THE DUBAI ZONE PLAYBOOK · NOVEMBER 2026

Which zone I'd buy in today, and why.

Three roads split Dubai into five zones. Each one has its own prices, rents, tenants and future supply. Here is what the recorded data says about all five, and where we would put new money now.

5	668k	REIDIN
zones explained	homes analysed	data to Nov 2026

YOUR DUBAI PROPERTY JOURNEY
STARTS WITH CLARITY.

WELCOME

Start with the zone.

Most buyers start with a developer, a building or a payment plan. We start one step earlier: **which zone is the property in?** In Dubai, the zone sets the price you pay, the tenant you attract, the lifestyle around you and how much new supply will compete with you.

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How we built this guide

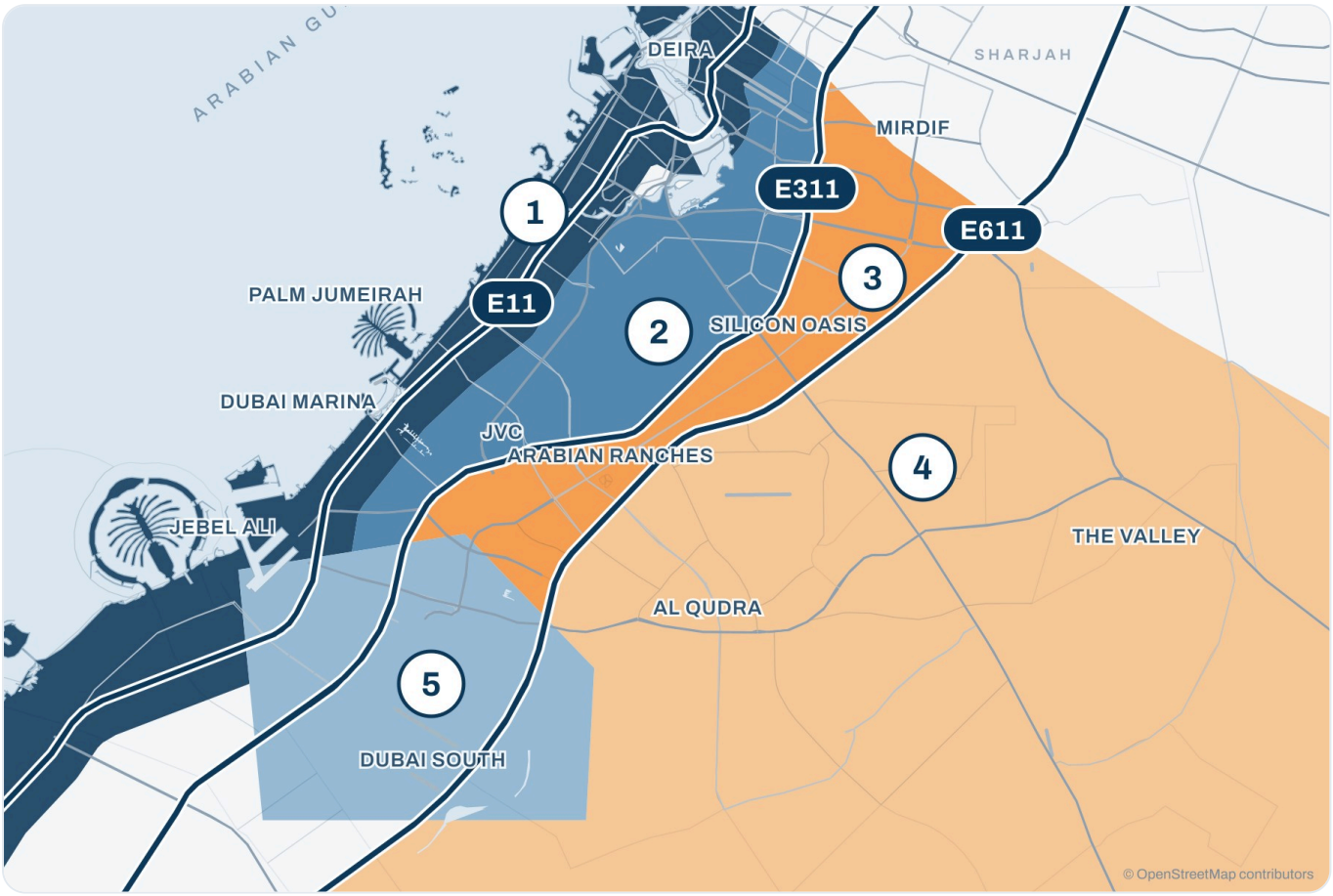
- Prices, rents and deal counts are **recorded transactions** from REIDIN, 1 January to 2 November 2026.
- Supply is REIDIN's register of **completed and upcoming homes**, by due date to 2030.
- Each community is placed in a zone by its position against **E11, E311 and E611**.
- GBP figures use **£1 = AED 4.91** (2 November 2026).

This guide is general information, not financial, tax or legal advice. Yields and growth are estimates, not guarantees. Confirm UK tax with a UK adviser before you commit.

THE MAP KEY

Dubai's code is three roads.

E11, E311 and E611 run parallel to the coast. Together they slice the city into layers, from the beach to the desert. Each layer has a different price, lifestyle and future.



E11

Sheikh Zayed Road

The coastal spine. Downtown, DIFC, Business Bay, Marina and JLT sit on it. Zone 1 is everything on this corridor and towards the sea.

E311

Sheikh Mohammed bin Zayed Road

The middle ring. Between E11 and E311 is Zone 2: JVC, Dubai Hills, Arjan, Sports City, Creek Harbour.

E611

Emirates Road

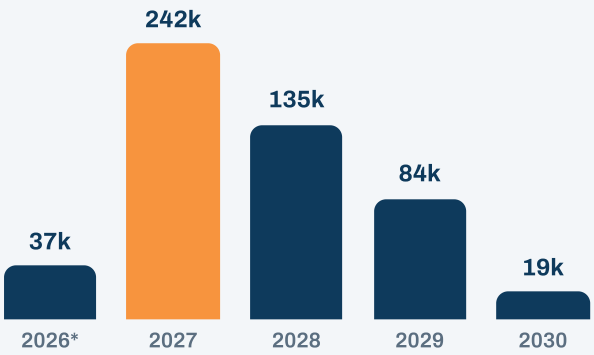
The outer ring. Zone 3 sits between E311 and E611. Zone 4 is everything beyond it. Zone 5 is Dubai South, its own master plan.

THE SUPPLY WAVE

More homes are coming. Not evenly.

Dubai has **668,184** completed homes on REIDIN's register, and **517,502** more are due between now and 2030. Where that supply lands decides who competes with you for buyers and tenants.

Upcoming homes by due year



*Remaining 2026. Due dates often slip, and late is not cancelled.

80%

of upcoming homes with a known size are studios, 1-beds and 2-beds

242k

homes due in 2027 alone, the peak year

96k

family-size homes (3 bed and up) in the whole pipeline

The pipeline, zone by zone

Zone	Completed homes	Upcoming to 2030	Stock growth
Zone 1	175,557	97,780	+56%
Zone 2	244,411	172,280	+70%
Zone 3	177,828	123,523	+69%
Zone 4	13,253	13,531	**+102%**
Zone 5	12,695	44,630	**+352%**

VEER & SANT TIP

Supply is not a crash signal on its own. It is a map: it tells you which kind of home will face the most competition, and where.

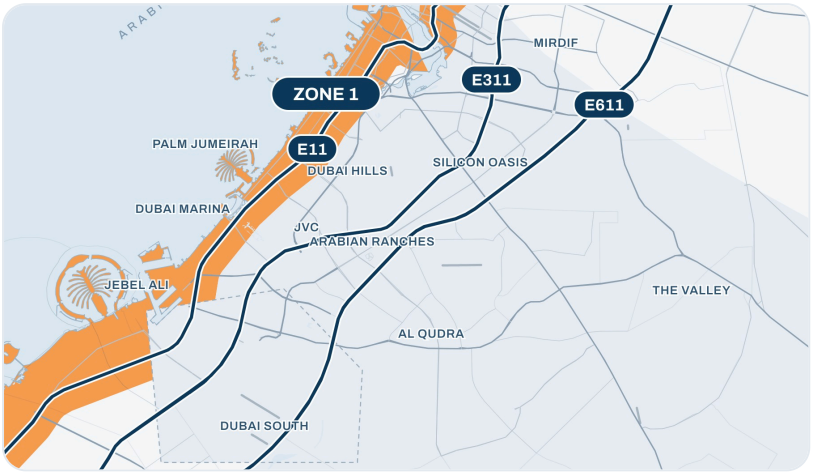
Source: REIDIN Insight, residential supply by due date and community, accessed 2 November 2026. Zone totals are the sum of the communities placed in each zone.

1

ZONE 1 · ON E11

Where every square foot is gold.

The coastal corridor along Sheikh Zayed Road: the landmarks, the beaches, the Metro and the highest prices in the city. Land here is almost fully used, so new supply is squeezed onto islands and the last waterfront plots.







2,822
AED per sq ft, median sale price (about £575)
+14.0% vs same period 2025

2.68m
Typical price paid, AED (about £546k)
Median ticket, 2026 to date

4.9%
Median net apartment yield (5.8% gross)
REIDIN, latest month

+56%
Housing stock growth if the pipeline delivers
97,780 homes due to 2030

Highest apartment yields

Community	Gross	Net
Jumeirah Lake Towers	6.9%	5.8%
Business Bay	6.4%	5.4%
Downtown Dubai	6.0%	5.2%
Al Sufouh	5.9%	5.0%

Rent per sq ft: −2.4% vs same period 2025.

Upcoming homes by year

2026*	12,577
2027	49,202
2028	20,310
2029	14,456
2030	1,235

84% of these are studios to 2-beds.

✓ Who it suits

- Capital preservation and long holds
- Short-let and holiday-home demand
- Buyers who want walkability and the Metro

⚠ Watch out for

- Lower yields: you pay for the address
- Service charges are often the highest in Dubai
- New island projects add premium supply

☆ KEY COMMUNITIES

Downtown · Business Bay · Dubai Marina · JBR · JLT · Palm Jumeirah · DIFC · Dubai Islands

Compare buildings, not just districts. Service charges and achievable rents can vary a lot between towers in the same community.

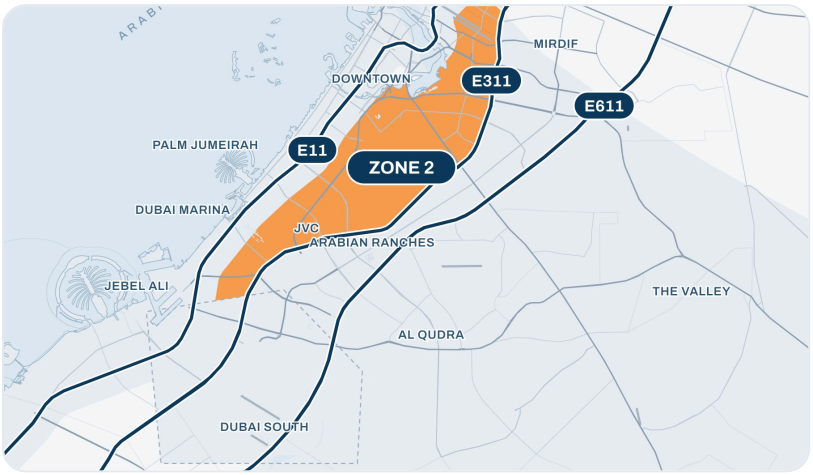
Source: REIDIN Insight. Sales and rents are recorded freehold transactions, 1 Jan–2 Nov 2026, compared with 1 Jan–1 Nov 2025; zone figures are deal-weighted medians of community medians. Yields: latest month published. Supply: due dates to 2030. £ at AED 4.91.

2

ZONE 2 · E11 → E311

The belt that's growing.

Between Sheikh Zayed Road and E311 sit the newer master plans: JVC, Dubai Hills, Arjan, Sports City, Creek Harbour and MBR City. It is the city's busiest zone for sales and rentals, and the one with the largest pipeline.







1,577
AED per sq ft, median sale price (about £321)
+3.2% vs same period 2025

1.10m
Typical price paid, AED (about £224k)
Median ticket, 2026 to date

6.2%
Median net apartment yield. Villas: 4.0% net
REIDIN, latest month

+70%
Housing stock growth if the pipeline delivers
172,280 homes due to 2030

Highest apartment yields

Community	Gross	Net
Discovery Gardens	9.2%	7.5%
Dubai Production City (IMPZ)	8.8%	7.3%
Dubai Sports City	8.1%	6.6%
Dubai Science Park (Dubiotech)	7.7%	6.6%

Rent per sq ft: −0.2% vs same period 2025.

Upcoming homes by year

2026*	13,076
2027	85,768
2028	46,691
2029	16,552
2030	10,193

93% of these are studios to 2-beds.

✓ Who it suits

- Rental income from apartments
- First-time Dubai investors with a mid-range budget
- Tenants who work on the E11 corridor

⚠ Watch out for

- The biggest pipeline in Dubai, mostly small units
- Rents have stopped rising
- Building quality varies a lot within one community

☆ KEY COMMUNITIES

JVC · JVT · Dubai Hills Estate · Arjan · Al Furjan · Sports City · Motor City · Production City (IMPZ) · Creek Harbour

In JVC alone, more than 33,000 homes are still to come. Before you buy, check what is being built on the plots next to yours.

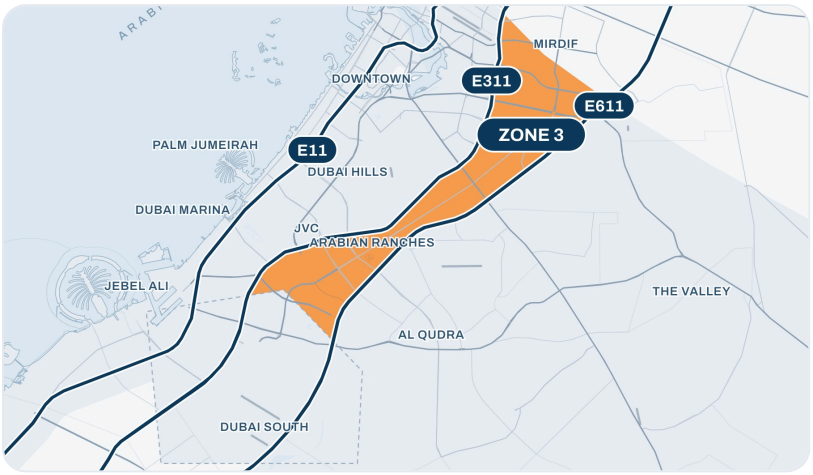
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3

ZONE 3 · E311 → E611

The suburban heart of Dubai.

Between E311 and Emirates Road. This is where most of Dubai's families live: villas, townhouses, parks and schools, with lower density and more space for the money.







1,424
AED per sq ft, median sale price (about £290)
+4.8% vs same period 2025

934k
Typical price paid, AED (about £190k)
Median ticket, 2026 to date

6.3%
Median net apartment yield. Villas: 4.0% net
REIDIN, latest month

+69%
Housing stock growth if the pipeline delivers
123,523 homes due to 2030

Highest apartment yields

Community	Gross	Net
Remraam	8.9%	7.2%
International City	8.1%	6.9%
Living Legends	7.9%	6.3%
Green Community (DIP)	7.8%	–

Rent per sq ft: +8.6% vs same period 2025.

Upcoming homes by year

2026*		5,219
2027		52,942
2028		38,717
2029		21,702
2030		4,943

76% of these are studios to 2-beds.

✓ Who it suits

- Families relocating to Dubai
- Long-term holds of villas and townhouses
- Buyers who value space over a skyline view

⚠ Watch out for

- Villa yields are lower than apartment yields
- Large apartment clusters (e.g. Dubailand Residence Complex) are still growing
- Commute times to the E11 core at peak hours

☆ KEY COMMUNITIES

Arabian Ranches · Damac Hills · Mudon · Town Square · Villanova · Tilal Al Ghaf · Silicon Oasis · Mirdif

Pick the finished community, not the launch. Established villa areas with little land left hold value best.

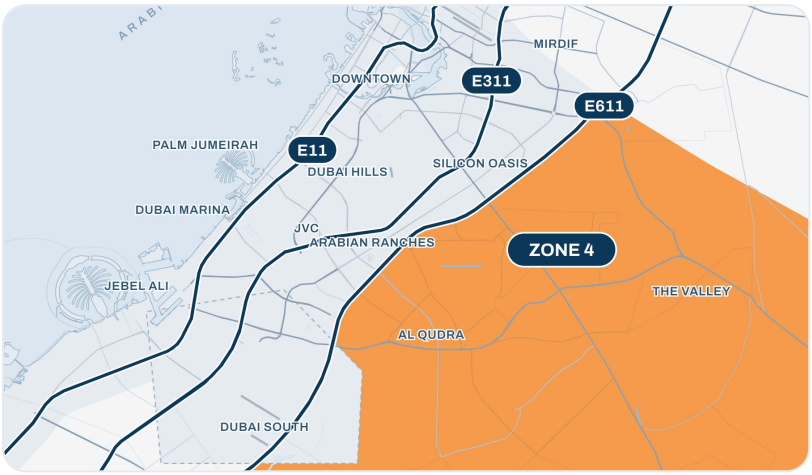
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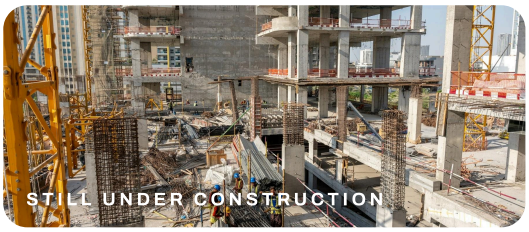
ZONE 4 · BEYOND E611

Dubai's new frontier.

Everything beyond Emirates Road. The newest and lowest-priced villa and townhouse land in the city, built mainly as large master plans. Entry prices are low, but the area is still taking shape.







874
AED per sq ft, median sale price (about £178)
Too few deals for a fair year-on-year comparison

1.65m
Typical price paid, AED (about £336k)
Median ticket, 2026 to date

6.8%
Gross villa yield, Damac Hills 2 (no net figure published)
REIDIN, latest month

+102%
Housing stock growth if the pipeline delivers
13,531 homes due to 2030

Where the deals are

Community	Deals 2026	AED/sq ft
Damac Hills 2	1,056	874
The Valley	763	1,385
Damac Sun City	11	1,076

Rent per sq ft: +0.6% vs same period 2025.

Upcoming homes by year

2026*	2,683
2027	5,541
2028	4,509
2029	798

13% of these are studios to 2-beds.

✓ Who it suits

- Budget-led villa buyers
- Patient investors with a 7–10 year view
- End users happy to drive

⚠ Watch out for

- The pipeline will double the housing stock
- Thin resale market: few recorded deals
- Long commute and services still arriving

☆ KEY COMMUNITIES

Damac Hills 2 · The Valley · Damac Sun City

Check the developer's delivery record and the community's handover schedule. Pay only into the project's DLD escrow account.

Source: REIDIN Insight. Sales and rents are recorded freehold transactions, 1 Jan–2 Nov 2026, compared with 1 Jan–1 Nov 2025; zone figures are deal-weighted medians of community medians. Yields: latest month published. Supply: due dates to 2030. £ at AED 4.91.

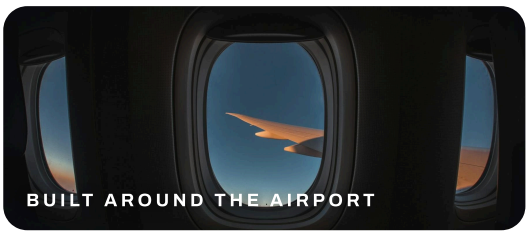
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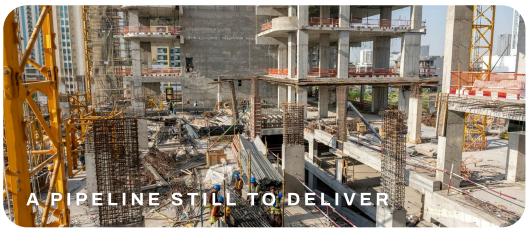
ZONE 5 · DUBAI SOUTH

A whole city inside Dubai.

Dubai South and the area around Al Maktoum International Airport and Expo City. It has its own master plan, designed to work as a self-contained city as the airport expands.







1,723
AED per sq ft, median sale price (about £351)
+9.7% vs same period 2025

691k
Typical price paid, AED (about £141k)
Median ticket, 2026 to date

5.8%
Median net apartment yield. Villas: 4.4% net
REIDIN, latest month

+352%
Housing stock growth if the pipeline delivers
44,630 homes due to 2030

Highest apartment yields

Community	Gross	Net
Dubai South Residential District	7.2%	5.8%

Rent per sq ft: +4.0% vs same period 2025.

Upcoming homes by year

2026*	1,959
2027	25,555
2028	9,846
2029	6,003
2030	1,267

84% of these are studios to 2-beds.

✓ Who it suits

- Long-horizon bets on the airport expansion
- Low entry prices
- Off-plan buyers who can wait

⚠ Watch out for

- Housing stock set to grow more than fourfold
- Most new supply is studios to 2-beds
- Value depends on the airport timeline

☆ KEY COMMUNITIES

Dubai South Residential District · Emaar South · Azizi Venice · Expo City

Treat this as a long-term position, not a quick flip. Several large projects will hand over in the same window.

Source: REIDIN Insight. Sales and rents are recorded freehold transactions, 1 Jan–2 Nov 2026, compared with 1 Jan–1 Nov 2025; zone figures are deal-weighted medians of community medians. Yields: latest month published. Supply: due dates to 2030. £ at AED 4.91.

SIDE BY SIDE

Five zones, one table.

Lay the zones next to each other and the trade-offs are clear. Higher prices come with lower yields and less new supply. Lower prices come with higher yields and more competition still to arrive.

	Zone 1 On E11	Zone 2 E11–E311	Zone 3 E311–E611	Zone 4 Beyond E611	Zone 5 Dubai South
Median sale price, AED/sq ft	2,822	1,577	1,424	874	1,723
Change vs 2025	+14.0%	+3.2%	+4.8%	n/a	+9.7%
Typical price paid	AED 2.68m	AED 1.10m	AED 934k	AED 1.65m	AED 691k
Rent per sq ft vs 2025	−2.4%	−0.2%	+8.6%	+0.6%	+4.0%
Net yield, apartments	4.9%	6.2%	6.3%	–	5.8%
Net yield, villas	3.4%	4.0%	4.0%	6.8% gross	4.4%
Sales deals, 2026 to date	19,856	43,229	33,523	1,830	13,393
Upcoming homes to 2030	97,780	172,280	123,523	13,531	44,630
Stock growth	+56%	+70%	+69%	+102%	+352%
Studios–2 beds in pipeline	84%	93%	76%	13%	84%

*Zone 1 villa yield is Palm Jumeirah only. Zone 4 publishes a gross villa yield for Damac Hills 2 only.

Best for capital

Zone 1. Highest prices, the strongest price change this year and the smallest pipeline relative to its size.

Best for income

Zones 2 and 3 apartments, at 6%+ net. But both pipelines are large, so pick the building with care.

Most supply risk

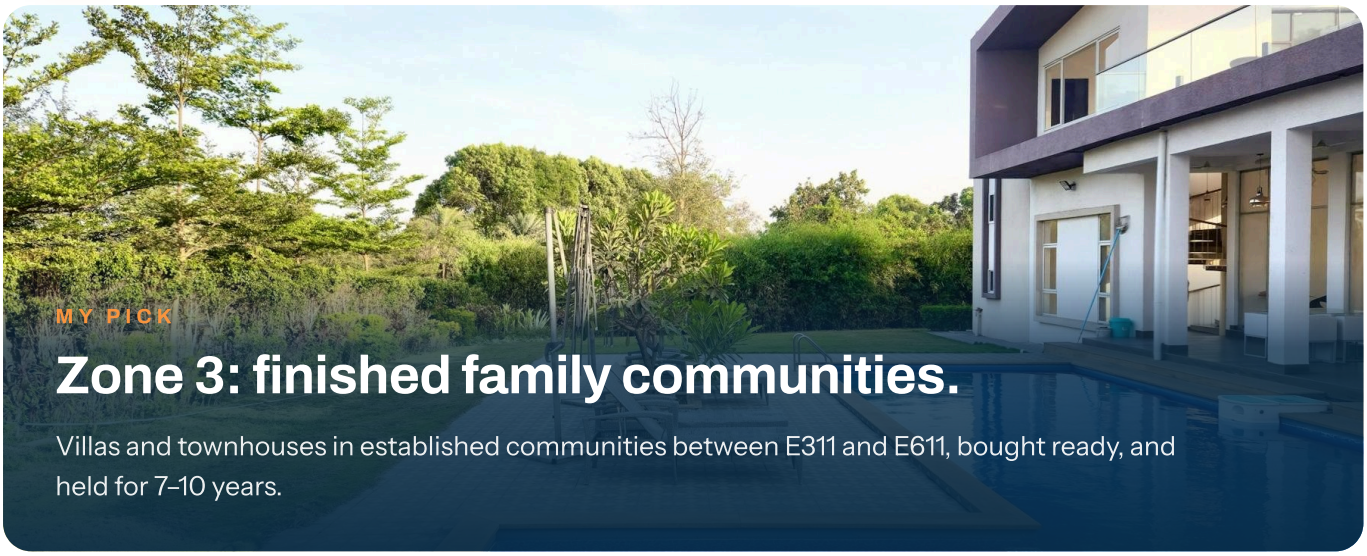
Zone 5 and Zone 4, where stock is set to grow more than fourfold and to double. Also small units across Zone 2.



Source: REIDIN Insight, accessed 2 November 2026. Medians move with the mix of homes sold; treat year-on-year changes as direction, not precision.

OUR VIEW · NOVEMBER 2026

Where I'd buy today.



MY PICK

Zone 3: finished family communities.

Villas and townhouses in established communities between E311 and E611, bought ready, and held for 7–10 years.

Why Zone 3

+8.6%

Rent per sq ft vs 2025, while Zone 1 (−2.4%) and Zone 2 (−0.2%) went flat or fell.

AED 1,424

Median price per sq ft, about half of Zone 1 (AED 2,822), for more space and a garden.

24%

of Zone 3's pipeline is family-size (3 bed+), against 7% in Zone 2. Small flats face the most competition.

✓ How I'd buy it

- Ready or near-handover homes you can actually see
- Communities with little land left to build on
- Check the community's own pipeline before the brochure
- Expect around 4% net on villas: a growth play, not an income play

⚠ Where I wouldn't put new money

- Off-plan studios and 1-beds bought purely for yield: 93% of Zone 2's pipeline is studios to 2-beds
- Zone 5 off-plan for a quick flip: stock is set to grow 4.5×
- Any deal that only works if rents keep rising

☆ IF YOUR BUDGET ALLOWS

Zone 1 is the runner-up for capital preservation: prices are up +14.0% on 2025 and its stock grows the least of the big zones (+56%). Expect a lower yield of about 4.9% net.

This is Veer & Sant's view at November 2026, based on REIDIN data. It is not financial advice and does not guarantee returns. Your goal, budget and timeline may point to a different zone.

BEFORE YOU BUY

Three checks, any zone.

Whichever zone you choose, these three checks protect you from the most common mistakes we see UK buyers make in Dubai.

01 What is being built next door?

Ask for the community's upcoming supply by year and by bedroom. If thousands of units like yours are due in the same two years, plan for softer rents and more resale competition.

Ask us for: **the pipeline report for your community**

02 Who is the developer, and where does the money go?

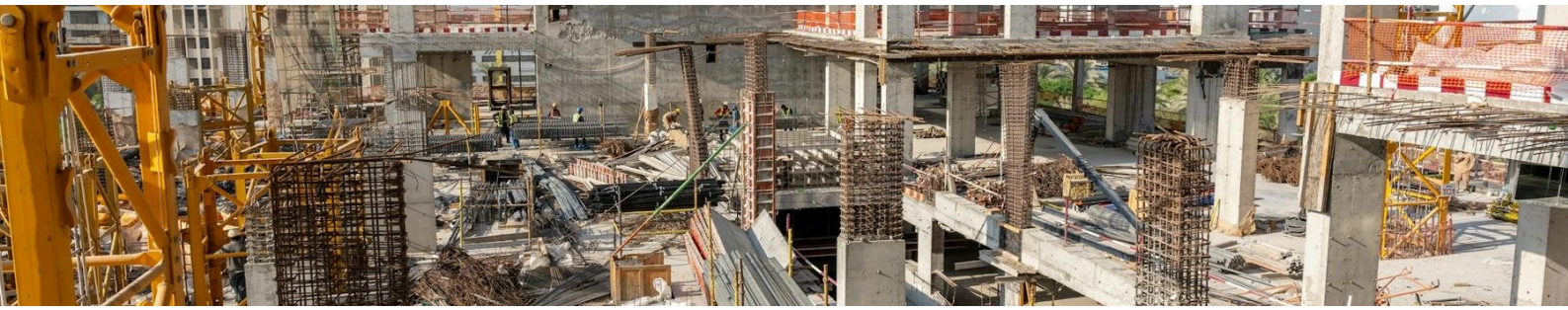
Check the developer's delivery record on past projects. For off-plan, every payment should go to the project's DLD escrow account, never to a personal or sales account.

Ask us for: **the developer's handover history**

03 Does the deal work on today's numbers?

Use recorded rents, not asking rents. Take off service charges, management and void months to get the net yield. If the deal only works when rents rise, walk away.

Ask us for: **a net yield check on your shortlist**



VEER & SANT TIP

A Dubai property advert must show a valid DLD Trakheesi permit number and QR code. If a listing you are sent has none, ask why before you go further.

SOURCES AND NOTES

How the numbers were made.

Data

- **Sale and rent prices, deal counts, typical ticket:** REIDIN Insight, residential rankings by community, recorded freehold transactions, 1 January to 2 November 2026, compared with 1 January to 1 November 2025. Accessed 2 November 2026.
- **Yields:** REIDIN Insight, residential yield rankings by community, latest month published at 2 November 2026. Net yield is after typical running costs as estimated by REIDIN.
- **Supply:** REIDIN Insight, residential supply by community and due date. "Upcoming" covers the rest of 2026 to 2030. Due dates often slip.
- **Exchange rate:** £1 = AED 4.91, 2 November 2026. GBP figures are approximate.
- **Maps:** © OpenStreetMap contributors. Zone shapes are drawn from the real E11, E311 and E611 alignments; edges are approximate.

Method

- Each zone figure is a deal-weighted median of the community medians inside it, so larger communities count for more.
- Medians move with the mix of homes sold. Read year-on-year changes as direction, not precision.
- Communities with too few recorded deals have no published price or yield and are left out.

Which communities sit in which zone

Zone 1: Al Sufouh, Al Wasl, Barsha Heights, Bluewaters Island, Business Bay, City Walk, DIFC, DIFC 2.0, Downtown Dubai, Dubai Harbour, Dubai Marina, Dubai Maritime City, Dubai Islands, Dubai Waterfront, Jumeirah, Jumeirah Bay Island, Jumeirah Beach Residence, Jumeirah Lake Towers, La Mer, Palm Jebel Ali, Palm Jumeirah, Pearl Jumeirah, Trade Center First, Trade Center Second, Trade Center (SZR), World Islands, Jumeirah Garden City, The Old Town.

Zone 2: Al Furjan, Arjan, Discovery Gardens, Dubai Hills Estate, Dubai Production City (IMPZ), Dubai Science Park (Dubiotech), Dubai Sports City, Motor City, Uptown Motorcity, Green Community Motor City, Business Park Motor City, Victory Heights, Dubai Studio City, Emirates Hills, Jumeirah Golf Estates, Jumeirah Islands, Jumeirah Park, Jumeirah Heights, Jumeirah Village Circle, Jumeirah Village Triangle, The Greens, The Views, The Greens and The Views, The Lakes, The Meadows, The Springs, The Springs and The Meadows, The Hills, Mohammed Bin Rashid City (MBR City), Meydan City, Meydan One, Sobha Hartland, Sobha Hartland 2, Dubai Creek Harbour, Al Jadaf, Culture Village, Dubai Healthcare City, Dubai Healthcare City Phase 2, Dubai Design District, Dubai Festival City, District One, District Eleven, Wasl Gate, Al Merkadh.

Zone 3: Al Barari, Arabian Ranches, Arabian Ranches Phase 2, Arabian Ranches Phase 3, Damac Hills, Damac Lagoons, Town Square, Villanova, Mudon, Serena, Remraam, The Sustainable City, Tilal Al Ghaf, Living Legends, Liwan, The Villa, Falcon City of Wonders, Dubailand Residence Complex, Wadi Al Safa 2, Wadi Al Safa 3, Wadi Al Safa 5, Wadi Al Safa 7, Majan, Dubai Silicon Oasis, Cedre Villas, International City, International City Phase 2 & 3, Mirdif, Reem Mira, Rukan, Cherrywoods, Haven by Aldar, Athlon by Aldar, The Oasis, The Heights, The Wilds, Al Habtoor Polo Resort, City of Arabia, Green Community (DIP), Green Community East, Green Community West, Dubai Investment Park, Dubai Investment Park First, Dubai Investment Park Second, Layan, Ghaf Woods.

Zone 4: Damac Hills 2, The Valley, Damac Sun City.

Zone 5: Azizi Venice, Emaar South, Dubai South (Dubai World Central), Dubai South Residential District, Expo City.

Important

This guide is general information, not financial, tax or legal advice. Past performance and estimated yields do not guarantee future returns. UK tax on overseas property (income tax, CGT, IHT) depends on your circumstances: confirm with a UK tax adviser. Rules and figures are current at November 2026 and can change.

YOUR NEXT STEP

Want the shortlist for your zone?

Book a free, no-obligation strategy call. Tell us your goal and budget, and we will show you the communities and homes that fit, checked against recorded data.

SCAN TO WHATSAPP US

WhatsApp
+971 55 852 2157

Email
hello@veersant.com

Visit our office
Office 1001, Al Ameri Tower, Barsha Heights (TECOM), Dubai, UAE

01

Tell us your goal

Live, let or residency, your budget and your timeline.

02

Get your zone

The zone and communities that fit, with real numbers.

03

See the shortlist

Homes that fit, checked against recorded data.