

# Vinyl Flooring Cost Guide

Clear, indicative pricing for vinyl flooring supply and installation across the UAE, by type, by room, by project size and by emirate.

2026 EDITION · UNITED ARAB EMIRATES

Since 2014

1,000+ UAE Projects

All 7 Emirates

SECTION 01

## Cost by Vinyl Type

Vinyl flooring in the UAE typically ranges from AED 35 to AED 280 per square metre supplied and installed, depending on the type you choose. The five vinyl types sit at different price points because of how they are built and what they are best suited to.

Vinyl Type	Per sqm (supply + install)	Per sqft	Best for
Vinyl Plank	AED 35 to 80	AED 3.3 to 7.4	Budget refresh, rentals, wood-look
Vinyl Sheet	AED 45 to 120	AED 4.2 to 11.2	Seamless wet zones, commercial
LVT	AED 45 to 150	AED 4.2 to 13.9	Premium wood and stone aesthetics
SPC	AED 70 to 150	AED 6.5 to 13.9	Kitchens, bathrooms, high traffic
WPC (indoor)	AED 90 to 180	AED 8.4 to 16.7	Cushioned comfort, bedrooms
WPC (outdoor)	AED 180 to 280	AED 16.7 to 26	Balconies, terraces, pool-adjacent

**What you are paying for.** The price difference comes down to core construction and wear layer. Vinyl plank and sheet are the most affordable. SPC adds a rigid stone-composite core for durability in wet and high-traffic zones. WPC adds a cushioned foam core for comfort underfoot. LVT spans the range depending on wear layer thickness and brand.

### Wear layer matters most for lifespan

Within each type, a thicker wear layer costs more but lasts longer. A 12 mil wear layer suits light residential use, 20 mil suits busy family homes, and 28 mil and above suits commercial settings. Premium vinyl with a 20 mil or thicker wear layer lasts 15 to 25 years in UAE conditions, while thin unbranded vinyl often fails within 5 to 8 years.

## SECTION 02

## Cost by Project Size

Indicative supply-and-installation totals for common UAE residential projects, based on a mid-tier mix of vinyl types. Actual cost depends on the type chosen, subfloor condition and zone count.

Project	Area	Indicative total (supply + install)
Single bathroom	8 sqm (~86 sqft)	AED 550 to 2,100
Single bedroom	25 sqm (~269 sqft)	AED 2,200 to 6,500
1-bed apartment	55 sqm (~592 sqft)	AED 3,200 to 11,000
2-bed apartment	95 sqm (~1,023 sqft)	AED 5,500 to 18,500
3-bed apartment	140 sqm (~1,507 sqft)	AED 10,000 to 30,000
Townhouse	240 sqm (~2,583 sqft)	AED 18,000 to 52,000
Standard villa	320 sqm (~3,444 sqft)	AED 22,000 to 70,000
Premium villa	500 sqm (~5,382 sqft)	AED 40,000 to 130,000

**How to read these figures.** The lower end assumes affordable types like vinyl plank or entry SPC. The upper end assumes premium LVT or thicker wear layers. Most homeowners land in the middle once they mix types by room, for example SPC in wet zones and LVT in living areas.

### Room-by-room quick reference

- **Bathrooms.** SPC glue-down for full waterproofing. AED 70 to 150 per sqm.
- **Kitchens.** SPC for splash and traffic. AED 70 to 150 per sqm.
- **Living rooms.** LVT or WPC for aesthetics and comfort. AED 45 to 180 per sqm.
- **Bedrooms.** WPC for cushioned comfort. AED 90 to 180 per sqm.
- **Hallways and stairs.** SPC for high traffic. AED 70 to 150 per sqm.
- **Balconies.** Outdoor-grade WPC. AED 180 to 280 per sqm.

## SECTION 03

## What Drives the Cost Up or Down

Two quotes for the same room can differ for good reasons. These are the factors that move the price, so you know what you are paying for.

- **Wear layer thickness.** The single biggest factor within a type. A 12 mil wear layer costs less than 20 or 28 mil, but lasts a shorter time. Thicker wear layers are worth it in busy homes and commercial spaces.
- **Vinyl type and core.** Rigid SPC and cushioned WPC cores cost more than basic vinyl plank, but deliver durability and comfort that thin vinyl cannot.
- **Installation method.** Glue-down and heat-welded installation cost more in labour than click-lock, because they seal seams and suit wet zones and commercial settings.
- **Subfloor preparation.** If the subfloor needs levelling, moisture treatment, or removal of old flooring, this adds to the quote. A free site survey identifies this upfront so there are no surprises.
- **Specialty performance.** Anti-slip ratings, acoustic underlay and antimicrobial wear layers add cost where the zone needs them. Acoustic underlay, for example, adds roughly AED 10 to 40 per sqm.
- **Brand and finish.** Premium brands and bespoke patterns such as herringbone cost more than standard ranges and straight-lay installation.
- **Project size.** Larger projects often achieve a better per-sqm rate, while very small single-room jobs carry a higher relative cost due to fixed mobilisation.

**The honest part.** A very low quote usually means a thin wear layer, skipped subfloor preparation, or unbranded material. These show as gaps, lifting or wear within months. A fair quote prices the wear layer, the prep and the warranty openly. We put all of this in writing before any work begins.

## SECTION 04

## Cost by Emirate

Vinyl flooring pricing varies modestly across the emirates, mostly reflecting local market positioning rather than the material itself. The same specification costs broadly the same, with affordability strongest in the northern emirates.

Emirate	Typical range (supply + install)	Market note
Dubai	AED 60 to 280 / sqm	Full range, premium to budget
Abu Dhabi	AED 60 to 290 / sqm	Island logistics at upper end
Sharjah	AED 55 to 270 / sqm	Around 10 to 15% below Dubai
Ajman	AED 50 to 260 / sqm	Most affordable, 15 to 20% below Dubai

We serve all 7 emirates including Ras Al Khaimah, Fujairah and Umm Al Quwain, with a free site survey within 48 hours regardless of location and fast installation across the UAE.

### Commercial pricing at a glance

Commercial vinyl carries higher wear classifications, slip ratings and compliance documentation than residential. Commercial-grade vinyl flooring typically ranges AED 75 to 320 per square metre installed (AED 7 to 30 per sqft), with heat-welded clinical and commercial-kitchen zones at the upper end.

Commercial project	Area	Indicative total
Healthcare clinical zone	200 sqm (~2,153 sqft)	AED 14,000 to 64,000
Restaurant commercial kitchen	80 sqm (~861 sqft)	AED 6,000 to 25,000
Office floor	200 sqm (~2,153 sqft)	AED 17,000 to 56,000
Hotel guest floor	300 sqm (~3,229 sqft)	AED 28,000 to 92,000

## SECTION 05

## How to Get the Best Value

Spending less is not the same as getting value. These are the practical ways UAE homeowners and businesses get the most from a vinyl flooring budget.

- 1 Match the type to the room, not the whole home.** Use affordable SPC in wet and high-traffic zones, and save premium LVT for living areas where it is seen. Mixing types by room is the single best way to control cost without cutting quality.
- 2 Prioritise wear layer over brand name.** A 20 mil wear layer from a solid mid-range product often outlasts a thin premium-brand product. Pay for the wear layer, not just the label.
- 3 Get the subfloor right the first time.** Skipping preparation to save a few hundred dirhams leads to lifting and gaps that cost far more to fix later. Proper prep protects the whole investment.
- 4 Buy the right area once.** Accurate measurement at site survey avoids both shortfalls and costly over-ordering. We measure precisely and quote the exact area.
- 5 Specify specialty features only where needed.** Anti-slip, acoustic and antimicrobial layers add value in the zones that need them, and unnecessary cost in the zones that do not.
- 6 Ask for an itemised quote.** A line-by-line quote covering material, installation, prep and warranty lets you compare fairly and see exactly what you are paying for.

**Every quote we give is itemised and in writing**, covering material, installation, subfloor preparation and a 2-year workmanship warranty, with no bundled or vague pricing. A free site survey within 48 hours gives you an accurate figure for your exact space.

## SECTION 06

## Cost Questions, Answered

### How much does vinyl flooring cost in the UAE?

Vinyl flooring ranges from AED 35 to AED 280 per square metre supplied and installed (AED 3.3 to 26 per square foot), depending on type and wear layer. Vinyl plank is the most affordable, SPC and WPC sit in the middle, and premium LVT and outdoor WPC reach the upper end.

### Which vinyl type is the most affordable?

Vinyl plank is the most affordable at AED 35 to 80 per sqm, followed by vinyl sheet at AED 45 to 120 per sqm. Both suit budget refreshes, rentals and secondary rooms while remaining waterproof and durable.

### Why are some quotes so much cheaper than others?

A very low quote usually means a thin wear layer, skipped subfloor preparation, or unbranded material that fails within months. A fair quote prices the wear layer, preparation and warranty openly, which is why itemised quotes are the only reliable way to compare.

### Does installation cost extra or is it included?

Our figures are supply and installation combined. Installation labour varies by method: click-lock is fastest and most affordable, while glue-down and heat-welded seams cost more because they seal seams for wet zones and commercial use.

### How much does a full apartment or villa cost?

A 2-bedroom apartment of around 95 sqm (~1,023 sqft) typically lands AED 5,500 to 18,500. A standard villa of around 320 sqm (~3,444 sqft) typically lands AED 22,000 to 70,000, depending on the types chosen and subfloor condition.

### Is there a cost difference between the emirates?

The material costs broadly the same everywhere. Market positioning makes Sharjah around 10 to 15% lower than Dubai and Ajman around 15 to 20% lower, while Dubai and Abu Dhabi span the full premium-to-budget range.

### How long does vinyl flooring last for the price?

Premium vinyl with a 20 mil or thicker wear layer lasts 15 to 25 years in UAE homes and 10 to 15 years in commercial settings. Cheap unbranded vinyl often fails within 5 to 8 years, making it more expensive over time.

# Get Your Exact Price in 48 Hours

This guide gives you indicative ranges. The only way to know the exact cost for your space is a free site survey. We measure precisely, recommend the right type per room, and give you an itemised quote with no obligation.

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**Free site survey** within 48 hours, across all 7 emirates

**Itemised quote** within 24 hours of the survey

**2-year workmanship warranty** in writing on every install

[info@urbanvinylflooring.ae](mailto:info@urbanvinylflooring.ae)

## URBAN VINYL FLOORING

Warehouse, 3 Al Asayel Street, Al Quoz Industrial Area 3, Dubai, UAE

Showroom hours: Saturday to Thursday, 9:00 AM to 7:00 PM · Closed Fridays

All prices in this guide are indicative for 2026 and confirmed at site survey. Figures cover supply and installation and vary by specification, subfloor condition and project size.