Section 6 of the guide: Academic City and Silicon Oasis in Dubai: what to know before you buy a house

The risks to know about

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1. **Dependence on future plans:** the Blue Line (2029), the Block 14 neighbourhood (2029) and the District IO expansion (in phases from 2026) are the main reasons for future demand. Follow their progress through the official announcements.
2. **A very early stage:** Greenz was registered with the Dubai Land Department on 17.08.2026, and construction progress at the last check was 0%.
3. **Many new homes at the same time:** 1,458 units in one project, plus other projects in the area. Across Dubai, according to Cushman & Wakefield, about 55,600 new units are expected in 2026 and more than 60,000 in 2027.
4. **A long run of monthly payments:** 1% a month throughout the construction years takes a steady cash flow. Work out in advance how you will transfer money every month.

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

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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.