

A ROSENHEIM RESOURCE

Area Comparison Guide

All eleven freehold communities, side by side, at a glance.



CHAPTER ONE

The Full Picture

All eleven areas, scored 1 to 10

AREA	AVG. APARTMENT	INVESTOR	FAMILY	LUXURY	RENTAL DEMAND
Dubai Hills Estate	AED 1.4M – 2.6M	8/10	10/10	7/10	8/10
Palm Jumeirah	AED 2.5M – 8M	9/10	5/10	10/10	9/10
Downtown Dubai	AED 1.8M – 6M	8/10	5/10	9/10	9/10
Business Bay	AED 900K – 2.8M	8/10	4/10	6/10	8/10
Dubai Marina	AED 1.1M – 3.5M	9/10	5/10	7/10	10/10
Jumeirah Village Circle (JVC)	AED 550K – 1.3M	9/10	6/10	4/10	9/10
Arabian Ranches	Limited apartment stock	6/10	9/10	7/10	6/10
Emirates Hills	No apartment stock	6/10	8/10	10/10	4/10
Tilal Al Ghaf	AED 1.6M – 2.8M (townhouses)	7/10	9/10	8/10	6/10
DAMAC Hills	AED 750K – 1.6M	6/10	7/10	6/10	6/10
Sobha Hartland	AED 1.3M – 3.5M	8/10	7/10	8/10	7/10

Scores are Rosenheim's comparative assessment across communities, not a formal index. See the full interactive comparison tool on the Rosenheim buyer's guide page for a side-by-side visual breakdown.

Area Profiles

Lifestyle, pricing and who each community suits

THE GREEN, FAMILY-FIRST MASTER COMMUNITY

Dubai Hills Estate

A master planned community built around an 18 hole championship golf course, with parks, retail and schools woven through every neighbourhood.

Who it's for: Families who want space, greenery and a long-term home rather than a lock-up-and-leave.

Avg. apartment: AED 1.4M - 2.6M | Avg. villa: AED 4.5M - 12M+

- Extensive parks and green space
- Strong school options within the community
- Consistent capital appreciation since launch

THE SIGNATURE ISLAND, FOR BUYERS WHO WANT BEACHFRONT

Palm Jumeirah

Dubai's man-made island of villas and branded beachfront residences, with private beach access built into nearly every property.

Who it's for: Luxury end users and investors chasing the highest price-per-square-foot addresses in the city.

Avg. apartment: AED 2.5M - 8M | Avg. villa: AED 15M - 90M+

- Private beach access on most properties
- Some of the strongest short-term rental yields in Dubai
- Globally recognised address

BURJ KHALIFA, DUBAI MALL, AND THE CITY'S CULTURAL CORE

Downtown Dubai

Dense, walkable, and built around the Burj Khalifa and Dubai Mall, with a premium placed on views and proximity over space.

Who it's for: Buyers who prioritise prestige, walkability and being at the centre of everything.

Avg. apartment: AED 1.8M - 6M | Avg. villa: Limited villa stock

- Iconic, globally recognised address
- Highest walkability score in Dubai
- Strong short-term rental demand

DOWNTOWN'S CANAL-FRONT NEIGHBOUR, AT A MORE ACCESSIBLE PRICE

Business Bay

A dense business and residential district along the Dubai Water Canal, a short walk or drive from Downtown.

Who it's for: Professionals and investors who want central-Dubai proximity without Downtown pricing.

Avg. apartment: AED 900K - 2.8M | Avg. villa: No villa stock

- Shorter commute into the financial district
- Canal-front living at a lower entry price than Downtown
- Strong rental demand from young professionals

HIGH-RISE WATERFRONT LIVING WITH THE HIGHEST RENTAL CHURN

Dubai Marina

A dense, high-rise waterfront district along a man-made canal, with the Marina Walk, beach access and nightlife all within reach.

Who it's for: Investors chasing strong rental demand and young professionals who want a walkable, social lifestyle.

Avg. apartment: AED 1.1M - 3.5M | Avg. villa: No villa stock

- Consistently strong rental demand
- Walkable to JBR beach and the Marina Walk
- Wide range of building ages and price points

THE VALUE ENTRY POINT WITH THE STRONGEST YIELDS

Jumeirah Village Circle (JVC)

A large, centrally located community of low and mid-rise apartments, increasingly popular with first-time buyers and investors.

Who it's for: First-time buyers and yield-focused investors working with a tighter budget.

Avg. apartment: AED 550K - 1.3M | Avg. villa: AED 2.5M - 4M (limited stock)

- One of the most accessible entry prices in Dubai
- Strong and improving rental yields
- Central location relative to Marina, Downtown and JBR

DUBAI'S ORIGINAL VILLA COMMUNITY, QUIET AND ESTABLISHED

Arabian Ranches

A low-rise, suburban villa community built around golf and equestrian facilities, with a settled, established feel.

Who it's for: Families wanting a quieter, more spacious setting with established schools nearby.

Avg. apartment: Limited apartment stock | Avg. villa: AED 3.2M - 9M

- Established, low-rise family setting
- Strong school options nearby
- Golf and equestrian lifestyle amenities

DUBAI'S MOST EXCLUSIVE GATED VILLA ENCLAVE

Emirates Hills

Ultra-exclusive, guard-gated villa community often compared to Beverly Hills, built around the Montgomerie golf course.

Who it's for: Ultra-high-net-worth buyers prioritising privacy and prestige above all else.

Avg. apartment: No apartment stock | Avg. villa: AED 25M - 150M+

- Maximum privacy behind a single gated entrance
- Some of the largest villa plots in Dubai
- Extremely limited supply supports long-term value

THE NEWEST LIFESTYLE-LED MASTER COMMUNITY, BUILT AROUND A LAGOON

Tilal Al Ghaf

A newer master community centred on a crystal lagoon, blending villas and townhouses with a strong focus on outdoor lifestyle.

Who it's for: Families and end users drawn to newer, lifestyle-first master planning with resort-style amenities.

Avg. apartment: AED 1.6M - 2.8M (townhouses) | Avg. villa: AED 4M - 15M

- Crystal lagoon and beach club as standard amenities
- Strong developer track record (Majid Al Futtaim)
- Newer infrastructure and building standards

GOLF COURSE LIVING AT A MORE ACCESSIBLE VILLA PRICE POINT

DAMAC Hills

A golf course community mixing villas, townhouses and apartments, positioned as a more accessible alternative to Arabian Ranches and Dubai Hills.

Who it's for: Families wanting a golf course lifestyle without an Emirates Hills or Dubai Hills budget.

Avg. apartment: AED 750K - 1.6M | Avg. villa: AED 2.8M - 7M

- More accessible villa pricing than comparable golf communities
- Trump International Golf Club as the centrepiece amenity
- Wide mix of unit types and budgets

A GREEN, WATERFRONT COMMUNITY MINUTES FROM DOWNTOWN

Sobha Hartland

A landscaped, waterfront master community by Sobha Realty, positioned close to Downtown and Business Bay but built around parks and a lagoon.

Who it's for: Buyers who want central proximity with a greener, quieter master-planned feel.

Avg. apartment: AED 1.3M - 3.5M | Avg. villa: AED 6M - 20M+

- Strong build quality reputation from Sobha
- Close proximity to Downtown and Business Bay
- Substantial green and waterfront space

READY WHEN YOU ARE

Request Area Recommendations

Tell us your budget, priorities and whether you are buying to live or invest, and a Rosenheim advisor will narrow this list to the two or three areas that actually fit.

REQUEST AREA RECOMMENDATIONS

Figures are indicative of market conditions reported through 2026 and provided for general guidance.