

# THE ULTIMATE TENANT'S GUIDE TO RENTING IN DUBAI



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## Why Rent in Dubai?

Dubai offers world-class amenities, tax-free income, a high standard of living, and a diverse range of properties to suit all lifestyles. Whether you are a professional relocating for work, a family looking for a secure and well-connected community, or an investor seeking rental opportunities, Dubai's rental market provides flexible leasing options, premium locations, and a highly regulated tenancy system.

With a thriving expat population and strong real estate infrastructure, Dubai continues to be one of the most sought-after destinations for tenants worldwide.

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## Key Benefits of Renting in Dubai

- **Tax-Free Income** – No income tax, allowing for more disposable income.
- **Flexible Lease Terms** – Choose from short-term or long-term rental agreements.
- **Luxury Living** – Access to high-end apartments, waterfront residences, and gated villa communities.
- **Highly Regulated Market** – Governed by RERA (Real Estate Regulatory Authority) to protect tenant rights.
- **Modern & Secure Developments** – World-class amenities, 24/7 security, and smart city innovations.
- **Prime Location Options** – Waterfront, urban, suburban, or golf-course living to match all preferences.
- **Rent-to-Own Options Available** – Future ownership possibilities in select projects.



Dubai's rental market offers tenants the flexibility, luxury, and convenience they need to thrive in one of the world's most dynamic cities.

# Step-by-Step Guide to Renting a Property in Dubai



## 1. Determine Your Rental Needs

- **Type of Property** – Apartment, villa, townhouse, penthouse, or serviced residence.
- **Furnished vs. Unfurnished** – Furnished units are ideal for short-term stays, while unfurnished options offer personalization.
- **Short-Term vs. Long-Term Lease** – Short-term rentals offer flexibility, while annual contracts provide stability.
- **Location Preference** – Consider commute times, lifestyle preferences, and amenities.

## 2. Set Your Budget & Understand Costs

- **Annual Rent** – Typically paid in 1-4 post-dated cheques (monthly payment plans may be available).
- **Security Deposit** – Generally 5% of annual rent for unfurnished properties and 10% for furnished units.
- **Agency Commission** – Usually 2-5% of the annual rent, paid to the real estate agent.
- **Ejari Registration Fee** – Approximately AED 220, mandatory for all rental contracts.
- **DEWA (Utilities) Deposit** – AED 2,000 for apartments / AED 4,000 for villas.
- **Chiller Charges** – Some buildings have separate cooling charges that tenants must pay.







### 3. Finding the Right Property

- **Use Trusted Platforms** – Bayut, Property Finder, and Dubizzle for listings.
- **Work with RERA-Certified Agents** – Ensure credibility and transparency in negotiations.
- **Inspect the Property Thoroughly** – Check maintenance, furnishings, and available facilities.
- **Understand Building Rules** – Some communities have pet restrictions, visitor limitations, or parking policies.

### 4. Signing the Tenancy Agreement

- **Ejari Registration** – The tenancy contract must be registered with Ejari to be legally binding.
- **Rent Cheque Payments** – Ensure payment terms are clear, and cheques are issued to the correct landlord.
- **Key Contract Terms to Check:**
  - Rent increase policies based on Dubai Rental Index.
  - Maintenance responsibilities (landlord vs. tenant).
  - Early termination clauses and penalty fees.
  - Renewal process and conditions.



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## 5. Move-In Process & Setting Up Utilities

- **DEWA (Dubai Electricity & Water Authority)** – Essential for power and water connections.
- **Internet & TV** – Providers include Etisalat, Du, and Virgin Mobile\*\*.
- **Chiller Services** – Some buildings require additional cooling deposits.
- **Move-In Permits** – Some gated communities or apartment complexes require prior approval.

## 6. Tenant Rights & Responsibilities

- **Know Your Rights** – RERA protects tenants against unfair rent hikes and eviction.
- **Eviction Notice** – Landlords must provide 12 months' notice if asking tenants to vacate for personal use or sale.
- **Rent Increase Guidelines** – Based on the Dubai Rental Index and capped by RERA.
- **Maintenance & Repairs** – Tenants typically cover minor fixes, while landlords handle major structural repairs.
- **Subletting Restrictions** – Requires landlord's written approval before subletting.

## 7. Renewing or Ending Your Tenancy

- **Renewal Terms** – Tenants have priority renewal rights unless proper eviction notice is given.
- **Ejari Renewal** – Update Ejari registration if renewing the contract.
- **Ending a Lease Early** – Penalty fees may apply (usually 1-2 months' rent).
- **Security Deposit Refund** – Ensure the property is in good condition for a full refund.

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# Comprehensive Guide to Renting Commercial Property in Dubai

Dubai's commercial rental market is an attractive option for entrepreneurs, startups, multinational corporations, and medical professionals. Renting commercial property in Dubai requires a strategic approach to location, leasing terms, and business setup requirements.

## Types of Commercial Properties Available for Rent

**Office Spaces –** Corporate headquarters, serviced offices, and co-working spaces.

**Retail Shops & Showrooms –** Prime retail units in malls, high-footfall streets, and commercial districts.

**Medical Clinics & Healthcare Facilities –** Purpose-built spaces for clinics, hospitals, and wellness centers.

**Warehouses & Industrial Units –** High-demand logistics, storage, and manufacturing spaces.

**Hospitality & Serviced Apartments –** Ideal for hotel operations, short-term rental operators, and tourism businesses.

# Key Considerations for Renting Commercial Space



**Zoning Laws & Business Licensing** – Ensure the property is in an approved zone for your business type.

**Ejari & Lease Registration** – Required for legal tenancy and obtaining trade licenses.

**Rent Payment Terms** – Commercial leases may require multiple post-dated cheques or upfront payments.

**Service Charges & Maintenance Fees** – Understand additional costs for facilities, parking, and utilities.

**Business Setup Process** – Consider working with a Dubai business consultant to streamline legal approvals.



# Best Locations for Renting Commercial Space in Dubai

## **DIFC (Dubai International Financial Centre)**

– Premier destination for corporate offices and financial services.

**Business Bay** – High-rise office spaces and retail hubs in the heart of Dubai.

**Dubai Marina & JBR** – Ideal for hospitality, tourism, and retail businesses.

**Jumeirah Lake Towers (JLT)** – A vibrant free zone attracting SMEs, startups, and consultants.

**Dubai Healthcare City** – Specialized medical and wellness facilities in a regulated healthcare zone.


**Al Quoz & Dubai Industrial City** – Logistics, warehousing, and light manufacturing spaces.



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PERFECT RENTAL HOME OR  
COMMERCIAL SPACE IN  
DUBAI!**



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