LAND & PLOTS / FOR RENT

Sports Academy Land - Al Quoz

Al Quoz



AI-generated property concept — not an actual property photograph

Option A - base rent (period to confirm)

AED 4,000,000

Option A: AED 50/sq. ft. = AED 4,000,000 base rent, plus a few months free for construction. Option B: AED 30/sq. ft. = AED 2,400,000 base rent, plus 20% of profits. Rent period and remaining terms to be agreed.

Property type	Open sports land
Size	80,000 sq. ft. open space
Availability	Availability to confirm
Tax	20% tax, as quoted; tax type and calculation base to confirm.
VAT	5% VAT, as quoted; application and calculation base to confirm.
Deposit	10% deposit; calculation base and refund terms to confirm.
Commission	AED 600,000, non-negotiable, plus 5% VAT (AED 30,000). Total brokerage including VAT: AED 630,000.

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Features	Open space marketed for a football academy, badminton, tennis, cricket, hockey and other sports uses. Client or agent profile required before further discussion or disclosure of the exact location.
Marketed suitability	Sports facilities and academy use, subject to permitted use, layout and required approvals.
Details to confirm	Confirm rent period, lease tenure, construction and grace-period terms, tax and VAT bases, profit definition and reporting under Option B, deposit terms, permitted use, utilities, site access and availability.

View this property online

AI-generated illustration: a concept image, not a photograph of the actual property.

Listing information supplied on 25 November 2026. Availability, areas and terms require confirmation with SAM.

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