

Property Review

Al Ain Real Estate Report

Q2 2024



استيڤكو
zsteco



Al Ain Market Overview [↗](#)

Al Ain's residential rental market maintained its positive momentum throughout the most recent quarter. Apartment rental rates remained stable both quarterly and annually, especially for well-maintained properties. Similarly, villa prices held steady compared to the previous quarter, with a 2% year-on-year increase.

However, expected adjustments to housing allowances by certain government entities are likely to impact the higher end of the rental market in specific communities. Whilst demand is not anticipated to decrease significantly, landlords may need to adopt a more flexible approach to rent negotiations, potentially leading to a moderation of rental yields.

Regarding new supply, the second quarter recorded no major project completions or handovers in Al Ain. However, Arabian Hills Estate, a new residential development, was launched in the Al Faqa' area, north of Al Ain City near the Dubai border. This expansive project is planned to cover an estimated total area of 23 million sqm.

Al Ain's office market continued to record strong demand, particularly for premium accommodation, though this has yet to translate into any significant rental inflation. This consistent demand stabilised rental rates for existing office stock, resulting in modest annual increases of up to 2% in key districts, albeit no notable quarterly fluctuations in more peripheral areas.

Retail centres located near high-density residential areas also maintained stable headline rents, with no recent upward adjustments. This stability is likely to continue in the short to medium term due to the absence of upcoming projects. Meanwhile, street retail outlets, particularly those in the food and beverage sector, continued to thrive with consistent foot traffic and growing demand.





Al Ain

Apartment Rental Rates [↗](#)

(All figures in AED 000's p.a.)

| | 1 BEDROOM | | 2 BEDROOMS | | 3 BEDROOMS | | % CHANGE | |
|------------------|-----------|----|------------|----|------------|----|-------------------|-------------------|
| | From | To | From | To | From | To | Q1 2024 - Q2 2024 | Q2 2023 - Q2 2024 |
| MATURE BUILDINGS | 21 | 26 | 31 | 35 | 42 | 48 | 1% | 0% |
| NEW BUILDINGS | 26 | 29 | 33 | 36 | 51 | 61 | 0% | -1% |
| PRIME COMPOUNDS | 30 | 35 | 42 | 48 | 60 | 80 | 0% | 0% |



Al Ain

Villa Rental Rates [↗](#)

(All figures in AED 000's p.a.)

| | | 3 BEDROOMS | | 4 BEDROOMS | | 5 BEDROOMS | | % CHANGE | |
|---------------|-------------------------------------|------------|----|------------|-----|------------|-----|-------------------|-------------------|
| | | From | To | From | To | From | To | Q1 2024 - Q2 2024 | Q2 2023 - Q2 2024 |
| MATURE VILLAS | AL JIMI, TOWN CENTRE, ZAKER, OTHER* | 42 | 46 | 65 | 70 | 82 | 91 | 0% | 0% |
| | AL TOWAYA | 60 | 70 | 85 | 90 | 90 | 100 | 0% | 1% |
| | PRIME COMPOUNDS | 75 | 90 | 93 | 105 | 115 | 120 | 0% | 3% |
| RECENT BUILD | AL JIMI, TOWN CENTRE, ZAKER, OTHER* | 55 | 62 | 70 | 78 | 95 | 105 | 0% | 0% |
| | AL TOWAYA | 70 | 80 | 90 | 100 | 110 | 120 | 0% | 7% |
| | PRIME COMPOUNDS | 85 | 95 | 120 | 135 | 130 | 140 | 0% | 8% |

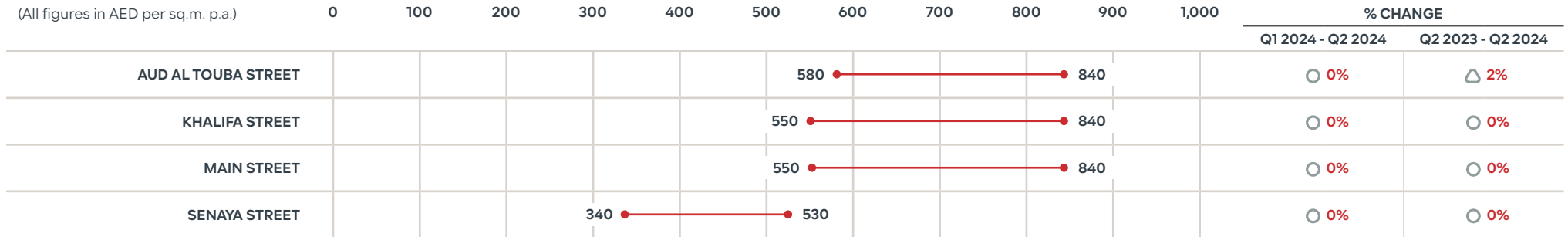


* Includes Al Khabisi, Al Muwajji, Al Manasir and Al Masoudi areas.



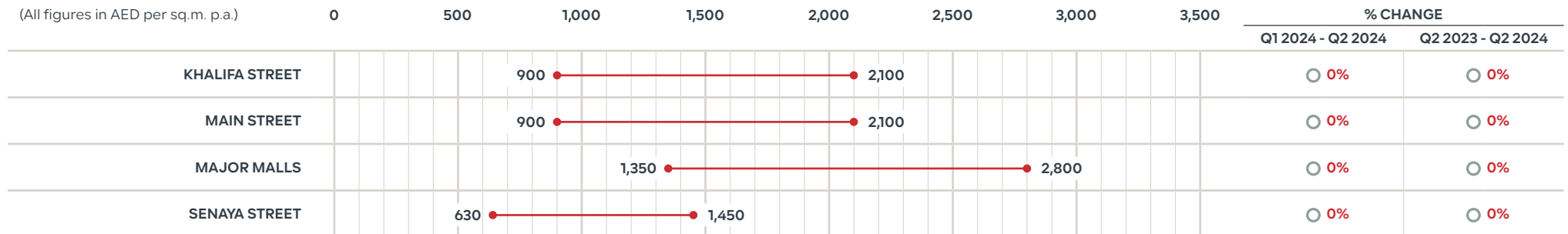
Al Ain Office Rental Rates [↗](#)

(All figures in AED per sq.m. p.a.)



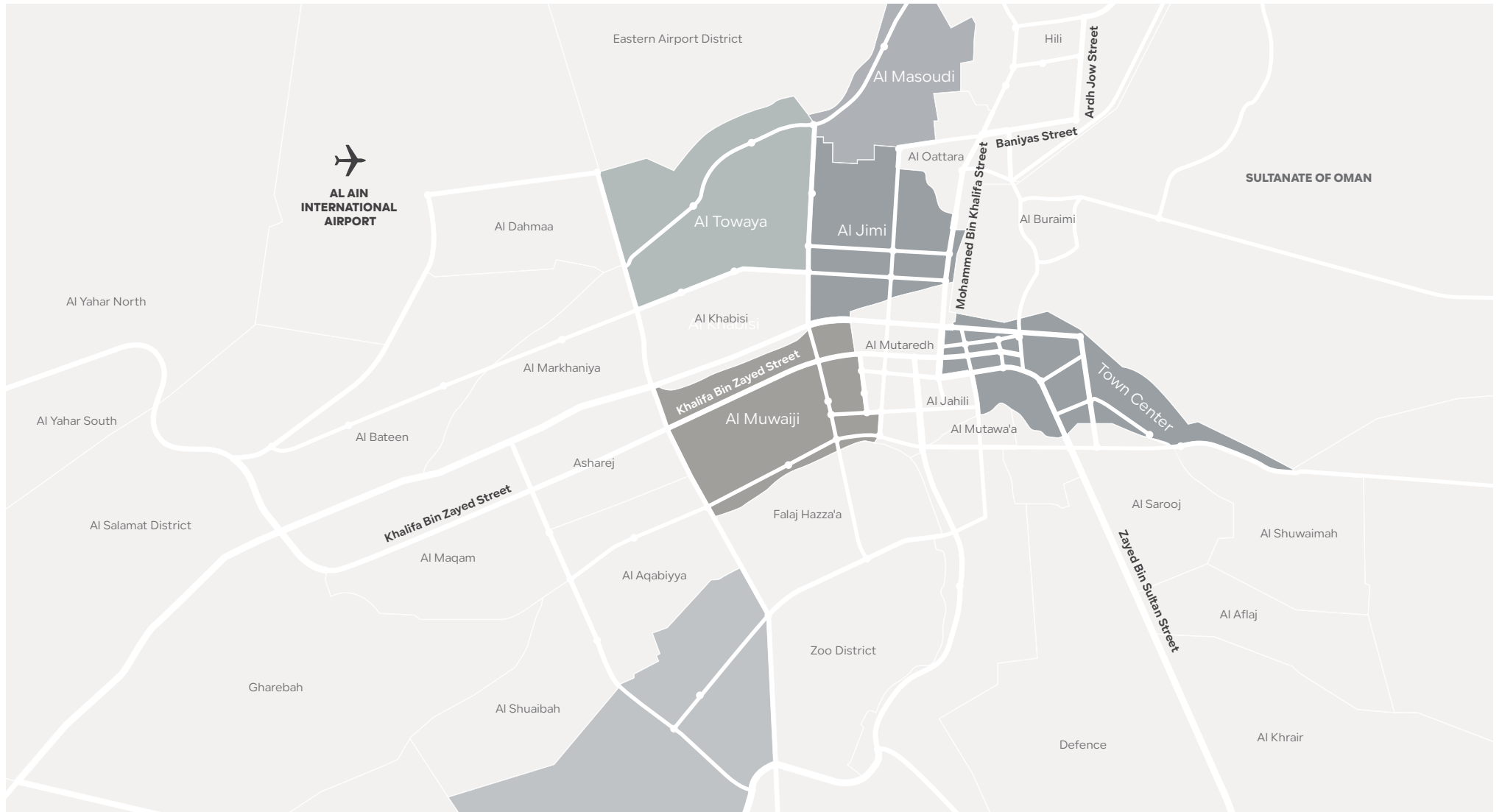
Al Ain Retail Rental Rates [↗](#)

(All figures in AED per sq.m. p.a.)



Al Ain

Property Map



Asteco is a major regional and international award-winning full-service real estate services company that was formed in 1985 and has gained enormous respect for consistently delivering high quality, professional, value-added real estate services in a transparent manner. The company is also widely recognised for its involvement with many of the projects that have defined the landscape and physical infrastructure of the United Arab Emirates.

The world-class company has a distinguished and important combination of local knowledge and international expertise and has been renowned for its application of the latest technological tools and innovations, its commitment to transparency, winning strategies, and human expertise.

Undisputed Real Estate experts with a regional presence to serve its customers, Asteco proudly represents a significant number of the region's top property Owners, Developers, and Investors.

Asteco offers a wide range of services and solutions to its clients from Valuation Advisory and Building Consultancy, Property Management, Sales & Leasing as well as Franchising services. The company applies innovative solutions and cutting-edge technology to add tangible value for its Clients at every stage of the property lifecycle and to continuously elevate customer experiences.

VALUATION & ADVISORY

Our professional advisory services are conducted by suitably qualified personnel all of whom have had extensive Real Estate experience within the Middle East and internationally.

Our valuations are carried out in accordance with the Royal Institution of Chartered Surveyors (RICS) and International Valuation Standards (IVS) and are undertaken by appropriately qualified valuers with extensive local experience.

The Professional Services Asteco conducts throughout the region include:

- Consultancy & advisory services
- Market research
- Valuation services

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Asteco has a large property Sales division with multi-lingual representatives based all over the UAE. Our Sales teams have extensive experience in the negotiation and sale of a variety of assets.

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Asteco provides comprehensive Property Management services to all property Owners, whether a single unit (IPM) or a regional mixed-use portfolio. Our focus is on maximising value for our Clients.

BUILDING CONSULTANCY

The Building Consultancy Team at Asteco have a wealth of experience supporting their Clients throughout all stages of the built asset lifecycle. Each of the team's highly trained surveyors have an in-depth knowledge of construction technology, building pathology and effective project management methods which enable us to provide our Clients with a comprehensive building consultancy service.

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Note: It should be noted that the number of developments/areas has changed over the years in line with the delivery of new stock. As such, the average in the earlier years is derived from a lower number of projects. Whilst representing the apartment/villa/office average at the time, it is not a like for like comparison.