

ESPACE

REAL ESTATE

FEBRUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

EMIRATES LIVING MEADOWS



No. Of Transfers

17

In The Meadows, there were 17 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED 21 M

In accordance with the data collected, the highest transfer registered was a 4 BR in Meadows 7 that sold for AED 21,000,000.

Lowest Transfer

AED 7.8 M

The lowest transfer recorded was a 3 BR villa in Meadows 1 that sold for AED 7,800,000.

Average Sale Price

AED 12.23 M

Currently, the average sales price in The Meadows is AED 12,238,235. The average price per sq.ft. is AED 2,786.

OUR ACTIVE BUYER REQUIREMENTS



225+
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.

MEADOWS 9 - BUDGET AED 8,000,000

Any Type | 3 Bedroom | Not Near Cables

ANY MEADOWS - BUDGET AED 11,000,000

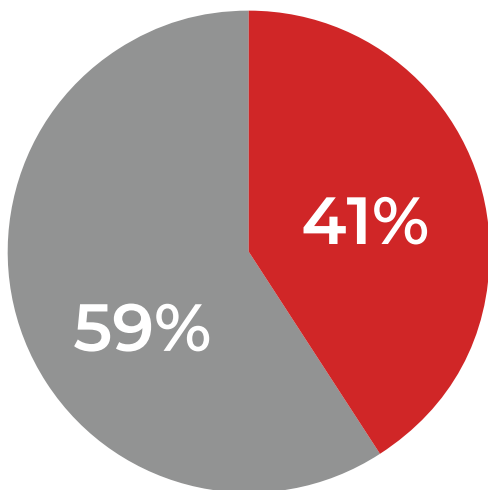
Any Type | 5 Bedroom | Not On Road

MEADOWS 4 - 6 - BUDGET AED 20,000,000

Any Type | 4/5 Bedroom | Large Plot & Nice View

MORTGAGE VS CASH TRANSACTIONS

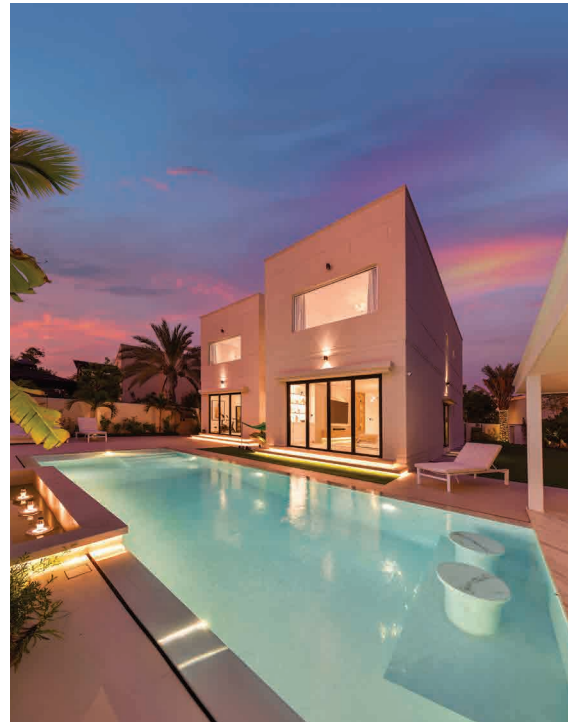
Community	Cash	Mortgages
Al Barari	83%	17%
Palm Jumeirah (V)	78%	22%
Mira Oasis	76%	24%
JBR	75%	25%
Palm Jumeirah (A)	67%	33%
Jumeirah Islands	67%	33%
Downtown Dubai	65%	35%
Dubai Marina	63%	37%
Dubai Hills Estate	61%	39%
Victory Heights	60%	40%
JGE	54%	46%
The Greens / The Views	47%	53%
Damac Hills	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 Meadows, 59% of transferred sales involved mortgage financing, whereas 41% were completed by cash buyers.

AVERAGE LOAN TO VALUE

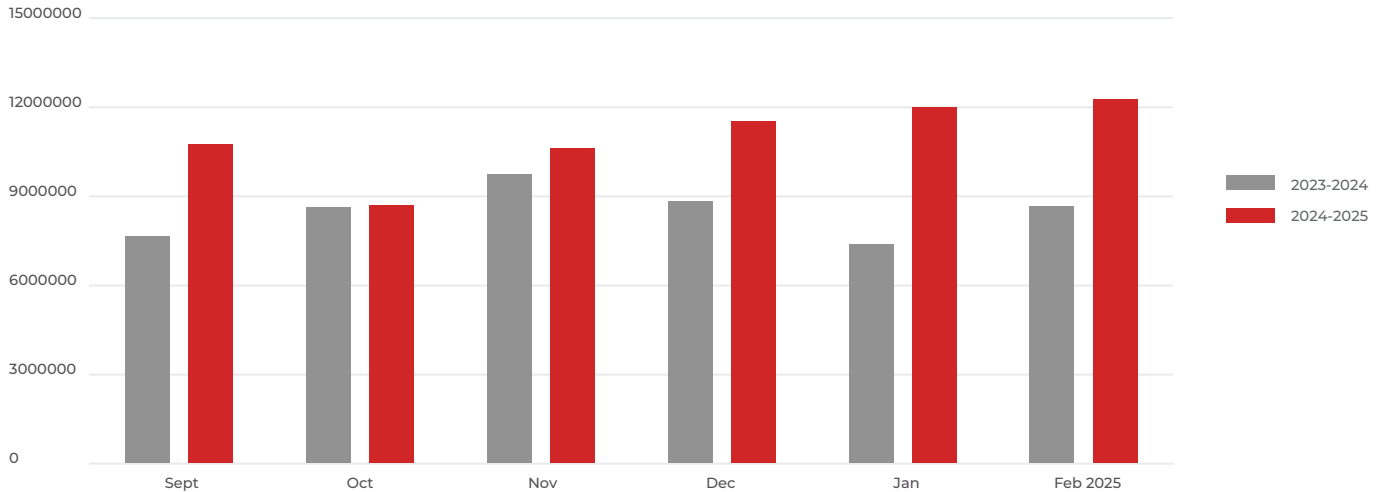


The Meadows

61%

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 7,631,364.00	AED 8,593,750.00	AED 9,723,636.00	AED 8,812,500.00	AED 7,350,000.00	AED 8,654,500.00
2024-2025	AED 10,734,091.00	AED 8,676,645.00	AED 10,596,087.00	AED 11,512,500.00	AED 11,960,769.00	AED 12,238,235.00

RECENTLY SOLD IN THE MEADOWS



Meadows 7

SOLD FOR AED 13,200,000

VILLA | LAKE VIEW
5 BEDROOMS + MAIDS



Meadows 5

SOLD FOR AED 10,600,000

VILLA | BACK TO BACK
5 BEDROOMS + MAIDS



Meadows 8

SOLD FOR AED 18,500,000

VILLA | LAKE VIEW
5 BEDROOMS + MAIDS

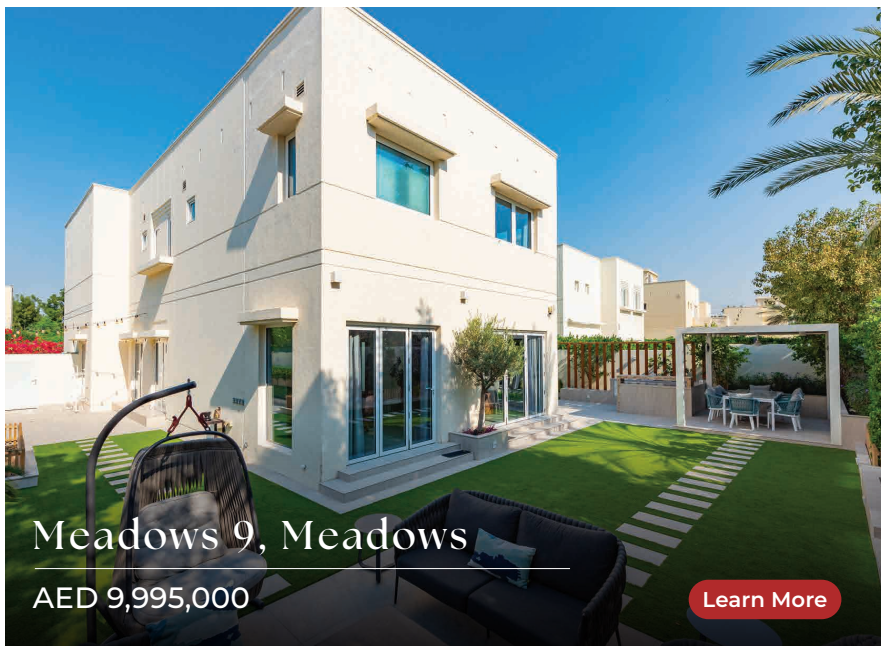
ESPACE MORTGAGE SERVICES

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



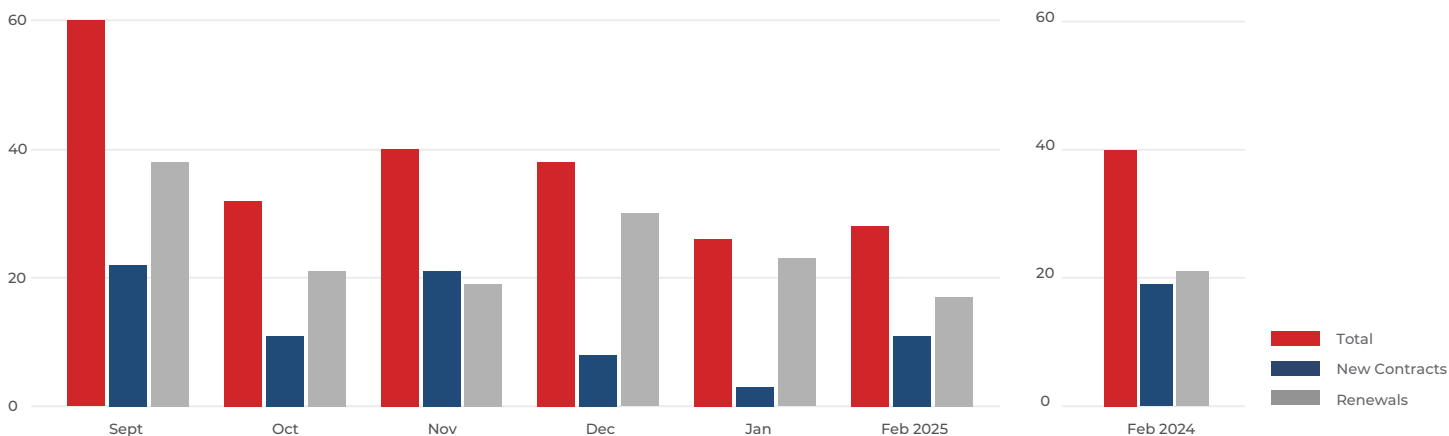
Meadows 9, Meadows

AED 9,995,000

[Learn More](#)

- 3 Bedroom Villa
 - BUA: 3,900 Sqft
 - Plot: 6,000 Sqft
- Type 5
 - Back to Back
 - Fully Renovated

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024-2025	September	October	November	December	January	February
Total	60	32	40	38	26	28
New contracts	22	11	21	8	3	11
Renewals	38	21	19	30	23	17

February 2024	Change
40	▼ -30%
19	▼ -42%
21	▼ -19%