



Property Review

# Al Ain Real Estate Report

Q1 2024



استيکو  
asteco

39  
YEARS

Al Ain

# Market Overview ↗

Average rental rates have remained relatively steady across all asset classes observed within Al Ain. This performance has been underpinned by sustained demand driven primarily by domestic factors.

Whilst apartment rental rates proved broadly stable, adjustments have been observed, particularly in the highly price sensitive lower-end segment.

At the other end of the market, high-quality villas realised significant annual rental growth, up to 8%, with the rate of increase contingent upon factors such as location and condition.

Several residential buildings, primarily located in the Town Centre areas are currently in the process of handover. Despite this relatively concentrated supply, strong demand has meant that landlords have generally shown restraint in offering incentives, marking a departure from the trend observed in 2022 and 2023 aimed at stimulating the market.

The Al Ain office sector also proved stable, characterised by moderate growth rates. Overall office rental rates remained relatively static during Q1 2024 but increased by 2% compared to the same period last year, reflecting a positive trend in the market. Government initiatives aimed at boosting business activity contributed to enhanced overall absorption rates.

Meanwhile, the retail sector in Al Ain continued to experience strong demand, particularly for the Food and Beverage (F&B) segment. The appetite for space encompassed both street and community level. Whilst upward pressure on rental rates may take time to materialise, a marginal increase in average retail rental rates has been noted, albeit remaining within the range outlined in our report.





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	Q4 2023 - Q1 2024	Q1 2023 - Q1 2024
MATURE BUILDINGS	21	26	31	34	42	48	0%	0%
NEW BUILDINGS	26	29	33	36	51	61	0%	0%
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	Q4 2023 - Q1 2024	Q1 2023 - Q1 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%



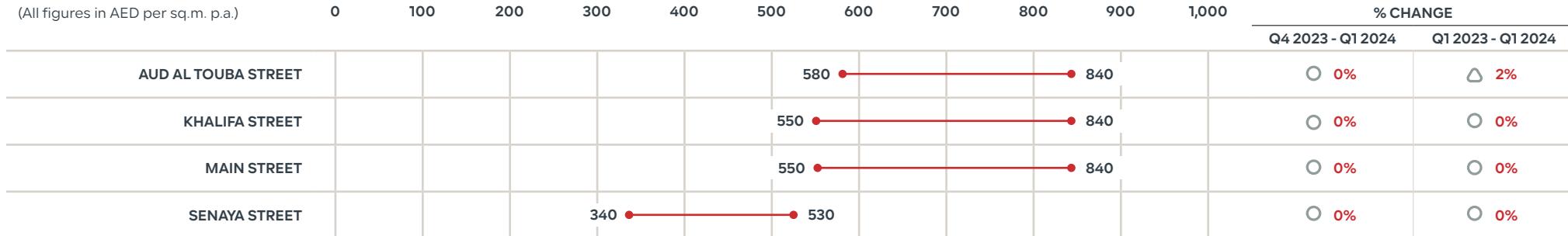
\* Includes Al Khabisi, Al Muwaiji, Al Manasir and Al Masoudi areas.



Al Ain

# Office Rental Rates ↗

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



% Change

0%

1%

-12%

-30%

Q-o-Q  
Since Q4 2023

Y-o-Y  
Since Q1 2023

Since Peak  
Q4 2015

Since Market Low  
Q3 2012



Al Ain

# Retail Rental Rates ↗

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



% Change

0%

0%

-10%

-10%

Q-o-Q  
Since Q4 2023

Y-o-Y  
Since Q1 2023

Since Peak  
Q4 2015

Since Market Low  
Q4 2011

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

## SALES

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.

## LEASING

Asteco has been instrumental in the Leasing of many high-profile developments across the GCC.

## PROPERTY MANAGEMENT

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.