

Property Review

Al Ain Real Estate Report

Q1 2025

استيڤكو
asteco

40 years of helping
our clients succeed

40
YEARS

Al Ain

Market Overview

The Al Ain real estate market sustained positive momentum during the first quarter of 2025, displaying steady advancement across its submarkets and delivering consistent overall performance.

The residential sector, in particular, exhibited robust performance. Whilst rental rate ranges remained largely unchanged, landlords increasingly secured higher occupancy rates, with vacant units typically being offered at premiums of at least 5% over previous lease agreements. Apartment rentals led this upward trend, registering significant year-on-year growth reaching up to 8%. The villa rental market presented a more stable picture over the quarter, although it still achieved an average annual growth rate of 3%.

Beyond residential, the office sector experienced a rise in demand for larger workspaces. Financial institutions have sought to upgrade or expand their premises, targeting office spaces up to 1,500 sqm. This trend has been partly driven by the initial roll-out of the Nafis initiative, which aims to create 2,000 private sector banking jobs for Emirati nationals. This has positively influenced both office demand and market sentiment. Furthermore, the recent opening of the Sheikh Tahnoon Bin Mohammed Medical City is expected to generate substantial new employment opportunities and associated housing requirements.

Retail property leasing activity remained stable compared to the previous quarter. Nonetheless, prime retail spaces within malls and prominent street locations achieved annual rental growth between 1% and 3%. Street retail outlets, particularly in the food and beverage category, benefited from consistent consumer foot traffic, supporting steady leasing demand. Confidence in the sector is further underscored by the upcoming launch of the 14,000 sqm Al Mutarid Lifestyle Centre within the next few months, which will expand retail supply in response to solid tenant demand.



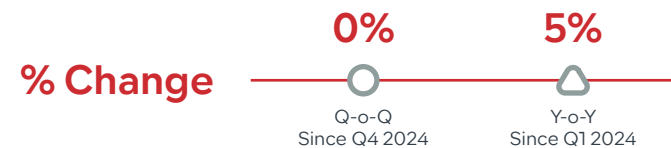


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Apartment Rental Rates [↗](#)

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

	1 BEDROOM		2 BEDROOMS		3 BEDROOMS		% CHANGE	
	From	To	From	To	From	To	Q4 2024 - Q1 2025	Q1 2024 - Q1 2025
MATURE BUILDINGS	26	29	33	39	47	50	0%	8%
NEW BUILDINGS	28	31	36	41	52	63	0%	7%
PRIME COMPOUNDS	30	35	42	48	60	80	0%	0%



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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 2024 - Q1 2025	Q1 2024 - Q1 2025
MATURE VILLAS	AL JIMI, TOWN CENTRE, ZAKER, OTHER*	45	48	65	70	85	95	0%	3%
	AL TOWAYA	60	70	85	90	90	100	0%	0%
	PRIME COMPOUNDS	75	90	93	105	115	120	0%	0%
RECENT BUILD	AL JIMI, TOWN CENTRE, ZAKER, OTHER*	55	62	70	78	105	115	0%	4%
	AL TOWAYA	70	80	90	100	110	120	0%	0%
	PRIME COMPOUNDS	85	95	120	135	130	140	0%	0%



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



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Office Rental Rates

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

0 100 200 300 400 500 600 700 800 900 1,000

% CHANGE

Q4 2024 - Q1 2025 Q1 2024 - Q1 2025

Street	Q4 2024	Q1 2025	Q4 2024 - Q1 2025	Q1 2024 - Q1 2025
AUD AL TOUBA STREET	620	840	0%	3%
KHALIFA STREET	620	840	0%	5%
MAIN STREET	620	840	0%	5%
SENAYA STREET	350	530	0%	1%



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Retail Rental Rates

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

0 500 1,000 1,500 2,000 2,500 3,000 3,500

% CHANGE

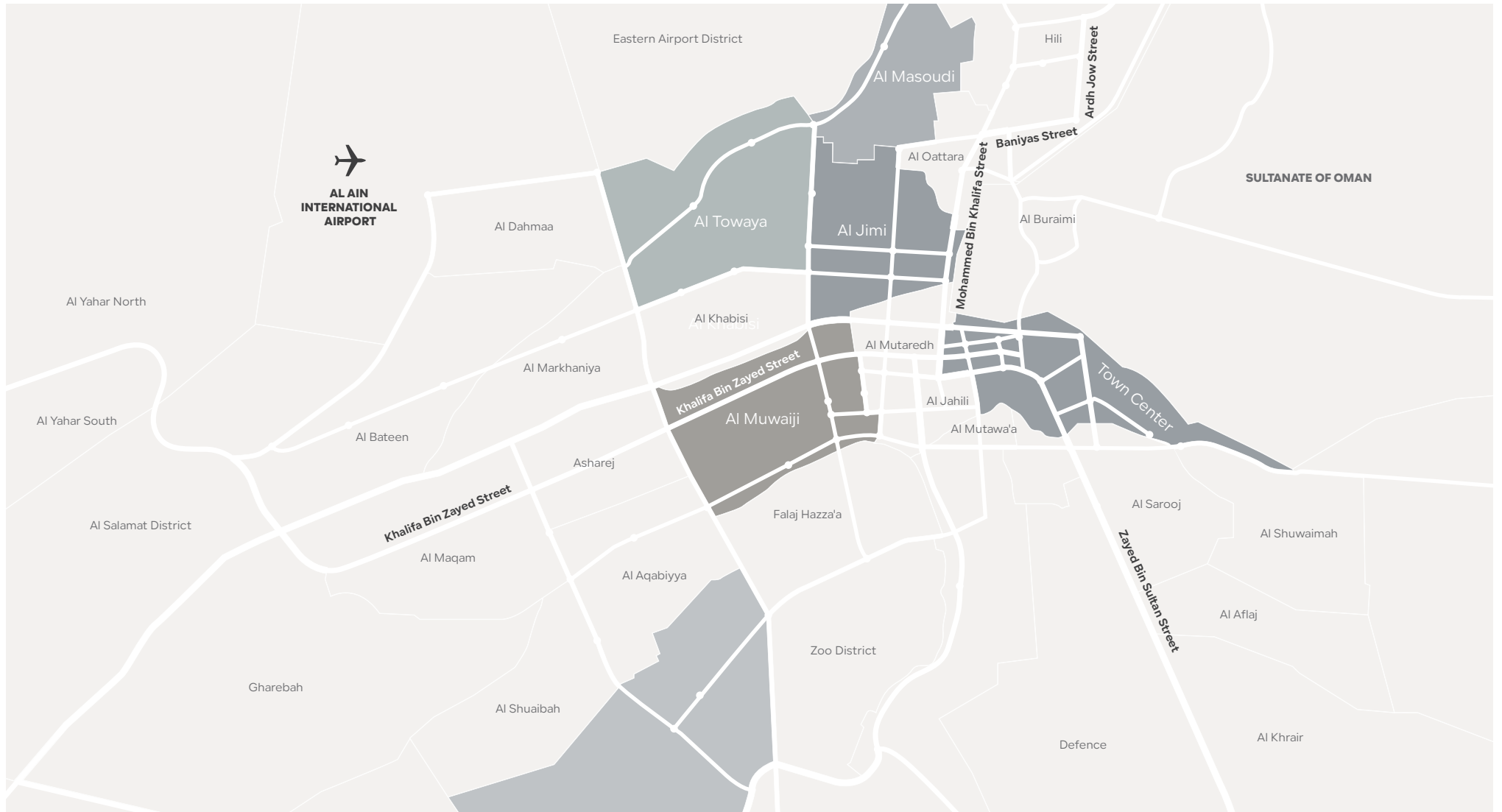
Q4 2024 - Q1 2025 Q1 2024 - Q1 2025

Street	Q4 2024	Q1 2025	Q4 2024 - Q1 2025	Q1 2024 - Q1 2025
KHALIFA STREET	1,000	2,100	0%	3%
MAIN STREET	1,000	2,100	0%	3%
MAJOR MALLS	1,400	2,800	0%	1%
SENAYA STREET	700	1,450	0%	3%



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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 to Property Management and Sales & Leasing. 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.