Section 4 of the guide:

Renting: what tenants pay, and who rents here

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

Figure	Amount	Source
4-bedroom townhouse	About AED 165,000 a year on average	Metropolitan, Q1 2026 (40 contracts)
Average new contract, all properties	About AED 161,500 a year	Property Finder, from Dubai Land Department data (906 contracts over the past year)
Gross yield on townhouses	About 5.9%	Metropolitan, Q3 2026

The tenants here are mainly families looking for a house with a garden and amenities inside the community. There is no reliable rental data yet for small apartments in the area, because the apartment projects are not finished. If you buy a studio here, keep in mind that studio tenants are usually singles and couples, and that the community was designed mainly for families.

The full guide on the site: u810properties.com/en-guide-area-damac-lagoons

Want to find out whether DAMAC Lagoons is right for you?

Message me on WhatsApp and tell me your budget, whether you are buying in cash or with financing, and when you want to get the keys.

Send a WhatsApp message →

This is general information, correct as of the last update. It is not investment advice.