Section 3 of the guide: Dubai apartment prices by area, and what you pay on top

# How much a townhouse or villa costs in Dubai

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Houses are also priced per sq ft. The table shows a range from two sources: sales registered with DLD in October 2026, based on Property Monitor data, and asking prices on Bayut in Q3 2026. To make comparison easier, I have also worked out the price of a 2,000 sq ft house (about 186 sqm).

| Area | AED per sq ft | Approx. price, 186 sqm (2,000 sq ft) house |
|---|---|---|
| DAMAC Hills 2 | 907 to 1,054 | about AED 1.81M to 2.11M |
| Arabian Ranches 3 | 1,611 to 1,782 | about AED 3.22M to 3.56M |
| Al Furjan | 1,678 to 1,772 | about AED 3.36M to 3.54M |
| Arabian Ranches | 2,352 to 2,409 | about AED 4.70M to 4.82M |
| Dubai Hills Estate | 3,057 to 3,311 | about AED 6.11M to 6.62M |

**Why the range is wider in some areas:** the first source counts townhouses and villas together, while the second counts villas only. The first is also based on prices actually paid, and the second on what sellers are asking. To see what houses in a specific community sold for, use the transaction search in the next section. Add the costs listed further down this guide on top of any price.

The full guide on the site: u810properties.com/en-guide-costs

## Do you have a question about the costs in a project?

Send me the project you are looking at, and we will go through its full cost together.

**Send a WhatsApp message →**

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