



FOR SG EXPATS

Relocation Guide: A Deep Dive into Dubai's Landed Communities

A quick, practical guide to settling in Dubai — from everyday essentials to communities near leading schools, making your move seamless.

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Overview

This guide is focused into three of Dubai's most in-demand landed villa communities: The Meadows, Jumeirah Islands, and Jumeirah Park.

These neighborhoods are popular among both end-users and long-term investors for their spacious layouts, central locations, mature landscaping, and access to key schools and business districts.

This also includes up-to-date market data — including average prices per square foot, rental yields, and configurations — along with distance to key hubs like Al Barsha and Dubai Marina.

Since early 2023, these communities have experienced healthy capital appreciation driven by low supply and consistent demand:

- The Meadows: AED 1,200 → AED 1,500 psf
- Jumeirah Park: AED 1,050 → AED 1,350 psf
- Jumeirah Islands: AED 1,600 → AED 2,100 psf
- The Springs: AED 1,750 → AED 1,850 psf

This growth reflects limited supply, mature infrastructure, and continued demand for landed, family-style living close to Dubai's key business hubs.

COMMUNITIES AT A GLANCE

Amenities	Rental Starting Price (AED)	Buying Starting Price
MEADOWS		
<ul style="list-style-type: none"> Lakes and landscaped parks Community pools and play areas Meadows Village (retail & dining) Fitness First gym Tennis & basketball courts Walking & cycling tracks Near Emirates Intl. School & Dubai British School 24/7 security 	3 Bedrooms (~3,000sqft): 397K 4 Bedrooms (~3,700 sqft) : 450K 5 Bedrooms (~4,000 sqft) 541K 6 Bedrooms (~4200sqft): 647K	3 Bedrooms 8,006,000 4 Bedrooms 11,066,000 5 Bedrooms 11,616,000 6 Bedrooms 15,000,000
JUMEIRAH ISLANDS		
<ul style="list-style-type: none"> Man-made lakes & lush greenery Clubhouse with pool, gym & restaurant Parks & jogging tracks Tennis courts Supermarket & cafes High privacy & exclusivity Near Dubai British School & top-tier schools 24/7 gated security 	4 Bedrooms (~5,200 sqft): 697K 5 Bedrooms (~5,500 sqft): 838K 6 Bedrooms (~6,000+ sqft): 1.2M	4 Bedrooms 22,000,000 5 Bedrooms 27,261,000 6 Bedrooms 29,950,000
JUMEIRAH PARK		
<ul style="list-style-type: none"> Landscaped parks & kids' play areas Jogging & cycling tracks Dubai British School within the community Pavilion with supermarket, gym & dining Community mosques Pet-friendly environment Close to JLT & SZR 24/7 community security. 	3 Bedrooms (~3,100 sqft): 357K 4 Bedrooms (~4,000 sqft): 414K 5 Bedrooms (~4,800 sqft): 554K	3 Bedrooms 7,158,000 4 Bedrooms 7,178,000 5 Bedrooms 11,206,000
THE SPRINGS		
<ul style="list-style-type: none"> Landscaped gardens & lakes Jogging tracks & community parks Community retail centers & supermarkets, Shared pools & BBQ areas Schools & nurseries nearby Gated pet-friendly environment 24/7 security & maintenance 	2 Bedrooms (~1,850 sqft): 160K 3 Bedrooms (~2,500 sqft): 200K	3 Bedrooms 4,500,000 4 Bedrooms 6,000,000

THE MEADOWS

Developer & Age

The Meadows was developed by Emaar and launched in the early 2000s. It is now over 20 years old and forms part of the Emirates Living master development. The community is gated and offers a peaceful, family-oriented environment.

Community Overview

- Total of around 1,800 villas across nine sub-communities
- Only standalone villas; no apartments
- Villas range from 3 to 7 bedrooms
- Four beds and up homes include gardens, maid's rooms, private pools. A few 3 bed villas have pools.

Villa Sizes & Market Data

Prices vary for 3-bedroom villas in The Meadows due to differences in sub-community (Meadows 1–9), plot size, built-up area, renovations, and view. A fully upgraded lake-facing villa in Meadows 1 or 9 can cost significantly more than a standard unit in an inner row or older condition. Extras like private pools, corner plots, and vacant status also push prices higher, even if all homes technically have the same number of bedrooms.



Nearby Schools & Access

- Emirates International School (Meadows)
- Dubai British School (Jumeirah Park)
- Brighton College Dubai (15-18 min. drive)
- GEMS Dubai American Academy (Al Barsha)
- 10–15 minutes to Al Barsha, Marina, and SZR
- Well connected to Sheikh Zayed Road and Hessa Street

What Sets It Apart?

- Mature, green landscape with lakes and quiet streets
- Spacious plots and large villas
- Strong resale and rental demand
- Ideal for long-term family living
- Stable return on investment and limited supply

Meadows: Current Rental Property Listing Sample



3 Bedroom Rental Price

370,000 AED/year

Huge Plot | Vacant now | Prime Location

📍 Meadows 1, Meadows, Dubai

🛏 3 🚿 3 📏 3,345 sqft

340,000 AED/year

Prime Location | Type 5 | Back to Back

📍 Meadows 1, Meadows, Dubai

🛏 3 🚿 4 📏 3,447 sqft

325,000 AED/year

Prime Location | Skyline Views | Well Maintained

📍 Meadows 1, Meadows, Dubai

🛏 3 🚿 4 📏 3,447 sqft

320,000 AED/year

Vacant End Of July | 3 BEDROOM | Family Living

📍 Meadows 1, Meadows, Dubai

🛏 3 🚿 4 📏 5,813 sqft



4 Bedroom Rental Price

399,000 AED/year

VIEW TODAY | FAMILY HOME |
VACANT | TYPE 6

📍 Meadows 8, Meadows, Dubai

🛏 4 🚿 4 📏 3,283 sqft

450,000 AED/year

Upgraded 4BR Villa | Prime
Meadows 5 Location

📍 Meadows 5, Meadows, Dubai

🛏 4 🚿 4 📏 3,700 sqft

600,000 AED/year

Upgraded Unit | Lake view | Type
14 | July

📍 Meadows 9, Meadows, Dubai

🛏 4 🚿 4 📏 6,032 sqft

800,000 AED/year

Fully Upgraded | Private Pool |
Luxury Finishing

📍 Meadows 2, Meadows, Dubai

🛏 4 🚿 5 📏 6,007 sqft



5 Bedroom Rental Price

420,000 AED/year

Well Maintained | Vacant Now |
Prime Location

📍 Meadows 5, Meadows, Dubai

🛏 5 🚿 4 📏 3,805 sqft

648,000 AED/year

Fully Renovated | Private Pool |
Big Plot

📍 Meadows 9, Meadows, Dubai

🛏 5 🚿 4 📏 5,813 sqft

780,000 AED/year

Facing Lake | Golf Course View |
Unique Upgrades

📍 Meadows 3, Meadows, Dubai

🛏 5 🚿 5 📏 5,813 sqft

480,000 AED/year

Type 7 | 5 BED | Opp park and
Pool

📍 Meadows 8, Meadows, Dubai

🛏 5 🚿 5 📏 5,904 sqft



6 Bedroom Rental Price

800,000 AED/year

Renovated | Private Pool | Fire Pit | 6 Bed

📍 Meadows 1, Meadows, Dubai

🛏 6 🚿 5 📏 5,143 sqft

550,000 AED/year

Vacant | Private Pool | Great Condition

📍 Meadows 3, Meadows, Dubai

🛏 6 🚿 6 📏 6,813 sqft

850,000 AED/year

Brand New | Premium Location | Amazing
View

📍 Meadows 1, Meadows, Dubai

🛏 6 🚿 6 📏 7,927 sqft

800,000 AED/year

Full Lake and Skyline View | Type L2

📍 Meadows 7, Meadows, Dubai

🛏 6 🚿 6 📏 10,082 sqft

BACK

Meadows: Current For Sale Property Listing Sample

3 Bedroom Sale Price

9,250,000 AED

Fully Upgraded | Vacant | Large Single Row Plot

📍 Meadows 9, Meadows, Dubai
🏠 3 | 🛏 4 | 📏 3,345 sqft

8,750,000 AED

Large Plot | Vacant | Multiple Options Available

📍 Meadows 9, Meadows, Dubai
🏠 3 | 🛏 4 | 📏 3,345 sqft

9,250,000 AED

Fully Upgraded | Vacant | Large Single Row Plot

📍 Meadows 9, Meadows, Dubai
🏠 3 | 🛏 4 | 📏 3,345 sqft

8,599,000 AED

Largest 3 Bedroom | Vacant On Transfer | Type 5

📍 Meadows 9, Meadows, Dubai
🏠 3 | 🛏 4 | 📏 6,493 sqft

4 Bedroom Sale Price

11,000,000 AED

Renovation Opportunity | 4 Bedrooms | VOT

📍 Meadows 1, Meadows, Dubai
🏠 4 | 🛏 5 | 📏 3,624 sqft

18,200,000 AED

Courtyard | Fully Furnished and Extended | Luxury

📍 Meadows 2, Meadows, Dubai
🏠 4 | 🛏 5 | 📏 4,000 sqft

15,450,000 AED

Large Plot Cul-de-sac Type 2 with Private

📍 Meadows 1, Meadows, Dubai
🏠 4 | 🛏 3 | 📏 4,018 sqft

14,500,000 AED

Big Layout | Upgraded | Private Pool

📍 Meadows 9, Meadows, Dubai
🏠 4 | 🛏 5 | 📏 6,500 sqft

5 Bedroom Sale Price

12,500,000 AED

Turnkey 5 Bed with Pool and Extended GF

📍 Meadows 9, Meadows, Dubai
🏠 5 | 🛏 4 | 📏 3,600 sqft

16,000,000 AED

Stunning | Lake View | Upgraded

📍 Meadows 5, Meadows, Dubai
🏠 5 | 🛏 5 | 📏 3,998 sqft

17,850,000 AED

Prime Location | Large Plot | Lake View

📍 Meadows 1, Meadows, Dubai
🏠 5 | 🛏 5 | 📏 4,499 sqft

19,500,000 AED

Modern Luxury | 5 Bed Lake View | Hattan

📍 Meadows 7, Meadows, Dubai
🏠 5 | 🛏 6 | 📏 7,265 sqft

6 Bedroom Sale Price

18,500,000 AED

Lake View | Upgraded | Large Plot | Vacant Now

📍 Meadows 1, Meadows, Dubai
🏠 6 | 🛏 6 | 📏 4,924 sqft

18,999,999 AED

FULLY FURNISHED | EXTENDED LAYOUT | VACANT

📍 Meadows 4, Meadows, Dubai
🏠 6 | 🛏 7 | 📏 5,813 sqft

14,000,000 AED

6 BEDROOM | SINGLE ROW | PRIVATE POOL | TYPE 9

📍 Meadows 1, Meadows, Dubai
🏠 6 | 🛏 5 | 📏 4,924 sqft

14,000,000 AED

Single Row | Private Pool | Type 9 | 6 Bedrooms

📍 Meadows 1, Meadows, Dubai
🏠 6 | 🛏 5 | 📏 6,768 sqft

BACK

JUMEIRAH ISLANDS

Developer & Age

Developed by Nakheel and launched in 2004, Jumeirah Islands was completed by 2006. It is a luxury villa community built across a series of man-made islands, surrounded by water and greenery.

Community Overview

- Approximately 736 villas across 46 clusters
- All villas are standalone with private pools
- Villa styles include Mediterranean, European, Oasis, and Islamic
- Most villas are 4 or 5 bedrooms; a limited number of 6+ bedroom mansions exist
- All homes include maids' rooms and large landscaped gardens

Villa Sizes & Market Data

Prices vary for 4- to 5-bedroom villas in Jumeirah Islands based on factors like cluster location (e.g., Oasis, European, Islamic), lake or skyline views, plot size, upgrades, and whether the property is vacant. Fully renovated villas with modern interiors and premium finishes—especially those with lakefront or Dubai Marina skyline views—tend to command a much higher price. Corner plots, private pools, and larger garden spaces can also significantly increase value, even if the villa type is technically the same.



Nearby Schools & Access

- Dubai British School (Jumeirah Park)
- Emirates International School (Meadows)
- GEMS Al Barsha and Regent International School nearby
- Brighton College Dubai (15-18 min. drive)
- 10-15 minutes to Dubai Marina and Mall of the Emirates
- Direct access to Sheikh Zayed Road between interchanges 5 and 6

What Sets It Apart?

- True waterfront living in standalone villas
- Premium finishes and architecture
- Extremely private and exclusive
- High-end tenant profile and limited inventory
- Strong capital appreciation and resale value



Jumeirah Islands : Current Rental Property Listing Sample

4 Bedroom Rental Price



1,950,000 AED/year

16x5m Pool | Extended Plot | Furnished
Option

📍 Cluster 05, Jumeirah Islands, Dubai

🛏 4 🚿 6 📏 5,300 sqft

2,600,000 AED/year

Skyline and Lake View | Furnished |
Vacant

📍 Cluster 10, Jumeirah Islands, Dubai

🛏 4 🚿 5 📏 8,796 sqft

1,099,999 AED/year

Renovated | Newly Landscaped | Vacant
| Lake view

📍 Garden Hall, Oasis Clusters, Jumeirah Islands, Dubai

🛏 4 🚿 5 📏 6,806 sqft

1,950,000 AED/year

Lake View | Fully Furnished | Garden Hall

📍 Cluster 28, Jumeirah Islands, Dubai

🛏 4 🚿 5 📏 10,636 sqft

5 Bedroom Rental Price



1,200,000 AED/year

Lake Views | 13918 Sq. Ft | Well Maintained

📍 The Mansions, Jumeirah Islands, Dubai

🛏 5 🚿 6 📏 8,500 sqft

2,500,000 AED/year

Luxury | Fully Upgraded Villa | Lake View

📍 Cluster 15, Jumeirah Islands, Dubai

🛏 5 🚿 6 📏 10,536 sqft

2,750,000 AED/year

5 Bedrooms | Brand New | Main Lake

📍 Entertainment Foyer, Islamic Clusters, Jumeirah Islands,

🛏 5 🚿 6 📏 6,046 sqft

1,200,000 AED/year

Pool | Full Lake View | Large Plot | Upgraded

📍 The Mansions, Jumeirah Islands, Dubai

🛏 5 🚿 6 📏 13,919 sqft

6 Bedroom Rental Price



2,800,000 AED/year

Furnished | Upgraded | Infinity Pool | Lake
View

📍 Entertainment Foyer, Islamic Clusters, Jumeirah Islands,

🛏 6 🚿 7 📏 6,738 sqft

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Jumeirah Islands : Current For Sale Property Listing Sample



4 Bedroom Sale Price

24,000,000 AED

Rare Elevated Private Plot Large Garden

📍 Entertainment Foyer, European Clusters, Jumeirah Islands...

🛏 4 🚿 4 📏 5,400 sqft

26,800,000 AED

Vacant | Upgraded | Skyline and Lake View

📍 Cluster 10, Jumeirah Islands, Dubai

🛏 4 🚿 5 📏 8,796 sqft

16,000,000 AED

Vacant 4 Bed+Maid - Private Pool- Upgraded Plot

📍 Cluster 31, Jumeirah Islands, Dubai

🛏 4 🚿 5 📏 10,274 sqft

24,000,000 AED

ELEVATED PLOT | MONACO STYLE | RENOVATED

📍 Garden Hall, European Clusters, Jumeirah Islands, Dubai

🛏 4 🚿 5 📏 10,633 sqft



5 Bedroom Sale Price

29,500,000 AED

CORNER PLOT | MAIN LAKE | 5 BEDROOM

📍 Entertainment Foyer, European Clusters, Jumeirah

🛏 5 🚿 6 📏 11,011 sqft

34,999,999 AED

5 bed Villa | Lake View | Upgraded

📍 Garden Hall, Oasis Clusters, Jumeirah Islands,

🛏 5 🚿 6 📏 11,364 sqft

24,500,000 AED

Garden Hall | Lake View | Remodeled

📍 Garden Hall, European Clusters, Jumeirah Islands

🛏 5 🚿 6 📏 10,650 sqft

35,000,000 AED

MIAMI HOUSE | FULLY UPGRADED | PRIVATE LAKE VIEW

📍 Cluster 19, Jumeirah Islands, Dubai

🛏 5 🚿 6 📏 10,700 sqft



6 Bedroom Sale Price

26,000,000 AED

Upgraded | 6 Bedroom+2Maid's Room | Extended

📍 Entertainment Foyer, Mediterranean Clusters, Jumeirah Islands, Dubai

🛏 6 🚿 7 📏 6,800 sqft

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JUMEIRAH PARK

Developer & Age

Jumeirah Park was developed by Nakheel, launched in 2006, and completed by 2013. It spans over 380 hectares and is one of Dubai's largest villa-only communities.

Community Overview

- Over 3,000 standalone villas in 3, 4, and 5-bedroom layouts
- No apartment buildings
- Divided into nine districts with landscaped streets
- Villas are built in styles: Legacy, Regional, Heritage, and Nova
- Most homes have private gardens, pools, maid's rooms, and garages

Villa Sizes & Market Data

Prices vary for 3- to 5-bedroom villas in Jumeirah Park due to differences in district, villa type (Legacy, Regional, Heritage), plot size, upgrades, and whether the unit is vacant. Renovated villas with landscaped gardens, private pools, or skyline views—especially in corner plots or larger layouts—tend to command higher prices. Even with the same number of bedrooms, a fully upgraded Legacy villa on a large plot can cost significantly more than a standard Heritage unit in original condition.



Nearby Schools & Access

- Dubai British School (inside Jumeirah Park)
- Emirates International School (Meadows)
- Brighton College Dubai (15-18 min. drive)
- Nurseries within the community
- 5 minutes to JLT and Marina
- 10 minutes to Ibn Battuta Mall
- Direct access to Sheikh Zayed Road and Al Khail Road

What Sets It Apart?

- Well-planned family community with large villa layouts
- Green, walkable streets and low-density feel
- High rental demand and consistent returns
- Great school access and lifestyle convenience
- Stable community with a mix of expat and local families

Jumeirah Park: Current Rental Property Listing Sample

3 Bedroom Rental Price

340,000 AED/year

3 Bed Large | Immaculate | Available Now

📍 Legacy, Jumeirah Park, Dubai

🛏 3 🚿 4 📏 3,527 sqft

315,000 AED/year

Prime Location | Well Maintained | 4 Cheques

📍 Legacy, Jumeirah Park, Dubai

🛏 3 🚿 4 📏 3,063 sqft

420,000 AED/year

Vacant | Near Park | Landscaped

📍 Legacy, Jumeirah Park, Dubai

🛏 3 🚿 4 📏 6,218 sqft

400,000 AED/year

Private Pool | Spacious 3 Bedrooms | Vacant

📍 Legacy, Jumeirah Park, Dubai

🛏 3 🚿 4 📏 7,172 sqft

4 Bedroom Rental Price

450,000 AED/year

Immaculate Condition | Private Pool | 4BR

📍 Regional, Jumeirah Park, Dubai

🛏 4 🚿 3 📏 4,335 sqft

360,000 AED/year

Extended | Immaculate | Open Plan Layout

📍 Legacy, Jumeirah Park, Dubai

🛏 4 🚿 5 📏 5,489 sqft

480,000 AED/year

Large Sunlit Interior | Drivers Room | Vastu Approved

📍 Legacy, Jumeirah Park, Dubai

🛏 4 🚿 5 📏 5,490 sqft

350,000 AED/year

4Br Nova | Vacant Soon | Multiple Options Avail

📍 Legacy Nova Villas, Jumeirah Park, Dubai

🛏 4 🚿 4 📏 5,748 sqft

5 Bedroom Rental Price

500,000 AED/year

Spacious 5 Bedrooms Villa | Ready to Move in

📍 Legacy, Jumeirah Park, Dubai

🛏 5 🚿 6 📏 4,500 sqft

1,000,000 AED/year

Pool | Upgraded | Fully Furnished | 5 Beds

📍 Regional, Jumeirah Park, Dubai

🛏 5 🚿 6 📏 4,689 sqft

525,000 AED/year

Private Pool & Sauna | Zen Cabana | Landscaped

📍 Legacy, Jumeirah Park, Dubai

🛏 5 🚿 5 📏 7,965 sqft

700,000 AED/year

5 Bedroom | Jumeirah Park | Prime Location

📍 Jumeirah Park Homes, Jumeirah Park, Dubai

🛏 5 🚿 7 📏 8,576 sqft

6 Bedroom Rental Price

1,200,000 AED/year

Custom Built | Exclusive | D6 | Brand New

📍 Jumeirah Park Homes, Jumeirah Park, Dubai

🛏 6 🚿 7 📏 6,499 sqft

1,700,000 AED/year

6 Bed | Lake View | One of a Kind | Luxury

📍 Jumeirah Park Homes, Jumeirah Park, Dubai

🛏 6 🚿 7 📏 6,000 sqft

895,000 AED/year

Brand New | 6 Bed | Custom | Furnished

📍 Jumeirah Park Homes, Jumeirah Park, Dubai

🛏 6 🚿 7 📏 7,200 sqft

949,999 AED/year

Fully furnished- vacant- private pool

📍 Jumeirah Park Homes, Jumeirah Park, Dubai

🛏 6 🚿 7 📏 7,917 sqft

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Jumeirah Park: Current For Sale Property Listing Sample

3 Bedroom Sale Price

6,850,000 AED

Vacant Soon | 3 Bedroom Villa | Exclusive

📍 Regional, Jumeirah Park, Dubai

🏠 3 🛏 4 📏 3,063 sqft

9,375,000 AED

Fully Upgraded | Extended | Turn Key Solution

📍 Legacy, Jumeirah Park, Dubai

🏠 3 🛏 4 📏 3,178 sqft

7,500,000 AED

Extended | Vacant | Internal Location | Exclusive

📍 Legacy, Jumeirah Park, Dubai

🏠 3 🛏 4 📏 5,489 sqft

9,500,000 AED

Vacant Now | Away from Roads | Huge Plot

📍 Legacy, Jumeirah Park, Dubai

🏠 3 🛏 4 📏 8,107 sqft

4 Bedroom Sale Price

7,895,000 AED

Exclusive | Central Location | VOT | Must See

📍 Legacy Nova Villas, Jumeirah Park, Dubai

🏠 4 🛏 4 📏 4,154 sqft

7,699,000 AED

Vacant Now | Single Row | Vastu | 4 Bedroom

📍 Legacy Nova Villas, Jumeirah Park, Dubai

🏠 4 🛏 4 📏 4,157 sqft

7,700,000 AED

Luxury Villa | Ideal Location | Well Maintained

📍 Legacy Nova Villas, Jumeirah Park, Dubai

🏠 4 🛏 5 📏 4,890 sqft

7,800,000 AED

Vacant | Impeccable Condition | View Today | Extended

📍 Legacy Nova Villas, Jumeirah Park, Dubai

🏠 4 🛏 6 📏 5,490 sqft

5 Bedroom Sale Price

12,700,000 AED

Large Plot | Prime Location | District 2 | 5BR

📍 Legacy, Jumeirah Park, Dubai

🏠 5 🛏 6 📏 4,689 sqft

14,000,000 AED

5 Bedroom | Custom Modern Villa | View Today

📍 Jumeirah Park Homes, Jumeirah Park, Dubai

🏠 5 🛏 6 📏 5,167 sqft

11,500,000 AED

Luxury Villa | Private Pool | 40% on Handover

📍 Sunrise Living at Jumeirah Park, Jumeirah Park, Dubai

🏠 5 🛏 7 📏 6,039 sqft

14,750,000 AED

Largest Plot | Vacant | Perfect Location

📍 Legacy, Jumeirah Park, Dubai

🏠 5 🛏 6 📏 10,303 sqft

6 Bedroom Sale Price

21,899,999 AED

CUSTOM BUILT | LAKE FACING | HIGH CEILINGS

📍 Jumeirah Park Homes, Jumeirah Park, Dubai

🏠 6 🛏 7 📏 5,913 sqft

20,999,999 AED

On The Lake | Priv Pool | Brand New | Custom built

📍 Jumeirah Park Homes, Jumeirah Park, Dubai

🏠 6 🛏 7 📏 6,737 sqft

23,900,000 AED

New Modern Villa | Backing Park | View Today

📍 Jumeirah Park Homes, Jumeirah Park, Dubai

🏠 6 🛏 7 📏 8,557 sqft

24,000,000 AED

Premium Location | Luxury Modern | Brand New

📍 Jumeirah Park Homes, Jumeirah Park, Dubai

🏠 6 🛏 7 📏 9,000 sqft

BACK

THE SPRINGS

Developer & Age

The Springs was developed by Emaar and launched in phases starting in 2002. It is part of the Emirates Living master community, making it one of Dubai's earliest freehold villa communities.

Community Overview

- Over 4,800 townhouses and villas in 2- to 4-bedroom layouts
- Gated community with 15 sub-communities (Springs 1 to 15)
- Each cluster has its own park, pool, and lake
- Most homes come with private gardens, study rooms, and covered parking
- Community centers with supermarkets, cafés, gyms, and salons

Villa Sizes & Market Data

Prices vary for 2- to 4-bedroom homes in The Springs based on location (lakefront or inner row), plot size, upgrade level, and condition. Villas with full lake views, landscaped gardens, and extensive renovations command premium prices—especially in Springs 1, 2, and 4. End units, corner plots, and vacant-on-transfer status also drive up value, even when layout remains the same.



Nearby Schools & Access

- Dubai British School (Meadows)
- Emirates International School (The Meadows)
- Regent International School (The Greens, 10–12 min. drive)
- Brighton College Dubai (15–18 min. drive)
- Nurseries and daycare centers within the community
- 5 minutes to Meadows Souk and Springs Souk
- 10 minutes to Dubai Marina and JLT
- Easy access to Sheikh Zayed Road and Al Khail Road

What Sets It Apart?

- One of Dubai's most established villa communities
- Affordable entry point for freehold villa living
- Family-friendly with walkable lakes, parks, and community pools
- Strong rental demand and high occupancy
- Peaceful, green surroundings with easy access to city hubs

The Springs: Current Rental Property Listing Sample



3 Bedroom Rental Price

420,000 AED/year

Exclusive | Renovated | 1E | Lake Views

📍 Springs 14, The Springs, Dubai

🛏 3 🚿 3 📏 3,677 sqft

500,000 AED/year

Exclusively Listed | One of a Kind | Available Now

📍 Springs 10, The Springs, Dubai

🛏 3 🚿 3 📏 2,752 sqft



4 Bedroom Rental Price

365,000 AED/year

Type 2E | Full Lake View | Renovated | Vacant

📍 Springs 8, The Springs, Dubai

🛏 4 🚿 4 📏 3,769 sqft

490,000 AED/year

Pinnacle of Springs Living | Fully upgraded | 1E

📍 Springs 12, The Springs, Dubai

🛏 4 🚿 3 📏 4,007 sqft

BACK

The Springs: Current For Sale Property Listing Sample

3 Bedroom Sale Price



5,200,000 AED

Type 3M | Lake and Skyline View | Vacant

📍 Springs 6, The Springs, Dubai

🛏 3 🚗 3 🏠 2,859 sqft

6,699,000 AED

Motivated | Near Lake | Largest Type 2E

📍 Springs 5, The Springs, Dubai

🛏 3 🚗 4 🏠 2,748 sqft

4 Bedroom Sale Price



7,000,000 AED

Landscaped Villa | Pvt Pool | Tenanted | Type 2E

📍 Springs 5, The Springs, Dubai

🛏 4 🚗 5 🏠 4,230 sqft

9,500,000 AED

Large Plot | Turn Key | 4 Bed | Type 2E

📍 Springs 12, The Springs, Dubai

🛏 4 🚗 5 🏠 2,949 sqft

BACK

YOUR FIRST WEEKS IN DUBAI: WHAT YOU NEED TO KNOW

HOW RENTALS WORK IN DUBAI?

Renting in Dubai is regulated and straightforward if you know the basic process. Here's what to expect as a newcomer.

- **It's important to note that Long Term Rentals are only available for those who already obtained their Emirates ID.**
- Rent in Dubai typically requires an upfront payment, but many landlords allow flexibility. Depending on the agreement, payments can often be split into two up to four cheques, or even twelve—a rare option but possible.
- All tenancy contracts must be registered with Ejari to be legally valid.
- Standard lease term: 12 months; rent increases are controlled by the Dubai Rental Index.
- Landlords must give 90 days' notice for renewal terms or rent changes.
- Security deposits are typically 5% for unfurnished and 10% for furnished units.
- Disputes are handled by the Rental Dispute Settlement Centre under the Dubai Land Department.

Once your rental is sorted, setting up the right apps will make daily life easier.

APPS TO INSTALL

Dubai's government and service providers have apps that streamline everything from bills to transportation.

- DubaiNow – one-stop app for government services (visa, fines, bill payments).
- DEWA App – manage electricity and water connections.
- RTA Dubai – for Salik (toll), parking, and public transport info.
- Du / Etisalat Apps – telecom account setup and payments.
- Careem / Dubai Taxi – reliable local transport booking.
- **Mallika Must Tip: Use “Waze” for navigating to avoid wrong turns in Dubai. (It happens a lot haha)**

With apps ready, the next step is connecting your utilities — especially electricity and water.

ELECTRICITY PROVIDERS

Electricity and water services in Dubai are centralized, making the setup simple for tenants.

- DEWA is the sole provider for electricity and water in Dubai.
- Activation requires Ejari contract and a refundable deposit.
- A housing fee (5% of annual rent) is billed through DEWA monthly.
- Connections and bill payments are fully managed online via the DEWA app.

Once utilities are running, it's useful to know key emergency contacts and government entities.

IMPORTANT NUMBERS & GOVERNMENT ENTITIES

Keep these emergency numbers and essential agencies handy for everyday needs.

- Police: 999
- Ambulance: 998
- Fire/Civil Defence: 997
- DEWA emergencies: 991
- Dubai Land Department – tenancy and property matters: 800 4488
- RTA – transport and licensing services: 800 90 90

Alongside these contacts, a few local tips and tricks will help you navigate daily life smoothly.

DUBAI TIPS & TRICKS

Practical know-how can save you time and money as you settle in.

- Always confirm your lease is registered with Ejari before paying rent.
- Pay DEWA deposits and housing fees promptly to avoid delays in service.
- Plan commutes around peak traffic times; Fridays are usually lighter.
- Dress modestly in cultural areas and government offices.
- Use RERA-registered agents to avoid rental scams.

With these tips, you'll find adapting to Dubai's lifestyle much easier, now it's time to explore what makes life in Dubai exciting beyond daily essentials.

MALLIKA'S TOP RECOMMENDATIONS

- | | |
|--|---|
| • Summersalt Beach Club - Dubai | • Infinity Pool Dubai AURA SKYPOOL - Everyone does this lol |
| • FRNDS Cafe, Downtown - stunning breakfast | • Attiko - MY FAV BRUNCH SPOT |
| • Iris - good for dinner, techno music club vibe | • Home Bakery - you need to try the milk cake, classic one |
| • Koko Bay, West Palm Beach - Love it for a beach day, gorg food | • Namos is always great |
| • Gigi Rigolatto Dubai- YOU HAVE TO GO | • 4 seasons jumeriah has a nice rooftop |
| | • Jun's I Downtown Dubai - lunch as well |

PROCESS OF BUYING A HOUSE IN DUBAI

If already decided to purchase and the budget is secured, the buying process in Dubai follows these regulated steps:

- Secure the unit with a 10% cheque – A personal cheque (not manager's cheque) is submitted online to reserve the property. A photo of this cheque is required once finalized.
- Draft agreements with agents – Buyer's agent prepares Contract B (between buyer and agent) and seller's agent prepares Contract A (between seller and agent). Both parties approve these agreements online.
- Sign the MOU (Form F) – This contract outlines the agreed price and negotiated terms between buyer and seller. Once signed, an appointment is booked for official transfer at the property registration office.
- Obtain a No Objection Certificate (NOC) – Seller's agent applies for this certificate to confirm no outstanding service charges or obligations on the property.
- Transfer ownership at DLD trustee office – Both parties visit the trustee office to submit identification, sale agreement, proof of payment, and pay transfer/registration fees. For mortgage buyers, the bank settles payment directly with the seller. The DLD then issues a title deed as legal proof of ownership.

Completing these steps leads directly to understanding the total cost involved in the purchase.

TOTAL COST OF BUYING A READY PROPERTY IN DUBAI

Knowing the total cost upfront helps avoid surprises and ensures proper budgeting for both legal and service fees.

- Dubai Land Department fees – 4% of the property value + AED 430 for land, AED 40 for off-plan, or AED 580 admin fee for apartments/offices.
- Property Registration Fee :
 - Properties below AED 500,000: AED 2,000 + 5% VAT
 - Properties above AED 500,000: AED 4,000 + 5% VAT
- Title Deed issuance – AED 250
- Agent's commission – 2% of property value
- Bank mortgage arrangement fee – 1% of the loan amount (if applicable)
- Property valuation fee – AED 2,500 to AED 3,500 + 5% VAT

Factoring these costs ensures a clear picture of the full investment required for property ownership.

**Note: When buying off-plan properties, brokers are paid by the developers. Hence, you won't pay a commission*

A bit about me . . .

Mallika Boobna | aka **Mallika in Dubai**

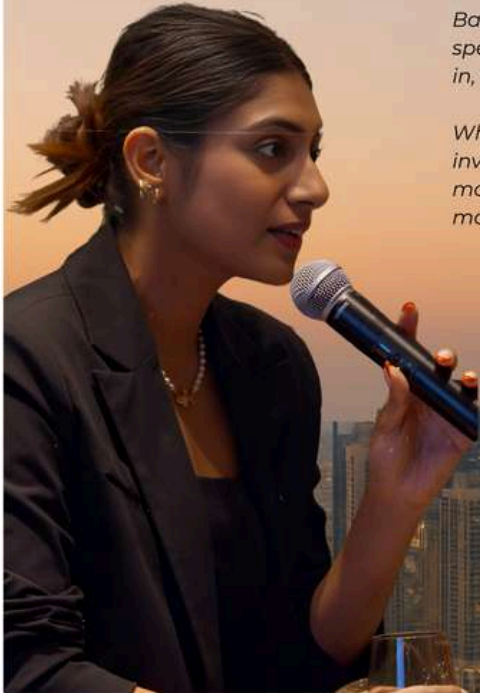
Licensed Real Estate Consultant | SuperAgent on Dubai's online property portals

"Hello! I'm Mallika — your Dubai real estate insider.

Based in Dubai, and regularly in Singapore, I specialize in helping Singapore clients explore, invest in, and relocate to Dubai.

Whether you're looking for your next property investment, a dream holiday home, or planning a move, I offer expert, end-to-end support with full market access and zero pressure."

- Singapore Country Director at Marrfa



What I Offer to Singapore-Based Investors

Investment Guidance

Understand Dubai's property market — from trending communities to ROI-rich areas.

Relocation Support

Relocating to Dubai? I help with housing, schooling, lifestyle, and everything in between.

Holiday & Secondary Homes

From sleek city apartments to beachfront escapes. I'll help you find your second home.

Full Developer Access

Registered with every major developer in Dubai - get early access to launches.

No Hidden Fees

Transparent, fair, and straightforward numbers — no surprise costs or inflated commissions.

Remote or In-Person Support

Based in Singapore? Dubai? Anywhere else? I offer both on-ground and virtual consultations.

Truly Personalised Advice

I focus on your goals and investment expectations, so you get real advice, not pressure.

One-Stop Shop

Manage everything from opening bank accounts, applying for the Golden Visa, to short-term rentals

Singapore

When in town, **find me at...**

Mandala Club | 31 Bukit Pasoh Road
1880 | InterContinental Robertson Quay
(Available by appointment)

**1:1
MEETINGS**

Dubai

I'm based at **Marrfa Real Estate**

1201B, Opus Tower, Business Bay — in the heart of the city's real estate scene.

You can click the Calendly link to book an in-person meeting with me or access the Zoom link for our virtual call.



Let's Connect!

I'd love to learn more about your plans and how Dubai real estate can play a role in your wealth journey.

