Section 2 of the guide: Academic City and Silicon Oasis in Dubai: what to know before you buy a house

# What is there today, and what is still being built

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- **Already there:** Silicon Oasis is an established neighbourhood with houses, apartments, schools, clinics and supermarkets. International universities operate in Academic City. According to the developer, more than 100,000 people live in the area today.
- **Planned:** in January 2026, Dubai's Ruler launched an AED 12.8 billion expansion of Silicon Oasis. Most of it, about AED 11 billion, is District IO, a zone for technology companies, and the rest, about AED 1.8 billion, is Block 14, a new residential neighbourhood. According to the official announcement, District IO is expected to create more than 70,000 jobs over ten years, and it opens in phases: the first phase starts in 2026 and the second in 2027. A completion date of 2029 was given only for Block 14, which coincides with the opening of the Blue Line. The Blue Line station in Silicon Oasis is near Block 14.
- **Greenz itself:** according to the Dubai Land Department, 1,458 units on about 387,000 square metres, with handover on 31.12.2029. According to the developer, it is a gated community with more than 50 facilities.

**What this means for you:** much of the area's value depends on plans for the coming years: the Blue Line and the Block 14 neighbourhood in 2029, and District IO in phases starting in 2026 and 2027. If they slip, the change in the area slips with them.

The full guide on the site: u810properties.com/en-guide-area-academic-city

**Want to find out whether the area is right for you?**

Message me on WhatsApp and tell me your budget, whether you are buying in cash or with financing, and how many bedrooms you need.

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This is general information, and some details are unverified. The 100,000 residents figure comes from the developer alone, and the lack of a metro in Silicon Oasis and the name of the closest station come from a single source. The description of

tenants in the area, and the statement that Academic City has almost no completed townhouses yet, are general descriptions without a figure behind them. I found no official source that sets the boundaries of Dubailand, and I could not find the name of the Blue Line station in Academic City or its distance from Greenz.