

ESPACE

REAL ESTATE

FEBRUARY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

VICTORY HEIGHTS



No. Of Transfers

5

In Victory Heights, there were 5 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED 20 M

In accordance with the data collected, the highest transfer registered was a 6 BR in Esmeralda that sold for AED 20,000,000.

Lowest Transfer

AED 4.3 M

The lowest transfer recorded was a 3 BR in Esmeralda that sold for AED 4,300,000.

Average Sale Price

AED 11.51 M

Currently, the average sales price in Victory Heights is AED 11,510,000. The average price per sq.ft. is AED 1,188.

OUR ACTIVE BUYER REQUIREMENTS



95+

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.

ESTELLA/CAMEN - BUDGET AED 10,000,000

Type C1 | 5 Bedroom | Golf Course View

ALL - BUDGET AED 8,000,000

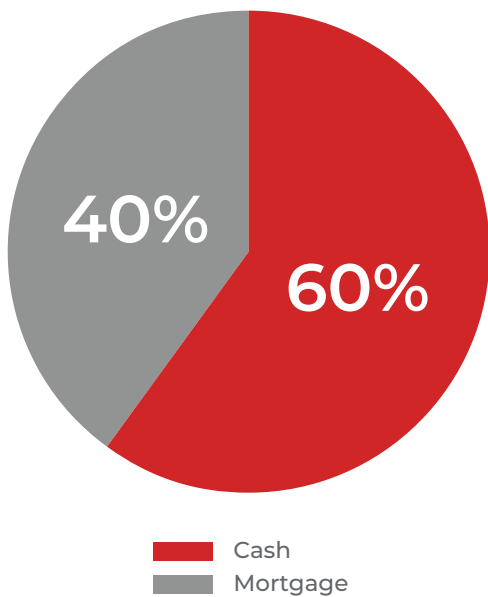
Type C2 | 5 Bedroom | Golf Course View

ALL - BUDGET AED 19,000,000

Type A | 6 Bedroom | Golf Course 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%



In Victory Heights, 40% of transferred sales involved mortgage financing, whereas 60% were completed by cash buyers.

AVERAGE LOAN TO VALUE

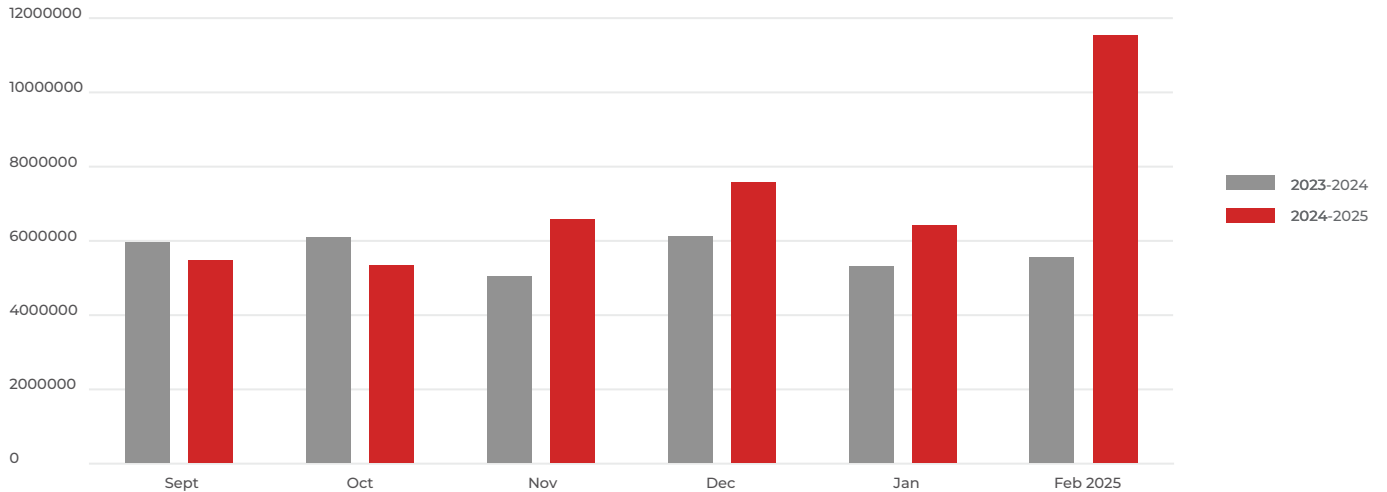


Victory Heights

66%

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 5,933,750.00	AED 6,085,714.00	AED 5,013,298.00	AED 6,100,000.00	AED 5,294,426.00	AED 5,544,286.00
2024-2025	AED 5,455,714.00	AED 5,318,726.00	AED 6,571,667.00	AED 7,568,000.00	AED 6,393,750.00	AED 11,510,000.00

RECENTLY SOLD IN VICTORY HEIGHTS



Esmeralda

SOLD FOR AED 5,200,000

TH | COMMUNITY VIEW
4 BEDROOMS + MAIDS



Oliva

SOLD FOR AED 8,500,000

COMMUNITY VIEW
5 BEDROOMS



Morella

SOLD FOR AED 9,750,000

COMMUNITY VIEW

SPACE MORTGAGE SERVICES

At Space 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**



Calida, Victory Heights
AED 10,500,000

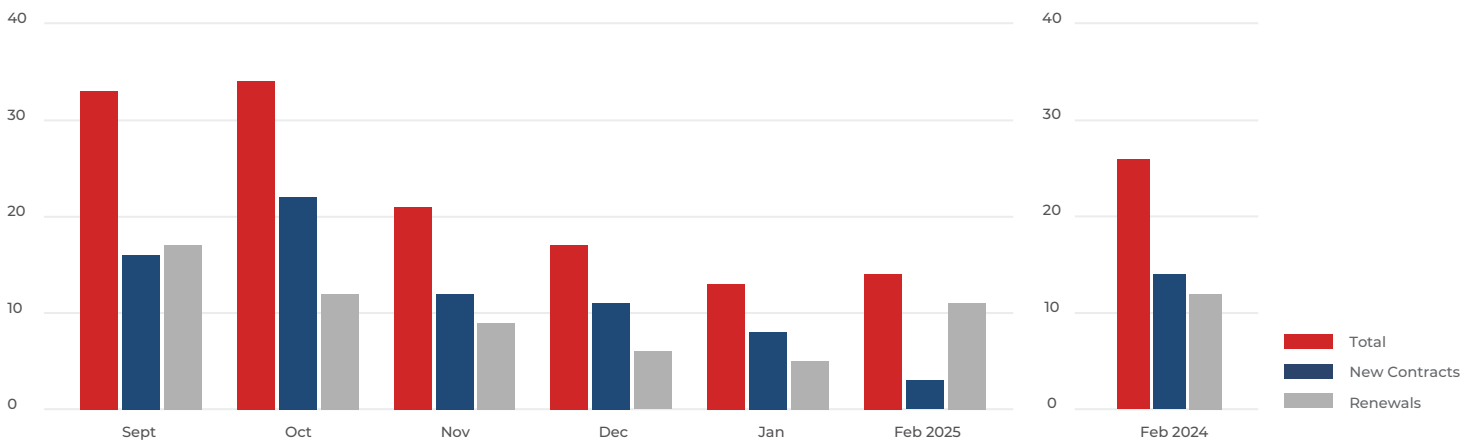
[Learn More](#)



- 5 Bedrooms + Maids
- BUA: 4,802 Sqft
- Plot: 6,893 Sqft

- Type C1
- Golf Course View
- Tenanted

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024-2025	September	October	November	December	January	February
Total	33	34	21	17	13	14
New contracts	16	22	12	11	8	3
Renewals	17	12	9	6	5	11

February 2024	% Change
26	▼ -46%
14	▼ -79%
12	▼ -8%