

DUBAI MARINA

The complete guide to Dubai's most-traded waterfront district — a community that is already built, already tenanted, and priced in August 2026 as a resale market rather than a promise.

4.9 KM²

BUILT SINCE 2003

AED 2,315

AVG. PER SQ FT, JUL 2026

94.5%

OF RESALE IS READY STOCK

5.4–6.7%

GROSS YIELD RANGE

WHAT IS INSIDE

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AT A GLANCE

2003 MASTER PLAN BEGUN Emaar · HOK Canada	200+ RESIDENTIAL TOWERS Widely cited; no official count
70,550 RESIDENTS, 2024 Dubai Statistics Centre	550+ YACHT BERTHS Dubai Marina Yacht Club
2,422 SALES, TRAILING 12 MONTHS DLD via Property Finder, Aug 2026	3rd BUSIEST RESALE MARKET IN DUBAI H1 2026, after JVC and Business Bay

Figures are the most recent available at the time of writing (August 2026) and are sourced on page 24. Renders and interiors are drawn from Emaar’s Vida Residences Dubai Marina brochure and are indicative only.

PART ONE

THE COMMUNITY

Dubai Marina does not need to be imagined. It was finished while other districts were still renders. What follows is what is actually there in 2026 — the water, the towers, the transport, the gaps in the master plan, and the fire history that a buyer has to price.

THE PROPOSITION

A DISTRICT THAT IS ALREADY FINISHED

Dubai Marina is a 4.9 square-kilometre canal city cut into the coast at Interchange 5, begun by Emaar in 2003 to a master plan by HOK Canada and modelled on False Creek in Vancouver. It is registered with the Land Department as **Marsa Dubai** — a naming detail that matters the moment you start comparing transaction data.

Roughly 70,550 people lived here at the last official count, in something over two hundred towers around a 3.5 kilometre man-made waterway. More than twelve per cent of the land is public space, most of it water and about eight kilometres of landscaped walkway. The phase II cluster was designated by the Council on Tall Buildings and Urban Habitat as the **world's tallest residential city block**.

That maturity is the entire investment thesis, and it inverts the usual Dubai pitch. There is no catalyst to wait for and no render to trust. In the first half of 2026, **94.5% of resale transactions here were completed, tenanted stock** — in a city where 68–71% of all sales were off-plan. You are buying a rent roll and a service-charge history, not a payment plan.

4.9 km²

TOTAL FOOTPRINT

2003

FIRST PHASE BEGUN

3.5 km

MAN-MADE CANAL



LOCATION & ACCESS

WHERE IT SITS, AND HOW YOU LEAVE IT



Dubai Marina is the best-connected residential district in the city and the most congested. Two Red Line metro stations and eleven tram stops sit inside or on its edge, and the whole grid feeds onto Sheikh Zayed Road through a small number of ramps at Interchange 5. Residents rate transport a strength and traffic and parking a weakness in the same breath — both are true.

GETTING OUT

Dubai Mall & Downtown	18 min
Palm Jumeirah	10 min
Dubai International (DXB)	~25 min
Media City & DIFC	15–20 min
Sheikh Zayed Road, from inside	~6 min

Broker-published and mapping-tool figures, off-peak. No sourced drive time to Al Maktoum International or Expo City exists; check at the time of viewing.

RAIL AND TRAM, TODAY

Metro Red Line — Sobha Realty station (opened April 2010; renamed from Damac Properties in August 2021) and DMCC station. **Dubai Tram** — opened November 2014, 10.6 km and eleven stations, AED 3 flat fare, 06:00–01:00. It was the world’s first tram network with platform screen doors and runs on ground-level power, so there are no overhead wires. It interchanges with both metro stations and, out-of-station, with the Palm monorail.

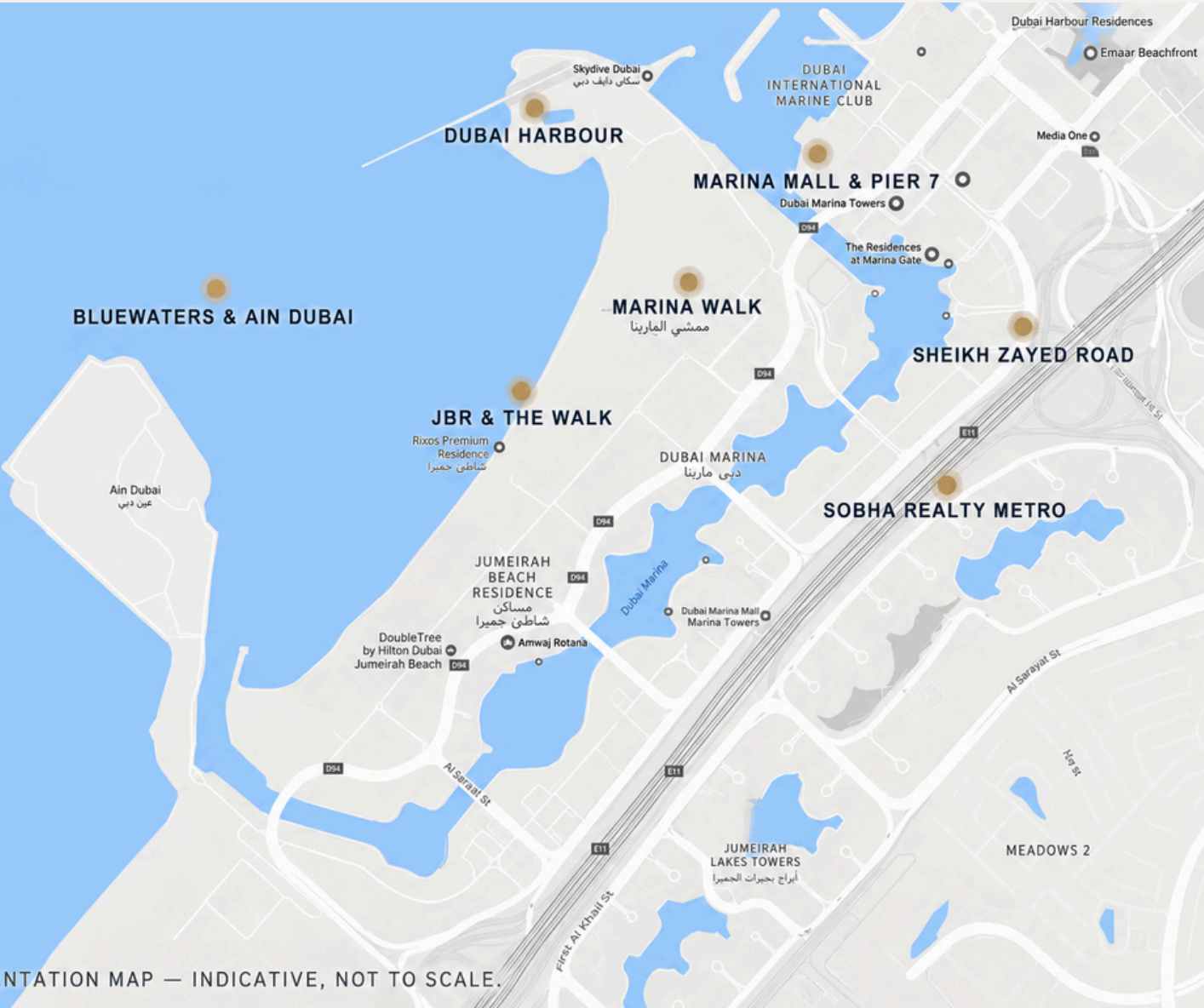
CORRECT A COMMON ERROR

The **Metro Blue Line** does not serve Dubai Marina. Several property sites say it will. The 2029 line runs Al Jaddaf–Creek Harbour–International City–Academic City; none of its fourteen stations is in or near the Marina. Do not underwrite a rail catalyst here — the Marina already has its rail. The infrastructure event that is coming is the 1,500 m Dubai Harbour bridge off Interchange 5, due Q3 2026.

THE MASTER PLAN

CLUSTER BY CLUSTER

Emaar Community Management recognises seven sub-communities inside Dubai Marina. Everything else that carries the Marina name – JBR, Bluewaters, the independent towers of the phase II block – belongs to other developers on different standards. Knowing which is which explains most of the price spread on page 18.



CLUSTER	CHARACTER	BUILT
Dubai Marina Towers	Emaar phase I, six towers	2003-06
Al Sahab	Twin towers, largest bay	2005
Al Majara	Low-rise, waterside	2005
Marina Promenade	Six towers, podium gardens	2008
Marina Quays	East, West, North	2012
Park Island	Four towers, park-facing	2010s
52 42	Newest Emaar pair	2020s
Jumeirah Beach Residence	Dubai Properties · 40 towers	2010
Bluewaters Island	Meraas · 10 buildings	2019
The phase II block	Independent supertall towers	2008-13

Read it this way: the Emaar clusters are low-rise, podium-gardened and consistently managed. The phase II supertalls are taller, cheaper per square foot, and carry the district’s façade and service-charge risk. They are two different products sold under one postcode.

Naming trap: “Marina Residences” is a Nakheel project on Palm Jumeirah, not in Dubai Marina. “Marina Park” is a six-storey residential building, not a park.

THE WATERFRONT

THE WALK, THE WATER AND THE YACHT CLUB

Seven kilometres of continuous promenade wrap a canal lined with more than 550 berths. Unlike almost every other Dubai community, the public realm here was finished two decades ago and has had time to fill in. It is the reason waterfront-facing units let faster and hold a durable premium over the identical layout facing the road.



- **Dubai Marina Yacht Club** — 5 Gold Anchor rated, four basins, 550+ berths
- **Dubai Marina Mall** — open since 2008, 140 outlets, Waitrose, Reel Cinemas
- **Pier 7** — seven storeys, one restaurant per floor, on the mall's waterfront
- **XLine and Skydive Dubai** — a 170 m zipline over the canal, and the coastal dropzone

THE WESTERN EDGE

JBR, THE BEACH AND BLUEWATERS

Jumeirah Beach Residence sits inside Dubai Marina but was built by Dubai Properties, not Emaar: 1.7 kilometres of seafront, forty towers, 6,917 apartments, delivered in 2010 for AED 6 billion. It is the largest single development in the district and the reason the Marina has a beach at all.



THE WALK & THE BEACH

The Walk at JBR opened in 2008; The Beach, by Meraas, followed in 2014 with roughly seventy retail and dining units across four plazas, a 600 metre running track and free public beach access. Between them they carry most of the district's evening footfall. Visitor parking is paid — AED 20 an hour at The Beach, with three hours free on a AED 100 spend.

BLUEWATERS ISLAND

Meraas' island opposite JBR, linked by highway and a pedestrian bridge. Bluewaters Residences — ten buildings, 698 apartments, seventeen townhouses — completed in February 2019, alongside Caesars Palace Bluewaters and Cove Beach. One launch remains live, Bluewaters Bay, with handover indicated for 2027.

AIN DUBAI, IN 2026

The 250 metre observation wheel closed in 2022 and reopened to the public on 26 December 2024 after a two-year hiatus. As of August 2026 it is operating and selling tickets, with a 38-minute rotation. Expect episodic same-day closures for weather and precautionary reasons — there were several in 2026. Check on the day.

THE BUILDINGS

THE TALLEST RESIDENTIAL BLOCK IN THE WORLD

CTBUH gave the phase II cluster that designation, and it is not marketing. Six towers here have held or hold a world or national height record. For a buyer the practical consequence is unglamorous: extreme height means more lifts, more façade, more pumping and more maintenance – which is where service charges and remediation risk come from.

TOWER	HEIGHT	FLOORS	DONE	NOTE
Marina 101	425 m	101	disputed	2nd tallest in the UAE. See caution below
Princess Tower	413.4 m	101	2012	World's tallest residential 2012–15 · 763 units
23 Marina	392.8 m	88	—	57 pools; a private lift per duplex
Elite Residence	380.5 m	87	2012	695 apartments
Ciel Dubai Marina	377 m	82	2025	World's tallest hotel · 1,004 keys · IHG
The Marina Torch	352 m	86	2011	676 apartments · two major fires
DAMAC Heights	335.1 m	88	2018	Aedas · 640 apartments
Ocean Heights	310 m	83	2010	DAMAC · Bromberg / Aedas twist
Cayan Tower	306 m	75	2013	SOM · 90° twist, 1.2° per floor
Sulafa Tower	288 m	75	2010	704 apartments · recladded
Marina Pinnacle	280 m	67	2011	764 units · fire June 2025

Marina 101 — unresolved. Construction stalled at 97% and lenders took control of the project in 2019. The most recent credible reporting, from December 2024, has owners still waiting on final RERA approvals. **No source confirms a completion certificate or handover as of August 2026.** Units are listed for sale. Verify status through Dubai REST before transacting on anything in this building.

EVERYDAY LIFE

WHAT IS HERE — AND WHAT IS NOT



RETAIL IS GENUINELY STRONG

Three twenty-four-hour supermarkets sit inside the district — Carrefour at Silverene, Choithrams at Marina Promenade and Al Maya at Dream Tower 1 — alongside Spinneys on Marina Walk, Waitrose in the mall and Grandiose at Marina Promenade. Fitness First anchors Marina Gate; F45, NRG, DRYP and half a dozen boutique studios fill in around it. Day-to-day, this is one of the few Dubai communities where a car is genuinely optional.

THERE IS NO SCHOOL

Not one K-12 school lies inside Dubai Marina or JBR. There are three nurseries in the Marina and eight in JBR, and that is the extent of it. The closest school of any kind is Emirates International School Meadows, 2.4 km away; Dubai British School and Dubai International Academy at Emirates Hills are 4.1 and 4.2 km. For a family buyer this is the single biggest drawback of the district and it should be said plainly rather than worked around.

AND NO HOSPITAL

Everything medical inside the Marina is outpatient — King's Marina Medical Centre at Marina Gate, Emirates Hospital Clinic, two Medcare centres, an NMC paediatric clinic. The nearest twenty-four-hour emergency rooms are all in Al Barsha, roughly ten to fifteen minutes out: Saudi German (316 beds), Al Zahra (187) and Mediclinic Parkview, which has a dedicated paediatric ER.

THE OTHER GAP

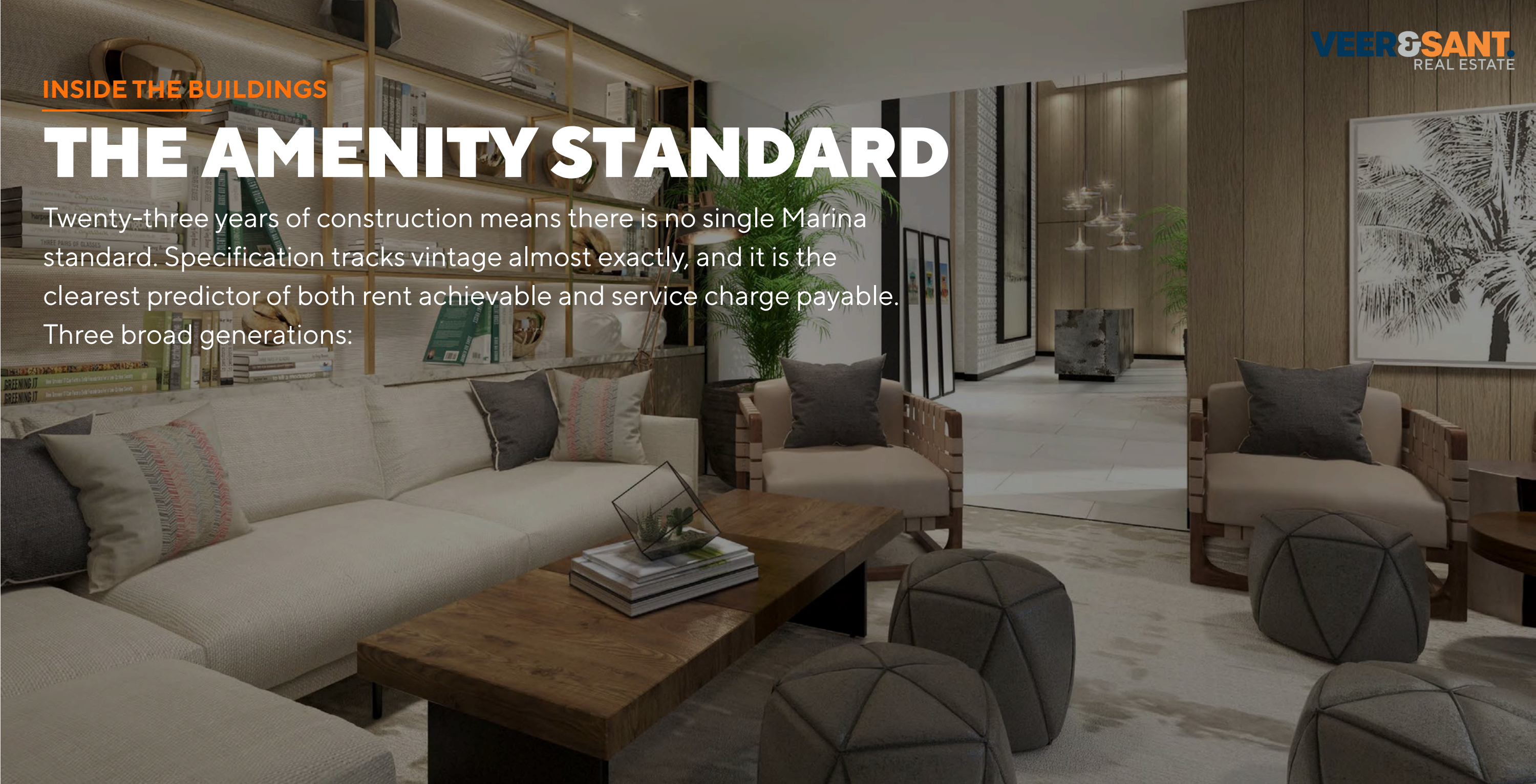
There is no public park in Dubai Marina. The master plan substitutes water and promenade for parkland: greenery here is private, on Emaar podiums at Marina Promenade, Park Island and Al Majara. What is public is the play equipment along Marina Walk, the cycle trails, and the 600 m running track at The Beach. The nearest real park is JLT Park, 1.3 km away.

A note on school ratings. KHDA suspended private school inspections after 2023-24 and resumes them in 2026-27, so every published rating is now three years old. Fees have been frozen for 2026-27 under a Dubai support package. Verify both before relying on them.

INSIDE THE BUILDINGS

THE AMENITY STANDARD

Twenty-three years of construction means there is no single Marina standard. Specification tracks vintage almost exactly, and it is the clearest predictor of both rent achievable and service charge payable. Three broad generations:



2003–2008

EMAAR PHASE I

Pool, gym, podium garden, covered parking, concierge. Modest by current standards but well proportioned, generously sized and cheap to run. Service charges among the lowest in the district.

2008–2013

THE SUPERTALL BOOM

Height over amenity. Sky pools and viewing decks in the headline towers, thin provision elsewhere, and long lift waits at peak. This is also the cohort built before the 2017 cladding code — see page 13.

2018–2026

AMENITY-LED

Padel, infinity pools, cinema rooms, co-working, branded management. Marina Gate, LIV, Vida, Cavalli, Ciel. Commands the top of the rent range — and carries service charges of AED 20+ per sq ft to pay for it.

◆ Temperature-controlled pool

◆ Sauna, steam and spa

◆ Indoor & outdoor fitness

◆ Podium garden or deck

◆ Kids' pool & play area

◆ Covered parking, 1–2 bays

◆ Concierge-served lobby

◆ 24-hour security

THE EVENING ECONOMY

THE SHORT-LET CAPITAL OF DUBAI

Dubai Marina is widely reported to carry the highest concentration of licensed holiday-home listings in the city. Whether or not you intend to let short, that concentration shapes the building you buy into.

The upside is a permanently active district: The Walk, Pier 7, the mall and the beach keep footfall high year-round, which sustains nightly rates and long-let demand alike. The downside lands on the owners' association — common-area wear, lift traffic, security cost, and friction between landlords letting nightly and residents who are not.

BEFORE YOU ASSUME YOU CAN LET SHORT

Every let under twelve months needs a **DET holiday-home permit**, held per unit and renewed annually. Separately the **owners' association must issue an NOC** — some Marina buildings do not permit it at all, and hotel-managed towers may reserve letting rights to the operator. Read twelve months of OA minutes before modelling a nightly rate.

Tourism Dirham AED 10–15 per room per night. Operator fees 15–25% of gross. Fines for unlicensed letting start at AED 5,000.



DUE DILIGENCE

FIRE AND FAÇADE

This is the page other Dubai Marina brochures leave out. Four towers in this district have had significant façade fires. Nobody has died in any of them, and the buildings were structurally sound afterwards – but the remediation bill lands on owners, and it is the largest single unpriced risk in the Marina resale market.

TOWER	DATE	WHAT HAPPENED, AND WHAT IT COST
The Marina Torch	Feb 2015	Balcony fire; cladding charred from the 50th floor up; 101 apartments left uninhabitable. No deaths.
Sulafa Tower	Jul 2016	Discarded cigarette, 61st floor; spread over 30+ floors. Retrofit ~AED 30m, 97% complete by Jan 2023.
The Marina Torch	Aug 2017	Cigarette into a balcony plant pot, 26th floor; 64 floors affected, 38 flats destroyed, 475 evacuated. The 2015 recladding had barely begun.
Zen Tower	May 2018	Electrical short on a balcony. Building empty two years; 39 of 68 flats rebuilt; ~AED 20m refurbishment.
Marina Pinnacle	Jun 2025	3,820 residents evacuated from 764 apartments over six hours. No injuries. Cause never disclosed. Works began ~Jan 2026, indicated at eight months.

THE RULE THAT DOES NOT EXIST

Polyethylene-core aluminium composite cladding was banned by the UAE Fire and Life Safety Code in January 2017. The ban is not retroactive. Dubai Civil Defence has said plainly that existing façades are legally acceptable and that it will not compel owners to replace them except during major renovation.

There is no retrofit programme, no deadline and no subsidy. Compliant materials cost roughly 40% more, so many buildings pursue cheaper mitigation instead. Gulf News has put the number of affected high-rises nationwide at 500 or more.

WHO PAYS – THE ZEN TOWER PRECEDENT

At Zen Tower the insurer covered the fire-damaged half of the façade. The roughly seventy owners personally funded replacement of the undamaged half – several million dirhams between them – because leaving it was not defensible.

At Marina Pinnacle, owners reported roughly six months of silence before works were commissioned. From fire to expected re-handover is fourteen months minimum, with no rent throughout. The risk is not usually the building. It is the special levy and the void.

SIX CHECKS BEFORE YOU OFFER

- ◆ Was it completed before January 2017?
- ◆ Has Civil Defence validated 100% compliance?
- ◆ What is the reserve-fund balance?
- ◆ Any board-approved or pending special levy?
- ◆ Is there a waking watch or interim mitigation?
- ◆ Pull the building’s Mollak record and claims history.

No Dubai reporting quantifies a cladding-related insurance premium differential, and there is no UAE equivalent of the UK EWS1 regime. Absence of published risk is not absence of risk.



THE RESIDENT

WHO ACTUALLY LIVES HERE

Dubai Marina has the most liquid tenant market in the city and the least loyal one. Both follow from the same cause: an enormous, largely interchangeable supply of one- and two-bedroom apartments within walking distance of each other.

- ◆ **Media, tech and free-zone professionals.** Internet City, Media City and Knowledge Park are one tram stop away. The core long-let tenant.
- ◆ **Short-stay guests.** The largest concentration in Dubai, heavily weighted to November–February – roughly 40% of a nightly-let year.
- ◆ **Couples and singles, not families.** With no school in the district, family tenants choose Meadows, Springs or JLT and commute in.
- ◆ **Owner-occupiers, thinly.** This is a landlord market. Expect high turnover and budget for it.

Landlord's note: because substitutes are one building away, Marina tenants move on price rather than negotiate. In a falling rental market – which is what August 2026 is – vacancy arrives faster here than in a district with less choice. Price renewals to retain, not to maximise.

PART TWO

THE INVESTMENT CASE

What the market actually did in the first half of 2026, why rents are falling faster than prices, what a Marina apartment yields once you net it down honestly, and which of the twenty-three live launches is worth a client's time.

MARKET SNAPSHOT

WHERE PRICES SIT, AUGUST 2026

Two things are true at once. Dubai Marina is one of the three deepest resale markets in Dubai, and it is in the middle of the sharpest volume contraction on record. Neither cancels the other; both belong in the same conversation with a client.

AED 2,315

Avg. price / sq ft
Jul 2026 · -1.68% over 12 months

AED 2.45 m

Average resale ticket
H1 2026 · 812 apartment resales

2,422

Sales, trailing 12 months
-59.5% · DLD via Property Finder

AED 2.45 m

Of resale is ready stock
Dubai overall: 68–71% off-plan

TWO INDICES, TWO ANSWERS

Bayut’s listing index puts the Marina at AED 2,315 per square foot in July 2026, down 1.68% over twelve months from a January peak of 2,395. Property Monitor’s transaction series, which counts only completed resales, puts H1 2026 at AED 2,004 and up 3.8%. The gap is the normal asking-versus-achieved spread plus a different mix; the divergence in direction is a genuine disagreement about a market that is essentially flat.

The honest statement is that Dubai Marina prices have moved within **±4% over twelve months**. The appreciation phase ended. What has moved is volume: resale transactions are down 46% and developer primary sales down 97% year on year, because there is almost nothing left to sell new.

RESALE, H1 2026	AVG. PRICE	VS 2025	DEALS
Studio	AED 1,215,049	+0.4%	71
1 bedroom	AED 1,654,551	+2.6%	334
2 bedroom	AED 2,714,216	+9.7%	268
3 bedroom	AED 4,291,827	+2.7%	113

Property Monitor DLD register, apartment resale only. Four- and five-bedroom averages rest on 23 and 2 transactions respectively and are omitted as noise rather than signal.

THE MARKET AROUND IT

Dubai closed H1 2026 with **AED 286.4 billion of sales across roughly 86,000 deals**, and AED 419.9 billion across all procedures. But the year began badly: regional escalation cut UAE transaction volumes 37% year on year in early March, and ValuStrat measured citywide values **down 10% cumulatively between late February and June**, with the monthly decline easing from -5.9% in March to -1.0% in June.

By end-May, sellers had cut asking prices by **AED 2.36 billion across 3,292 properties**. Knight Frank’s full-year 2026 forecast is **+3% prime** and **+1% mainstream**. Marina apartments sit in the mainstream bucket.

COMMUNITY, JUL 2026	AED/SQ FT	12-MO
Emaar Beachfront	4,204	-2.09%
Downtown Dubai	3,353	+0.60%
Jumeirah Beach Residence	2,643	-4.40%
Dubai Marina	2,315	-1.68%
Jumeirah Lake Towers	1,988	0.00%

Bayut price index. The Marina has held value better than JBR and Emaar Beachfront and trades at a 31% discount to Downtown per square foot.

INCOME

RENTS, YIELDS, AND
NETTING IT DOWN

The headline finding of this guide. Dubai Marina rents are falling across every unit type. The Bayut rental index reads **AED 125 per square foot, down 7.9%** over twelve months from a January 2026 peak of 140. Numerous 2026-dated broker articles still claim Marina rents rose 8–16%; those reproduce 2025 data. Registered contracts say otherwise.

REGISTERED RENTS, 12 MO TO AUG 2026	AVERAGE P.A	CHANGE
Studio	AED 69,153	-14%
1 bedroom	AED 99,404	-16%
2 bedroom	AED 155,975	-11%
3 bedroom	AED 250,224	-19%

DLD / Ejari registered contracts via Bayut. Bayut’s separate luxury-segment survey puts average asking rent at AED 153,000 against an average transacted rent of AED 135,184 — a 13% gap. Never model a yield off a portal asking rent.

WHAT THE MARKET CLAIMS

Published gross yields for Dubai Marina range from 5.4% to 6.7% depending entirely on method: Property Monitor’s transaction-derived figure is 6.71%, Bayut’s projected ROI 5.88%, Property Finder’s March 2026 read 6.3%, and the raw index quotient 5.40%. Broker figures of 7–7.5% are not corroborated by any index. All of them are lagging measures of a rent that is still falling.

NET IT DOWN

Gross yield is a marketing number. Two worked examples on the H1 2026 resale averages, a district-average service charge and standard acquisition costs:

1 BEDROOM · ~750 SQ FT

Purchase, plus 6.5% costs	AED 1.76 m
Registered rent	AED 99,400
Less service charge & management	– AED 18,000
Net yield, before vacancy	~4.6%

2 BEDROOM · ~1,250 SQ FT

Purchase, plus 6.5% costs	AED 2.89 m
Registered rent	AED 156,000
Less service charge & management	– AED 29,400
Net yield, before vacancy	~4.4%

Service charge at the district average of AED 16/sq ft; management at 6% of rent. A specific building can move this by a full percentage point in either direction.

GROSS YIELD, MAR 2026

JLT	6.7%
Dubai Marina	6.3%
JBR	5.9%
Downtown	5.6%
Creek Harbour	5.6%
Palm Jumeirah	5.1%

SERVICE CHARGE

Downtown	~21
Creek Harbour	14–23
Dubai Marina	~16
JBR	15.4
JLT	13.7
Business Bay	14.8

TOWER BY TOWER

THE TWO-SPEED TOWER MARKET

“Dubai Marina” is not a price. Between the cheapest and dearest towers in this district there is a **3.7× spread in price per square foot** — wider than the gap between most Dubai communities. The district average on page 16 describes almost nothing. This table is where the decision actually gets made.

TOWER	AED/SQ FT	12-MO	SVC CHG
Al Habtoor Grand, Autograph	5,094	+8.81%	—
Vida Residences Dubai Marina	3,822	+2.56%	—
Marina Gate (complex)	3,367	-1.78%	13.2–20.7
Cavalli Tower	3,332	+1.61%	—
Marina Shores	2,995	-0.62%	—
Ciel Tower	2,734	+17.74%	—
LIV Residence	2,676	-1.66%	20.11
Cayan Tower	2,509	+2.49%	16.56
Marina Quays	2,429	-4.36%	18.94
Marina Promenade	2,419	-0.17%	18.05
DAMAC Heights	2,414	+1.52%	15.58
Al Sahab (Emaar)	2,257	+6.68%	11.13
Park Island	2,182	-2.50%	10.47
Ocean Heights	1,895	-0.24%	15.86
Princess Tower	1,828	-2.37%	15.06
23 Marina	1,750	+9.74%	17.07
Elite Residence	1,714	+0.74%	13.23
The Marina Torch	1,679	-5.53%	20.08
Sulafa Tower	1,436	-2.33%	14.66
Horizon Tower	1,369	-10.08%	12.78

INSIGHT 01

ONLY FIVE TOWERS ROSE

Of the towers with a twelve-month reading, only a handful are up. The rest peaked around January 2026 and have drifted since. Where a small building shows a double-digit gain, check the transaction count before you repeat it — several are three or four deals.

INSIGHT 02

AGE DOES NOT SET THE SERVICE CHARGE

The received wisdom is that older towers cost more to run. The Marina data says otherwise. **Al Sahab, built in 2005, charges AED 11.13. The Torch, built in 2011, charges AED 20.08.** What actually drives the number is amenity load, cooling arrangement, lift count and the quality of the association — not vintage. Age drives the rate of increase and the special-levy risk, which is a different problem.

INSIGHT 03 — THE ONE THAT COSTS MONEY

A cheap price per square foot is not a cheap asset. At the Torch, the service charge consumes roughly **19% of the rent**. At Al Sahab it consumes about **9%**. That ten-point difference is worth more to a fifteen-year hold than the headline discount that attracted the buyer in the first place.

Always compare a specific tower against a specific tower, on transacted data, with that tower’s current Mollak charge in hand. Never on the district average.



PROJECT PROFILE — 01

VIDA RESIDENCES DUBAI MARINA

Emaar’s branded tower on the marina basin, delivered in October 2022 and hotel-serviced by Vida. Nautical architecture above a podium that opens onto the promenade and the yacht club. One to four bedrooms alongside 158 hotel keys.

DETAIL	VIDA RESIDENCES DUBAI MARINA
Developer	Emaar Properties
Status	Delivered October 2022 · freehold
Index price	AED 3,822 / sq ft · +2.56% 12-mo
1 BR · 2 BR · 3 BR	3,410 · 3,866 · 3,924 AED/sq ft
Remaining developer stock	AED 7.14-7.21 m · 1,577-1,591 sq ft
— implied per sq ft	AED 4,529 · furnished
Service charge	AED 20.00 / sq ft p.a.
Resale permitted after	50% paid

Read the gap. Remaining developer stock is priced at AED 4,529 per square foot — **18% above the building’s own transacted index.** That premium buys furnishing, floor and a clean chain, and some of it is real. But a resale two floors down is the comparable, and the AED 20 service charge is well above the district’s AED 16.

Gym, pool and relaxation deck, sauna and spa, playgrounds, conference facilities, concierge, 24-hour security. Prices as marketed and subject to change and availability.

PROJECT PROFILE – 02

ROVE HOME DUBAI MARINA

The most accessible new build left in the district: forty-seven storeys and 679 fully furnished homes — studios, one- and two-bedrooms, with a small run of sky lofts — around more than 71,000 square feet of amenity space. On site since Q4 2024.

DETAIL	ROVE HOME DUBAI MARINA
Developer	IRTH Developments
Scale	679 homes · 47 floors
Unit mix	Furnished studio, 1 & 2 BR, sky lofts
Portal entry price	from AED 1.30 m
Live availability, developer	from AED 4.50 m
Payment plan	50 / 50 · 20% on booking
Target handover	Q4 2027 – Q1 2028

Why the two prices disagree. A portal “from” is the launch price of the smallest studio. A developer availability sheet prices what is actually left — here, more than three times that. Both are accurate; only one is purchasable. **Never quote a portal “from” to a client.** The same applies to the handover date, published as Q1 2028 by Bayut and Q4 2027 by several brokerages. The SPA binds.

Furnished branded stock is built for the short-let market on page 12. Confirm the association will issue a holiday-home NOC before underwriting a nightly rate.



THE WIDER PIPELINE

WHAT IS STILL BEING BUILT

Twenty-three off-plan projects remain live in Dubai Marina — but developer primary sales fell 97% year on year in H1 2026, to forty-six transactions. There is very little new stock here, and what exists is concentrated at the top of the market.

PROJECT	DEVELOPER	FROM	PLAN	HANDOVER
Residences Du Port, Autograph	Prime Marina	2.60 m	20/80	Q2 2026
Marina Shores	Emaar	1.50 m	80/20	Q4 2026
LIV LUX	LIV Developers	1.85 m	40/60	Q4 2026
The Residences Al Habtoor Grand	Al Habtoor	10.50 m	60/40	Q1 2027
Franck Muller Aeternitas	London Gate	1.60 m	40/60	2027
Vanguard by Franck Muller	London Gate	1.25 m	30/70	Q4 2027
Mada'in	Mada'in Properties	1.80 m	60/40	2027–28
Rove Home Dubai Marina	IRTH	1.30 m	50/50	2027–28
Kempinski Marina Residences	ABA Group	2.20 m	55/45	Q2 2028
Six Senses Residences	Select Group	5.80 m	40/60	2028–29
The Dubai Beach Edition · A–D	Shamal Holding	8.52 m	40/60	2029
Marina Cove	Emaar	2.03 m	80/20	Q4 2029

Bayut new-projects listing, 24 August 2026. “From” is the launch or lowest-listed entry point for the smallest layout — see page 20. Handover dates conflict across sources for Aeternitas, Six Senses, Mada'in and Rove Home; the SPA governs.

RECENTLY DELIVERED

Al Habtoor Grand Autograph and LIV Marina (2025), Marina Living, LIV Waterside, Cavalli Tower by DAMAC and the residential component of Ciel — all completed within the last eighteen months. These are now resale stock, not launches.

TWO COMMON ERRORS

Vida Residences Dubai Marina is not off-plan — it was delivered in October 2022. **Sobha Seahaven is not in Dubai Marina** — it is Sobha's first project at Dubai Harbour, a separate master community.



HOW TO CHOOSE BETWEEN THEM

- ◆ **Want income now?** Do not buy off-plan here at all. The whole argument for Dubai Marina is that ready, tenanted, verifiable stock exists in volume.
- ◆ **Want the last waterfront plots?** Six Senses, The Dubai Beach Edition and Marina Cove are the final large sites. Everything after them is redevelopment.
- ◆ **Want leverage on plan?** Emaar's 80/20 at Marina Shores and Marina Cove is the smallest cash outlay, against a 2029 delivery horizon.
- ◆ **Want a short-let asset?** Rove Home and the branded stock are built for it — subject to the permit and NOC on page 12.

COSTS & PROCESS

WHAT IT ACTUALLY COSTS TO BUY A RESALE

Acquisition costs

ITEM	TYPICAL
DLD transfer fee	4%
Agency commission	2% + VAT
Registration trustee	AED 4,000 + VAT
Title deed issuance	AED 250
Unified map	AED 250
Knowledge & innovation fees	AED 20
Developer NOC	AED 500–5,000
Mortgage registration	~0.25% of loan

The DLD publishes the 4% transfer as 2% from each side; market practice is that the buyer pays it all by agreement. Budget 6–7% of price round-trip on a resale. The mortgage registration rate is widely quoted but is not confirmable on a DLD page – check at the trustee office.

HOLDING COSTS

- ◆ Service charge AED 12–20 / sq ft p.a.
- ◆ Chiller, where not master-metered
- ◆ Management 5–8% of rent, if used
- ◆ No annual property tax in the UAE

BUYING RESALE, STEP BY STEP

- ◆ 1. Agree terms and sign the MOU (Form F) on the DLD platform; deposit is commonly 10%, held by the agency.
- ◆ 2. If the seller has a mortgage, obtain the liability letter and settle it; if you are borrowing, have final offer in hand first.
- ◆ 3. Apply for the developer NOC – it will not issue until service charges are clear.
- ◆ 4. Transfer at a Registration Trustee office with manager’s cheques. Around 25 minutes.
- ◆ 5. Title deed issues the same day.
- ◆ 6. Transfer DEWA, chiller and the Mollak account; register the tenancy through Ejari.

Two checks specific to this district. Pull the building’s **Mollak** record for the current approved charge and the reserve-fund balance – only RERA-approved charges are enforceable. Then ask the association directly whether any special levy is proposed or approved. In pre-2017 towers that is the question that decides the deal.

RESIDENCY

The AED 2 million line

The UAE government portal, updated July 2026, states the property investor route as a minimum **AED 2 million** in real estate, granting a **five-year** renewable visa. Separately, Dubai removed the AED 750,000 minimum property value for the two-year investor residency in 2026.

Be careful here. The widely repeated claims that the property route carries a ten-year visa, that a February 2026 circular removed the 50% down-payment requirement, and that off-plan and mortgaged units now qualify, appear only on brokerage sites. The official page addresses none of them. Confirm current ICP rules before a client buys for residency.

For Dubai Marina the threshold shapes unit selection precisely: at H1 2026 averages a one-bedroom at AED 1.65 m sits below the line, while almost any two-bedroom clears it.

AED 2 m

QUALIFYING THRESHOLD

Eligibility rules are set by the ICP and change. Nothing in this guide is legal, tax or financial advice.

STRATEGY

FIVE WAYS TO PLAY IT – AND HOW EACH ONE BREAKS

01 INCOME, READY

Buy tenanted stock in a low-charge Emaar cluster – Al Sahab, Park Island, Marina Promenade. Rent and service charge both verifiable on day one.

Breaks if: rents keep falling at 2026's pace and the charge rises into it.

02 CHARGE ARBITRAGE

Buy the cheap-per-square-foot supertall only where the Mollak charge is genuinely low. Price and running cost are not correlated here.

Breaks if: a façade special levy lands. That is the whole reason the stock is cheap.

03 FURNISHED SHORT-LET

Branded, furnished stock into the deepest holiday-home market in Dubai. Higher gross, far higher operating cost and volatility.

Breaks if: the association refuses the NOC, or you model a peak-season rate across twelve months.

04 DISCOUNT TO DOWNTOWN

A 31% discount per square foot, a higher yield and a service charge roughly a quarter lower, for a comparable address and better transport.

Breaks if: you expect the gap to close. It has been structural for a decade and reflects age, not mispricing.

05 BUY THE CORRECTION

Volumes down 59.5%, roughly eighteen months of standing inventory and AED 2.36 bn of asking-price cuts citywide. Negotiating power has genuinely moved.

Breaks if: you buy the price discount into a rent line that has not finished falling.

THE RISKS, STATED PLAINLY

- ◆ **Rents are falling, not flattening.** Registered contracts show 11–19% declines by unit type over twelve months. Every yield figure in this guide is a lagging measure of a number still in motion.
- ◆ **Inventory overhang.** Roughly 3,700 active listings against 2,422 sales a year, with 1,913 new listings added in a single month. That is about eighteen months of standing stock.
- ◆ **Façade liability.** The 2017 cladding ban is not retroactive and there is no retrofit programme. In pre-2017 towers the special levy is an unpriced, uncapped liability sitting on the title.
- ◆ **No school, no hospital, no park.** This structurally caps family end-user demand and leaves the district dependent on a mobile professional and short-stay tenant base.
- ◆ **Data quality.** The Land Department publishes very little at community level. Most Marina figures in circulation – including some in this guide – are broker compilations. We have named the source for each so you can weigh it.

THE HONEST SUMMARY

Dubai Marina is not a growth story and has not been one for some time. It is a mature income market with the deepest resale liquidity of any waterfront community in Dubai, a top-two yield, two metro stations, a finished public realm – and a façade problem in part of its older stock that the market has not fully priced.

Buy it for the rent roll and the exit liquidity, at a district where you can verify both before you sign. Do not buy it expecting capital growth to do the work, and do not buy anything built before 2017 without reading the association's accounts first.

LET'S LOOK AT SPECIFIC BUILDINGS

This guide is deliberately general. In Dubai Marina the decision never is. Two towers three hundred metres apart can differ by 2.5× on price per square foot and by ten points of rent on the service charge alone.

- ◆ Live availability and comparable resale evidence across every Marina cluster
- ◆ A yield model built on the building's **actual Mollak charge**, not a district average
- ◆ Façade, reserve-fund and special-levy diligence on any pre-2017 tower
- ◆ Holiday-home feasibility, including the association's NOC position

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