

Dubai Metro Blue Line Impact: International City Investment Summary

Prepared for: Real Estate Investors & Brokers

📍 Location Spotlight: International City

International City is set to become a key interchange hub on the upcoming Dubai Metro Blue Line. The area will host the 'International City 1' station, connecting both branches of the Y-shaped Blue Line, dramatically increasing its accessibility and value proposition.

📊 Real Estate Impact Overview

1. Property Price Growth

- - Current Prices: AED 450–650/sq.ft.
- - Forecasted Growth: 20–30% appreciation by 2029
- - Hotspots: CBD, Persia, China Clusters

2. Rental Yield Increase

- - Current Yields: 7%–9%
- - Projected Yields: Up to 10%–11%
- - Higher demand from airport staff, students, and professionals

3. Tenant Demand Surge

- - Travel time to DXB: Under 20 minutes
- - Ideal for mid-income tenants and shared living

4. Commercial Growth Potential

- - Retail demand to rise near station hubs
- - Opportunities in F&B, clinics, coworking spaces

📈 Strategic Investment Outlook

Investment Type

Rationale

Ready Units

High rental yield, low vacancy risk

Distress / Bulk Deals

Potential 30–40% resale upside post Blue Line completion

Plots in CBD

Ideal for mid-rise mixed-use or office development

Conclusion

The Blue Line is a once-in-a-decade catalyst for International City. Early investors stand to benefit from significant capital appreciation, increased yields, and commercial development potential. This is an ideal entry point for yield-driven, value-focused real estate investors.