Dubai apartment prices by area, and what you pay on top

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On top of the property price, you pay a registration fee of 4% of the value to the Dubai Land Department (DLD), plus small administrative fees. In an off-plan project, you usually pay it on signing. After handover, owners pay service charges for the common areas, at a rate approved by RERA. In your country of residence, there are bank fees on the transfer, and reporting to the tax authority if the property is rented out or sold.

In short

- An apartment of about 65 sqm costs around AED 1 million in JVC and more than AED 2 million in Downtown Dubai, based on 2026 data.
- On top of the price you pay a 4% registration fee to the Land Department, plus fees of a few hundred dirhams.
- If you buy through an agent, you usually pay an agency commission of 2% plus VAT. If you buy directly from the developer, there is usually no commission.
- After the purchase, you pay annual service charges, a deposit for electricity and water, and a housing fee charged on the electricity bill.

In this guide

01 Apartment prices in Dubai: an example from the projects on this site

02 How much an apartment in Dubai costs, by area

03 How much a townhouse or villa costs in Dubai

04 How to check the real price of an apartment or house in Dubai

05 On purchase: the DLD registration fee

06 An example with numbers

07 When transferring the money from your country of residence

08 After handover: service charges

09 After handover: electricity, water and the housing fee

10 The yearly cost of owning an apartment: an example with numbers

11 If you rent it out
12 The guidance
13 Ras Al Khaimah is not Dubai

01 Apartment prices in Dubai: an example from the projects on this site

There is no single price for an apartment in Dubai. It depends on the area, the size of the apartment and the stage of the project, so compare projects on the full price and the size. Here are examples from two projects I work with. The prices come from the developers: Sorrento as of 18.10.2026, and Arthouse from its availability list of 18.09.2026.

Project	Apartment	Size, including balcony	Price
Sorrento, DAMAC Lagoons, Dubai	Studio	about 32-49 sqm	from AED 680,000
Sorrento, DAMAC Lagoons, Dubai	1 bedroom + living room and kitchen	about 67-82 sqm	from AED 1,260,000
Arthouse Residences, Al Marjan Island	1 bedroom + living room and kitchen	about 57 sqm	AED 1,553,000-1,557,000
Arthouse Residences, Al Marjan Island	1 bedroom + living room and kitchen	about 78-81 sqm	AED 1,650,000-2,182,000

Sorrento is in Dubai, and all the details are on its project page. Arthouse is in Ras Al Khaimah, not Dubai (see the section at the end of this guide), and you can see its details on the project page. Add the costs below to every price.

02 How much an apartment in Dubai costs, by area

In Dubai, prices are quoted per square foot. One square metre is about 10.8 square feet. The table shows the range between transactions registered with the Dubai Land Department in October 2026, from Property Monitor data, and prices sellers asked on Bayut in 2026, and what that means for a 700 sq ft (about 65 sqm) apartment, a common size for a one-bedroom.

Area	AED per sq ft	Approx. price, 65 sqm (700 sq ft) apartment
Downtown Dubai	3,120 to 3,340	about AED 2.18M to 2.34M
Business Bay	2,160 to 2,310	about AED 1.51M to 1.62M
Dubai Marina	2,050 to 2,190	about AED 1.44M to 1.53M

Area	AED per sq ft	Approx. price, 65 sqm (700 sq ft) apartment
Jumeirah Lake Towers (JLT)	1,720 to 1,780	about AED 1.20M to 1.25M
Jumeirah Village Circle (JVC)	1,410 to 1,470	about AED 0.99M to 1.03M

Why a range? One source is based on transactions registered with the Dubai Land Department (DLD), the other on sellers' asking prices in listings. The price of a specific apartment depends on the building, the floor, the view, and whether it is ready or off-plan. To see what apartments in a building you are interested in actually sold for, use the transaction search in the next section. On top of any price, add the costs listed further down this guide.

If you are moving to Dubai and wondering whether to buy at all, the comparison with renting is in "Renting or buying when you move to Dubai".

03 How much a townhouse or villa costs in Dubai

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.

04 How to check the real price of an apartment or house in Dubai

A listing shows the price the seller is asking. The amount actually paid is registered with the Land Department, and you can look it up for free on its website:

1. Go to the Land Department website, dubailand.gov.ae, and choose Open Data, then Real Estate Data.
2. In the Transactions tab, choose a date range, the transaction type (Sales), ready or off-plan, and the area. Enter the verification code and click Search.
3. For each transaction, the results show the amount, the size, the number of rooms and the project name. You can also download the results as a CSV file.

This lets you see what apartments or townhouses in the same area actually sold for, and compare that with the price you are being offered. You cannot search for a specific building, but you can spot it by the project name in the results.

05 On purchase: the DLD registration fee

- **This is 4% of the property value.** Per the DLD, the fee is split 2% buyer and 2% seller unless agreed otherwise. In practice the buyer usually pays the full 4%, and when buying from a developer this is written in the contract. In the off-plan projects on this site, the buyer pays it on signing, together with the down payment (for example, OceanZ and Greenz: 20% plus 4% DLD).
- **There are small DLD fees:** an AED 10 knowledge fee and an AED 10 innovation fee, according to the DLD service page.
- **The developer's administrative fees** vary from project to project. Ask for the breakdown before signing.
- **Promotions:** some developers offer to cover the fee, so compare the full price, not only the price per square foot.

What to check: according to the DLD, the contract must be registered in the provisional register (Oqood) within 90 days of signing, and the developer must pay the fee to the DLD within 60 days. You can check in Dubai REST that the purchase has been registered.

Who pays the 4%: according to the Land Department, the fee is split between the buyer and the seller, 2% each. In practice, in most deals the buyer pays the full 4%. It is set in the agreement.

> Want to work it out for a specific apartment? In the buying costs calculator you enter the apartment price and see everything you pay on top of it. I've also put all of Dubai's fees together in one fees table.

06 An example with numbers

Here is an example of a ready apartment priced at AED 1,500,000, bought through an agent:

Cost	AED
Land Department fee, 4%	60,000
Registration and Title Deed fees	About 520 to 580
Trustee office, 4,000 plus VAT	4,200
Agency commission, 2% plus VAT	31,500
Electricity and water deposit and connection	2,130
Total	**About 98,400, roughly 6.6% of the price**

With a mortgage, add mortgage registration of 0.25% of the loan amount, plus AED 4,000 + VAT service partner fee and AED 250 for the certificate (see the mortgage guide). When you buy off-plan directly from the developer, there is usually no agency commission and no trustee office fee, and the developer's registration fees are set out in the contract.

07 When transferring the money from your country of residence

Your bank at home charges fees for the transfer abroad and for currency conversion. Check the amount with your bank in advance. The preparation with the bank and the tax authority takes time, so start early (see "Transferring money to Dubai").

08 After handover: service charges

- **What they are:** an annual payment for maintaining the common areas of the building or community, including district cooling for those areas.
- **Who pays:** under Dubai Law No. 6 of 2019, the owner pays, unless the rental contract says otherwise. Even if the tenant has not paid, the owner remains responsible.
- **How much:** the rate is approved by RERA. You can check it in advance in the Service Charge Index on the DLD website, by area, project type and year.
- **Why it matters:** according to the DLD, accumulated service charge debt can lead to the unit being sold to cover it.

09 After handover: electricity, water and the housing fee

- **Electricity and water:** according to DEWA, you pay a deposit of AED 2,000 for an apartment and AED 4,000 for a villa, plus AED 130 for activation. An owner gets the deposit back when selling.

- **Housing fee:** charged on the electricity bill. A tenant pays 5% of the annual rent. An owner who lives in the property pays 5% of what a similar apartment would rent for, according to the RERA index.
- **Service charges:** the rate varies a lot between buildings. Check it in advance in the Land Department's Service Charge Index.

10 The yearly cost of owning an apartment: an example with numbers

Important: the numbers are example assumptions, the same ones used in the net yield guide. They are not market data and do not describe any particular building. To work it out for your apartment, replace each assumption with the real figure.

Example assumptions: a 700 sq ft apartment (about 65 sqm) with service charges of AED 18 per sq ft. A similar apartment rents for AED 60,000 a year. You live in the apartment yourself.

Expense	AED per year	Where the figure comes from
Service charges (700 x 18)	12,600	Example assumption. Check it in the Service Charge Index
Housing fee (5% of 60,000)	3,000	5% under Dubai Municipality rules. The rent is an example assumption
Contents and liability insurance	500	Example assumption. This insurance is optional
Total, before electricity and water	**16,100**	Calculation
Electricity, water and cooling	By consumption	The DEWA and district cooling bills, if cooling is not included in the service charges

If the apartment is rented out: the tenant usually pays the housing fee, electricity and water. On the other hand, you have to add a management fee, maintenance, registering the tenancy contract in Ejari, and the months when the apartment is empty. You can see the full calculation in the net yield guide, and work it out for your own apartment in the net yield calculator.

11 If you rent it out

Renting is usually done through a management and letting company in Dubai. Their fee is set in your agreement with them. I have set out the steps, from the first tenant to renewal, in the guide to renting out an apartment. Rental income is reported in your country of residence (see "Do I need to report the property in my country of residence?" in the FAQ).

12 The guidance

After the initial consultation call I can give you a quote. It depends on the sale process and the services you ask for.

13 Ras Al Khaimah is not Dubai

The fees and rules here refer to Dubai. In projects in other emirates, such as Arthouse on Al Marjan Island, they are set by different authorities. The full comparison is in the guide to Dubai, Abu Dhabi and Ras Al Khaimah.

Frequently asked questions

How much does an apartment in Dubai cost?

It depends mainly on the area. Based on 2026 data, an apartment of about 65 sqm costs around AED 1 million in JVC, and more than AED 2 million in Downtown Dubai. In the projects I work with in Dubai, prices start at AED 680,000 for a studio, according to the developers. On top of the price, you pay the 4% DLD fee and a few admin fees.

What does it cost to buy an apartment, on top of the price?

On top of the price, you pay a 4% registration fee to the Land Department, the developer's administrative fees, and after handover, annual service charges. In your country of residence, your bank charges fees for the transfer and the currency conversion.

When do I pay the 4%?

In an off-plan project it is usually paid at signing, together with the down payment.

Who pays the service charges when the apartment is rented out?

The owner pays the service charges, unless the tenancy contract says otherwise. Even if the tenant has not paid, the owner remains responsible for the payment.

How much does it cost to own an apartment in Dubai each year?

There is no single figure. Every year you pay service charges, at a rate approved by RERA that varies a lot from building to building. You can check it in advance in the Land Department's Service Charge Index. If you live in the apartment, you also pay for electricity and water by consumption, and a housing fee of 5% of the annual rent of a similar apartment, collected through the electricity bill. If the apartment is rented out, the tenant pays the housing fee. In the example in this guide, an apartment of about 65 sqm that you live in costs about AED 16,100 a year before electricity and water.

How much does a house or apartment cost in Dubai?

There is no single price. Based on DLD sales in October 2026 and Bayut asking prices in Q3 2026, a 2,000 sq ft house (about 186 sqm) costs from about AED 1.8M in DAMAC Hills 2 to more than AED 6M in Dubai Hills Estate. The table by area is in this guide. For apartments, the lowest starting price among the projects on this site that publish a price list is AED 680,000 (a studio at Sorrento, according to the developer).

Sources

- Price per sq ft by area, from DLD transactions in October 2026 (Property Monitor): Engel & Völkers (page updated 14 November 2026). Asking prices: Bayut (page updated 23 October 2026), and Bayut for Q3 2026, September data: Bayut, Q3 2026 sales report.
- The price of a 65 sqm apartment is my own calculation: 700 times the price per sq ft. Prices per sq ft are rounded to the nearest 10, and apartment prices to the nearest AED 10,000.
- Villa and townhouse price per sq ft by community, from DLD transactions in October 2026 (Property Monitor): Engel & Völkers (page updated 14 November 2026). Villa asking prices for Q3 2026: Bayut, Q3 2026 sales market report (page updated 11 November 2026).
- The price of a 2,000 sq ft (about 186 sqm) house is my own calculation: 2,000 times the price per sq ft, rounded to the nearest AED 10,000.
- 60 days to transfer the fee to the DLD: DLD, 31.05.2021.
- Initial sale registration fees, AED 10+10, registration within 90 days: DLD, Request to register the initial sale (checked 30.09.2026).
- Service charges, Law No. 6 of 2019, the owner's responsibility, sale of a unit over debt: DLD, 06.01.2020.
- Rates by area: DLD, Service Charge Index.
- The OceanZ and Greenz payment plans: per the developer, as shown on the project pages of this site.
- Sale registration, the 4% split and fees: DLD, Property sale registration, Property Finder. Mortgage registration: DLD, Mortgage registration.
- Electricity and water deposit: DEWA, Bayut. Municipality housing fee of 5% of annual rent, collected on the electricity bill: Bayut (page updated 15 September 2026), Gulf News (updated 22 October 2026). I did not find an official Dubai Municipality or DEWA page that sets out the fee.
- The example: my own calculation based on the fees in the sources. The agency commission and the trustee office fee vary between deals.
- Searching registered transactions by date, transaction type, ready or off-plan and area, with the amount, size, rooms and project: DLD, Real Estate Data (checked 21.10.2026), Techloy.
- Sorrento prices and sizes: per the developer's price list, as shown on the project page of this site (18.10.2026).
- The yearly ownership example: the same example assumptions as in the net yield guide. The 5% housing fee: the sources above.

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 →

This information is general, based on DLD publications, and correct as of the update date. Fees and rates change, so check them against the source before signing. It is not a substitute for legal advice or a review of the specific contract.