Arjan

Neighbourhood research focus report

Q2 2026

Landlord-investor app for property investment management

Overview

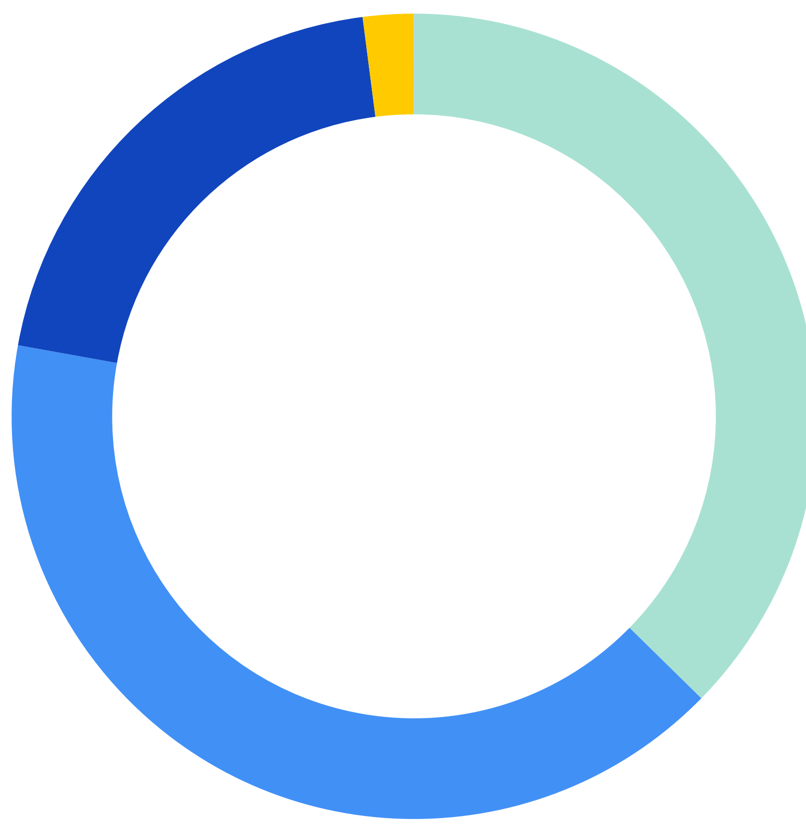
This report analyses the investment activity and performance of **Arjan** in Q2 2026.

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
- 1 BR | 5,787 UNITS
  348 - 2,169 SQ.FT
- 2 BR | 2,878 UNITS
  730 – 3,481 SQ.FT
- 3 BR | 290 UNITS
  985 – 4,069 SQ.FT
- 4 BR+ | 2 UNITS
  2,406 – 2,819 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
OXFORD GARDENS	1,845	129	7.0%
BEVERLY BOULEVARD	1,788	120	6.7%
FLOAREA RESIDENCE	1,745	121	6.9%
TORINO BY ORO24	1,660	136	8.2%
VINCITORE BENESSERE	1,642	120	7.3%
SKYZ BY DANUBE	1,545	114	7.4%
ELEVATE BY PRESCOTT	1,501	107	7.1%
SAMANA HILLS	1,478	122	8.3%
JOYA BLANCA RESIDENCES	1,428	105	7.3%
ARJAN	1,398	101	7.2%
MIRACLZ TOWER	1,345	103	7.6%
VINCITORE BOULEVARD	1,298	97	7.5%
NAS3	1,217	97	7.9%
THE WINGS	1,180	82	6.9%
ELZ RESIDENCE	1,172	103	8.8%
GENESIS	1,145	89	7.8%
RESORTZ RESIDENCE	1,137	94	8.2%
JEWELZ RESIDENCE	1,074	100	9.3%
SIRAJ TOWER	1,064	79	7.4%
LINCOLN PARK	997	82	8.2%
ORION BUILDING	933	81	8.7%

Sales performance | Secondary sales

262
Q2 2026
Total transactions

266M
Q2 2026
Transactions value

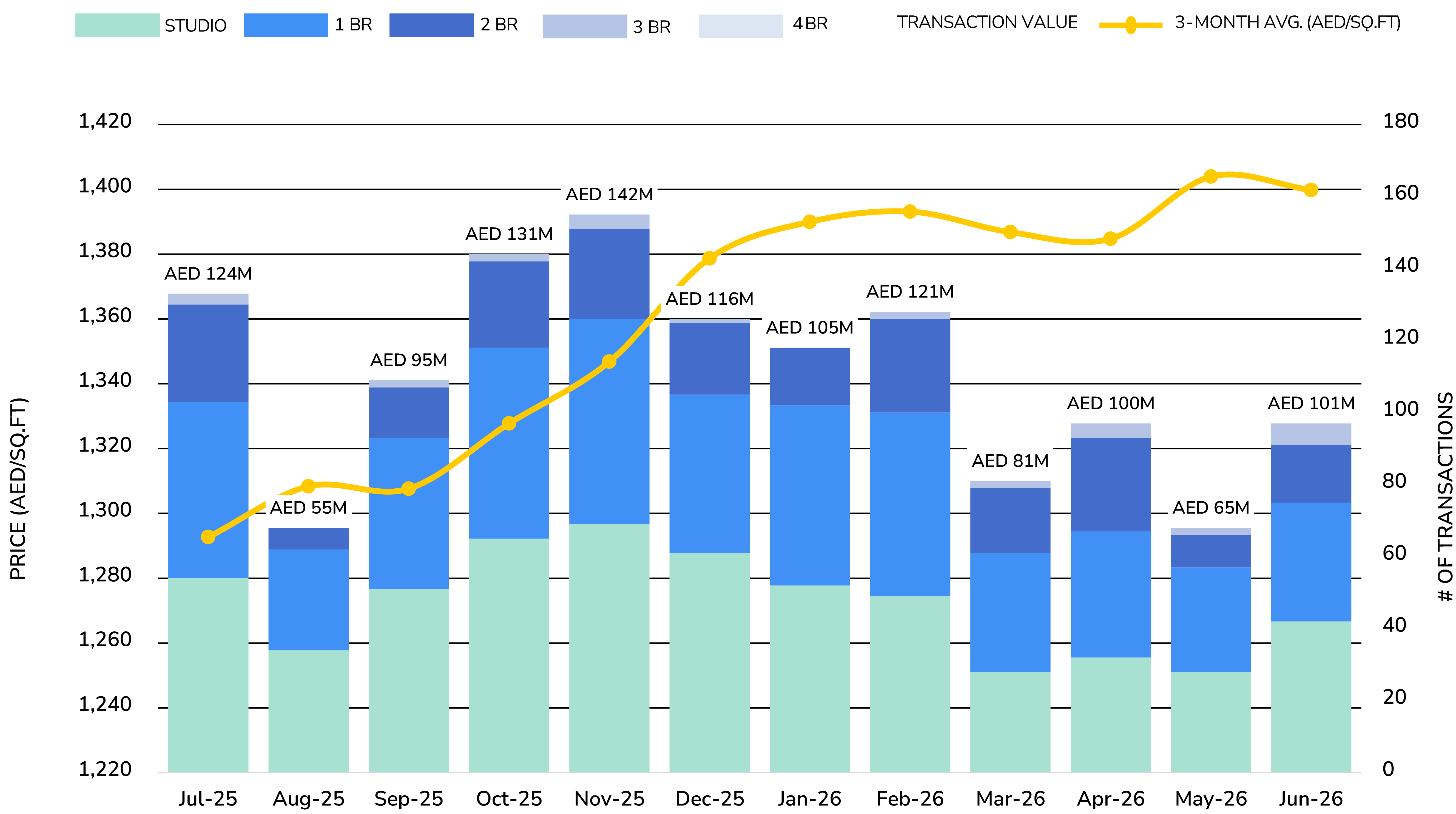
▲ **1%**
Q1 2026 to Q2 2026
Δ Avg. price (AED/SQ.FT.)

▲ **11.6%**
Q2 2025 to Q2 2026
Δ Avg. price (AED/SQ.FT.)

The average secondary sale price in Q2 2026 was AED 1,398/sq.ft.

Arjan sales prices were at 11.3% discount to avg sales price in Dubai

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



Rental performance

8,531
Total active leases
54% new, 46% renewed

1,899
Q2 2026
Total transactions

563M
Active leases
Transaction value

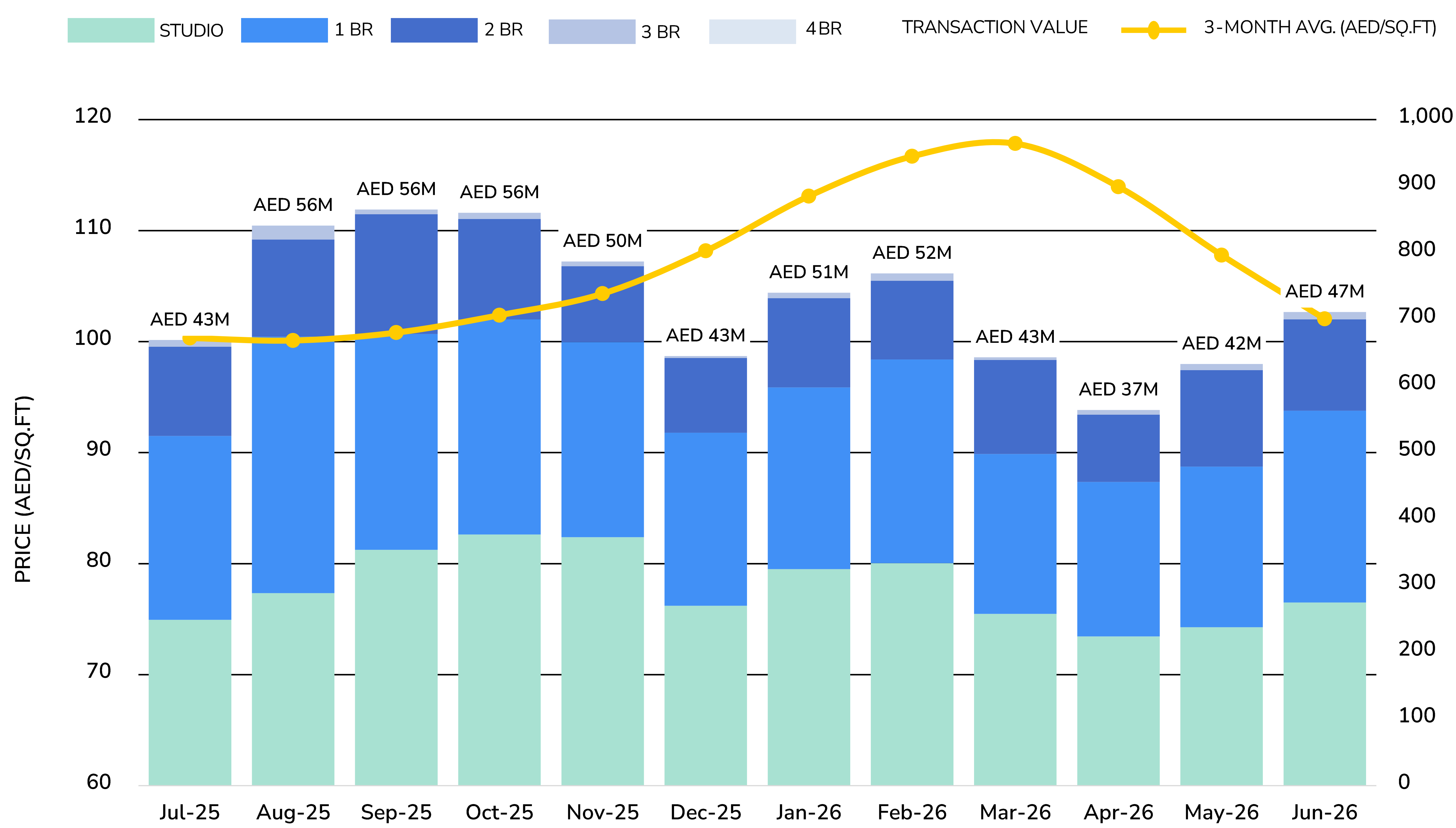
65,983
Active leases
Avg. annual rent

96
New active leases
Avg. rent/sq.ft

▼ 13.9%
Q1 2026 to Q2 2026
Δ Avg. rent (AED/SQ.FT.)

With the average new rent per sq.ft recorded at AED 101/sq.ft and new average annual rent reached AED 67,801, with an average gross yield of 7.3%.

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



Rental performance – Q1 2026

60%	6.8%	7.8%	5.9%
Neighbourhood long - term rental occupancy	Average gross yield	Highest gross yield Studio	Lowest gross yield 3BR

Rental performance for different room types:

Studio

Annual rent range
AED 24,932 – 72,000

MIN	AVG	MAX
AED 52 / SQ.FT	AED111 / SQ.FT	AED 175 / SQ.FT

Average implied rent
AED 46,945

7.8%	6.8%
Implied gross yield	Implied net yield

1 BR

Annual rent range
AED 45,600 – 110,000

MIN	AVG	MAX
AED 57 / SQ.FT	AED 98 / SQ.FT	AED 144 / SQ.FT

Average implied rent
AED 72,292

7.1%	6.1%
Implied gross yield	Implied net yield

2 BR

Annual rent range
AED 65,000 – 300,000

MIN	AVG	MAX
AED 37 / SQ.FT	AED 86 / SQ.FT	AED 176 / SQ.FT

Average implied rent
AED 103,485

6.3%	5.3%
Implied gross yield	Implied net yield

3 BR

Annual rent range
AED 90,000 – 177,561

MIN	AVG	MAX
AED 72 / SQ.FT	AED 81 / SQ.FT	AED 97 / SQ.FT

Average implied rent
AED 134,517

5.9%	5.4%
Implied gross yield	Implied net yield

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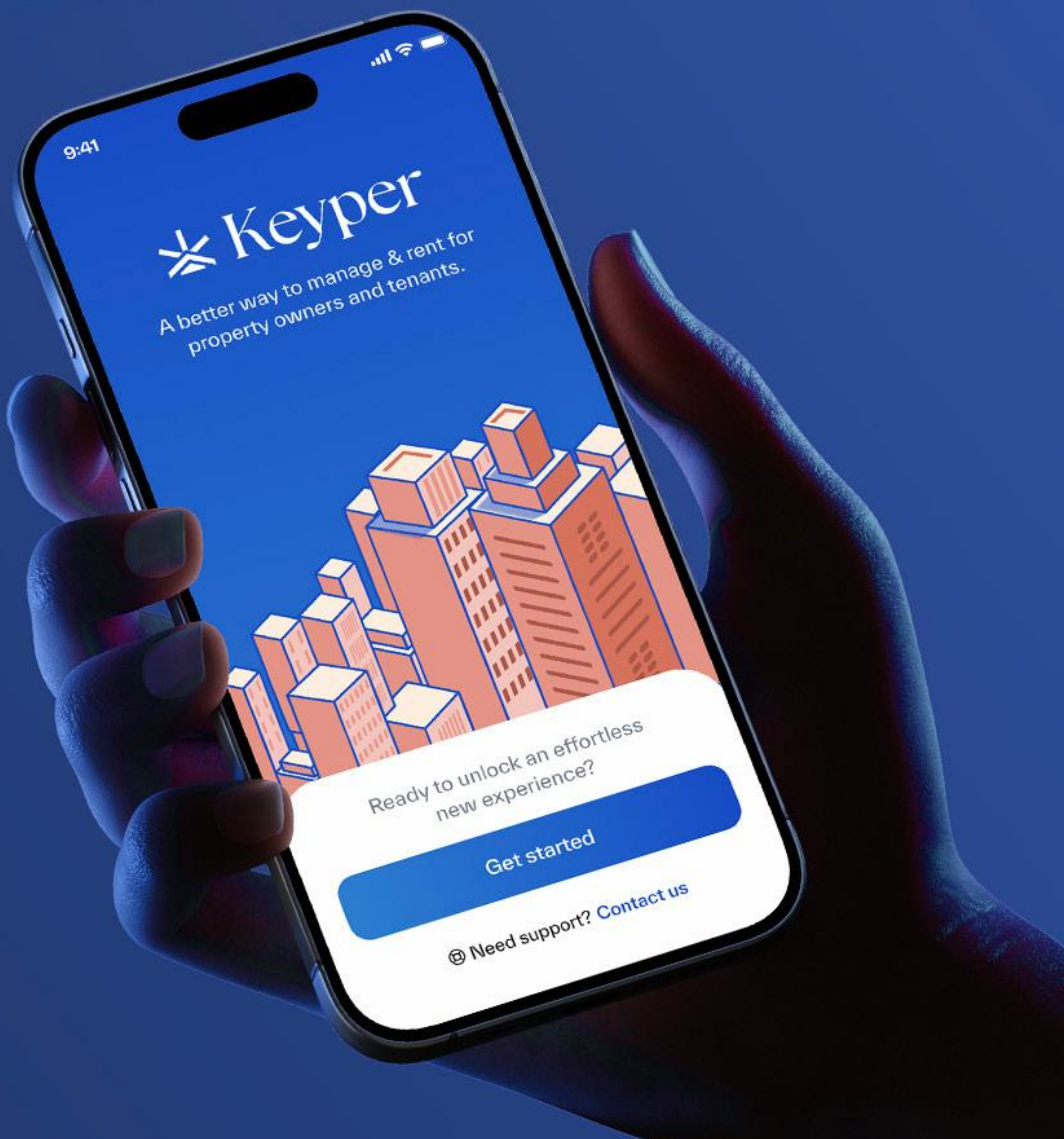

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