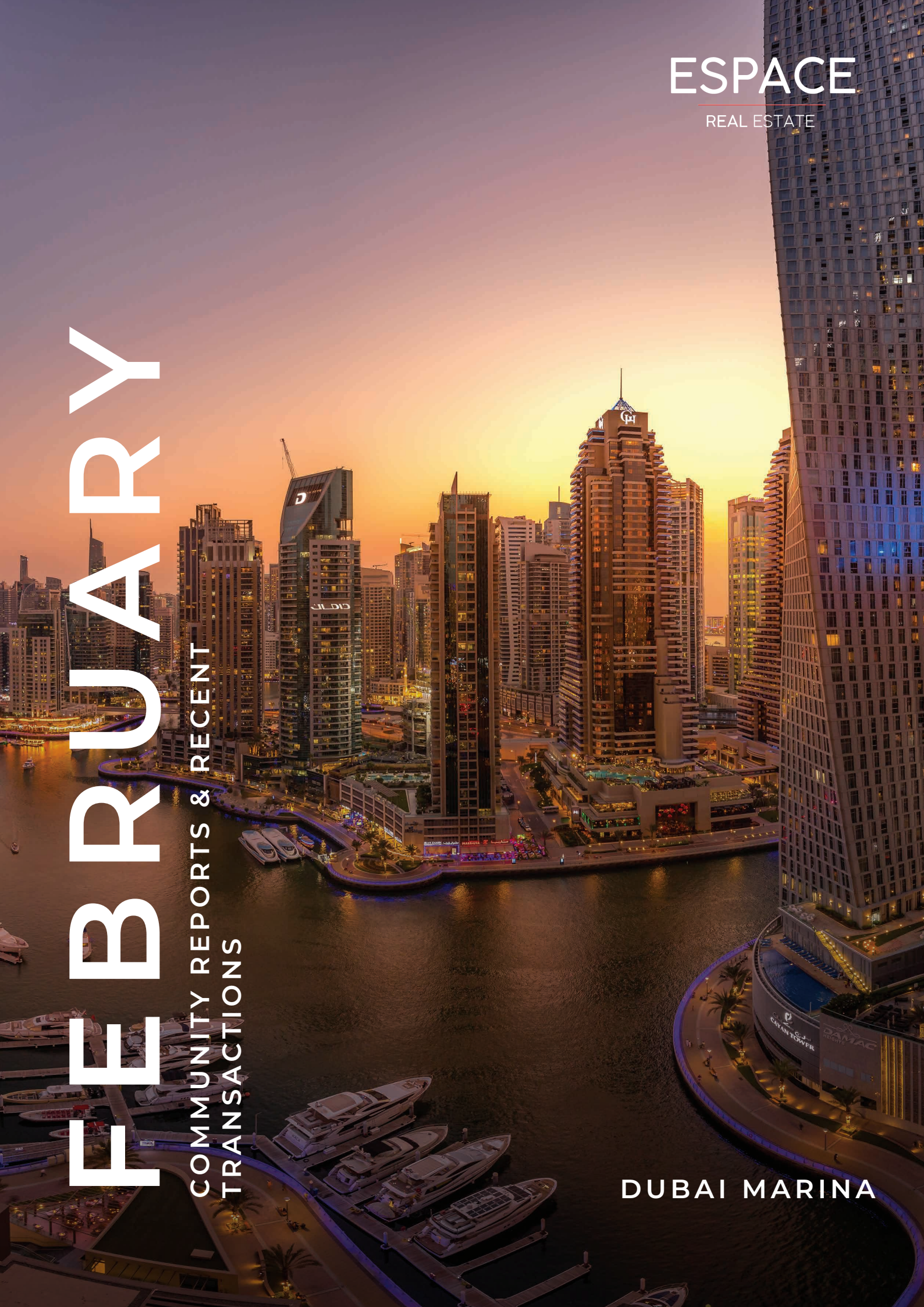


# FEBRUARY

COMMUNITY REPORTS & RECENT  
TRANSACTIONS

DUBAI MARINA







No. Of Transfers

**235**

In Dubai Marina, there were 235 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **10.72** M

In accordance with the data collected, the highest transfer registered was a 3 BR in Emaar 6 Towers that sold for AED 10,720,000.

Lowest Transfer

AED **725** K

The lowest transfer recorded was a studio in Marina Diamond 2 that sold for AED 725,000.

Average Sale Price

AED **2.26** M

Currently, the average sales price in Dubai Marina is AED 2,268,828. The average price per sq.ft. is AED 1,888.

## OUR ACTIVE BUYER REQUIREMENTS



**273+**  
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.

**MARINA - BUDGET AED 2,500,000**

2 BR | Marina Views/ Low Floor

**MARINA - BUDGET AED 3,700,000**

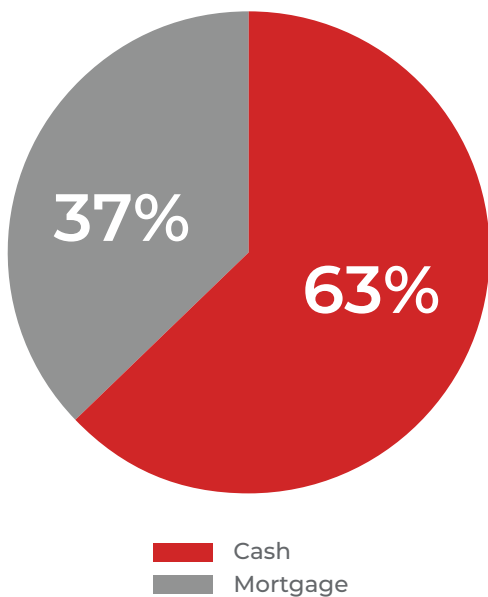
2 BR | Full Marina View - Upgraded

**MARINA - BUDGET AED 2,100,000**

1 BR | Emaar or Select Building Only

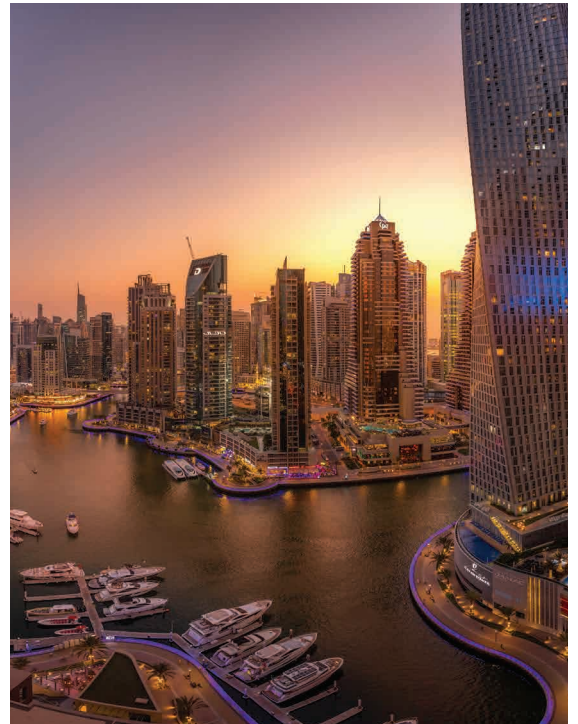
## MORTGAGE VS CASH TRANSACTIONS

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%
<b>Dubai Marina</b>	<b>63%</b>	<b>37%</b>
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 Dubai Marina, 37% of transferred sales involved mortgage financing, whereas 63% were completed by cash buyers.

## AVERAGE LOAN TO VALUE

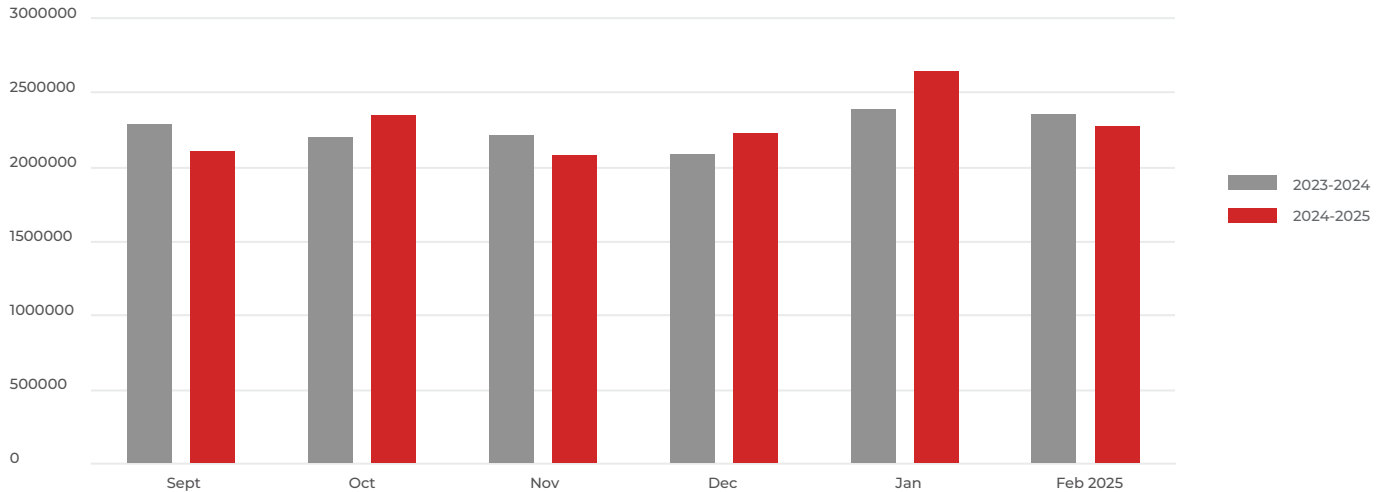


Dubai Marina

**76%**

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%
<b>Dubai Marina</b>	<b>76%</b>
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 2,279,949.00	AED 2,195,495.00	AED 2,207,010.00	AED 2,078,537.00	AED 2,382,280.00	AED 2,345,271.00
2024-2025	AED 2,098,992.00	AED 2,342,053.00	AED 2,071,520.00	AED 2,219,897.00	AED 2,636,270.00	AED 2,268,828.00

## RECENTLY SOLD IN DUBAI MARINA



### Marina Gate 1

**SOLD FOR AED 4,650,000**

APARTMENT | FULL MARINA VIEW  
2 BEDROOM



### Park Island Blakely

**SOLD FOR AED 2,200,000**

APARTMENT  
1 BEDROOM



### Emaar 6 Towers

**SOLD FOR AED 7,180,000**

APARTMENT  
3 BEDROOMS

## 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



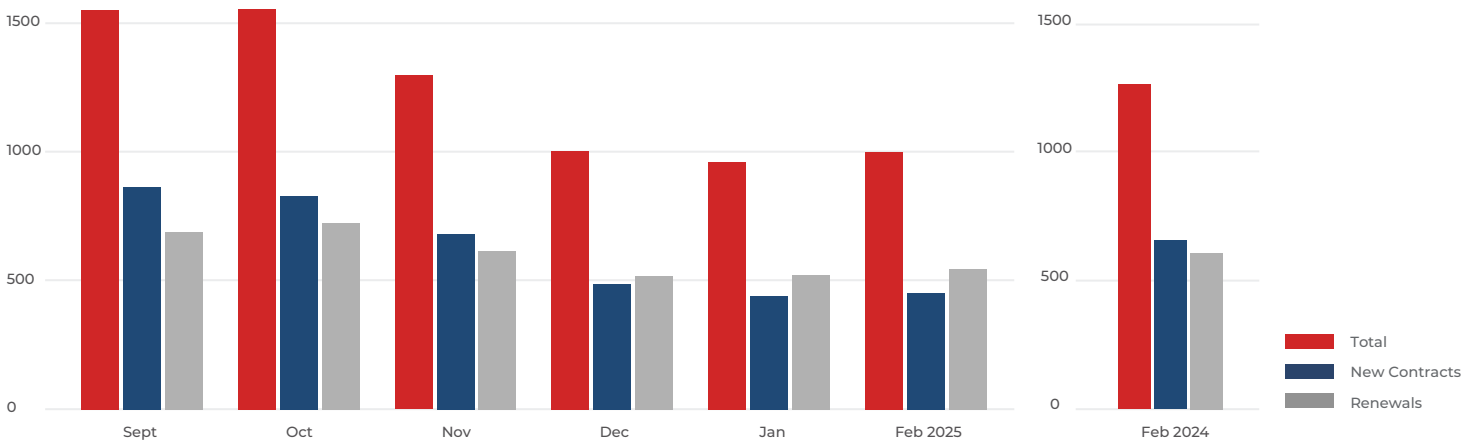


Marina Promenade Paloma,  
Dubai Marina  
AED 4,350,000

[Learn More](#)

- 2 Bedrooms
- BUA: 1,664 Sqft
- Marina View
- Large Layout
- Full Panoramic Windows
- Vacant On Transfer

TRAILING 6 MONTH RENTAL TRANSACTIONS



	September	October	November	December	January	February
Total	1554	1555	1298	1006	961	999
New contracts	864	831	682	489	440	454
Renewals	690	724	616	517	521	545

February 2024	% Change
1,266	▼ -21%
657	▼ -31%
609	▼ -11%