Section 4 of the guide: Dubai Maritime City: what to know before you buy an apartment on the water

Renting: what people pay, and who rents here

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Apartment type	Average annual rent	Source
Studio	About AED 62,000	Property Monitor, December 2025
One bedroom	About AED 79,000	Property Monitor, December 2025. Contracts registered in October 2026: AED 70,000 to 95,000
Two bedrooms	About AED 128,000	Property Monitor, December 2025

To work out what you actually keep after service charges, management and empty months, see the net yield guide.

Tenants are mainly people who work in the city centre and around the port, couples and small families. Few completed apartments are available to rent right now, which helps hold rents up. When the thousands of apartments under construction are handed over, supply will grow.

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.