

두바이 주거용 부동산 시장 동향 조사

두바이사무소

2014. 7. 17

1 두바이 주거용 부동산 개요

- 두바이 주거용 부동산은 크게 단독빌라, 콤파운드형 빌라단지, 다세대 및 아파트로 분류할 수 있음
 - 우리나라 파견인력의 대부분은 외국인이 주로 거주하는 Greens, Marina, Festival City 등의 아파트에 거주
 - 외국인이 주택을 임차할 수 있는 지역이 제한되어 있고, 최근 외국인 유입 증가로 '13년 대비 주택가격이 30~40% 상승한 반면, 물량은 부족한 상황
 - 외국인 거주지역의 방 3개 기준 아파트 월세는 U\$4,500~U\$7,000 수준이고, 관리비는 월 U\$500~U\$700 수준
 - 방 2개 기준의 아파트 월세는 U\$3,700~U\$6,000 수준이고, 관리비는 월 U\$300~U\$500 수준

주거 형태별 주요 특징

구 분	단독빌라*	다세대	아파트
주요 거주자	에미레이트 현지인 또는 영·미계 외국인	외국인(후진국) - 청소, 건설현장 등 단순 업무 종사자	외국인(중진국·선진국) - 에너지·건설·금융사 현지파견
장점	마당이 있는 복층식 구조이며 넓고 쾌적	저렴한 가격	교육·편의시설 및 주거 인프라 구축되어 있음
단점	높은 관리비(월 냉방비 약 100~200만원)	주거환경 열악	물량이 제한적이고 가격 대비 좁은 면적
위치	시내·외로 다양하게 분포되어 가격 편차 큰 편	구도심 및 시외외곽에 위치, 교통불편	신도심내 주거전용 지역에 위치, 교통원활
주요지역	Jumeirah, Al barsha, The Springs 등	Deira, Sharja 등	Marina, Festival city, Greens 등

* 콤파운드형 빌라단지(Jumeirah Island 등)는 물량이 제한적이고 관리비·임대료가 고가이므로 조사대상에서 제외

2 두바이 주거용 부동산 가격 동향

- 두바이 주거용 부동산 가격은 최근 대폭 상승하였고, 현재 다소 상승세가 꺾였으나, 여전히 증가추세임
 - 한국인이 주로 거주하는 아파트(mid-range)의 가격은 '13년 전년대비 약 40% 증가하였고, 현재는 전년대비 20% 증가세를 유지



* 출처 : Cluttons via Bloomberg, Emirates NBD Research

- 두바이 부동산 가격(임차료 포함)은 다음 요인들이 복합적으로 작용하여 인구유입 및 투자증가를 촉진함에 따라 지속적으로 상승 중
 - 주변국 대비 정치적 안정 및 다원화된 경제 구조
 - 중동지역과 세계를 잇는 무역 허브로서 지리적 장점
 - 잘 갖추어진 교육·주거·무역 인프라, 규제완화 및 세제 혜택으로 인한 기업이전 증가
 - 두바이 EXPO2020에 따른 부동산 개발열기와 중국의 두바이 부동산 구매 열풍 ('13년 약 3,600억원 투자)

3 한국인 거주 동향

- 두바이에는 현재 약 5,500여명의 우리나라 국민이 거주중이며, 지속적으로 증가세를 보이고 있음
 - UAE원전사업 시행 및 UAE왕립 셰이크칼리파 병원사업* 등으로 한국인들의 유입은 더욱 가속화될 전망
 - * 최대 400병상 규모의 UAE최대 대형병원으로, 서울대병원이 최근 사업자로 선정('15년 4월 설립 예정)

- 교육, 주거환경 및 교통 등을 감안하여 주로 Sheikh Zayed Road* 근처 Greens, Festival City, Marina 지역의 아파트에 입주
 - * 두바이 중심을 관통하며 동서로 구분하는 주요 도로
 - 같은지역에 위치한 단독빌라의 경우, 비싼 임차료와 높은 관리비 부담 등으로 일부 교민만이 생활

붙임 : 1. 현지 부동산 임차가격 정보(www.dubizzle.com 참조)
2. 관련 기사 끝.

(붙임1)

현지 부동산 임차가격 정보

< Greens지역 2Bedroom 1년 임차료 AED165,000(USD45,082, 1개월 USD3,757) >

The screenshot shows a Dubizzle property listing for a 2-bedroom apartment. The listing title is "2 gorgeous bedroom apartment for rent - AED 165,000 /yr". The location is "UAE > Dubai > Emirates Living > The Greens & The Views". The listing includes a search sidebar on the left with filters for location, property type, price (AED 150,000 to 200,000), and bedrooms (2 to 4). The main content area features a photo of the apartment interior, a "Photos" gallery, and a "Map" button. Below the photo is a "Details" section with the following information: Bedrooms: 2, Size: 1375.00 SqFt, and Property Reference: TX-R-1065. The listing was posted on 15th July 2014. There are also buttons for "Send reply", "Show Phone Number", and "Short link: http://mydu.biz/Df8CN3u".

< Greens지역 3 Bedroom 1년 임차료 AED230,000(USD62,842, 1개월 USD 5,237) >

The screenshot shows a Dubizzle property listing for a 3-bedroom apartment. The listing title is "Golf Tower 2, The Views, Dubai - AED 230,000 /yr". The location is "UAE > Dubai > Emirates Living > The Greens & The Views". The listing includes a search sidebar on the left with filters for location, property type, price (AED), and bedrooms (Studio to 12+). The main content area features a photo of the apartment interior, a "Photos" gallery, and a "Map" button. Below the photo is a "Details" section with the following information: Bedrooms: 3, Size: 2027.00 SqFt, and Property Reference: TX-R-1065. The listing was posted on 15th July 2014. There are also buttons for "Send reply", "Show Phone Number", and "Short link: http://mydu.biz/Df8DYpX".

< Marina지역 2Bedroom 1년 임차료 AED200,000(USD54,645, 1개월 USD4,554) >

UAE / Dubai

Sign In Register العربية ?

Place an Ad **FREE**

Motors Classifieds Property for Sale Property for Rent Jobs Community

Search

Dubai

Property For Rent

Residential Units for Rent

Apartment/Flat for Rent

Price (AED) [clear]
180000 200000

Bedrooms (Min/Max) [clear]
2 2

Neighborhoods
Start typing here

Buildings
Start typing here

Keywords

Update Search

Advanced Options [-]


Ads Posted
Any Time

Property Reference

★ Dubai Marina -- Emaar 6 Towers -- 2BR+Study--Rent 200K - AED 200,000 /yr

Go back to listings Dubai > Property for Rent > Residential Units for Rent > Apartment/Flat for Rent > Details

Photos Map



5 Photos - Click to enlarge

UAE > Dubai > Dubai Marina ; 0.9 km from Marina Walk

Send reply

or

Show Phone Number

mplus+
AN ANNUAL HOME MAINTENANCE PACKAGE WORTH UP TO

Advertise Here

Similar Properties

Cayan Tower, 2 Bedroom apartment for Ren...
Dubai Marina
AED 185,000

Details: Posted on: 18th June 2014

- Bedrooms: 2
- Bathrooms: 2
- Size: 1526.00 SqFt

< Marina지역 3Bedroom 1년 임차료 AED340,000(USD92,896, 1개월 USD7,741) >

UAE / Dubai

Sign In Register العربية ?

Place an Ad **FREE**

Motors Classifieds Property for Sale Property for Rent Jobs Community

DEAL MAKERS REAL ESTATE BROKERS

One destination for your property needs SALE/LEASE/LANDLORDS/TENANTS Please Call: 04 4232651

Search

Dubai

Property For Rent

Residential Units for Rent

Apartment/Flat for Rent

Price (AED) [clear]
230000 400000

Bedrooms (Min/Max) [clear]
2 4

Neighborhoods
Start typing here

Buildings
Start typing here

Keywords

Update Search

Advanced Options [-]


Ads Posted
Any Time

Property Reference

★ Marina Residence Type A Three Bedroom with Maid - AED 340,000 /yr

Go back to listings Dubai > Property for Rent > Residential Units for Rent > Apartment/Flat for Rent > Details

Photos Map



1 Photo - Click to enlarge

UAE > Dubai > The Palm Jumeirah ; 3.4 km from Dubai Media City

Send reply

or

Show Phone Number

DEAL MAKERS REAL ESTATE BROKERS

Get your Dream Residence
Call Us: 04 4232651

Advertise Here

Similar Properties

Three Bed Plus Maid, Fantastic Marina Vi...
The Palm Jumeirah
AED 320,000

Details: Posted on: 16th July 2014

- Agency Fees: AED 17000
- Bedrooms: 3
- Bathrooms: 4

< Dubai Downtown지역 2 Bedroom 1년 임차료AED290,000(USD79,245, 1개월 USD6,603) >

dubizzle UAE / Dubai

Sign In Register العربية ?

Place an Ad **FREE**

Motors Classifieds Property for Sale Property for Rent Jobs Community

Search

Dubai

Property For Rent

Residential Units for Rent

Apartment/Flat for Rent

Price (AED) [clear]
230000 400000

Bedrooms (Min/Max) [clear]
2 4

Neighborhoods
Start typing here

Buildings
Start typing here

Keywords

Update Search

Advanced Options [-]


Ads Posted
Any Time

Property Reference

★ Upgraded 2BR plus study in Residences 1 - AED 290,000 /yr

Go back to listings Dubai > Property for Rent > Residential Units for Rent > Apartment/Flat for Rent > Details


Photos Map



10 Photos - Click to enlarge

UAE > Dubai > Downtown Dubai ; 0.8 km from Burj Khalifa Tower

Send reply
or
Show Phone Number



Book your Summer Wildcard now!
Call: 04 381 3733
info@meydangolf.com


Advertise Here

Watch this Report Ad Short link: <http://tiny.cc/DfBDYTJ>

★ Details: Posted on: 16th July 2014

- Bedrooms: 2
- Bathrooms: 2
- Size: 1650.00 Sqft

Similar Properties



VACANT 2 BR for RENT
inf Burj Khalifa, D...
Downtown Dubai
AED 265,000

(붙임2)

관련 기사

arabian
business.com

Dubai property prices up 42% in 12mths

October 02 2013 09:09 **Rental levels surged by as much as 23% during the third quarter of 2013**

By Beatrice Thomas Wednesday, 2 October 2013 9:09 AM



Dubai property prices have surged by up to 42 percent in the past year with rentals up by as much as 23 percent, according to market analyst Asteco's latest property report.

The Q3 2013 analysis said political stability, trade links, a buoyant and diversified economy, regulatory infrastructure and an attractive tax environment had all contributed to a resurgence in activity in the past 12 months.

However, it warned although prices would increase further, it was unlikely they would hit their 2008 peaks in the short to mid-term. Average sales prices for apartments and villas were still 42 percent below Q3 2008, with rentals lagging 38 percent for apartments and 31 percent for villas over the same period.

The report, to be released during Cityscape Global next week, said sales prices for villas and apartments recorded year-on-year growth of 26 percent and 42 percent respectively.

Asteco Property Management managing director John Stevens said despite numerous project launches and increased interest in buying off-plan properties, projects with favourable payment plans in good locations saw the bulk of demand.

The best performing areas for apartment sales prices over the past year were Discovery Gardens, which was up 75 percent to AED700 (\$190.58) per sqft, and Jumeirah Lakes Towers, which was up 46 percent to AED950 (\$274.49) per sqft.

Over a five-year period between 2008-2013, Jumeirah Beach Residences and The Greens increased by 32 percent and 33 percent respectively.

Downtown was currently the most expensive place to buy in Dubai at AED1,700 (\$462.84) per sqft.

For villas, the report found Jumeirah Village was the standout performer, increasing by 50 percent to AED750 (\$204.19) per sqft, followed by Jumeirah Island, which was up 30 percent to AED1,300 (\$353.93) per sqft and Springs, which was up 25 percent to AED1,000 (\$272.26) per sqft.

Palm Jumeirah remained Dubai's most exclusive locations for villa owners, commanding AED2,000 (\$544.51) per sqft – more than AED700 (\$190.58) per sqft more than Jumeirah Islands and almost double that of any other freehold area in Dubai.

Stevens said the report showed a recovery was also well underway in the rental market with year-

<http://www.arabianbusiness.com/dubai-property-prices-up-42-in-12mths-521129.html?services=printer&name=>

1/2

on-year average rental growth of 23 percent for apartments and 19 percent for villas.

Given its initially low rates, International City outperformed the market over the past 12 months with a 35 percent increase. A one-bedroom apartment now rented for AED32,500 (\$8848.35) per annum.

Downtown Dubai was 25 percent below its 2008 peak, with a two-bedroom apartment renting for AED140,000 (\$38,116) per annum. Palm Jumeirah remained the most expensive area to rent at AED160,000 (\$43,56) a year for a two-bedroom apartment.

For villa rentals, The Springs fared best, recording a 34 percent rise to AED165,000 (\$44,922) a year for a three-bedroom house, with villas of the same size in Mirdiff increasing 31 percent to AED120,000 (\$32,671) a year. A three-bedroom villa at The Palm Jumeirah rented for an average AED350,000 (\$95,290) a year, just 10 percent below its 2008 peak.

Stevens said office sales prices saw a minimal increase of eight percent on average in the past year.

However, he said the office market had outperformed residential over the past year, rising 43 percent albeit from a low base.

2013 Arabian Business Publishing Ltd. All rights reserved.

Dubai property prices, rents surge by up to 60% in 2013

February 03 2014 02:04 **New Asteco report says trend will continue during 2014, although at a slower pace**

By Andy Sambidge Monday, 3 February 2014 2:04 PM



Average sales prices rose by up to 60 percent in prime residential developments in Dubai last year, according to a new report by Asteco.

The real estate consultancy also reported an average increase in rents of between 50-60 percent across all residential apartments and villas in the emirate.

“Sales prices for apartments and villas rose by 23 percent in Q4 2013 alone, fuelled by increased confidence and the fact that the new law regulating maximum LTVs (loan-to-values) was not being consistently enforced, although cash buyers still dominated,” said John Stevens, managing director, Asteco Property Management

“Owner occupiers and investors were keen to enter the market as rental rates were on an upward trend, which indicated better returns and potential for capital appreciation in the medium term,” added Stevens.

Asteco said the areas that came out on top for villa sales year-on-year were the Palm Jumeirah which jumped 67 percent reaching AED3,000 (\$816) per square foot and Jumeirah Village Circle which rose 55 percent achieving AED850 per sq ft.

The rest of the freehold markets grew between 22-30 percent, Asteco added.

In terms of apartment sales, Asteco said Discovery Gardens increased by 83 percent to AED825 per sq ft, followed closely by Dubai Marina with growth of 81 percent at AED1,900 per sq ft and Downtown Dubai which recorded a 69 percent rise to AED2,200 per sq ft.

“We anticipate that 2014 will see a continuation of the trend witnessed in the previous year with sales prices increasing, albeit at a slower pace, as approximately 25,000 residential units are forecast for completion this year,” said Stevens.

According to Asteco, the residential leasing market also witnessed significant growth across all developments researched with average prices up by 22 percent for apartments and six percent for villas in Q4 2013.

Rental growth was driven partially by continued unrest in the region, Dubai’s winning Expo 2020 bid and an expanding economy, the report noted.

The highest growth rates year-on-year for villas were recorded in Mirdif, where a three-bedroom unit now costs AED140,000 on average per annum, a 40 percent increase; villas in Arabian Ranches rose 30 percent to an average of AED215,000 per annum for a three-bedroom house.

The most expensive area remains The Palm Jumeirah – a three-bedroom villa there costs AED350,000 per annum on average.

Apartment rental rates grew most in International City, with a 76 percent increase up to AED45,000 annually for a one-bedroom unit.

In contrast to the residential market, Asteco said the commercial market saw little movement during 2013. Overall leasing activity was relatively slow, but significant improvements were witnessed in terms of the amount of enquiries and size requirements.

2013 Arabian Business Publishing Ltd. All rights reserved.

البوابة albawaba

Published on *Al Bawaba* (<http://www.albawaba.com>)

Bubble Ahead? Dubai rents to increase even further in 2014

Published December 29th, 2013 - 08:06 GMT via SyndiGate.info [1]

There are fears of a lurking rental bubble in the UAE especially post the Expo 2020 win. Are they justified?

2013 has no doubt been a big year for the UAE property market. Dubai was recently named the world's strongest housing market in 2013 given the city's status as a safe haven with improved consumer and investor confidence. Home prices have been recorded at the highest levels since the downturn and the market has also gained a more favorable reputation for tighter regulation, given the spate of laws we've seen come into effect this year.

So much so that even as 2013 inches to a close, the government has enforced a new rental decree which allows for rents to be increased by five per cent if they are 11 per cent below the market rate for the area rather than 26 per cent, as determined by RERA's rental index. The law will be applicable to private and public sector owned properties in Dubai, as well as those within the free zones as reported in the [Khaleej Times](#). [2]

With fears of a lurking rental bubble especially post the Expo 2020 win, this latest announcement can be seen as yet another initiative by the government to ensure that the momentum within the real estate sector is managed well and that landlords do not arbitrarily hike rents on renewals on any property within the city. This also makes sense given the fact that the many businesses and professionals expected to come in to the country in the years leading to the Expo could lead to heightened demand for properties, causing landlords to demand higher rents.

Reactions to the new rental policy, as expected, have been mixed. Whilst some residents consider this a better move than the recent total removal of the rent cap in Abu Dhabi, others worry that a rise in rents too quickly could drive the market into bubble territory. However, we can also look at the situation from the viewpoint of the landlord. For one, since 2008/2009, tenants in Dubai have enjoyed the benefits of relatively lower rents. Hence, landlords could argue that given the rebounding market, they should be able to pick up better returns. This may also work in the favor of tenants, as more landlords' content with rental returns in the long run would mean fewer reasons for them to make a quick buck by evicting tenants. Also, given the huge influx of investors to Dubai in view of [Expo 2020](#) [3], it makes sense to realign and adjust the rental index across private and public sector and free zone owned properties in Dubai.

Amidst all this debate, there are a couple of lessons we need to take away. Whilst landlords should understand their responsibilities and abide by the law, tenants should make sure they understand the [Dubai Rent Index](#) ^[4] that provides average rentals for all key neighborhoods and use the online Rental Increase Calculator to know the increase their landlords are eligible for.

The house price boom that preceded the downturn was so remarkable that to most people there seemed only one way for prices to go up. 2013 has been a year of change and growth that many hope will carry into the New Year. Whilst the housing market has indeed made great strides showing a marked increase in sales and investor interest and setting the stage for thriving demand with the Expo 2020 win, expecting the price appreciation to continue with the same fervor next year seems to me once again a self-reinforcing cycle of popular belief that prices can only go higher. This, of course, is not realistic and a sign of misplaced optimism, as for the housing market stable rather than accelerated growth is what will make it robust and keep the heat out of housing.

Ultimately, supply and demand market dynamics will override other variables. With market and economic fundamentals remaining strong, there is little reason at this stage to question that 2014 will also be a strong year for the real estate market in the UAE.



Khaleej Times ^[5] Copyright © 2013 Khaleej Times. All Rights Reserved.

서울대병원, UAE에 1조 의료시스템 수출

왕립병원 5년간 위탁운영

세종=임지훈기자jhljm@sed.co.kr

서울대병원이 미국 조지워싱턴·스탠포드, 영국 킹스칼리지, 독일 사리테 대학병원 등 세계 유수의 종합병원을 제치고 우리나라 의료 인력·기술·시스템을 중동 보건 의료시장의 중심지인 아랍에미리트(UAE)로 수출한다.

보건복지부는 10일 서울대병원이 UAE 왕립 셰이크 칼리파 전문병원(SKSH)을 5년간 위탁 운영하는 프로젝트의 최종사업자로 선정됐다고 밝혔다. UAE 북쪽 라스알카йма 지역에 세워져 내년 초에 공식 개원하는 칼리파 병원은 248병상(1인실 위주) 규모의 종합병원으로 한국으로 치면 서울대병원 같은 곳이다. 오병희 서울대병원장은 "칼리파 병원은 추후 400병상까지 확대할 수 있는 인프라를 갖춘 UAE 최고의 의료기관"이라며 "이번 사업 수주는 서울대병원이 해외진출을 본격 선언한 2006년 이후 가장 구체적이고 가시적인 결실"이라고 말했다.

UAE 대통령실이 발주한 이번 프로젝트 수주로 서울대병원은 2015년부터 2019년까지 UAE 측으로부터 모두 1조원 이상의 예산을 지원받아 칼리파 병원의 의료 서비스와 의료진 채용·교육, 병원정보시스템 구축 등 전반을 운영하게 된다. 국내 의료기관이 외국의 소규모 의료기관이 아닌 해외 대형 종합병원을 위탁 운영하는 것은 이번이 처음이다.

서울대병원은 칼리파 병원이 올해 말부터 우선 암과 심장질환 진료를 시작하도록 할 계획이다. 이후 칼리파 병원은 내년 초까지 신경, 재활, 응급 등 나머지 모든 진료과와 입원 병동 등을 갖추고 4월 공식 개원한다.

UAE 종합병원 위탁운영 개요

- ▲병원 이름·위치
 - 아랍에미리트 셰이크 칼리파 전문병원(UAE 라스알카йма市)
 - 2015년 4월 개원 예정
- ▲규모·진료분야
 - 248병상, 암·심장·신경·재활·응급
- ▲위탁 운영 내용
 - 임상·비임상 등 병원 운영 관리
 - 병원 관리 시스템 구축
 - 현지 의료인 교육 등
- ▲운영예산
 - 5년간 총 1조원
- ▲기대 효과
 - 전체 의료인력 약 1,420명 중 15~20%는 한국 의료진 중 선발·파견
 - 주요 관리자급은 서울대병원 자체 선발·파견
 - 의료기술·병원정보시스템·의료기기·제약 등 관련 산업 진출

자료: 보건복지부