

ESPACE

REAL ESTATE

FEBRUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

EMIRATES LIVING LAKES



No. Of Transfers

4

In The Lakes, there were 4 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **37** M

In accordance with the data collected, the highest transfer registered was a villa in Hattan 2 that sold for AED 37,000,000.

Lowest Transfer

AED **5.2** M

The lowest transfer recorded was a 3 BR in Zula 3 that sold for AED 5,200,000.

Average Sale Price

AED **13.9** M

Currently, the average sales price in The Lakes is AED 13,932,500. The average price per sq.ft. is AED 2,040.

OUR ACTIVE BUYER REQUIREMENTS



204+
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.

DEEMA - BUDGET AED 9,000,000

Any Type | 3 BR | Away From Road

ANY - BUDGET AED 8,000,000

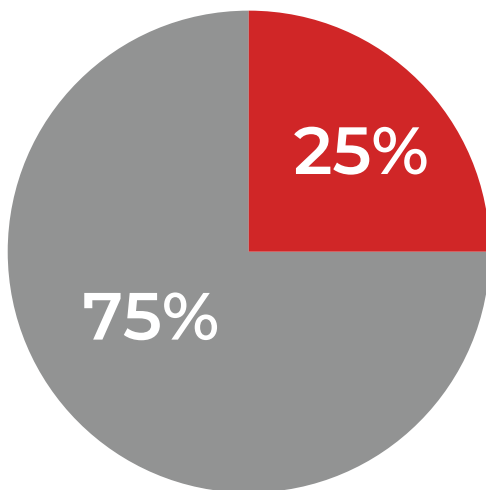
Type B End | 3 BR | Upgraded & VoT

MAEEN - BUDGET AED 7,000,000

Any End-Unit | 3 BR | Upgraded & VoT

MORTGAGE VS CASH TRANSACTIONS

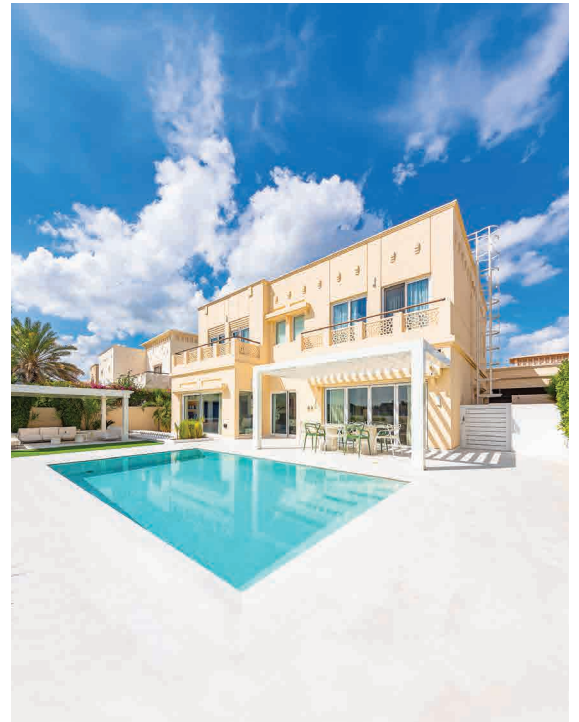
| Community | Cash | Mortgages |
|---------------------------|------------|------------|
| Al Barari | 83% | 17% |
| Palm Jumeirah (V) | 78% | 22% |
| Mira Oasis | 76% | 24% |
| JBR | 75% | 25% |
| Palm Jumeirah (A) | 67% | 33% |
| Jumeirah Islands | 67% | 33% |
| Downtown Dubai | 65% | 35% |
| Dubai 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% |



■ Cash
■ Mortgage

In The Lakes, 75% of transferred sales involved mortgage financing, whereas 25% were completed by cash buyers.

AVERAGE LOAN TO VALUE

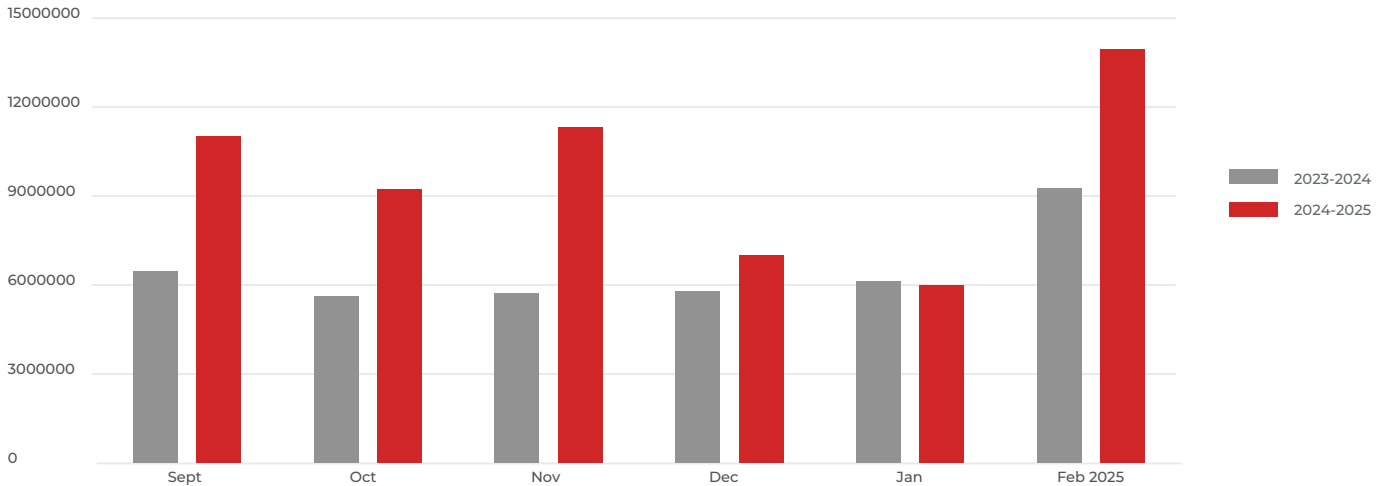


The Lakes

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% |
| 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 6,444,333.00 | AED 5,598,178.00 | AED 5,717,857.00 | AED 5,766,667.00 | AED 6,112,500.00 | AED 9,250,000.00 |
| 2024-2025 | AED 11,012,500.00 | AED 9,229,286.00 | AED 11,285,000.00 | AED 6,985,000.00 | AED 5,975,000.00 | AED 13,932,500.00 |

RECENTLY SOLD IN THE LAKES



Deema 4

SOLD FOR AED 7,530,000

VILLA
3 BEDROOMS



Zula 3

SOLD FOR AED 5,200,000

VILLA | COMMUNITY VIEW
3 BEDROOMS



Maeen 2

SOLD FOR AED 6,000,000

VILLA | COMMUNITY VIEW
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

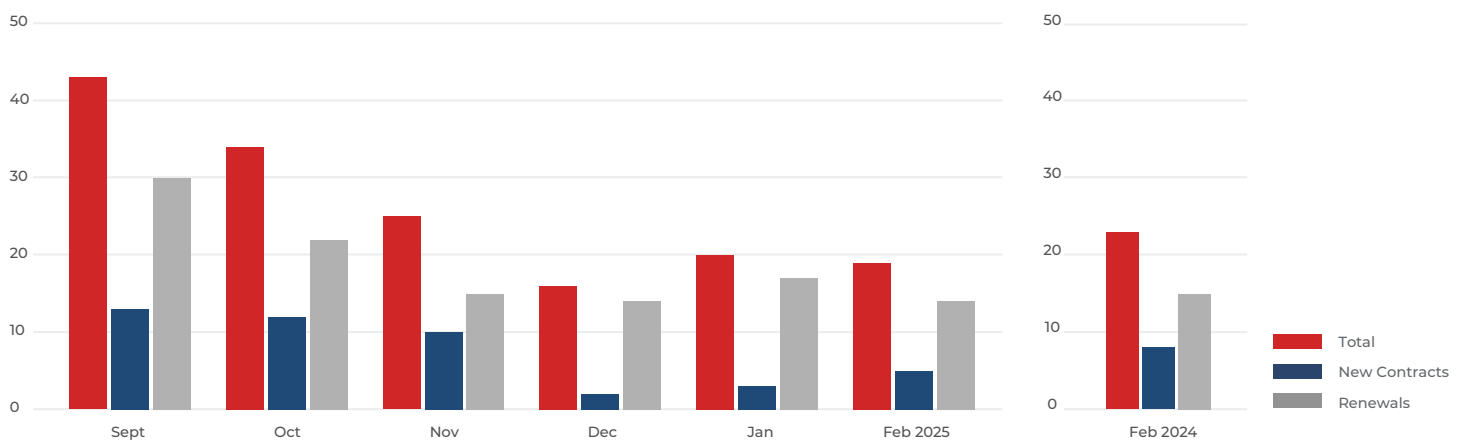
FEATURED LISTING



- 3 Bedroom + Maids + Study
- BUA: 3,779 Sqft
- Plot: 6,000 Sqft

- Type 5
- Community View
- Fully Upgraded

TRAILING 6 MONTH RENTAL TRANSACTIONS



| 2024-2025 | September | October | November | December | January | February |
|---------------|-----------|---------|----------|----------|---------|----------|
| Total | 43 | 34 | 25 | 16 | 20 | 19 |
| New contracts | 13 | 12 | 10 | 2 | 3 | 5 |
| Renewals | 30 | 22 | 15 | 14 | 17 | 14 |

| February 2024 | % Change |
|---------------|----------|
| 23 | ▼ -17% |
| 8 | ▼ -38% |
| 15 | ▼ -7% |