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DAMAC Lagoons is a large DAMAC community in Dubailand, next to DAMAC Hills. It is built around lagoons and pools and divided into clusters named after Mediterranean coastal cities. Most homes are townhouses and villas, and there are also a few apartment projects.

In short

- People already live in some of the clusters, and a 4-bedroom townhouse rents for about AED 165,000 a year on average.
- The area suits families who want quiet and water amenities inside the community, and who are willing to drive about half an hour to the city centre.

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01 Where it is, and how long the drive takes

DAMAC Lagoons is in Dubailand, near Hessa Street and DAMAC Hills. It is an inland area, not on the sea, between the main roads that lead to Downtown, the Marina and Al Maktoum Airport.

Destination	Drive time	According to
DAMAC Hills	About 10 minutes	Property Finder
Mall of the Emirates	About 25 minutes	The developer (Sorrento page) and Property Finder
Downtown and Burj Khalifa	About 30 minutes	The developer and Property Finder
DXB Airport	30 to 35 minutes	The developer (35) and Property Finder (30)
Palm Jumeirah	About 28 minutes	The developer

Destination	Drive time	According to
Expo 2020 site	About 20 minutes	The developer
Al Maktoum Airport	About 28 minutes	The developer

Metro: I did not find a metro station in the community or near it, so it is best to assume you will need a car to live here.

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

- **Already finished:** buyers in the Santorini cluster have started receiving their keys, and in clusters such as Santorini, Malta, Portofino and Costa Brava, rental contracts are already being registered with the Dubai Land Department. In other words, people are living there today.
- **Still being built:** more clusters, as well as apartment projects such as Lagoon Views and Sorrento. According to DAMAC, the whole community covers about 4.5 million square metres and is planned for about 35,000 residents.
- **Inside the community:** according to the DAMAC website, the community is built around lagoons, with an artificial white beach, a wave pool, a residents' club, restaurants and cafes by the water, and shops. According to Property Finder there are also walking paths. These are the facilities the developer presents, so it is worth checking on a visit what is already open.

Keep in mind: Sorrento is an apartment project in a community that is mostly townhouses. According to the developer, the project has 754 units, most of them studios (524), plus 224 one-bedroom apartments.

03 What property costs in DAMAC Lagoons

Figure	Amount	Source
Townhouses on the resale market, Q3 2026	About AED 1,144 per sq ft on average	Metropolitan, Q3 2026 report
All property types, transactions over the past year	About AED 1,721 per sq ft on average	Property Finder, from Dubai Land Department data (3,100 transactions)
Off-plan studios at Lagoon Views, October 2026	About AED 1,760 to 1,930 per sq ft	Property Finder, from Dubai Land Department data

Why do the numbers differ? Large townhouses cost less per sq ft, and small off-plan apartments cost more. The overall average mixes the two. So compare studios with studios, and houses with houses.

The example from a project I work with, Sorrento: according to the developer, studios start at AED 680,000 and one-bedroom apartments at AED 1.26 million. You pay 50% over about three years and 50% when you get the keys, in Q4 2029 according to the developer (the Dubai Land Department lists 31.01.2030). The apartments in the project are under AED 2 million, so one apartment is not enough for a Golden Visa.

04 Renting: what tenants pay, and who rents here

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.

05 Who the area suits

- **A good fit:** families who want a townhouse in a gated community with water amenities, and buyers who want to get into the Dubai market on a relatively low budget, with a payment plan spread over time, as at Sorrento.
- **Less of a fit:** anyone who wants the sea, the metro or a walkable city life, and anyone who does not want to drive about half an hour to work in the city centre.

06 The risks to know about

1. **A lot of units in one community:** there are many clusters, and more projects keep being added. When many similar homes and apartments reach the market together, the rise in prices and rents can stall. Across Dubai, according to Cushman & Wakefield, about 55,600 new units are expected in 2026 and more than 60,000 in 2027.
2. **An early stage of construction:** at Sorrento, as of 18.10.2026, construction stood at 0.25%, having started on 15.07.2026. That is normal for a project that has just begun, but it leaves more time for delays.

3. **An apartment in a community of houses:** rental demand for studios in DAMAC Lagoons has not been tested in practice yet, because there are no completed apartments.
4. **Distance and traffic:** the drive to the city centre depends on the roads, and it takes longer at rush hour.

07 From my experience

I work with buyers at Sorrento. For this project, you can check the project number (4381), the escrow account at Abu Dhabi Commercial Bank and the pace of construction yourself in the Dubai REST app.

Frequently asked questions

Where is DAMAC Lagoons?

In Dubailand, near Hessa Street and DAMAC Hills. Downtown is about half an hour away by car.

Do people already live in DAMAC Lagoons?

Yes. Buyers in the Santorini cluster have started receiving their keys, and rental contracts are already being registered with the Dubai Land Department in several clusters.

How much does a house in DAMAC Lagoons cost?

In resale transactions for townhouses in Q3 2026, the average price was about AED 1,144 per sq ft, according to Metropolitan. That is about 4% more than the same quarter a year earlier.

How much rent can you get there?

For a 4-bedroom townhouse, about AED 165,000 a year on average in Q1 2026.

Is Sorrento in DAMAC Lagoons?

Yes. According to the Dubai Land Department, it is on plot 32265, in the registered area of Al Hebiah Fifth, within DAMAC Lagoons.

Sources

- Sorrento details (plot, registered area, prices, payment plan, units, construction progress, drive times per the developer, handover): the project page on this site, /sorrento/en, as of 18.10.2026.
- Location in Dubailand, near Hessa Street and DAMAC Hills: Property Finder, DAMAC Lagoons guide (03.07.2026). Second source: Opr.ae, area guide, and the Sorrento page on this site.
- Drive times: the Sorrento page per the developer, and Property Finder (03.07.2026).
- Start of handover at Santorini, the community's area and planned number of residents: DAMAC announcement, as published on Zawya. Second source that residents are living there: rental contracts at Santorini, Malta, Portofino and

Costa Brava, Property Finder, Damac Lagoons rent transactions, from Dubai Land Department data (checked 30.10.2026).

- Price per sq ft and yield on townhouses: Metropolitan, DAMAC Lagoons Townhouses Q3 2026 Resale Report. Rent: Metropolitan, DAMAC Lagoons Townhouses Q1 2026 Resale Report. Second source: Property Finder, sales and rent transactions, from Dubai Land Department data (checked 30.10.2026). Third source for rent: Bayut listings for 4 bedrooms, AED 140,000 to 200,000 a year.
- 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 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 →

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