Section 1 of the guide: Renting out an apartment in Dubai: what landlords need to know, from the first tenant to renewal

How much rent you can get in Dubai, by area

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The table shows the yearly rent for a one-bedroom apartment of 55 to 85 square metres. The first column is based on new contracts registered with the Dubai Land Department between August and November 2026. The second column is what landlords asked in listings on Bayut in the first half of 2026.

Area	Signed (median)	Asked in listings
Downtown Dubai	AED 110,000	AED 133,000
Business Bay	AED 87,000	AED 104,000
Dubai Marina	AED 87,000	AED 103,000
Jumeirah Lake Towers (JLT)	AED 80,000	No figure
Jumeirah Village Circle (JVC)	AED 68,000	AED 79,000

Why there are two figures: landlords ask for more in their listings than what is finally signed. To estimate what you will actually receive, the registered contracts are the better guide. The costs in section 8 come off that amount.

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

Renting out in Dubai for the first time?

Tell me about the apartment, and we will go through the steps together, from the first tenant to renewal.

Send a WhatsApp message →

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