



Arjan

Neighbourhood research focus report Q1 2026

Landlord-investor app for property investment management



Overview

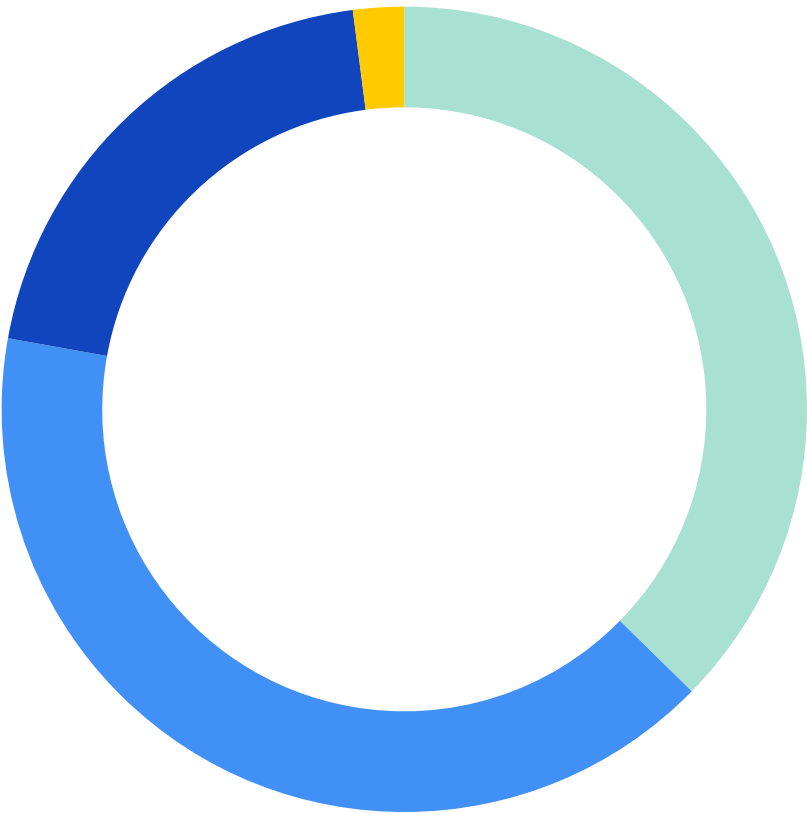
This report analyses the investment activity and performance of Arjan in Q1 2026.

Arjan is a district, launched in 2006 as part of Dubailand development. The neighbourhood features low-to-mid rise modern residential buildings along with retail spaces. It offers ideal landscape for families seeking peaceful atmosphere and investors seeking affordable entry point into Dubai's real estate market.

78% of Arjan's inventory is made up of studio and 1BR apartments

Total ready units 14,296 UNITS

Studio 5,339 UNITS 317 - 1,032 SQ.FT	2 BR 2,878 UNITS 730 - 3,481 SQ.FT
1 BR 5,787 UNITS 348 - 2,169 SQ.FT	3 BR+ 292 UNITS 985 - 4,069 SQ.FT



Expected supply 2026
4,986 UNITS

Service charges range
10 – 20 AED/SQ.FT



Top 20 projects by inventory

PROJECT NAME	AVG. PRICE/SQ.FT (AED)	AVG. NEW LEASE PRICE/SQ.FT (AED)	IMPLIED GROSS YIELD	
BEVERLY BOULEVARD	1,838	141		7.7%
OXFORD GARDENS	1,818	145		8.0%
VINCITORE BENESSERE	1,756	132		7.5%
PRIME GARDENS	1,723	119		6.9%
TORINO BY ORO24	1,675	145		8.7%
FLOAREA RESIDENCE	1,646	126		7.7%
LEGACY BY SUNRISE	1,586	127		8.0%
ELEVATE BY PRESCOTT	1,541	104		6.8%
SKYZ BY DANUBE	1,533	134		8.7%
SAMANA PARK VIEWS	1,532	116		7.6%
AVELON BOULEVARD	1,490	117		7.9%
JOYA BLANCA RESIDENCES	1,461	109		7.5%
UNIESTATE SUPREME RESIDENCE	1,456	103		7.1%
SAMANA HILLS	1,453	128		8.8%
ADHARA STAR	1,402	118		8.4%
ARJAN	1,384	105		7.6%
JEWELZ RESIDENCE	1,374	109		7.9%
2020 MARQUIS	1,311	91		6.9%
VINCITORE BOULEVARD	1,304	99		7.6%
BURJ VIEW RESIDENCE	1,297	119		9.1%

Sales performance | Secondary sales

326

Q1 2026

Total transactions

306M

Q1 2026

Transactions value

▲ 0.6%

Q4 2025 to Q1 2026

Δ Avg. price (AED/SQ.FT.)

▲ 16.6%

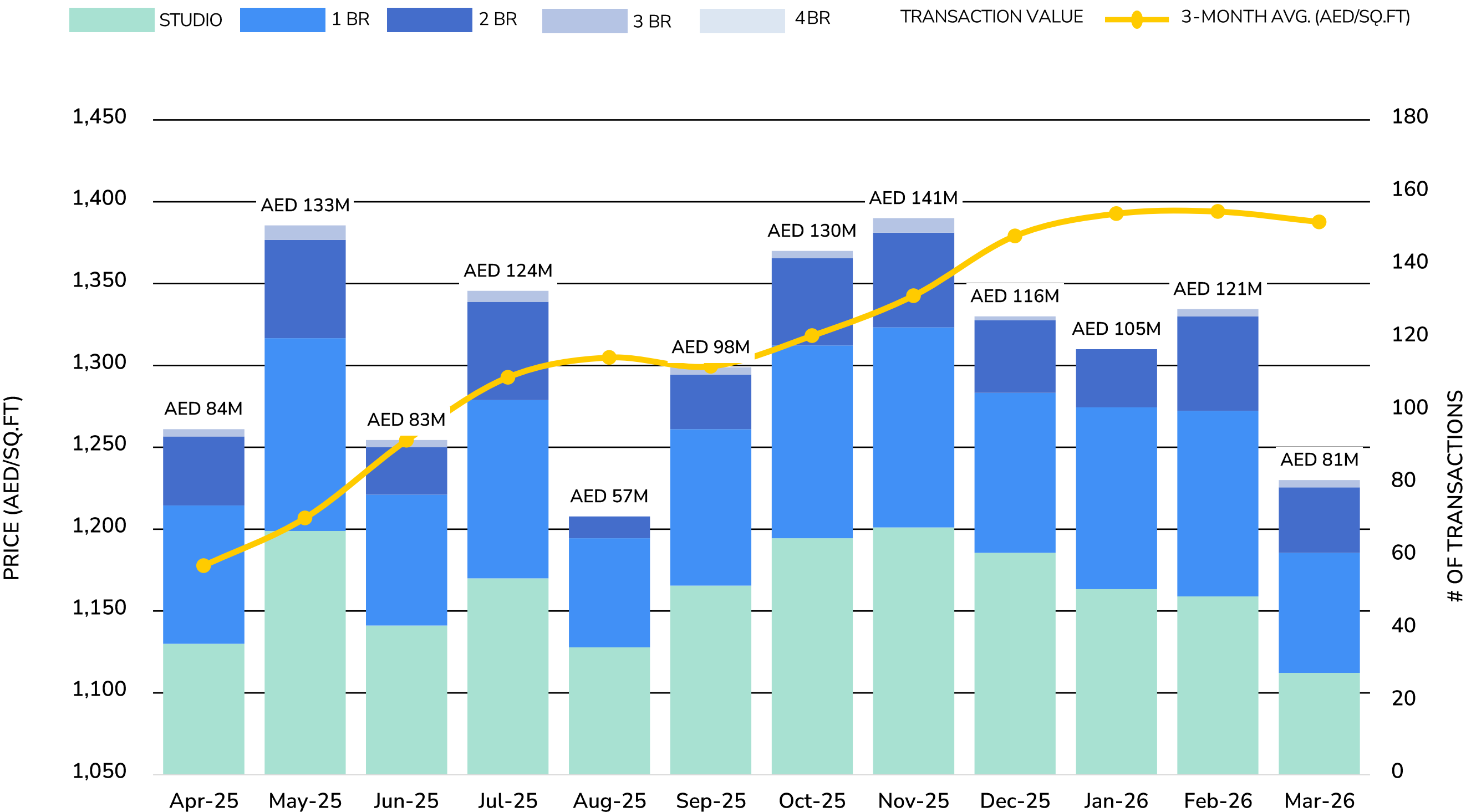
Q1 2025 to Q1 2026

Δ Avg. price (AED/SQ.FT.)

The average secondary sale price in Q1 2026 was **AED 1,384/sq.ft.**

Arjan sales prices were at **15.3% discount** to avg sales price in Dubai

3-month avg. price AED / sq.ft & # of transactions



Rental performance

8,067

Total active leases
55% new, 45% renewed

2,082

Q1 2026
Total transactions

538M

Active leases
Transaction value

66,733

Active leases
Avg. annual rent

97

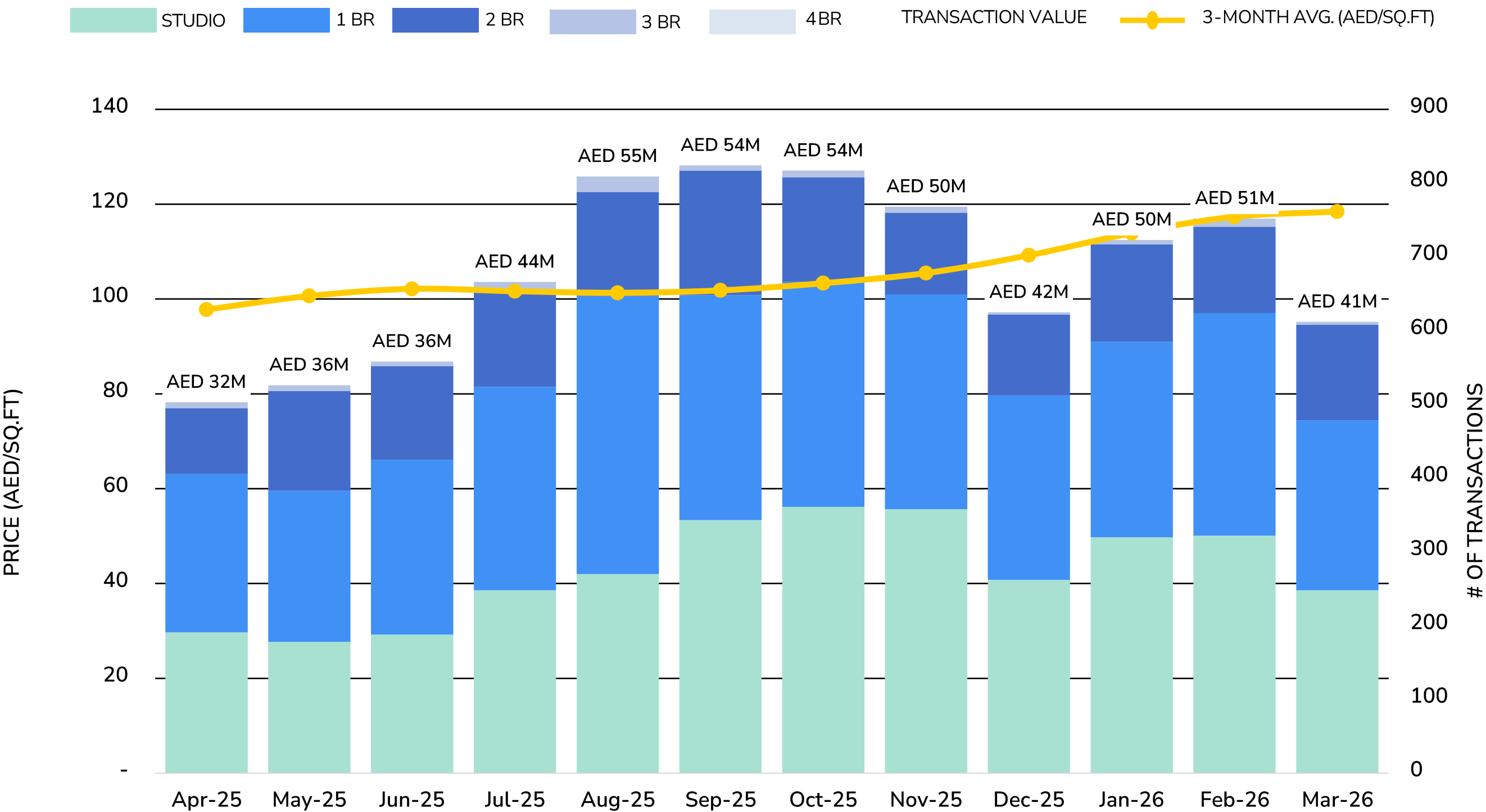
New active leases
Avg. rent/sq.ft

8.6%

Q1 2026
Avg. gross yield

With the average new rent per sq.ft recorded at AED 119/sq.ft and new average annual rent reached AED 69,939.

3-month avg. price AED / sq.ft & # of transactions



Rental performance – Q1 2026

56%

Neighbourhood long - term
rental occupancy

8.6%

Average gross yield

10.2%

Highest gross yield
3BR

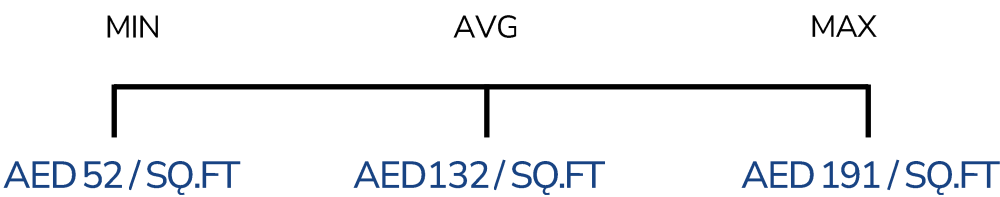
7.3%

Lowest gross yield
2BR

Rental performance for different room types:

Studio

Annual rent range
AED 35,550 – 77,000



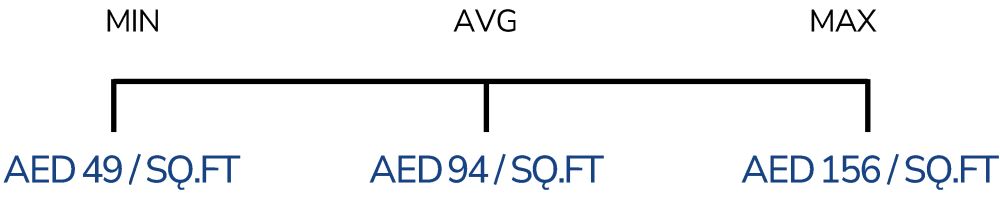
Average implied rent
AED 52,826

9.0%
Implied gross yield

8.0%
Implied net yield

2 BR

Annual rent range
AED 69,300 – 160,000



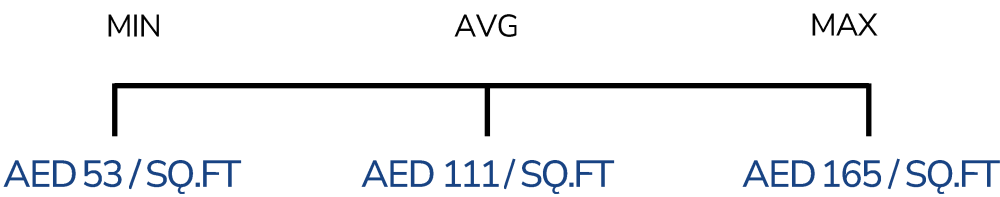
Average implied rent
AED 106,408

7.3%
Implied gross yield

6.0%
Implied net yield

1 BR

Annual rent range
AED 50,000 – 125,000



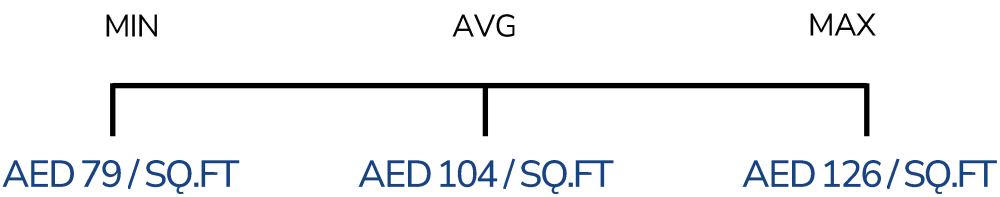
Average implied rent
AED 77,653

8.1%
Implied gross yield

6.8%
Implied net yield

3 BR

Annual rent range
AED 150,000 – 195,000



Average implied rent
AED 172,857

10.2%
Implied gross yield

8.6%
Implied net yield



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Detailed property condition reports to protect your asset and your rights. Including move-in/out reporting.

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Inventory reporting

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