Section 1 of the guide: Where to live in Dubai with a family: the family areas, and what each one offers

The areas at a glance

Written by Usama Haj Yahia, founder of U810 Properties | Last updated: 18.11.2026

This guide is part of the main moving to Dubai page.

Area	Main housing	Schools in or near the area (examples)	Sample annual rent, AED	Can foreigners buy?
Dubai Hills Estate	Apartments and villas	GEMS Wellington Academy, GEMS International School	2-bedroom apartment: about 141,000	Yes
Arabian Ranches	Villas and townhouses	JESS Arabian Ranches, Ranches Primary School	3-bedroom villa: about 359,000 on average	Yes
Jumeirah Village Circle (JVC)	Mostly apartments	JSS International School; nearby: Sunmarke, Nord Anglia	2-bedroom apartment: 98,000 to 113,000	Yes
DAMAC Hills	Villas, townhouses and apartments	Not verified, see below	3-bedroom villa: 201,000 to 211,000	Yes
DAMAC Hills 2	Villas and townhouses	Not verified	3-bedroom villa: 105,000 to 112,000	Yes
Mirdif	Mostly villas	Mirdif American School	3-bedroom villa: 111,000 to 142,000	Not in most of the area, only in some projects

The rents in the table come from Property Monitor (November 2026) and Bayut (asking prices, first half of 2026). For Dubai Hills there is only one figure, from Property Monitor. For Arabian Ranches the figure is from Property Monitor, and Khaleej Times gives a range of AED 220,000 to 450,000 for this kind of villa (August 2025).

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

How I can help

I guide buyers in Dubai, from choosing the property through to getting the keys and the visa. Send me a WhatsApp message and tell me how many children you have, what your budget is, and whether you will buy in cash or with a mortgage. After the first consultation I give you a quote, which depends on the sale process and the services you need.

Send a WhatsApp message →

This is general information. The rents are examples and change over time, so check prices and schools for yourself before you decide.