

SELECTION OF APARTMENTS IN THE UAE

Below market

Savings up to \$157,000

AUGUST 2026

Verified properties · Calculated savings



SELECTION METHOD

How we selected the properties

What "below market" means, and how the saving on each offer is calculated.

01

Current price

The price at which this property can be bought on the catalog date.

02

Comparison basis

The original price, the developer's current list, or similar resale listings in the same project.

03

Calculated saving

The difference between the current price and the comparison basis, in dollars and percent.

WHY ERVANO

We check the price and the deal

Ervano Real Estate was named Dubai's best real estate agency 2025 by World Realty Congress. Founder Ahmed Ervano is an official RERA instructor and a Harvard-certified specialist.

3,000+

CLOSED DEALS SINCE 2019

\$272M+

WORLDWIDE VOLUME

140+

MARKET PARTNERS

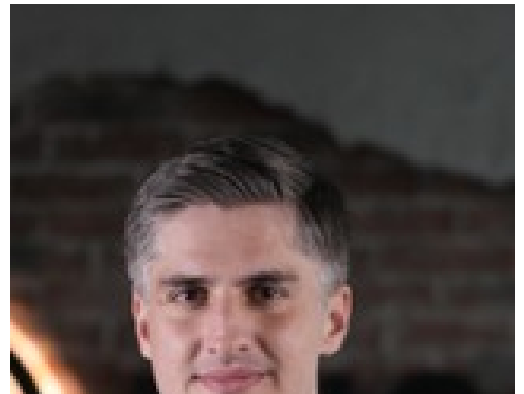
1 day

REQUEST TO OFF-PLAN BOOKING

FULL SUPPORT

Everything under one roof

Our team stays with you at every step: search (resale or off-plan), legal review, deal support, reporting and help with escrow transfers.



Ahmed Ervano, founder of Ervano Real Estate

BUSINESS BAY · DUBAI

Mama Shelter Residences

by Kappa Acca

OBJECT 01 · LOCATION

Business Bay

Dubai · On the banks of Dubai Canal

Dubai's business heart next to Downtown and Burj Khalifa. People who work in the center live here, so rental demand stays high year-round.



6–8%

ANNUAL RENTAL YIELD

+18.2%

RENTAL GROWTH IN 2025 — DUBAI
RECORD

5 min

TO DOWNTOWN AND BURJ
KHALIFA

Metro

BUSINESS BAY STATION IN THE
AREA

WHY INVESTORS CHOOSE BUSINESS BAY

High rental demand

People who work in the center live here, so rental demand stays strong all year.

Limited supply

Few vacant plots remain next to Downtown and the canal.

Growth potential

Entry prices are still below Downtown, with similar liquidity.

WHO THIS AREA SUITS

- ✓ **Rental investors**
Stable year-round demand from specialists working in the center.
- ✓ **Expats working in the center**
Live next to business districts.
- ✓ **Buyers with a 3–7 year horizon**
Capital preservation with room for growth.



Why it is attractive now

Business Bay rents grew more in 2025 than in any other major Dubai district, while entry prices remain below Downtown.

OBJECT 01 · DEVELOPER AND PROJECT

Mama Shelter Residences by Kappa Acca

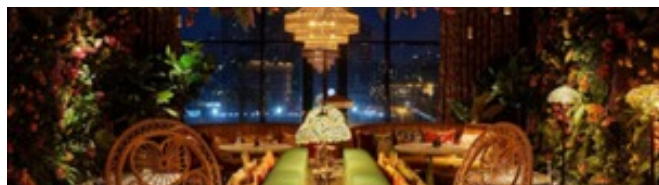
Kappa Acca Real Estate Development LLC is the development arm of Khamas Group, working in construction, real estate and hospitality in the UAE, the UK and Italy. The portfolio includes Kappa Acca 1–6 and hotels under Mama Shelter, MGallery and DoubleTree by Hilton.

Ready

4 pools + swim-up bar

Restaurants and bars

Hotel infrastructure



About the project

A completed Business Bay complex combining a hotel and 204 fully furnished serviced residences — the first Mama Shelter residential project in the world. Owners can use four outdoor pools, restaurants, bars, fitness areas, lounges and extra hotel services.



OBJECT 01 · APARTMENT · REF AP7620

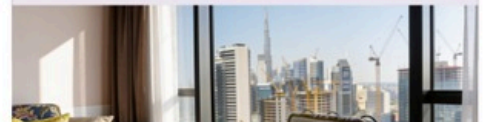
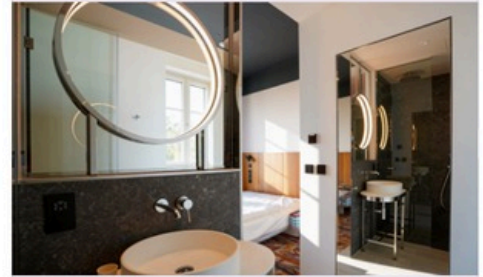
2 bedrooms · 75 m²

Ready

Furnished

Canal view

High floor



CURRENT PRICE

\$542,250

ORIGINAL PRICE

~~\$626,700~~YOUR SAVING **\$84,450****13.5% BELOW LIST**

WHAT YOU GET

A ready furnished 2-bedroom apartment of 75 m² with Dubai Water Canal views. You can live in it or rent it out immediately, with no wait for construction and no extra furnishing cost. The offer is \$84,450 below the original price.



SOBHA HARTLAND II • MBR CITY • DUBAI

320 Riverside Crescent

Sobha Realty



OBJECT 02 · LOCATION

Sobha Hartland II

Dubai · MBR City

A gated Sobha Realty master development close to central Dubai. Lagoons, green spaces and new infrastructure create a setting for living and long-term rental.

**0.74 km²**

DISTRICT AREA

12 min

TO THE CITY CENTER

Lagoons

WATERFRONT SPACES

36 ha

GREEN AND OPEN SPACES

WHY CHOOSE SOBHA HARTLAND II

Resort-style setting

Lagoons, beaches, promenades and 36 hectares of landscaped space inside a gated community.

New location

The district sits in MBR City, close to Downtown Dubai and Business Bay.

One master plan

Residential clusters and infrastructure are delivered by Sobha as one concept, not as separate projects.

WHO THIS AREA SUITS

- ✓ **Expats working in central Dubai**
Close to the main business districts.
- ✓ **Families**
Gated community, walkable setting and local infrastructure.
- ✓ **Investors with a 3–5 year horizon**
Growth potential as the district is completed and occupied.



Why it is attractive now

Sobha Hartland II is still being formed: clusters and infrastructure are launching in stages. Buying now means entering before the master plan is finished and fully occupied.

OBJECT 02 · DEVELOPER AND PROJECT

320 Riverside Crescent by Sobha Realty

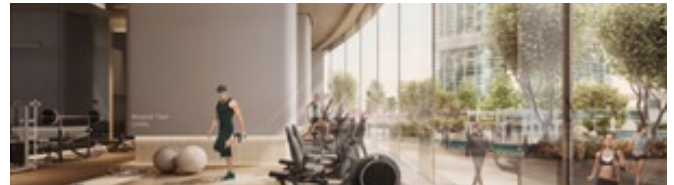
Sobha Realty is a vertically integrated developer. Sobha began in 1976 and has delivered more than 7,000 apartments and villas in the UAE since 2011, keeping quality and delivery under direct control.

57 floors

1–3 bedrooms

49–154 m²

Handover Q3 2027



About the project

A 57-storey tower in the central part of the Riverside Crescent cluster. Layouts from 1 to 3 bedrooms, some with a study, panoramic windows and balconies. Amenities include a sky pool, landscaped terraces, sports and kids' areas, a library and a cinema.



OBJECT 02 · APARTMENT · REF AP13169

1 bedroom · 49.2 m²

CURRENT PRICE

\$354,000

ORIGINAL PRICE

~~\$385,000~~YOUR SAVING **\$31,000****8.1% BELOW LIST****WHAT YOU GET**

A 1-bedroom apartment of 49.2 m² in 320 Riverside Crescent. After handover it can be used for living or rental in Sobha Hartland II. The apartment is offered at \$354,000 — \$31,000 below the original price, an 8.1% discount.



JLT • DUBAI

DIAMONDZ

Danube Properties

OBJECT 03 · LOCATION

Jumeirah Lakes Towers (JLT)

Dubai · Near Dubai Marina

A mature high-rise district around lakes next to Dubai Marina. Residential and commercial towers, two metro stations and the DMCC cluster support rental demand.



2 stations

RED LINE METRO

Ready district

SHOPS, CAFES, PARKS AND
OFFICES

5.5 ha

CENTRAL PARK

3 lakes

WALKING PROMENADES

WHY INVESTORS CHOOSE JLT

Metro and business area

Two metro stations and DMCC offices support rental demand.

Active resale market

You can compare prices and terms across different towers.

Established infrastructure

Shops, restaurants and parks are already operating.

WHO THIS AREA SUITS

- ✓ **Rental investors**
Metro and the office cluster expand the tenant pool.
- ✓ **Residents without a car**
Daily needs are within walking distance.
- ✓ **Buyers who want a ready location**
The district does not depend on future infrastructure.



Why it is attractive now

JLT is already formed, while DMCC continues to upgrade public spaces. You get ready infrastructure with room for further growth.

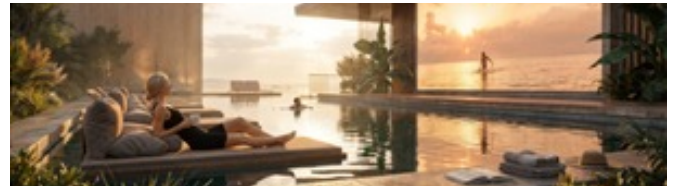
OBJECT 03 · DEVELOPER AND PROJECT

DIAMONDZ by Danube

Danube Properties is part of Danube Group, in the UAE since 1993. The real-estate division started in 2014: 16 projects delivered, 16 under construction.

Furnished residences

Handover Q1 2027



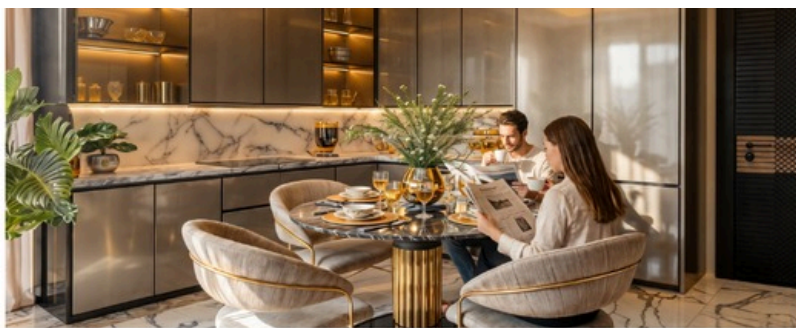
About the project

More than 40 leisure and sports spaces: panoramic pool, aqua gym, padel, outdoor cinema, spa, viewing deck and kids' areas.



OBJECT 03 · APARTMENT

2 bedrooms · 102.8 m²



CURRENT PRICE

\$626,300

YOUR SAVING

\$54,400

8% BELOW ORIGINAL PRICE

WHAT YOU GET

A spacious 2-bedroom apartment in established JLT, offered \$54,400 below the original price.



UMM AL QUWAIN · ISLAND

Coraline Beach Residences

Sobha Realty



OBJECT 04 · LOCATION

Sobha Siniya Island

Umm Al Quwain · Island by the sea

A resort-style Sobha master development on a natural island: residences, villas, hotels, beaches, golf and a yacht marina. Al Marjan Island is about 10 minutes away, Dubai about 50 minutes.

**1.5 km²**

MASTER-PROJECT AREA

46%

OPEN GREEN SPACES

10 min

TO THE FIRST CASINO IN THE UAE

First coastlineBEACHES, MANGROVES AND OPEN
SEA

WHY CHOOSE SOBHA SINIYA ISLAND

Natural island

A rare island setting with beaches, mangroves and open sea.

Resort infrastructure

Hotels, golf, a marina and beaches in one master plan.

One master plan

Residences and leisure are delivered as a single resort concept.

WHO THIS AREA SUITS

- ✓ **Remote professionals**
A quieter island base with Dubai about 50 minutes away.
- ✓ **Second-home buyers**
Holidays and longer stays on the first coastline.
- ✓ **Rental investors**
Resort rental demand as the island and Al Marjan grow.



Why it is attractive now

The opening of Wynn Al Marjan in 2027 is expected to raise demand for nearby island residences. Buying now means entering before that infrastructure is fully in place.

OBJECT 04 · DEVELOPER AND PROJECT

Coraline Beach Residences by Sobha Realty

Sobha Realty is a vertically integrated developer with more than 7,000 apartments and villas delivered in the UAE since 2011.

Beach and lagoon

Building C furnished



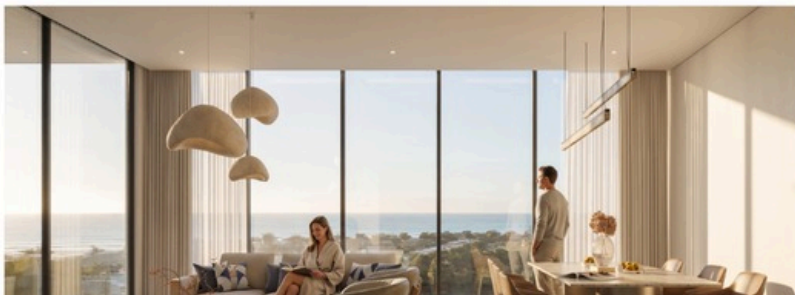
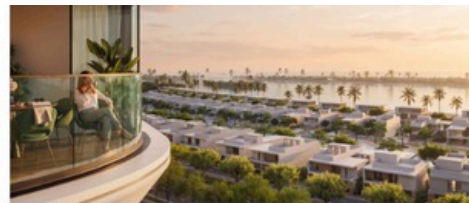
About the project

The buildings sit between a natural beach and a saltwater lagoon. Views include sea, canal, park and golf. Building C is handed over fully furnished. Amenities include beaches, pools, fitness, courtyards, kids' areas and an outdoor cinema.



OBJECT 04 · APARTMENT · BUILDING A

1 bedroom · 47.9 m²



CURRENT PRICE

\$292,700

YOUR SAVING **\$26,700**

WHAT YOU GET

A 1-bedroom island residence \$26,700 below the original price. Suitable for holidays, resort rental or a longer-term hold.



OBJECT 04 · APARTMENT · BUILDING C

1 bedroom · 72.1 m²

Furnished

First coastline



CURRENT PRICE

\$320,000YOUR SAVING **\$29,600**

WHAT YOU GET

A fully furnished 1-bedroom residence on the first coastline, \$29,600 below the original price. Suitable for personal use or resort rental.

DUBAI

Jumeirah Village Circle

JVC

OBJECT 05 · LOCATION

Jumeirah Village Circle (JVC)

Dubai · Residential district

One of Dubai's most popular areas among expats for long-term rental, roughly halfway between Dubai Marina and Downtown.



Circle Mall

COMMUNITY SHOPPING CENTER

~20 min

TO DUBAI MARINA AND
DOWNTOWN DUBAI

Ready area

SCHOOLS, SHOPS AND SERVICES
NEARBY

30+ parks

GREEN SPACES INSIDE THE
DISTRICT

WHY INVESTORS CHOOSE JVC

Accessible entry price

Prices are lower than in Marina and Downtown.

High liquidity

Apartments are in demand from both tenants and buyers.

Stable rental demand

A popular long-term rental area among expats.

WHO THIS AREA SUITS

- ✓ **Mid-budget rental investors**
For rental income and resale.
- ✓ **Professionals and entrepreneurs**
Convenient access to several business districts.
- ✓ **Couples and young families**
Ready infrastructure without the center price premium.



Why it is attractive now

JVC is already established, but prices are still more accessible than in central areas. Buying now means entering before further growth in liquidity.

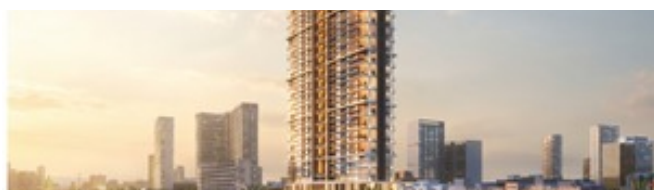
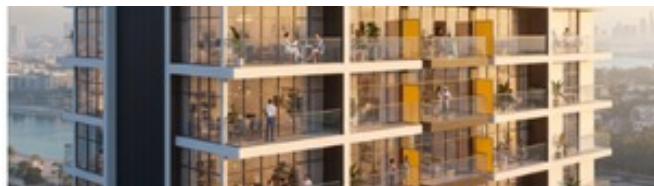
OBJECT 05 · DEVELOPER AND PROJECT

Venus by Binghatti

Binghatti is one of Dubai's largest private developers, active since 2008, with 100+ projects and 50+ delivered. Partners include Mercedes-Benz, Bugatti and Jacob & Co.

Ready

Sold out by developer



About the project

Adult and children's pools, fitness, a play area and leisure spaces. Apartments have panoramic windows, balconies and built-in wardrobes. Units are available on the resale market.



OBJECT 05 · APARTMENT

1 bedroom · 56.9 m²

Ready

Furnished



CURRENT PRICE

\$258,700YOUR SAVING **\$13,600****WHAT YOU GET**

A ready furnished 1-bedroom apartment \$13,600 below the original price. Move in or rent immediately after completion of the deal.

 SELECT
GROUP

BUSINESS BAY · DUBAI

The EDGE

Tower B · Select Group

OBJECT 06 · LOCATION

Business Bay

Dubai · On the banks of Dubai Canal

Dubai's business heart next to Downtown and Burj Khalifa. People who work in the center live here, so rental demand stays high year-round.



6–8%

ANNUAL RENTAL YIELD

+18.2%

RENTAL GROWTH IN 2025 — DUBAI
RECORD

5 min

TO DOWNTOWN AND BURJ
KHALIFA

Metro

BUSINESS BAY STATION IN THE
AREA

WHY INVESTORS CHOOSE BUSINESS BAY

High rental demand

People who work in the center live here, so rental demand stays strong all year.

Limited supply

Few vacant plots remain next to Downtown and the canal.

Growth potential

Entry prices are still below Downtown, with similar liquidity.

WHO THIS AREA SUITS

- ✓ **Rental investors**
Stable year-round demand from specialists working in the center.
- ✓ **Expats working in the center**
Live next to business districts.
- ✓ **Buyers with a 3–7 year horizon**
Capital preservation with room for growth.



Why it is attractive now

Business Bay rents grew more in 2025 than in any other major Dubai district, while entry prices remain below Downtown.

OBJECT 06 · DEVELOPER AND PROJECT

The EDGE by Select Group

Select Group is an international premium developer operating since 2002. It has delivered 10,000+ homes, with 5,000 more in development.

Sold out by developer

Resale market

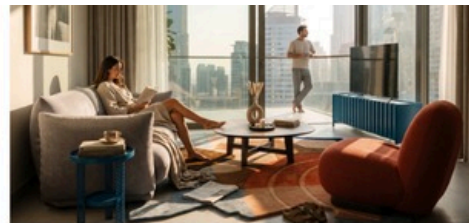
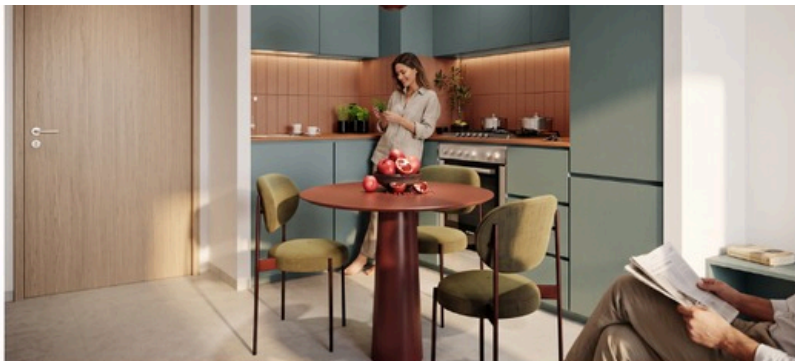


About the project

A modern Business Bay complex near Dubai Canal and Downtown. Amenities include a pool, gym, padel and basketball, yoga, a running track, coworking and leisure spaces. Views toward Burj Khalifa and the canal.



OBJECT 06 · APARTMENT · TOWER B

1 bedroom · 64.8 m²

CURRENT PRICE

\$378,500YOUR SAVING **\$7,900****WHAT YOU GET**

Two apartments of the same layout are available. Each is \$7,900 below the original price; one is on a high floor with city views.

PENINSULA • BUSINESS BAY

Jumeirah Living Business Bay

Select Group



OBJECT 07 · LOCATION

Peninsula

Dubai · Business Bay

A private waterfront quarter on the first line of Dubai Canal in central Business Bay. Downtown is close, with water views and a quieter setting.

**First line**

DUBAI CANAL WATERFRONT

Downtown

CLOSE TO THE CITY CORE

Private quarter

UNIFIED RESIDENTIAL SETTING

Limited supply

FEWER HOMES ON THE FIRST LINE

WHY CHOOSE PENINSULA

Central location

First line of Dubai Canal, next to Downtown.

Unified residential setting

A private waterfront quarter rather than a mixed tower street.

Limited supply

Fewer homes on the first coastline of the canal.

WHO THIS AREA SUITS

- ✓ **End users**
Water views and a calmer setting in the center.
- ✓ **Premium-segment investors**
Limited first-line stock in Business Bay.
- ✓ **Buyers who want privacy**
A gated waterfront quarter rather than an open tower street.



Why it is attractive now

Peninsula is a completed waterfront quarter. Buying here is about scarce first-line stock next to Downtown, not about waiting for a new district to form.

OBJECT 07 · DEVELOPER AND PROJECT

Jumeirah Living Business Bay

Select Group is an international premium developer operating since 2002, with 10,000+ delivered homes.

Ready

Branded residence

Canal first line



About the project

A completed branded residence on the first line of Dubai Canal, the flagship of Peninsula. Pools, gym, sauna, steam room, leisure spaces and a cinema. Service includes 24-hour concierge, residence management, housekeeping and valet parking.



OBJECT 07 · APARTMENT

4 bedrooms · 402.5 m²

High floor

Unfurnished



CURRENT PRICE

\$4,438,400YOUR SAVING **\$156,800****WHAT YOU GET**

A rare 4-bedroom residence of 402.5 m² on a high floor, with panoramic Burj Khalifa and Dubai Canal views. Unfurnished, \$156,800 below the original price. The complex is completed; handover is expected.



JVC • DUBAI

RAIN

Object 1



OBJECT 08 · LOCATION

Jumeirah Village Circle (JVC)

Dubai · Residential district

A popular long-term rental area among expats, with convenient access to Dubai Marina and Downtown.



Circle Mall

COMMUNITY SHOPPING CENTER

~20 min

TO DUBAI MARINA AND
DOWNTOWN DUBAI

Ready area

SCHOOLS, SHOPS AND SERVICES
NEARBY

30+ parks

GREEN SPACES INSIDE THE
DISTRICT

WHY INVESTORS CHOOSE JVC

Accessible entry price

Prices are lower than in Marina and Downtown.

High liquidity

Apartments are in demand from both tenants and buyers.

Stable rental demand

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WHO THIS AREA SUITS

- ✓ **Mid-budget rental investors**
For rental income and resale.
- ✓ **Professionals and entrepreneurs**
Convenient access to several business districts.
- ✓ **Couples and young families**
Ready infrastructure without the center price premium.



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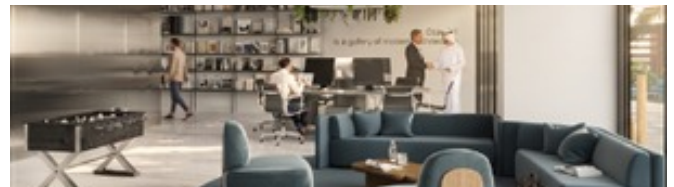
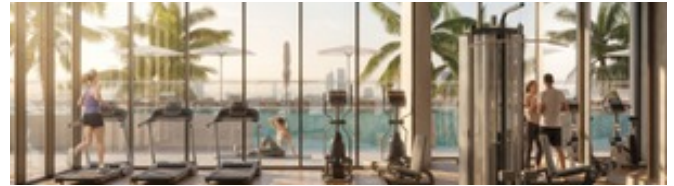
OBJECT 08 · DEVELOPER AND PROJECT

RAIN by Object 1

Object 1 is a Dubai developer within TSZ Group, active in real estate since 2010. It builds in JVC, JVT, Dubai Land Residence Complex and other Dubai districts.

Ready

District 12, JVC



About the project

A completed complex in District 12, JVC. Residents' lounge, coworking, indoor and outdoor fitness, adult and children's pools, play areas, barbecue and landscaped courtyards. Apartments include European kitchen appliances, sanitaryware and storage.

OBJECT 08 · APARTMENT

1 bedroom · 73.9 m²

Ready

Furnished



CURRENT PRICE

\$315,000

COMPARISON PRICE

\$367,600

YOUR SAVING **\$52,600**

WHAT YOU GET

A ready furnished 1-bedroom apartment with a 73.9 m² layout. Ready to live in or rent. About \$52,600 below the average asking price inside RAIN.

NEXT STEP

Chosen a property from this selection?

Message the Ervano Real Estate team

TELEGRAM

[@ErvanoRealEstate](#)

Did not find the right option? We will prepare a personal selection.

