Section 4 of the guide: Academic City and Silicon Oasis in Dubai: what to know before you buy a house

Renting: what a house rents for next door

Written by Usama Haj Yahia, founder of U810 Properties | Last updated: 18.11.2026

The closest neighbourhood with similar houses is Cedre Villas in Silicon Oasis. According to Bayut, Cedre Villas and Semmer Villas together have more than 1,600 houses and villas.

Cedre Villas figure	Amount	Source
Average new contract over the past year	About AED 228,000 a year	Property Finder, based on Dubai Land Department data (754 contracts)
Contract renewal, 3 to 4 bedrooms, October 2026	About AED 167,000 to 210,000 a year	Same source
Listing for a 3-bedroom house, June 2026	AED 205,000 a year	Listing on Dubizzle

Keep in mind: Cedre Villas is an established, completed neighbourhood with large houses. Greenz is a new off-plan project. The comparison gives you a sense of rents in the area, not a promise of what Greenz will rent for.

In general terms, tenants in the area are mostly families who work in Silicon Oasis, at the universities or in the city centre, and who need a large house with parking.

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.

Send a WhatsApp message →

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.