Section 3 of the guide: Academic City and Silicon Oasis in Dubai: what to know before you buy a house

What a house costs in the area

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At Greenz, the developer sets the prices, and they vary by house type. The payment plan, according to the developer, is 20% on signing, 1% every month during construction, and the balance when you get the keys. The houses are handed over furnished.

It is hard to give an average price per sq ft for the area itself. Academic City appears to have almost no completed townhouses yet, though I found no figure that counts them, and most deals in Silicon Oasis are for apartments. According to the launch coverage, Greenz is also Danube's first community made up of townhouses and villas. So the useful comparison is the rent on similar houses in the neighbourhood next door.

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.