

ESPACE

REAL ESTATE

FEBRUARY

COMMUNITY REPORTS & RECENT  
TRANSACTIONS

DUBAI HILLS ESTATE





No. Of Transfers

**105**

In Dubai Hills Estate, there were 105 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **140** M

In accordance with the data collected, the highest transfer registered was a 7 BR in Dubai Hills Grove that sold for AED 140,000,000.

Lowest Transfer

AED **1** M

The lowest transfer recorded was a 1 BR in The Pinnacle that sold for AED 1,032,108.

Average Sale Price  
(APARTMENT)

AED **2** M

Currently, the average sales price in Dubai Hills Estate is AED 2,002,076. The average price per sq.ft. is AED 2,223.

Average Sale Price  
(VILLAS & TOWNHOUSES)

AED **14.33** M

Currently, the average sales price in Dubai Hills Estate is AED 14,333,219. The average price per sq.ft. is AED 2,273.

## OUR ACTIVE BUYER REQUIREMENTS



**206+**  
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.

**SIDRA - BUDGET AED 10,000,000**

Type E3 | 4 Bedroom | Internal Location

**MAPLE - BUDGET AED 6,800,000**

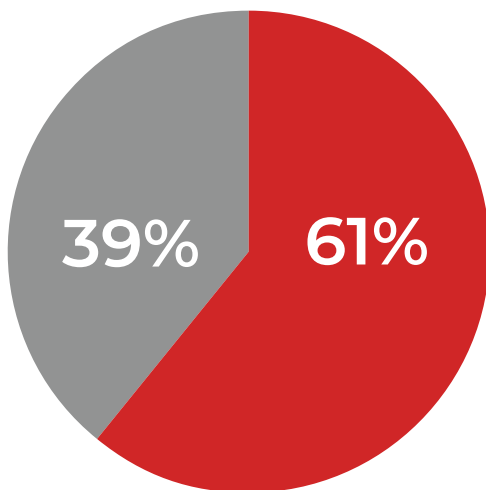
Type 3E | 5 Bedroom | Greenery Belt View

**SIDRA - BUDGET AED 7,500,000**

Type E1 | 3 Bedroom | Back to Back

## MORTGAGE VS CASH TRANSACTIONS

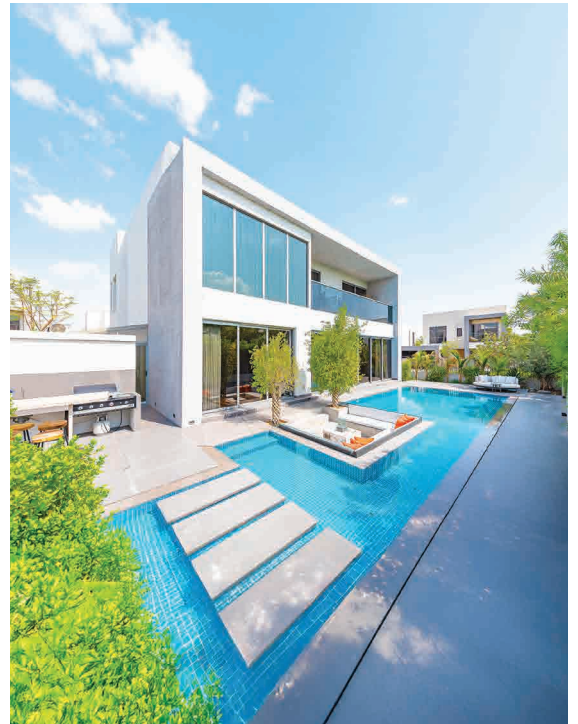
Community	Cash	Mortgages
Al Barari	83%	17%
Palm Jumeirah (V)	78%	22%
Mira Oasis	76%	24%
JBR	75%	25%
Palm Jumeirah (A)	67%	33%
Jumeirah Islands	67%	33%
Downtown Dubai	65%	35%
Dubai Marina	63%	37%
<b>Dubai Hills Estate</b>	<b>61%</b>	<b>39%</b>
Victory Heights	60%	40%
JGE	54%	46%
The Greens / The Views	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%



■ Cash  
■ Mortgage

In Dubai Hills Estate, 39% of transferred sales involved mortgage financing, whereas 61% were completed by cash buyers.

## AVERAGE LOAN TO VALUE

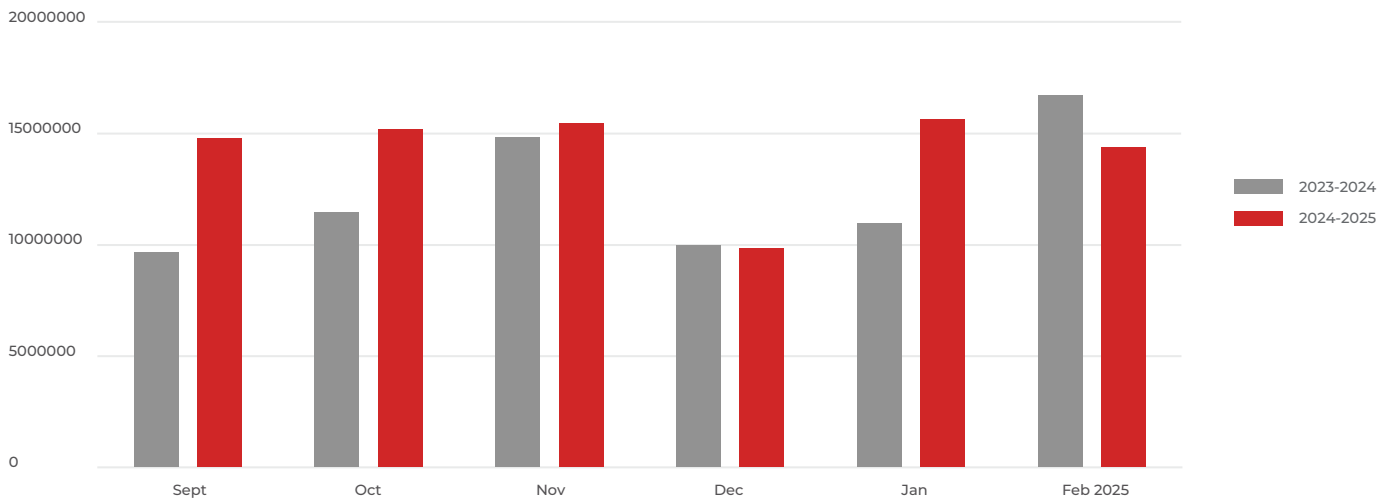


Dubai Hills Estate

**73%**

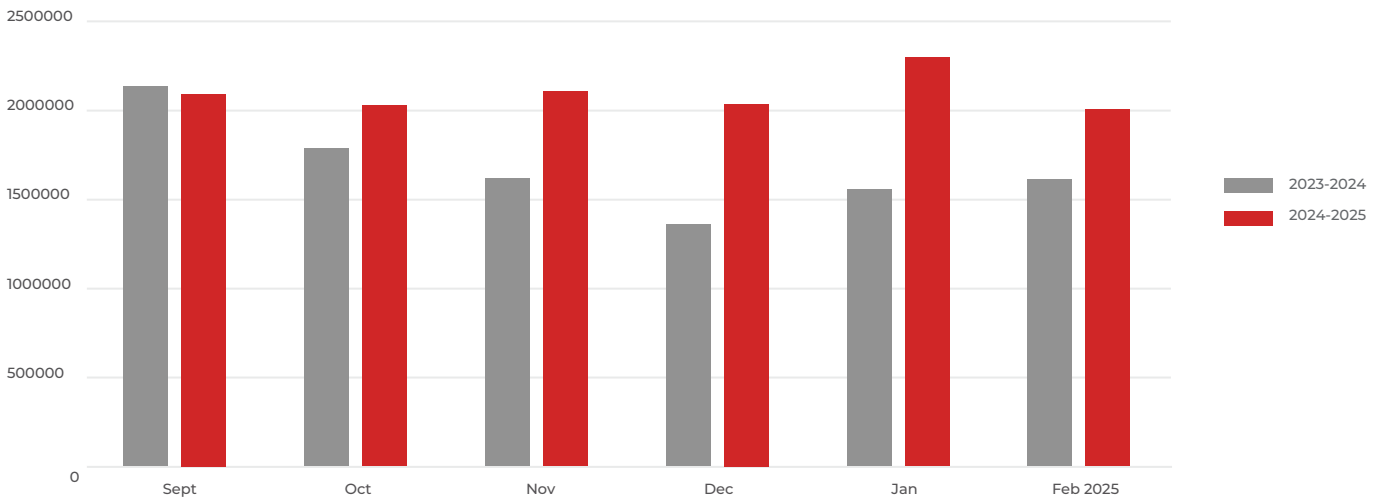
Community	LTV
Palm Jumeirah (V)	50%
Al Barari	53%
The Meadows	61%
Arabian Ranches 2	64%
Jumeirah Islands	65%
Jumeirah Park	66%
Victory Heights	66%
JBR	68%
Palm Jumeirah (A)	70%
Jumeirah Village Triangle	71%
Arabian Ranches	71%
Downtown Dubai	72%
Al Furjan	72%
Damac Hills	73%
The Lakes	73%
<b>Dubai Hills Estate</b>	<b>73%</b>
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 PRICE - VILLAS/TOWNHOUSES



	September	October	November	December	January	February
2023-2024	AED 9,614,969.00	AED 11,410,570.00	AED 14,820,254.00	AED 9,968,389.00	AED 10,943,175.00	AED 16,664,007.00
2024-2025	AED 14,737,514.00	AED 15,151,729.00	AED 15,441,786.00	AED 9,832,175.00	AED 15,626,713.00	AED 14,333,219.00

## TRAILING 6 MONTH AVERAGE PRICE - APARTMENTS



	September	October	November	December	January	February
2023-2024	AED 2,132,085.00	AED 1,783,147.00	AED 1,616,591.00	AED 1,358,076.00	AED 1,552,840.00	AED 1,609,542.00
2024-2025	AED 2,089,227.00	AED 2,026,389.00	AED 2,103,144.00	AED 2,032,444.00	AED 2,293,971.00	AED 2,002,076.00

## RECENTLY SOLD IN DUBAI HILLS ESTATE



### Maple 2

**SOLD FOR AED 6,400,000**

TYPE 2E | BACK TO BACK  
4 BEDROOM + MAIDS



### Park Ridge Tower

**SOLD FOR AED 1,420,000**

APARTMENT | COMMUNITY VIEW  
1 BEDROOM



### Sidra 2

**SOLD FOR AED 7,100,000**

TYPE E1 | BACK TO BACK  
3 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







**Club Villas, Dubai Hills Estate**  
 AED 13,490,000

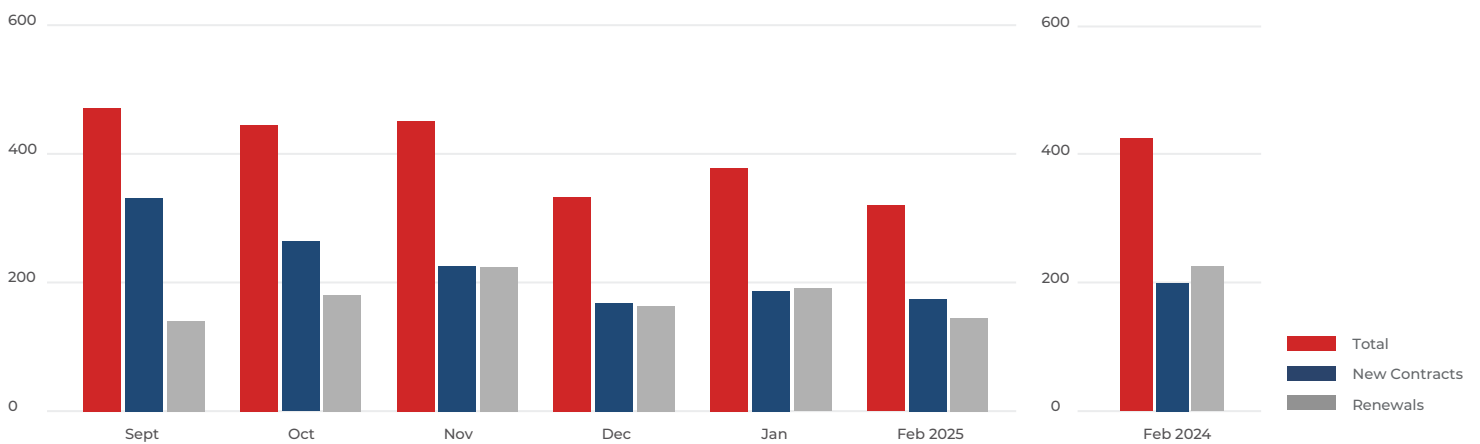
[Learn More](#)



- 4 Bedroom + Maids
- BUA: 3,367 Sqft
- Plot: 3,352 Sqft

- Type THB
- Golf Course View
- Extended

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024-2025	September	October	November	December	January	February
Total	472	445	451	333	378	320
New contracts	332	264	226	169	187	175
Renewals	140	181	225	164	191	145

February 2024	Change
426	▼ -25%
200	▼ -13%
226	▼ -36%