



Business Bay

Neighbourhood research focus report

Q2 2026

Landlord-investor app for property investment management



Overview

This report analyses the investment activity and performance of Business Bay in Q2 2026.

Business Bay is a contemporary financial district packed with corporate high-rises, stylish apartment buildings and numerous iconic hotels. Business Bay is also an attraction for investors seeking good returns.

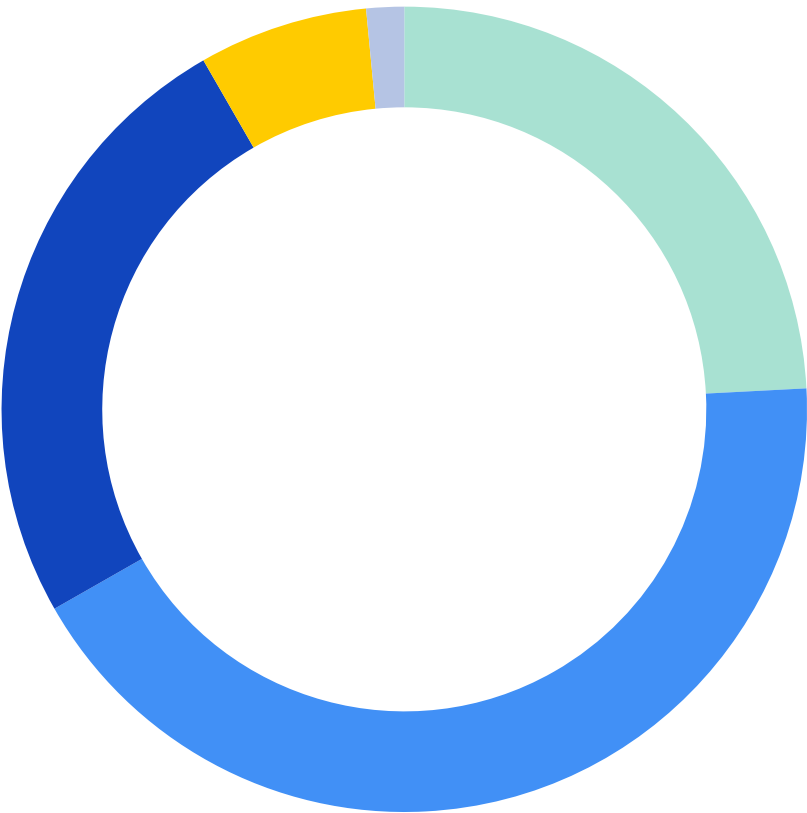
68% of Business Bay's inventory is made up of 1BR and 2BR apartments

Total ready units 30,052 UNITS

Studio 7,403 UNITS 306 – 2,239 SQ.FT	3 BR 2,082 UNITS 1,238 – 10,977 SQ.FT
1 BR 13,043 UNITS 410 – 17,905 SQ.FT	4 BR+ 464 UNITS 1,222 – 32,294 SQ.FT
2 BR 7,636 UNITS 703 – 7,693 SQ.FT	

Expected supply 2026
12,164 UNITS

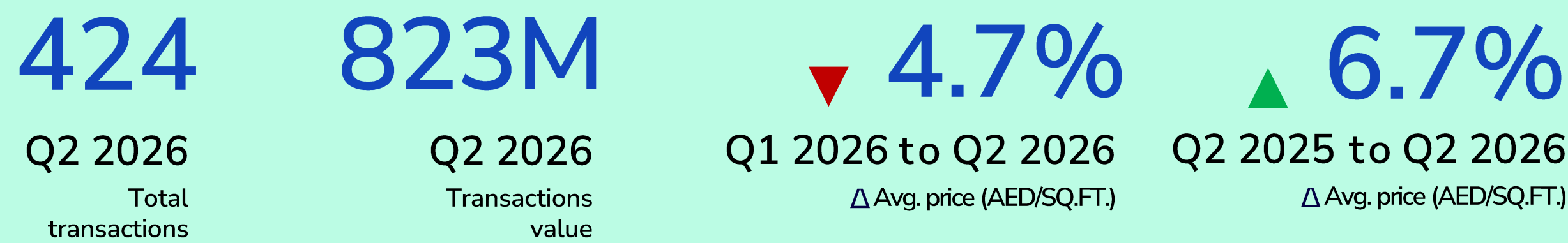
Service charges range
10 – 42 AED/SQ.FT



Top 20 projects by inventory

PROJECT NAME	AVG. PRICE/SQ.FT (AED)	AVG. NEW LEASE PRICE/SQ.FT (AED)	IMPLIED GROSS YIELD	
UPSIDE LIVING	3,271	157		4.8%
PENINSULA ONE	2,726	159		5.8%
PENINSULA THREE	2,662	151		5.7%
MAG 318	2,464	145		5.9%
VERA TOWER	2,266	126		5.6%
URBAN OASIS	2,214	120		5.4%
PRIVE BY DAMAC	2,161	134		6.2%
PARAMOUNT TOWER	2,066	126		6.1%
REVA RESIDENCES	2,050	134		6.5%
ZADA TOWER	1,992	142		7.2%
BUSINESS BAY	1,932	120		6.2%
AL HABTOOR CITY	1,824	104		5.7%
BAYZ TOWER	1,816	115		6.3%
AYKON CITY 2	1,763	123		7.0%
NOBLES	1,647	118		7.2%
CHURCHILL TOWER	1,552	86		5.6%
MERANO TOWER	1,453	108		7.5%
MAJESTINE	1,443	109		7.5%
DAMAC TOWERS	1,438	93		6.5%
AG TOWER	1,426	102		7.1%
ELITE BUSINESS BAY RESIDENCE	1,385	102		7.3%

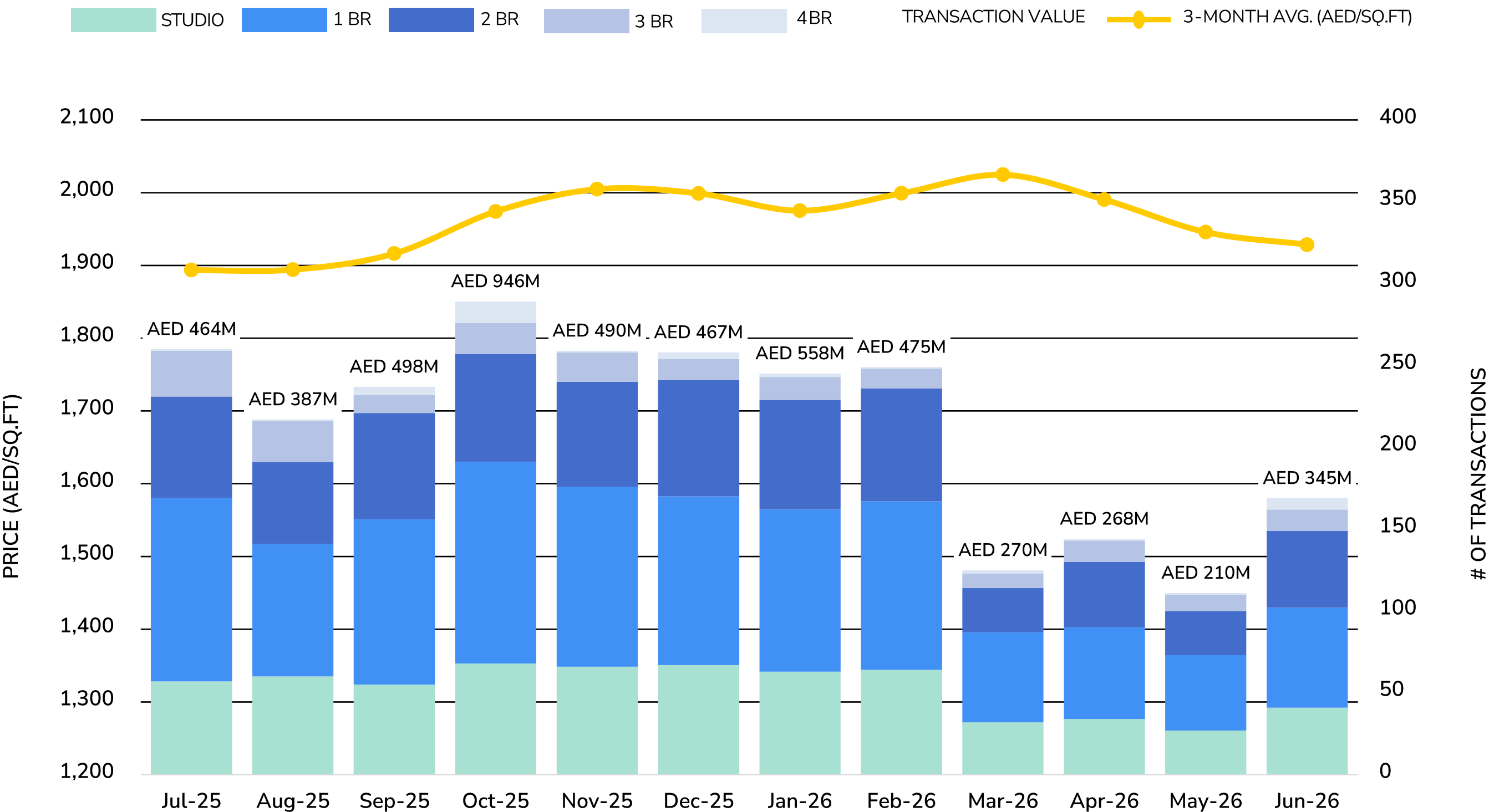
Sales performance | Secondary sales



The average secondary sale price in Q2 2026 was **AED 1,932/sq.ft.**

Business Bay sales prices were at **22.7% premium** to avg sales price in Dubai

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



Rental performance

14,426

Total active leases
58% new, 42% renewed

2,719

Q2 2026
Total transactions

1.6B

Active leases
Transaction value

108,192

Active leases
Avg. annual rent

123

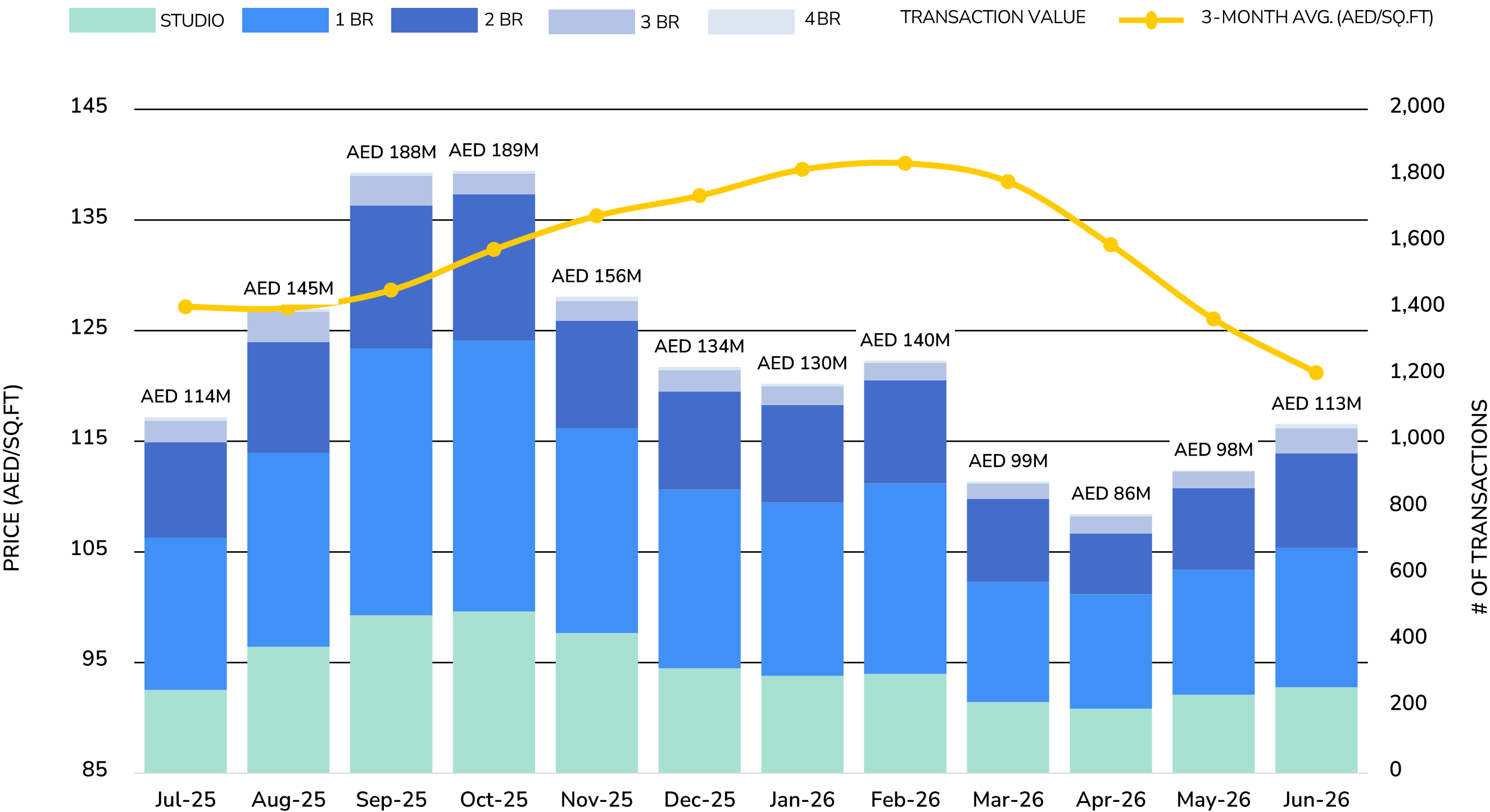
New active leases
Avg. rent/sq.ft

▼ 13.6%

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

With the average new rent per sq.ft recorded at AED 120/sq.ft and new average annual rent reached AED 109,294, with an average gross yield of 6.2%.

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



Rental performance – Q1 2026

48%

Neighbourhood long - term
rental occupancy

6.2%

Average gross yield

6.4%

Highest gross yield
3BR

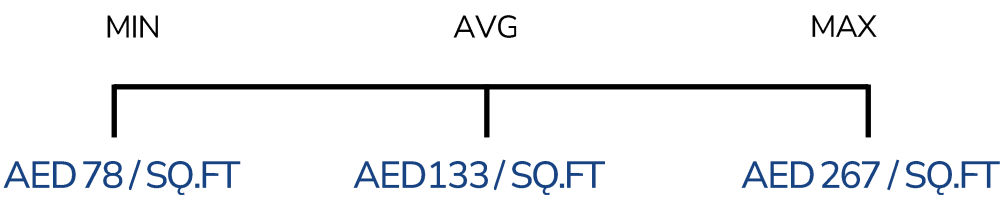
5.9%

Lowest gross yield
2BR

Rental performance for different room types:

Studio

Annual rent range
AED 39,781 – 135,000



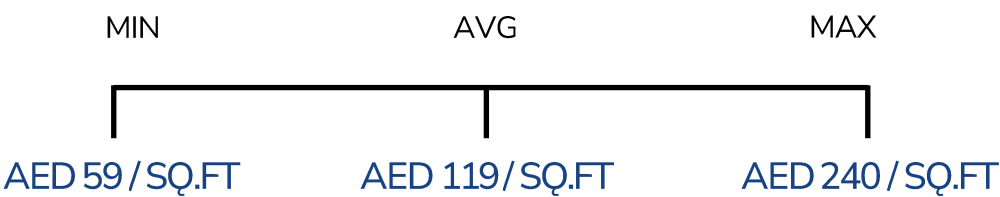
Average implied rent
AED 63,372

6.2%
Implied gross yield

5.3%
Implied net yield

1 BR

Annual rent range
AED 58,000 – 299,178



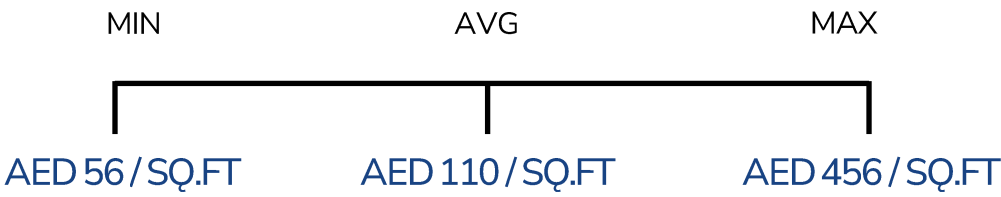
Average implied rent
AED 89,470

6.3%
Implied gross yield

5.3%
Implied net yield

2 BR

Annual rent range
AED 78,528 – 1,200,000



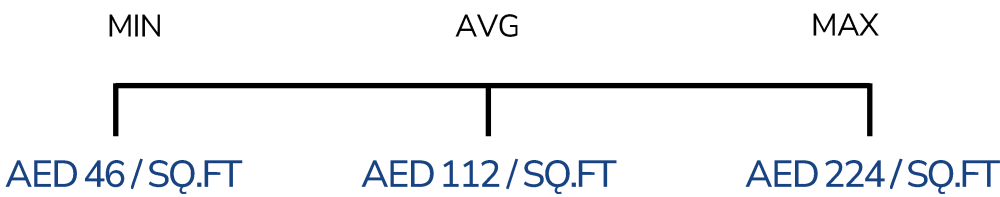
Average implied rent
AED 140,122

5.9%
Implied gross yield

4.9%
Implied net yield

3 BR

Annual rent range
AED 115,000 – 700,000



Average implied rent
AED 236,628

6.4%
Implied gross yield

5.5%
Implied net yield



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