



Dubai Marina

Neighbourhood research focus report

Q1 2026

Landlord-investor app for property investment management



Overview

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

Dubai Marina, a waterfront city, is a high-end neighbourhood in Dubai, consisting of more than 200 residential towers. It is consistently popular among investors for its luxury apartments.

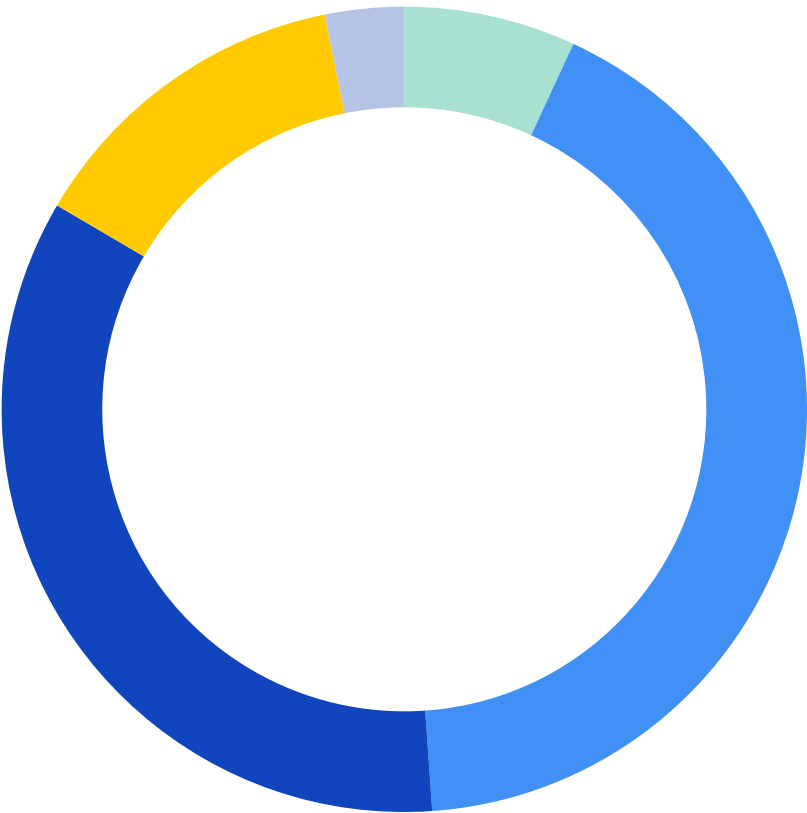
77% of Dubai Marina's inventory is made up of 1BR and 2BR apartments

Total ready units 29,696 UNITS

Studio 2,074 UNITS 328 - 2,672 SQ.FT	3 BR 4,023 UNITS 1,096 – 7,410 SQ.FT
1 BR 12,624 UNITS 484 - 5,859 SQ.FT	4 BR+ 952 UNITS 781 – 38,025 SQ.FT
2 BR 10,387 UNITS 674 – 8,798 SQ.FT	

Expected supply 2026
1,360 UNITS

Service charges range
10 – 41 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	
VIDA RESIDENCES	3,726	196		5.3%
5242	3,403	183		5.4%
LIV MARINA	3,373	207		6.1%
RESIDENCES AT MARINA GATE 2	3,131	172		5.5%
DUBAI MARINA MALL	3,082	213		6.9%
JUMEIRAH LIVING MARINA GATE	2,967	193		6.5%
MARINA STAR	2,814	193		6.9%
LIV RESIDENCE	2,734	157		5.8%
STUDIO ONE	2,696	163		6.0%
STELLA MARIS	2,503	149		5.9%
RESIDENCES AT MARINA GATE 1	2,499	163		6.5%
BAY CENTRAL WEST & CENTRAL	2,486	133		5.3%
SILVERENE	2,433	154		6.3%
MARINA QUAYS	2,352	122		5.2%
NO 9	2,330	166		7.1%
SPARKLE TOWERS	2,330	143		6.1%
CAYAN TOWER	2,300	142		6.2%
WEST AVENUE	2,174	137		6.3%
MARINA LIVING	2,075	173		8.3%
DUBAI MARINA	2,046	122		6.0%

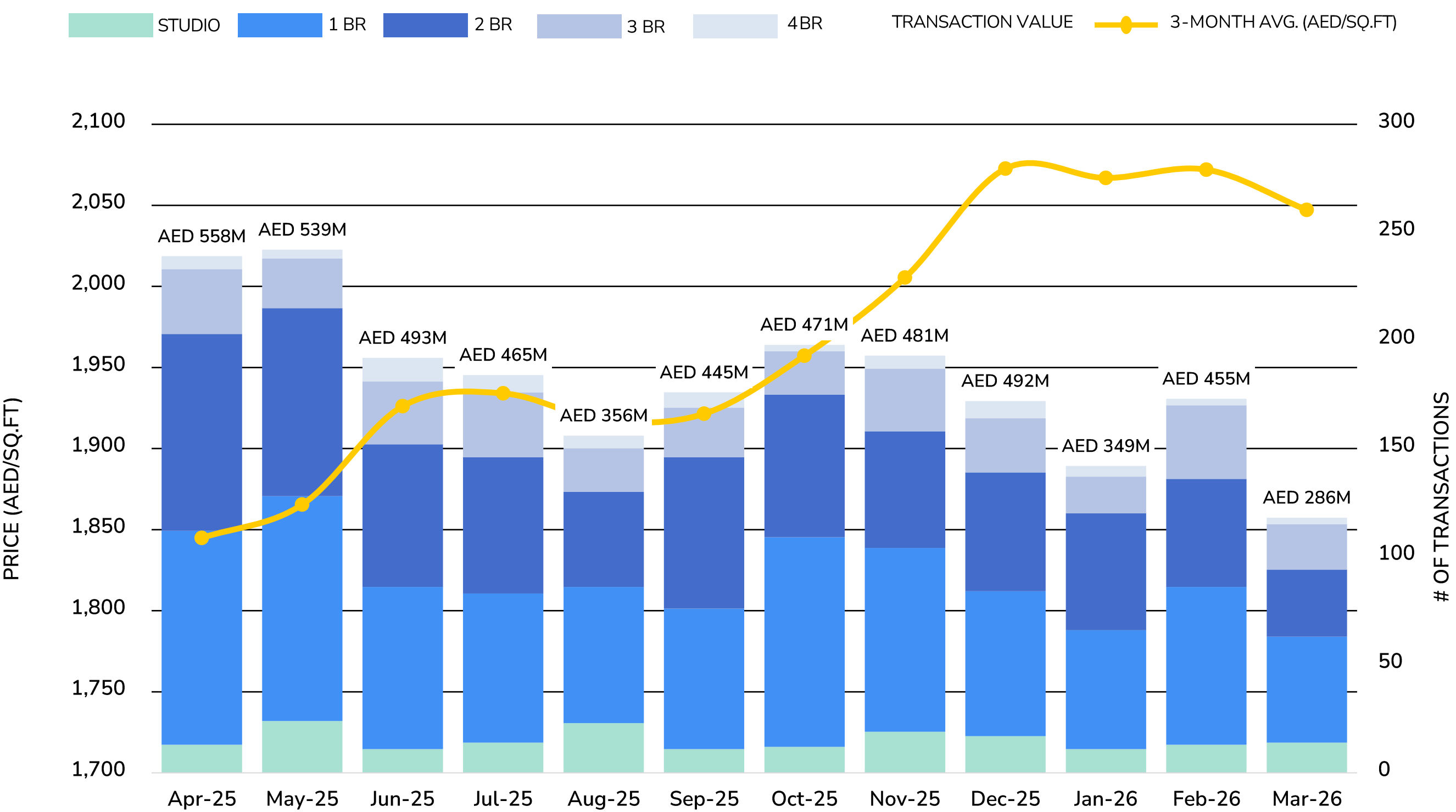
Sales performance | Secondary sales



The average secondary sale price in Q1 2026 was **AED 2,046/sq.ft.**

Dubai Marina sales prices were at **25.1% premium** to avg sales price in Dubai

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



Rental performance

13,111

Total active leases
50% new, 50% renewed

2,899

Q1 2026
Total transactions

1.8B

Active leases
Transaction value

134,429

Active leases
Avg. annual rent

118

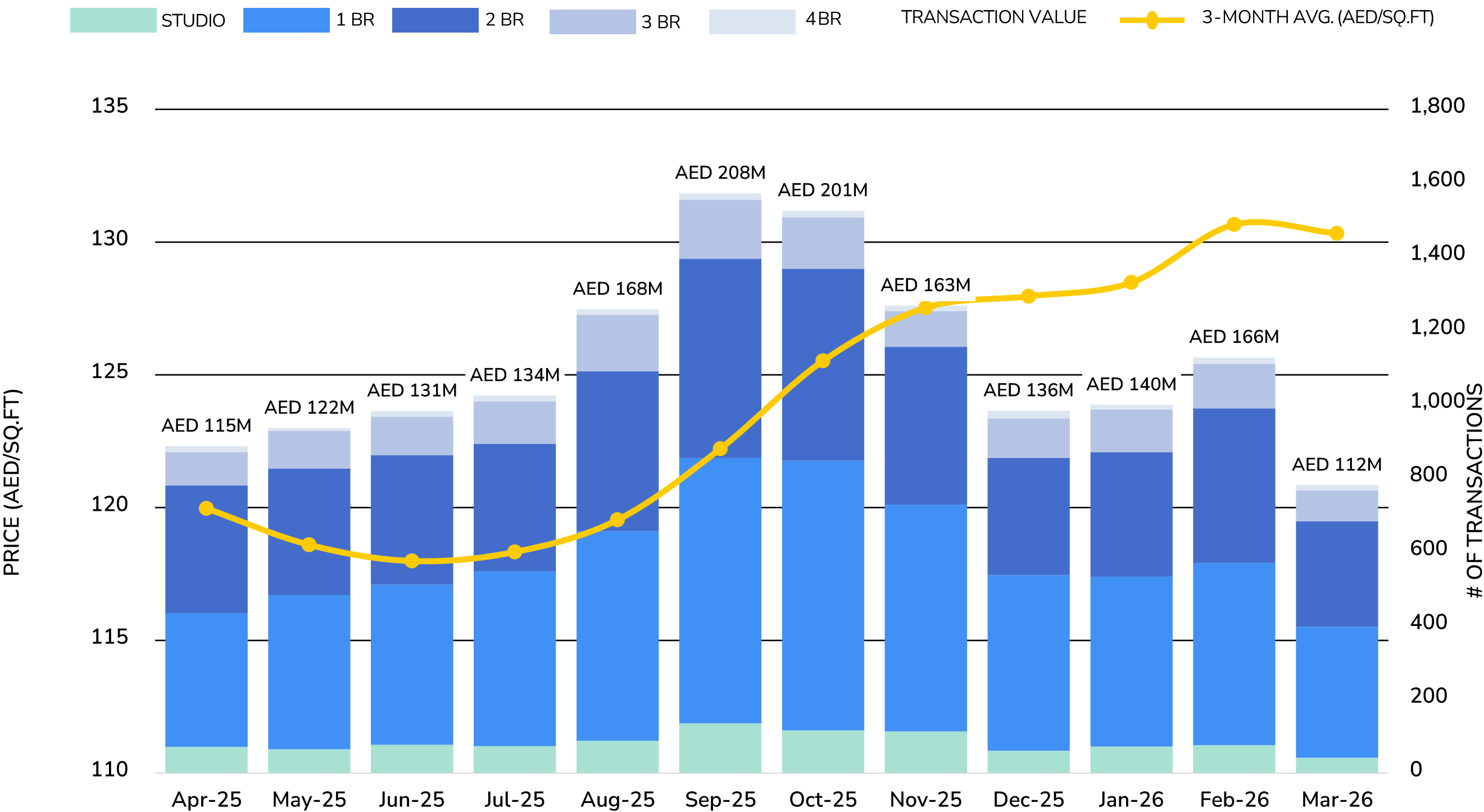
New active leases
Avg. rent/sq.ft

6.4%

Q1 2026
Avg. gross yield

With the average new rent per sq.ft recorded at AED 131/sq.ft and new average annual rent reached AED 151,018.

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



Rental performance – Q1 2026

44%

Neighbourhood long - term
rental occupancy

6.7%

Average gross yield

7.4%

Highest gross yield
3BR

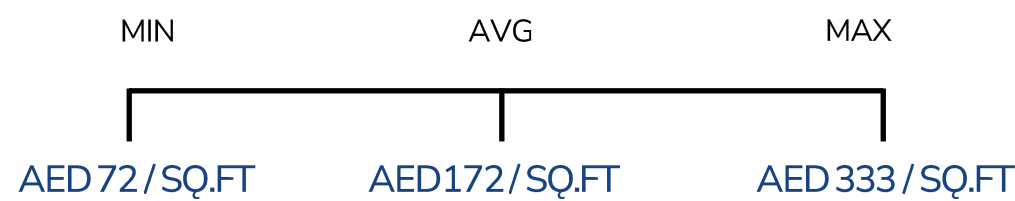
5.9%

Lowest gross yield
2BR

Rental performance for different room types:

Studio

Annual rent range
AED 48,300 – 180,000



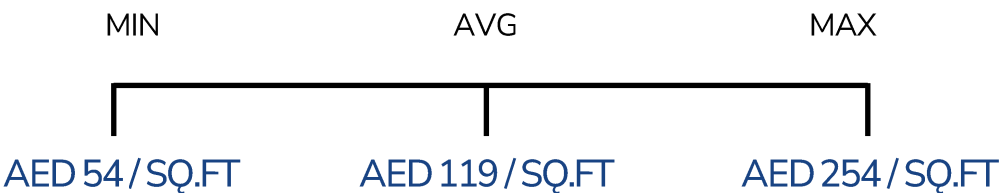
Average implied rent
AED 77,364

6.8%
Implied gross yield

6.2%
Implied net yield

2 BR

Annual rent range
AED 93,000 – 335,000



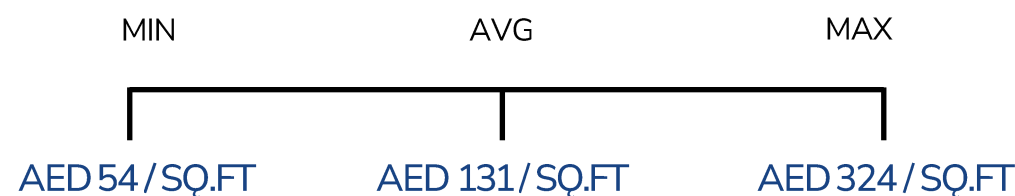
Average implied rent
AED 160,176

5.9%
Implied gross yield

5.1%
Implied net yield

1 BR

Annual rent range
AED 66,412 – 322,000



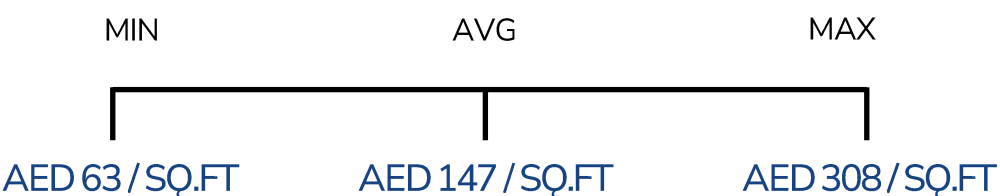
Average implied rent
AED 107,903

6.5%
Implied gross yield

5.8%
Implied net yield

3 BR

Annual rent range
AED 130,000 – 581,000



Average implied rent
AED 303,805

7.4%
Implied gross yield

6.6%
Implied net yield



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