Section 3 of the guide: Dubai Maritime City: what to know before you buy an apartment on the water

How much an apartment costs in Maritime City

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Figure	Amount	Source
Average price per sq ft, past year's transactions	About AED 3,137	Property Finder, based on Dubai Land Department data (2,825 transactions)
Average one-bedroom price, December 2025	About AED 2.34 million	Property Monitor, as cited in the Engel & Völkers guide
Average studio price, December 2025	About AED 1.38 million	Same source

The price depends heavily on the building. Resale units in completed buildings cost less per sq ft, and new off-plan projects cost more. So when you compare, compare the price per sq ft and not just the total price.

An example from the two projects I work with in the area:

- **OceanZ by Danube:** according to the developer, the average price in the project was AED 2,790 per sq ft, and all the units have already been sold. In the same area, Breez, by the same developer, works out at about AED 3,626 per sq ft for an apartment the same size as one in OceanZ, calculated from the starting price the developer gives.
- **Chelsea Residences by DAMAC:** the developer sets the price and the payment plan, and both vary between apartment types. Expected handover is December 2029, according to the developer.

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

Want to find out whether Maritime City is right for you?

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This is general information. The figures come from property websites, brokers and developers, and they change over time. The binding terms are the ones in your contract.