned between Al Wahda Street (E11) and King Faisal Street, Abu Shagara is a residential community in the central region of Sharjah. Along with the famous Abu Shagara Park at the centre, the area houses car showrooms, automobile workshops, retail centres and supermarkets. The community boasts an array of residential buildings with quite a few affordable accommodation options.

The bustling community of Abu Shagara is primarily composed of mid-rise residential buildings. Residents can find almost every facility within the confines of the area. The family-friendly neighbourhood has restaurants, mosques, gyms and salons within walking distance from the residential buildings. Another benefit of living in Abu Shagara is its closeness to popular recreational spots and malls in the city.



AVERAGE PRICES FOR APARTMENTS	
BEDROOMS	RENTAL PRICE
STUDIO	16,000
1	20,000
2	27,000
3	35,000



## MOST POPULAR BUILDINGS

- 1 Al Sadek 1
- 2 Budaniq Building
- 3 Dar Al Aman Building





# Bayut Launches Industry-First TRANSACTION HISTORY

Sourced Straight From DLD

دائرة الأراضي والأموال  
Land Department

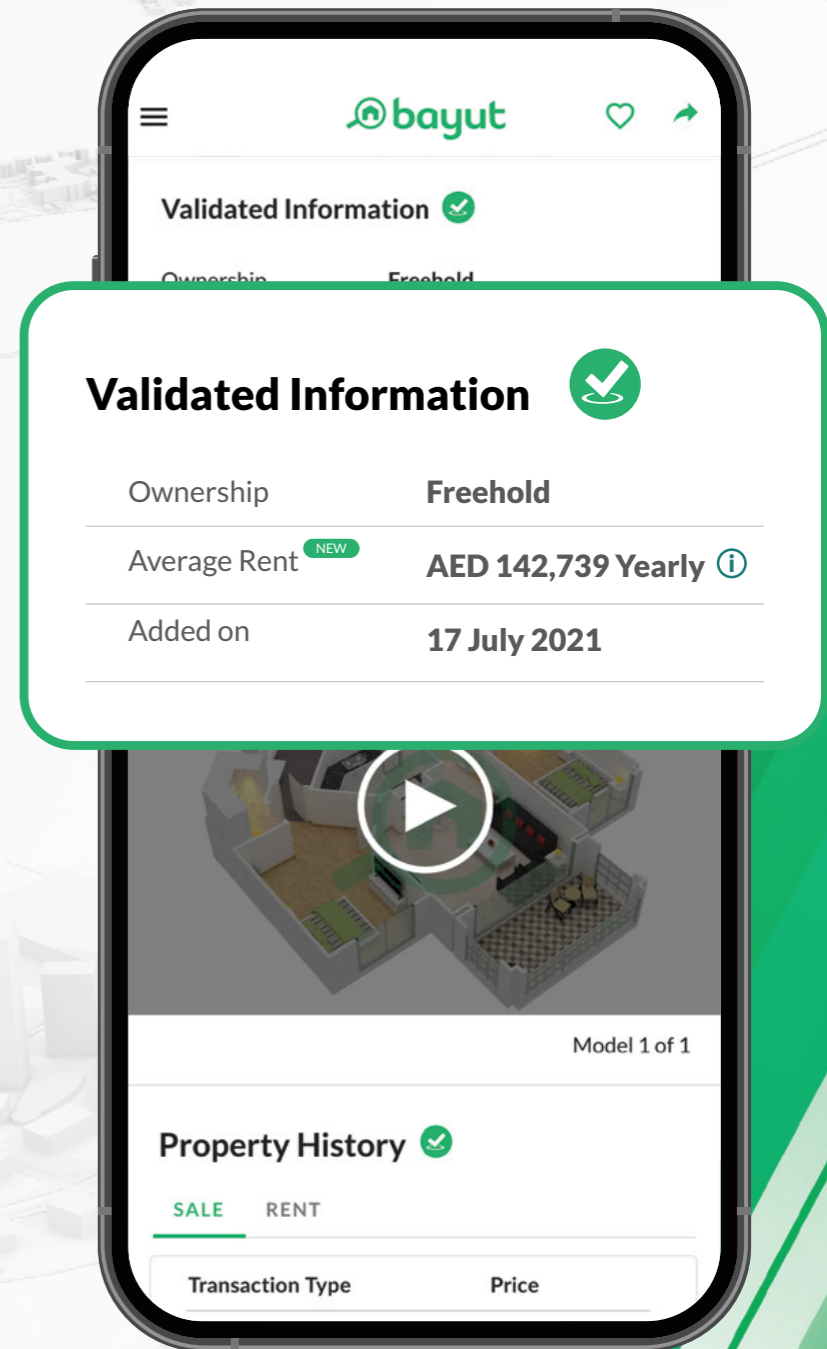


In a revolutionary effort to provide property seekers with data-driven, cutting edge solutions, Dubai Land Department (DLD) and Bayut have signed a

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

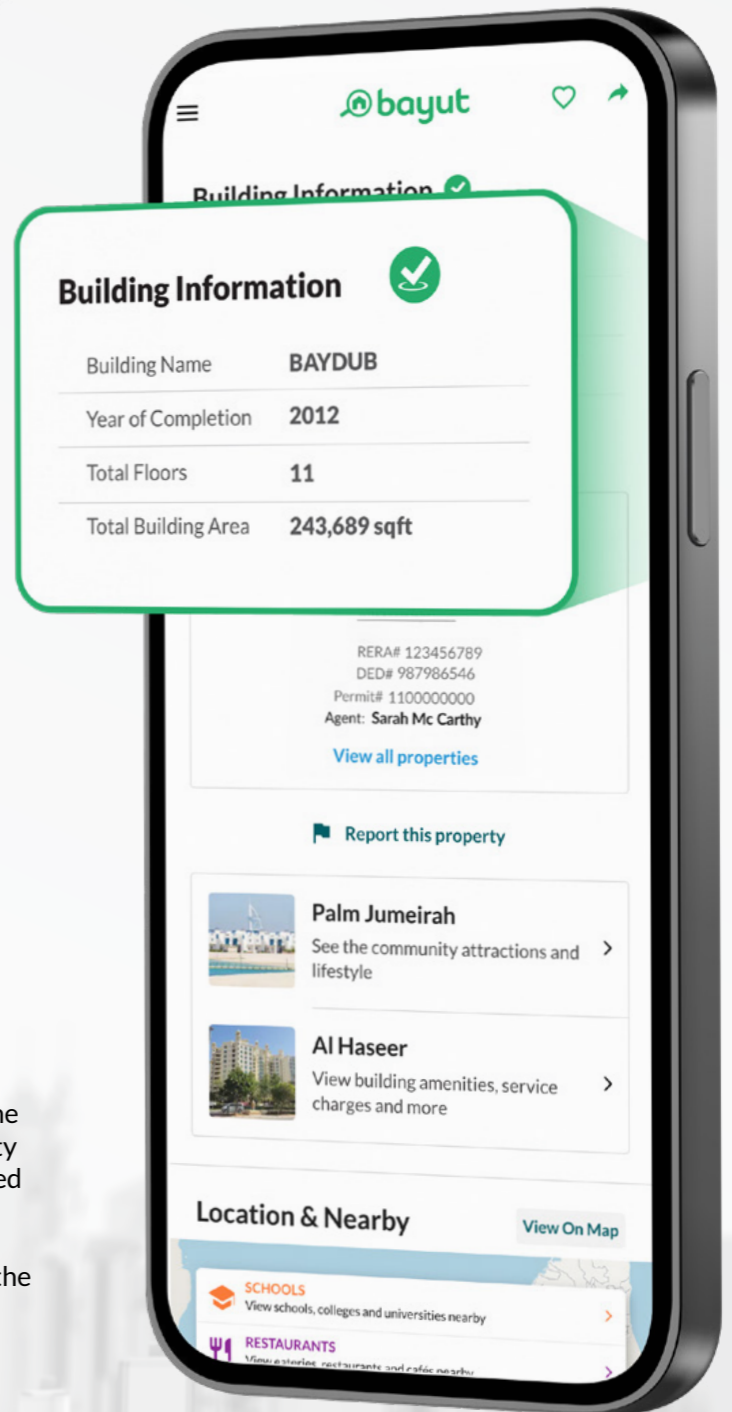
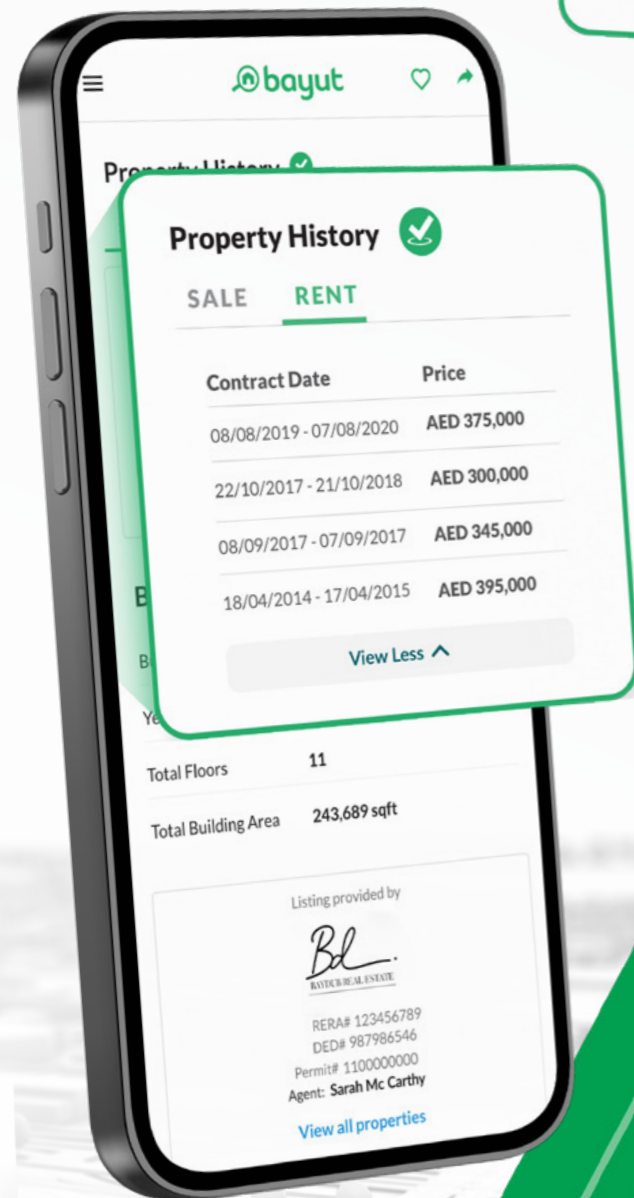
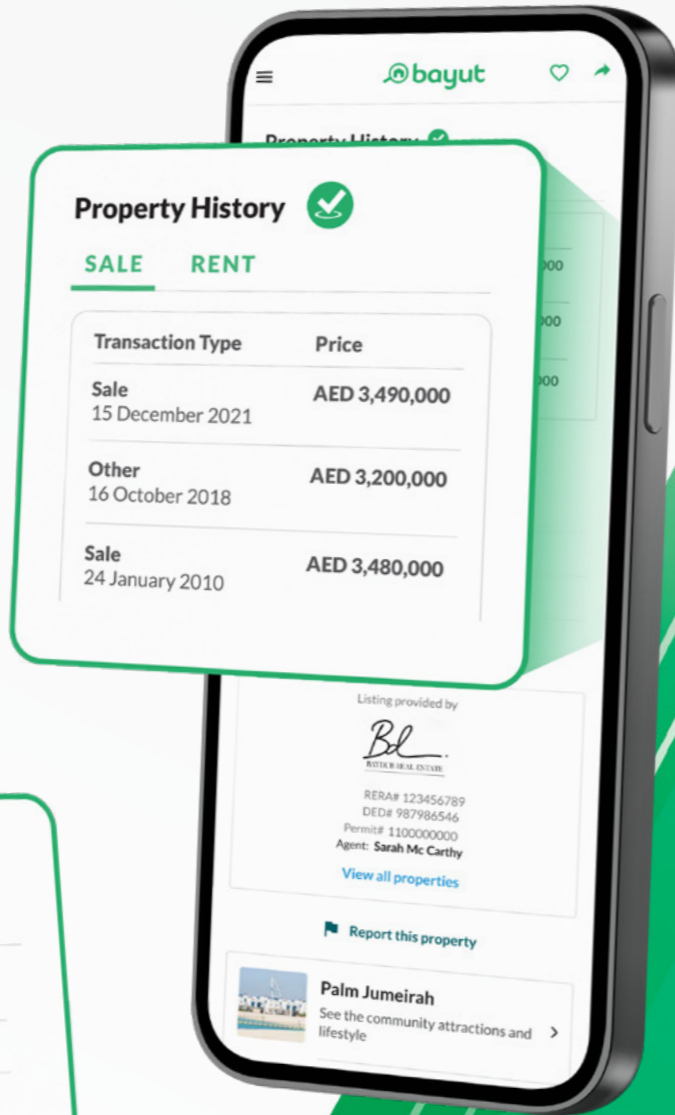
## Property Information from DLD

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 Muwaileh

Situated on the outskirts of Sharjah, Muwaileh is a community that lies close to the industrial areas of Sharjah and the emirate of Dubai. One of the primary selling points of living here is the proximity to one of the main highways of the UAE, Sheikh Mohammed Bin Zayed Road (E311) and University City.

As compared to other communities in Sharjah, Muwaileh is a quieter suburb and one of the best areas for families in Sharjah. Comprising mainly of low-rise buildings with three to seven floors, the neighbourhood is slightly less developed when compared to other parts of the main city.



AVERAGE PRICES AND ROI FOR APARTMENTS			
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	12,000	380,000	2.93%
1	20,000	535,000	2.61%
2	30,000	896,000	2.73%
3	43,000	1,289,000	2.97%



# Welcome to Al Rahmaniya

Al Rahmaniya, Sharjah is a serene and peaceful family-friendly community that offers villas and townhouses. The area is close to some of the notable landmarks in the city such as the Sharjah National Park and the Sharjah Equestrian and Racing Club.

Al Rahmaniya is a vibrant district dominated by villas and townhouses. Being close to several landmarks, this rapidly growing residential neighbourhood has emerged as a top choice amongst home seekers looking to buy spacious villas in Sharjah.



AVERAGE PRICES AND ROI FOR VILLAS			
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	91,000	1,880,000	4.95%
4	113,000	2,777,000	5.39%
5	123,000	4,205,000	5.23%
6	147,000	5,809,000	N/A

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



# OUR JOURNEY SO FAR...



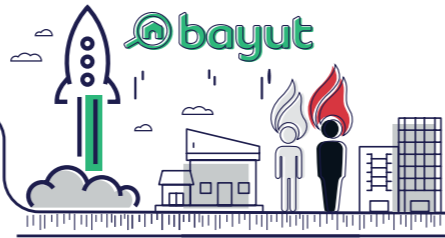
**2005**  
dubizzle founded



**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.



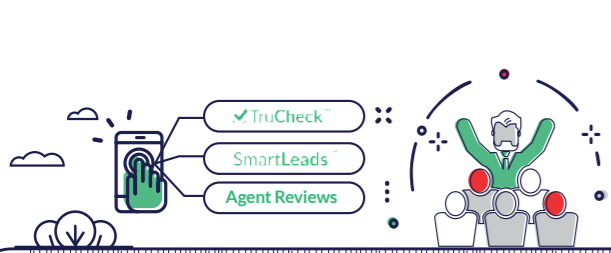
**2009**  
dubizzle hit 10 million monthly page views



**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



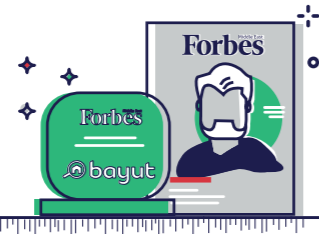
**2016**  
Bayut closes Series B round with \$9M funding



**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



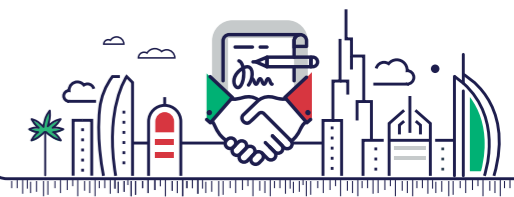
**2020**  
dubizzle merges with bayut, as part of the EMPG/OLX MENA merger to create the UAE's first homegrown unicorn



**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

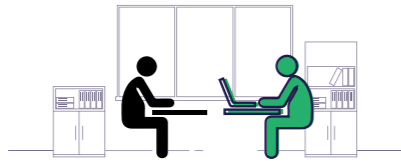


**2021**  
Hosted the first-ever people's choice awards celebrating the best of Dubai with the Bayut Your Home Your Choice Awards 2021



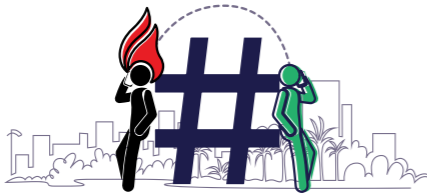
**2022**  
Bayut and the Dubai Land Department (DLD) entered into a strategic partnership by signing a Memorandum of Understanding (MoU) to provide residents with data-driven, cutting-edge solutions.

## Follow us on our Social Media:



bayutuae  
dubizzle

---



bayutuae  
dubizzle

---



bayutuae  
dubizzle

---



bayutuae  
dubizzle

---



bayut.com  
dubizzle

---



bayut-com  
dubizzle



 **bayut** | **dubizzle**

stronger together

