Section 1 of the guide: Renting or buying when you move to Dubai: which costs more, and when each one makes sense

What it costs to rent in Dubai

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

Rent in Dubai is set per year and is usually paid with several post-dated cheques that you hand over in advance. The table shows annual averages from 2026, from two separate sources: Property Monitor (via Engel & Völkers, November 2026 data) and Bayut (asking prices in listings, in the first half of 2026).

Area	Type	Annual rent, AED
Jumeirah Village Circle (JVC)	1-bedroom apartment	67,000 to 79,000
Jumeirah Village Circle (JVC)	2-bedroom apartment	98,000 to 113,000
Dubai Hills Estate	1-bedroom apartment	About 90,000
Dubai Hills Estate	2-bedroom apartment	About 141,000
DAMAC Hills	3-bedroom villa	201,000 to 211,000
DAMAC Hills 2	3-bedroom villa	105,000 to 112,000
Mirdif	3-bedroom villa	111,000 to 142,000

Why there is a range: each source measures differently. Property Monitor's figures are November 2026 data for apartments and 2026 year-to-date data for villas, and Bayut's are asking prices in listings in the first half of 2026. For Dubai Hills there is only one figure, from Property Monitor. The rent for a particular apartment depends on the building, its size and its condition.

What else you pay when you move into a rental:

- **Agency commission:** usually 5% of the annual rent, paid by the tenant.
- **Deposit:** usually 5% of the rent for an unfurnished apartment and 10% for a furnished one. You get it back at the end of the contract, minus the cost of any damage.
- **Electricity and water:** according to DEWA, a deposit of AED 2,000 for an apartment or AED 4,000 for a villa, plus AED 130 for activation. The electricity bill also includes a municipality fee

of 5% of the annual rent.

- **Registering the contract in Ejari:** tenancy contracts in Dubai are registered with the Land Department. You also need this registration for other services, such as connecting the electricity.

The full guide on the site: u810properties.com/en-guide-rent-or-buy

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 your budget, whether you plan to buy in cash or with a mortgage, and when you plan to move. 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 figures are averages from 2026 and they go out of date. The rent for a particular apartment depends on the building, its size and its condition, and the service charge in the example is an assumption, not a market figure.