# Academic City and Silicon Oasis in Dubai: what to know before you buy a house

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Academic City is in south-east Dubai, next to Silicon Oasis, along the road to Al Ain. It is home to universities, with long-established residential neighbourhoods right beside it.

**In short**

- Two big changes are planned for the coming years: the Metro Blue Line, due in September 2029 and reaching Academic City and Silicon Oasis, and an AED 12.8 billion expansion of Silicon Oasis. Its business zone opens in phases from 2026, and the residential neighbourhood is due to finish in 2029.
- The area suits families looking for a large townhouse at a lower price than the city centre, and buyers who are willing to wait for the plans to be completed.

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## 01 Where it is, and how long the drive takes

Academic City sits along Al Ain Road, in the Al Ruwayyah area, next to Silicon Oasis and close to Emirates Road. It is an inland area, far from the sea, with links to the city's main highways.

| Destination | Drive from Greenz | According to |
|---|---|---|
| Silicon Central Mall | About 10 minutes | The developer |

| Destination | Drive from Greenz | According to |
|---|---|---|
| Dubai Safari Park | 11 to 15 minutes | The developer (11). Bayut says about 15 minutes from Silicon Oasis |
| Global Village | 15 to 20 minutes | The developer (15). Bayut says up to 20 minutes from Silicon Oasis |
| Dubai Creek Harbour | About 15 minutes | The developer |
| DXB airport | About 17 minutes | The developer |
| Downtown and Burj Khalifa | About 18 minutes | The developer |

The times to Downtown and the airport come from the developer alone, and they can be longer at rush hour.

**Metro:** there is no metro in the area today. According to Bayut, the closest station to Silicon Oasis is Centrepoint on the Red Line, about a 15-minute drive away. According to Dubai's Roads and Transport Authority (RTA), the Blue Line is due to start running on 9 September 2029, and one of its branches will reach Academic City. According to the Dubai Media Office, the line will also have a station in Silicon Oasis.

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

- **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.

## 03 What a house costs in the area

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.

## 04 Renting: what a house rents for next door

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.

## 05 Who the area suits

- **A good fit:** families who want a townhouse with 3 to 5 bedrooms, a maid's room and a garden, and anyone who prefers a fixed monthly payment to large lump sums.
- **Less of a fit:** anyone who wants the sea or city life, or a small apartment for short-term holiday lets.

## 06 The risks to know about

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.

## 07 From my experience

I work with buyers at Greenz. You can check the project yourself in the Dubai REST app using the project number, 4430, and see the developer, the escrow account at Commercial Bank of Dubai and the progress percentage.

## Frequently asked questions

### Is Greenz in Dubailand or in Academic City?

According to the developer, it is inside Dubai International Academic City, next to Silicon Oasis. The whole area is considered part of the wider district known as Dubailand.

### When will the metro reach Academic City?

According to Dubai's Roads and Transport Authority, the Blue Line is due to start running on 9 September 2029, and one of its branches reaches Academic City. The line will also have a station in Silicon Oasis, according to the Dubai Media Office.

### What is District IO?

A zone for technology companies being built as part of the Silicon Oasis expansion. It accounts for about AED 11 billion of the AED 12.8 billion total. It opens in phases: the first phase starts in 2026 and the second in 2027.

### How much rent can a house earn in this area?

In Cedre Villas, the neighbourhood next door, new contracts over the past year averaged about AED 228,000 a year, according to Dubai Land Department data.

### How do payments work at Greenz?

According to the developer, 20% on signing, 1% every month during construction, and the balance when you get the keys, in December 2029.

## Sources

- Greenz details (location per the developer, units, area, project number, escrow account, progress, payment plan, handover, drive times per the developer, 100,000 residents per the developer): the project page on this site, /greenz/en.
- Location in Academic City: Khaleej Times (01.04.2026, developer-sponsored content), and Property Finder, the Greenz by Danube project page. Academic City's location along Al Ain Road and in Al Ruwayyah: Bayut, its guide to universities in Academic City, and Wikipedia.
- The Blue Line, 9 September 2029, and a branch to Academic City: Gulf News, and The National (09.07.2026). Further source: Wikipedia, Blue Line (Dubai Metro).
- The Silicon Oasis expansion, AED 12.8 billion, District IO at about AED 11 billion, 70,000 jobs at District IO, phases from 2026, and completion in 2029 for the Block 14 residential neighbourhood: WAM, the official news agency (22.01.2026), and The National (22.01.2026). Further source: the Dubai Media Office, mediaoffice.ae.
- No metro in Silicon Oasis, Centrepoint as the closest station, and drive times from Silicon Oasis: Bayut, its Dubai Silicon Oasis area guide (checked 30.10.2026).
- Rents at Cedre Villas: Property Finder, Cedre Villas rent transactions, based on Dubai Land Department data (checked 30.10.2026). Second source: a Dubizzle listing from June 2026. Number of houses in Cedre and Semmer: Bayut.
- Volume of new units in Dubai: Khaleej Times (20.08.2026), citing Cushman & Wakefield Core. Second source: The National (08.11.2025).

### 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.