

ESPACE

REAL ESTATE

FEBRUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

JUMEIRAH ISLANDS VILLAS



No. Of Transfers

6

In Jumeirah Islands, there were 6 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED 33 M

In accordance with the data collected, the highest transfer registered was a 4 BR in Cluster 41 that sold for AED 33,000,000.

Lowest Transfer

AED 18.5 M

The lowest transfer recorded was a 4 BR that sold for AED 18,500,000.

Average Sale Price

AED 25.55 M

Currently, the average sales price in Jumeirah Islands is AED 25,550,000. The average price per sq.ft. is AED 5,152.

OUR ACTIVE BUYER REQUIREMENTS



85+

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.

ANY - BUDGET AED 17,000,000

Type EF | 4 BR | Large Plot - Potential to Extend

GARDEN HOME - BUDGET AED 20,000,000

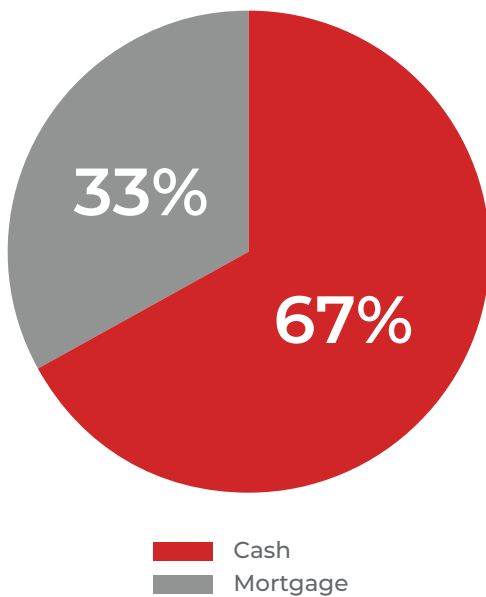
Type EF | 4 BR | Anything Vastu

ANY - BUDGET AED 25,000,000

Master View | 5 BR | Main Lake View Standard

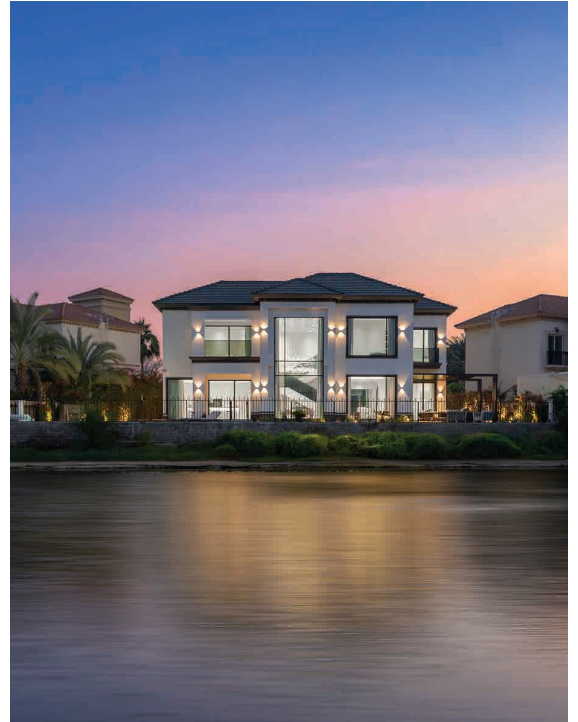
MORTGAGE VS CASH TRANSACTIONS

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 Jumeirah Islands, 33% of transferred sales involved mortgage financing, whereas 67% were completed by cash buyers.

AVERAGE LOAN TO VALUE

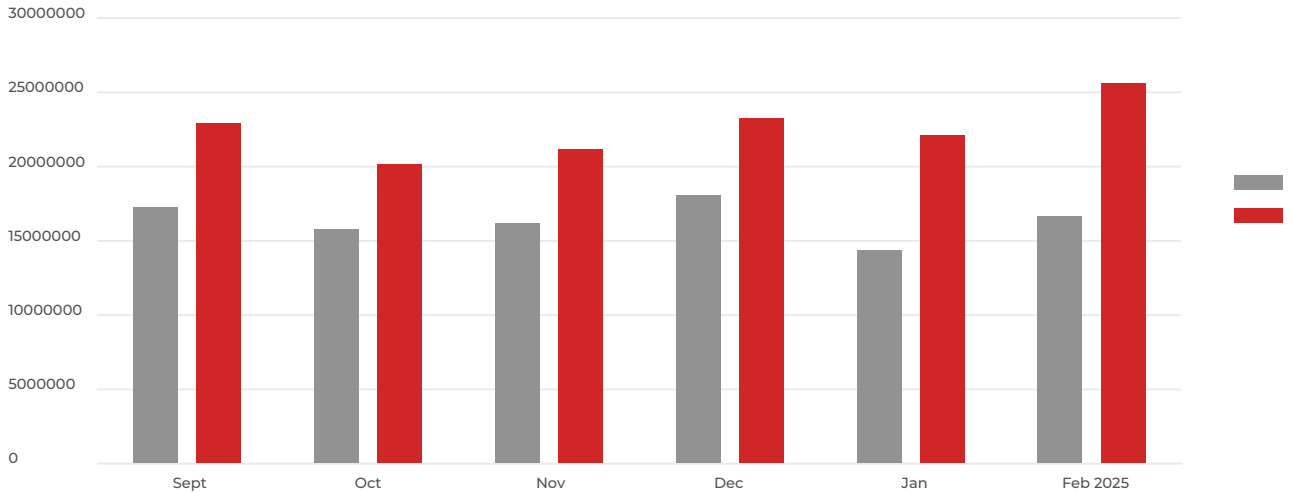


Jumeirah Islands

65%

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 17,183,333.00	AED 15,759,091.00	AED 16,161,111.00	AED 18,006,250.00	AED 14,313,333.00	AED 16,618,750.00
2024-2025	AED 22,880,000.00	AED 20,100,000.00	AED 21,103,571.00	AED 23,187,500.00	AED 22,050,000.00	AED 25,550,000.00

RECENTLY SOLD IN JUMEIRAH ISLANDS



Jumeirah Islands
VILLA | COMMUNITY VIEW
4 BEDROOMS



Jumeirah Islands
VILLA | COMMUNITY VIEW
4 BEDROOMS



Jumeirah Islands
VILLA | COMMUNITY VIEW
4 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

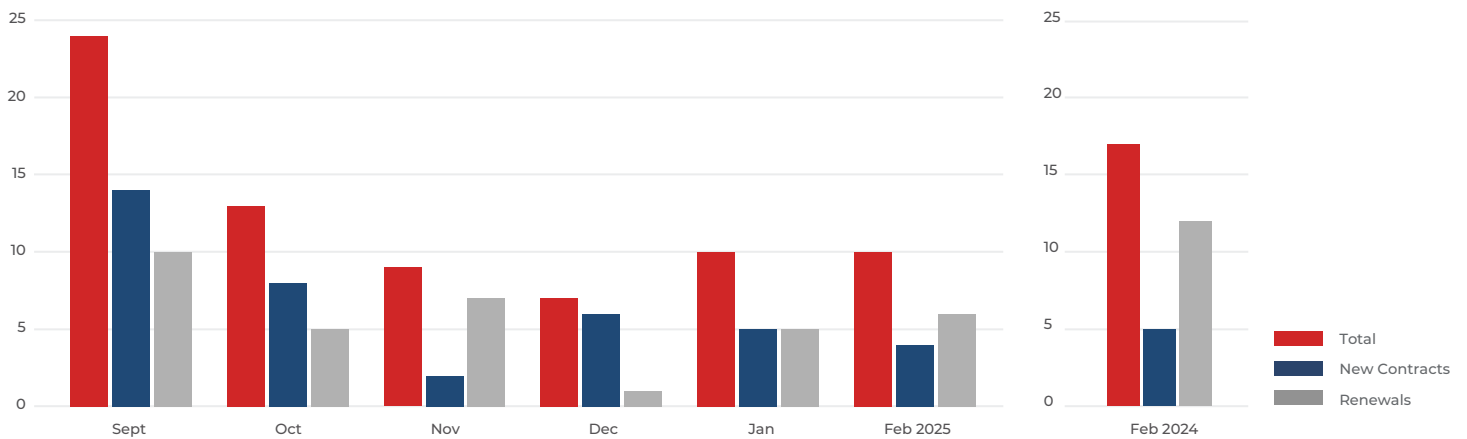
FEATURED LISTING **EXCLUSIVE**



- 5 Bedroom + Maids
- BUA: 6,200 Sqft
- Plot: 10,775 Sqft

- Entertainment Foyer
- Lake View
- Fully Upgraded

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024-2025	September	October	November	December	January	February
Total	24	13	9	7	10	10
New contracts	14	8	2	6	5	4
Renewals	10	5	7	1	5	6

February 2024	% Change
17	▼ -41%
5	▼ -20%
12	▼ -50%