



PROJECT SHEET

Park Islands

Dubai Marina · Ready · Emaar



PRICES FROM

AED 1.32M

GROSS YIELD

4.9% – 5.2%

AED 8,114 – AED 13K / mo

PRICE / SQFT · / M²

AED 2,012

AED 21,657 / m²

NET YIELD

4.1% – 4.4%

after service charges

SERVICE CHARGES (YEAR)

AED 16 / sqft

2022

NET ROI

3.9% – 4.1%

purchase costs included

Unit type

1 BEDROOM

Gross yield 5.2%

AED 1.88M from AED 1.32M

916 sqft · 85 m² · AED 2,011 / sqft

Estimated rent	Charges / year	Net yield	Net ROI
AED 8,114...	AED 14.7K	4.4%	4.1%

2 BEDROOMS

Gross yield 4.9%

AED 3.2M from AED 2.33M

1,463 sqft · 136 m² · AED 2,162 / sqft

Estimated rent	Charges / year	Net yield	Net ROI
AED 13K /...	AED 23.4K	4.1%	3.9%

Park Islands

Area

Dubai Marina

Handover

Handed over Mar 2010

Sales (90 days)

12

Units

734

Community maturity

Established community (8/10)

Golden Visa (>= AED 2M)

No (under AED 2M)

Status

Ready

Developer

Emaar

Developer track record

249 delivered out of 416

Share of off-plan sales

0%

Nearest metro

DMCC (0 km)

Sources: DLD (sales and rents over the last 12 months available, project register). Prices: median and lowest sale per unit type. Estimated rent = project rent per sqft (else area rent) × median size. Net yield = (rent - service charges) / price; charges from the project's latest DLD budget, else the area median. Project not yet rented: area rent adjusted to the project's price level. Net ROI = (rent - service charges) / (price + purchase costs); ready: 4% DLD + 2.1% agency + AED 5,200 trustee; off-plan: 4% DLD + ~AED 1,150 Oqood. Gain: area ready price vs off-plan price.

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INFRASTRUCTURE AND MATURITY

Community maturity

Area: Dubai Marina

Established community

Largely built-up community: schools, healthcare and shops are already in place.



Score 8/10

SCHOOLS

2

HEALTHCARE

9

Including 1 hospital

SHOPPING

74

Incl. 1 mall

PARKS & LEISURE

7

Inside the community or within 1 km of its boundary. Also 36 pharmacies nearby.

Transport

- Metro station inside the community: DMCC
- Tram: 8 stops nearby
- Dubai International Airport (DXB) · 27.9 km
- Al Maktoum International Airport (DWC) · 18.8 km
- Etihad Rail – Al Yalays · 6.4 km
- High-speed rail – Al Maktoum Airport (DWC) · 17.9 km (~2030)

Main facilities nearby

Schools & universities

American University in Dubai	0.4 km
Synergy University Dubai	0.7 km
Heriot-Watt University - Dubai Campus	1.7 km

Shopping malls

Dubai Marina Mall	inside the community
Palm Jumeirah Mall	2.4 km
Ibn Battuta Mall	2.5 km

Parks

Jumeirah Lakes Towers Park	0.3 km
Emaar Business Park	1.6 km
Greens Park	1.6 km

Healthcare

Emirates Hospital	inside the community
Health Avenue Polyclinics	inside the community
Marina Medcare Medical Centre	inside the community

Supermarkets

Spinneys	inside the community
Waitrose Dubai Marina	inside the community
Al Maya Supermarket	inside the community

Leisure & attractions

Skydive Dubai	inside the community
Dubai Marina	0.3 km
SplashPad	0.3 km

Source: OpenStreetMap (© contributors, ODbL licence), September 2026. Indicative list: newer communities may be incomplete. Blue Line: schedule announced by the RTA.

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FINANCIAL SIMULATION

Purchase simulation (Ready)

Area: Dubai Marina

TOTAL UPFRONT CASH

AED 2,657,700

PROPERTY PRICE

AED 2,500,000

TOTAL FEES (6.3% OF PRICE)

AED 157,700

Where the money goes



Seller AED 2,500,000 (94 %)

Fees AED 157,700 (6 %)

Calculation details

To the seller, now	AED 2,500,000
Property price	AED 2,500,000
Fees, now	AED 157,700
DLD fee (4%)	AED 100,000
Agency fee (2.1%)	AED 52,500
Trustee fee	AED 5,200
Total upfront cash	AED 2,657,700

Indicative estimate, fees may vary.

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