Dubai Maritime City: what to know before you buy an apartment on the water

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Maritime City is a peninsula between Port Rashid and the Dubai Dry Docks, a 15- to 20-minute drive from Downtown. Most of its residential buildings are still under construction. The average price in the past year's transactions was about AED 3,137 per sq ft, and a one-bedroom apartment in the completed buildings rents for roughly AED 70,000 to 95,000 a year. The area suits buyers who want a seafront apartment close to the old city centre, and who are willing to wait a few years for the neighbourhood to fill up.

In short

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- The average price in the past year's transactions was about AED 3,137 per sq ft, and a one-bedroom apartment in the completed buildings rents for roughly AED 70,000 to 95,000 a year.
- The area suits buyers who want a seafront apartment close to the old city centre, and who are willing to wait a few years for the neighbourhood to fill up.

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01 Where it is, and how long the drive takes

Maritime City is a man-made peninsula built between Port Rashid and the Dubai Dry Docks, right next to Bur Dubai. So it is not in the Marina or Palm area. It sits on the old, central side of the city, facing the open sea.

Destination	Drive time	According to
Downtown and Burj Khalifa	12 to 22 minutes	The developers of OceanZ and Chelsea. A guide by Engel & Völkers says about 15 to 20 minutes
DXB International Airport	15 to 23 minutes	The developers. Engel & Völkers says about 20 minutes
City Walk	12 to 15 minutes	The developers
Jumeirah Beach	14 minutes	The developer of Chelsea
Bur Dubai	About 5 minutes	Engel & Völkers

Drive times vary a lot with the time of day and the traffic. The gap between the developers' figures probably comes from different starting points on the peninsula and different times of day.

Metro: according to area guides, there is no metro station inside Maritime City today. The nearest stations are about 15 minutes away by car. According to the Dubai Government Media Office (22 April 2026), the new Gold Line, 42 km long with 18 stations, will also run through Mina Rashid, a neighbour of Maritime City, and is due to open on 9 September 2032. I found no confirmation of a station inside Maritime City itself.

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

- **Already there:** a few completed residential buildings, such as ANWA and Mar Casa, a marina with yacht berths, and buildings for offices and maritime businesses. Schools, clinics and malls are in Bur Dubai and the nearby areas, not on the peninsula itself.
- **Still being built:** most residential projects are under construction, with handover dates between 2027 and 2029. Property Finder lists 27 new projects in the area. The developers include DAMAC (Harbour Lights, Chelsea Residences), Danube (OceanZ, Breez), Omniyat (Anwa Aria), Select Group and Deyaar.
- **The neighbours:** right next door in Port Rashid, Emaar is building the Mina Rashid community with P&O Marinas, in an investment of about USD 6.8 billion, according to an announcement from 2019.

What this means for you: for the next few years, you will be living in, or renting out, a home in the middle of a large construction site. On the other hand, once construction is finished, the neighbourhood will look completely different from what you see today.

03 How much an apartment costs in Maritime City

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.

04 Renting: what people pay, and who rents here

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.

05 Who the area suits

- **A good fit:** buyers who want a seafront apartment close to Downtown and the airport, and who are willing to wait for an off-plan project. It also suits anyone looking at an apartment of AED 2 million or more, which lets you apply for the Golden Visa.
- **Less of a fit:** anyone who needs a metro within walking distance, schools inside the neighbourhood, or a completed apartment they can move into tomorrow.

06 The risks to know about

1. **A lot of construction at once:** dozens of projects in the area will be handed over between 2027 and 2029. Across Dubai, according to Cushman & Wakefield, about 55,600 new apartments are expected in 2026 and more than 60,000 in 2027. When many apartments reach the market together, rents and sale prices can stop rising.
2. **Construction delays:** at Chelsea, for example, construction stood at 5.19% in the Dubai Land Department inspection report of 07.08.2026. Keep an eye on the pace of construction against the handover date.
3. **Need for a car:** with no metro inside the area, most residents will need a car or a taxi.
4. **The view:** not every apartment "on the water" faces the open sea. Check the floor plan to see which way the apartment faces and what is planned in front of it.

07 From my experience

I work with buyers in two projects in Maritime City. OceanZ is sold out according to the developer, and Chelsea Residences is still available to buy. For both projects, you can check the project number, the escrow account and the pace of construction yourself in the Dubai REST app.

Frequently asked questions

Where is Maritime City in Dubai?

On a peninsula between Port Rashid and the Dubai Dry Docks, next to Bur Dubai. From there it is about a 15-minute drive to Downtown and the airport, depending on traffic.

How much does an apartment cost in Maritime City?

In the past year's transactions, the average price was about AED 3,137 per sq ft, according to Property Finder and Dubai Land Department data. A one-bedroom apartment cost about AED 2.34 million on average in December 2025.

How much rent does a one-bedroom apartment bring in?

In the completed buildings, roughly AED 70,000 to 95,000 a year.

Is there a metro in Maritime City?

According to area guides, not at the moment. The nearest stations are about 15 minutes away by car. According to the Dubai Government Media Office, the new Gold Line is due to open in 2032 and will run through Mina Rashid, next to Maritime City. A station inside Maritime City itself has not been confirmed.

Is Dubai Maritime City a good investment?

It depends on what you are looking for. For: waterfront apartments close to Downtown and the airport, with Emaar's Mina Rashid community being built next door. Against: dozens of projects are due to be handed over between 2027 and 2029, and there is no metro inside the area. The details are in the sections on prices, renting and risks above.

Is OceanZ still for sale?

No. According to the developer, all the units in the project have been sold. In the same area, DAMAC's Chelsea Residences is still on the market.

Sources

- OceanZ and Chelsea details (price per sq ft, sold out, handover, construction progress, drive times per the developer, Breez): the project pages on this site, OceanZ and Chelsea.
- Location between Port Rashid and the dry docks, and no metro inside the area: Engel & Völkers, Dubai Maritime City Area Guide (checked 30.10.2026). Second source for the location: the Property Finder new projects page for Maritime City. No second source found for the lack of a metro. The Gold Line: Dubai Government Media Office, 22 April 2026. Second source: Gulf News, according to which the exact station locations have not yet been set.
- Drive times: the project pages, per the developers, and Engel & Völkers.
- Average price per sq ft and number of transactions: Property Finder, Maritime City sales transactions, based on Dubai Land Department data (checked 30.10.2026). Second source for the range: the Real Estate Club Dubai area guide

(2026), AED 2,700 to 3,200 per sq ft in existing buildings.

- Average prices and rents by apartment type: Property Monitor, December 2025, as cited by Engel & Völkers. Second source for the rents: Property Finder, Maritime City rent transactions, based on Dubai Land Department data (contracts from October 2026).
- 27 new projects: Property Finder, New projects in Maritime City. Second source for the list of developers: Engel & Völkers.
- Emaar's Mina Rashid, the USD 6.8 billion announcement is from May 2019: Middle East Construction News (02.05.2019), Zawya. Second source: the OceanZ page (per the developer, Emaar is building nearby).
- Volume of new apartments in Dubai in 2026 and 2027: Khaleej Times (20.08.2026), citing Cushman & Wakefield Core. Second source: The National (08.11.2025) on the gap between apartment supply and demand.

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

Send me a WhatsApp message and tell me your budget, and whether you are buying in cash or with financing.

Send a WhatsApp message →

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.