

ESPACE

REAL ESTATE

FEBRUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

ARABIAN RANCHES 2



No. Of Transfers

6

In Arabian Ranches 2, there were 6 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **13.5** M

In accordance with the data collected, the highest transfer registered was a 5 BR in Yasmin Villas that sold for AED 13,500,000.

Lowest Transfer

AED **3** M

The lowest transfer recorded was a 3 BR in Camelia 1 that sold for AED 3,000,000.

Average Sale Price

AED **6.7** M

Currently, the average sales price in Arabian Ranches 2 is AED 6,733,333. The average price per sq.ft. is AED 1,456.

OUR ACTIVE BUYER REQUIREMENTS



104+

ACTIVE GREEN BUYERS

A "Green Buyer" refers to an individual who has expressed a keen interest in purchasing a property within the subject community and has been registered on our CRM system as a "qualified buyer" within the last two months. "Green Buyers" also include buyers who have been registered in the past but who have become actively engaged in the viewing process within the last two-month period.

AZALEA - BUDGET AED 5,400,000

Type 1 | 3 Bedroom | Back to Back, VOT

LILA - BUDGET AED 6,200,000

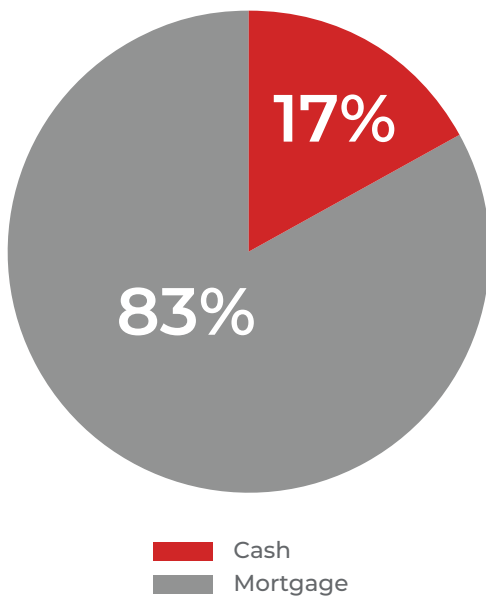
Type 2 | 4 Bedroom | Internal Location

ROSA/RASHA/YASMIN - BUDGET AED 9,000,000

Type 1/2 | 5 Bedroom | Internal Location

MORTGAGE VS CASH TRANSACTIONS

| Community | Cash | Mortgages |
|---------------------------|------------|------------|
| Al Barari | 83% | 17% |
| Palm Jumeirah (V) | 78% | 22% |
| Mira Oasis | 76% | 24% |
| JBR | 75% | 25% |
| Palm Jumeirah (A) | 67% | 33% |
| Jumeirah Islands | 67% | 33% |
| Downtown Dubai | 65% | 35% |
| Dubai Marina | 63% | 37% |
| Dubai Hills Estate | 61% | 39% |
| Victory Heights | 60% | 40% |
| JGE | 54% | 46% |
| The Greens / The Views | 47% | 53% |
| Damac Hills | 41% | 59% |
| The Meadows | 41% | 59% |
| Green Community | 33% | 67% |
| Jumeirah Village Triangle | 30% | 70% |
| Town Square | 28% | 72% |
| Al Furjan | 25% | 75% |
| Jumeirah Park | 25% | 75% |
| The Lakes | 25% | 75% |
| Arabian Ranches | 19% | 81% |
| Arabian Ranches 2 | 17% | 83% |
| Mira | 14% | 86% |
| The Springs | 13% | 87% |
| Mudon | 12% | 88% |



In Arabian Ranches 2, 83% of transferred sales involved mortgage financing, whereas 17% were completed by cash buyers.

AVERAGE LOAN TO VALUE

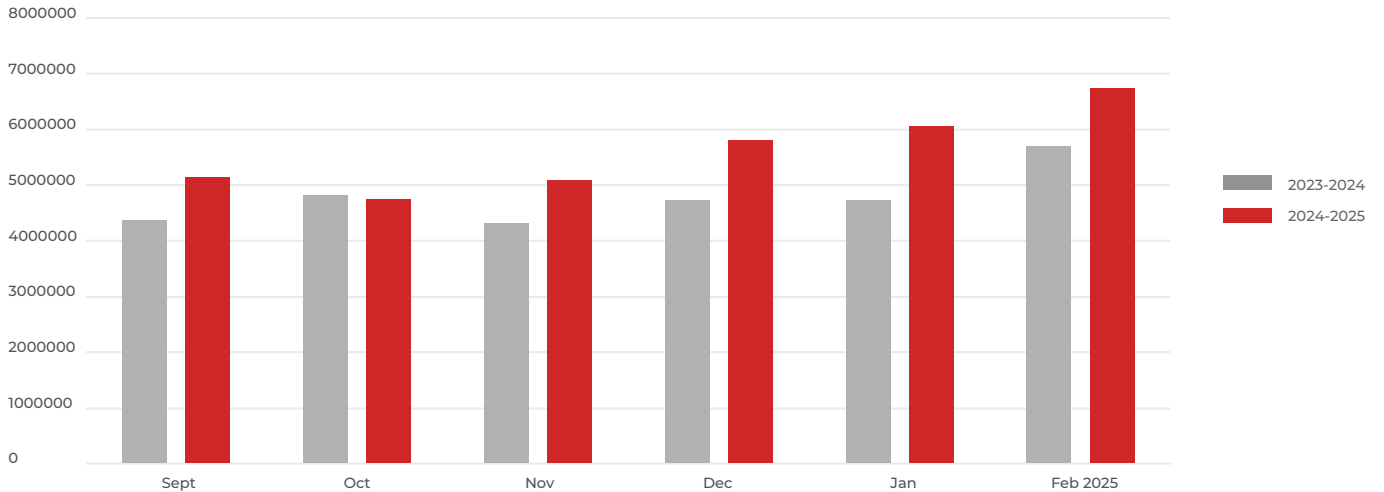


Arabian Ranches 2

64%

| Community | LTV |
|---------------------------|------------|
| Palm Jumeirah (V) | 50% |
| Al Barari | 53% |
| The Meadows | 61% |
| Arabian Ranches 2 | 64% |
| Jumeirah Islands | 65% |
| Jumeirah Park | 66% |
| Victory Heights | 66% |
| JBR | 68% |
| Palm Jumeirah (A) | 70% |
| Jumeirah Village Triangle | 71% |
| Arabian Ranches | 71% |
| Downtown Dubai | 72% |
| Al Furjan | 72% |
| Damac Hills | 73% |
| The Lakes | 73% |
| Dubai Hills Estate | 73% |
| The Greens / The Views | 73% |
| JGE | 74% |
| Dubai Marina | 76% |
| The Springs | 76% |
| Green Community | 78% |
| Mudon | 79% |
| Mira Oasis | 80% |
| Mira | 81% |
| Town Square | 83% |

TRAILING 6 MONTH AVERAGE SALE PRICE



| | September | October | November | December | January | February |
|-----------|------------------|------------------|------------------|------------------|------------------|------------------|
| 2023-2024 | AED 4,364,049.00 | AED 4,807,895.00 | AED 4,294,353.00 | AED 4,709,091.00 | AED 4,716,393.00 | AED 5,678,462.00 |
| 2024-2025 | AED 5,123,111.00 | AED 4,739,146.00 | AED 5,071,556.00 | AED 5,788,636.00 | AED 6,053,453.00 | AED 6,733,333.00 |

RECENTLY SOLD IN ARABIAN RANCHES 2



Palma

SOLD FOR AED 5,850,000

TYPE 2 | BACK TO BACK
4 BEDROOMS + MAIDS



Casa

SOLD FOR AED 7,200,000

TYPE 3 | COMMUNITY VIEW
4 BEDROOMS + MAIDS



Lila

SOLD FOR AED 7,200,000

TYPE 3 | COMMUNITY VIEW
4 BEDROOMS + MAIDS

ESPACE MORTGAGE SERVICES

At Espace Mortgage Services, we work hard on your behalf, providing a high-quality, flexible service to get you the best mortgage deal possible to suit your needs, while giving you the guidance you need. Discover the best mortgage products available in Dubai right now.

3.75%
1 year fixed

3.89%
2 years fixed

4.85%
Variable Rate

FEATURED LISTING



Camelia 2, Arabian Ranches 2

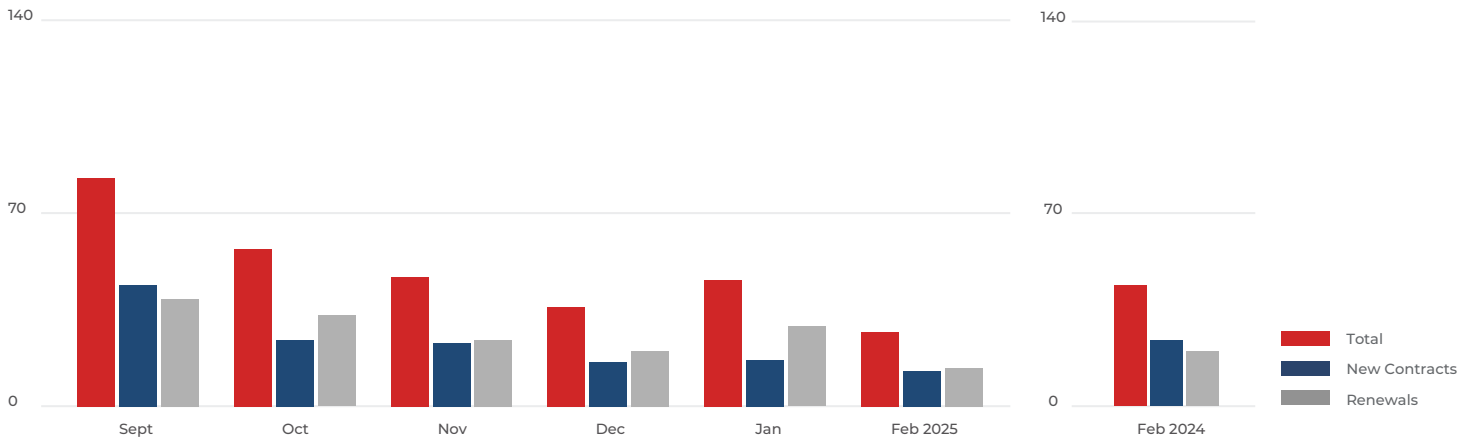
AED 4,250,000

[Learn More](#)

- 4 Bedroom + Maids
- BUA: 2,209 Sqft
- Plot: 2,408 Sqft

- Type 1E
- Single Row
- Upgraded

TRAILING 6 MONTH RENTAL TRENDS



| 2024-2025 | September | October | November | December | January | February |
|---------------|-----------|---------|----------|----------|---------|----------|
| Total | 83 | 57 | 47 | 36 | 46 | 27 |
| New contracts | 44 | 24 | 23 | 16 | 17 | 13 |
| Renewals | 39 | 33 | 24 | 20 | 29 | 14 |

| February 2024 | Change |
|---------------|--------|
| 44 | ▼ -39% |
| 24 | ▼ -46% |
| 20 | ▼ -30% |