

ESPACE

REAL ESTATE

APRIL

COMMUNITY REPORTS & RECENT
TRANSACTIONS



DAMAC HILLS
VILLAS & TOWNHOUSES



No. Of Transfers

39

In Damac Hills, there were 39 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **16.82** M

In accordance with the data collected, the highest transfer registered was a 5 BR in Gems Estates 1 that sold for AED 16,820,910.

Lowest Transfer

AED **2.4** M

The lowest transfer recorded was a 3BR villa in Park Residences 1 that sold for AED 2,400,000.

Average Sale Price

AED **4.39** M

Currently, the average sales price in Damac Hills is AED 4,394,485. The average price per sq.ft. is AED 1,668.

OUR ACTIVE BUYER REQUIREMENTS



61+

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.

DAMAC HILLS - BUDGET AED 5,000,000

3 Bedroom | Townhouse, VoT, Std Condition

DAMAC LAGOONS - BUDGET AED 2,400,000

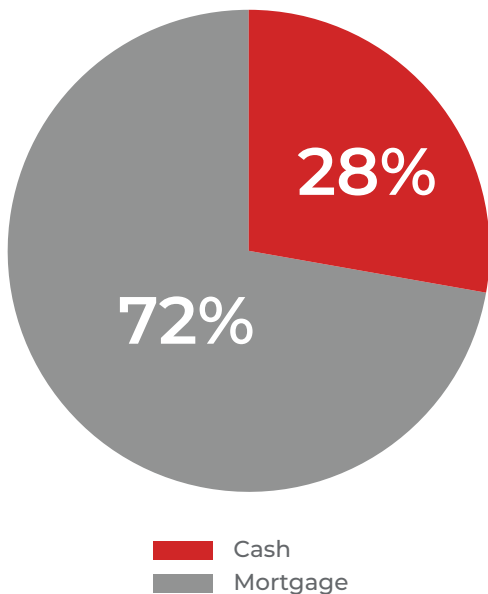
3 Bedroom | Ready by 2026, Single Row

DAMAC HILLS - BUDGET AED 1,500,000

1 Bedroom | Investment Property, 6.5% Net ROI

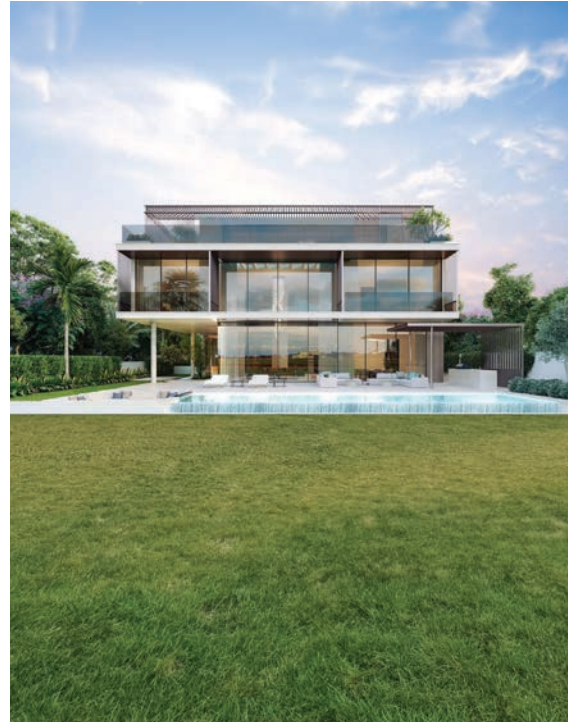
MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Jumeirah Islands	100%	0%
Palm Jumeirah (V)	86%	14%
Palm Jumeirah (A)	69%	31%
Downtown Dubai	68%	32%
Dubai Marina	66%	34%
Al Barari	63%	37%
JBR	61%	39%
Jumeirah Golf Estates	61%	39%
Arabian Ranches 1	52%	48%
Mira Oasis	44%	56%
The Greens / The Views	44%	56%
The Springs	42%	58%
Dubai Hills Estate	41%	59%
Jumeirah Park	40%	60%
The Lakes	33%	67%
Al Furjan	31%	69%
The Meadows	29%	71%
Damac Hills	28%	72%
JVT	25%	75%
Arabian Ranches 2	21%	79%
Green Community	18%	82%
Victory Heights	17%	83%
Mudon	11%	89%
Mira	9%	91%
Town Square	4%	96%



In Damac Hills, 72% of transferred sales involved mortgage financing, whereas 28% were completed by cash buyers.

AVERAGE LOAN TO VALUE

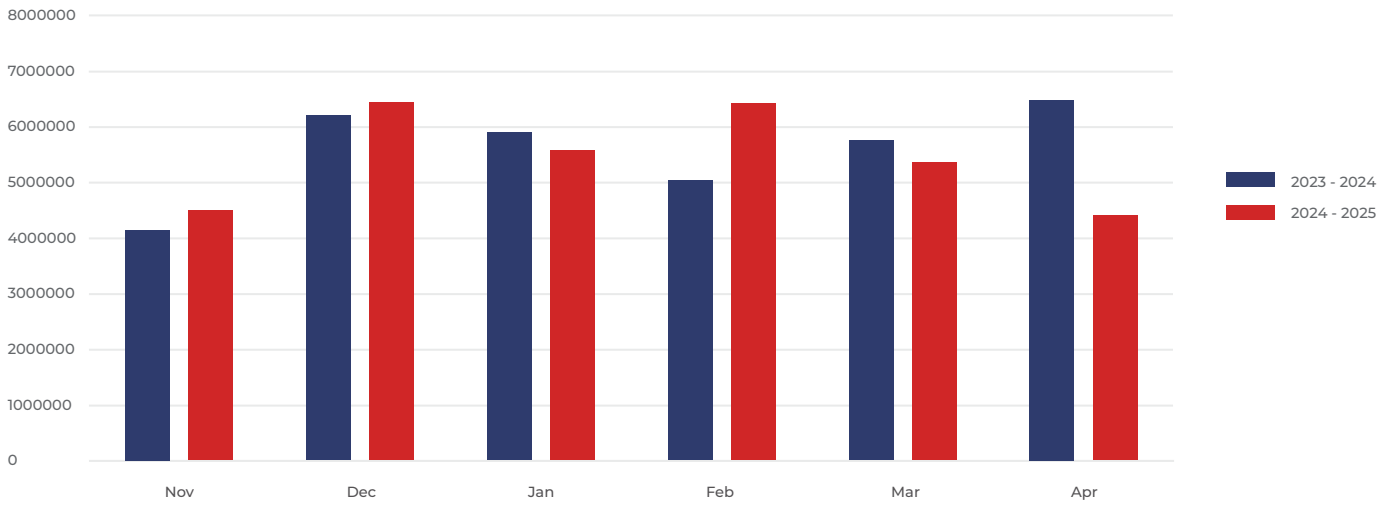


Damac Hills

75%

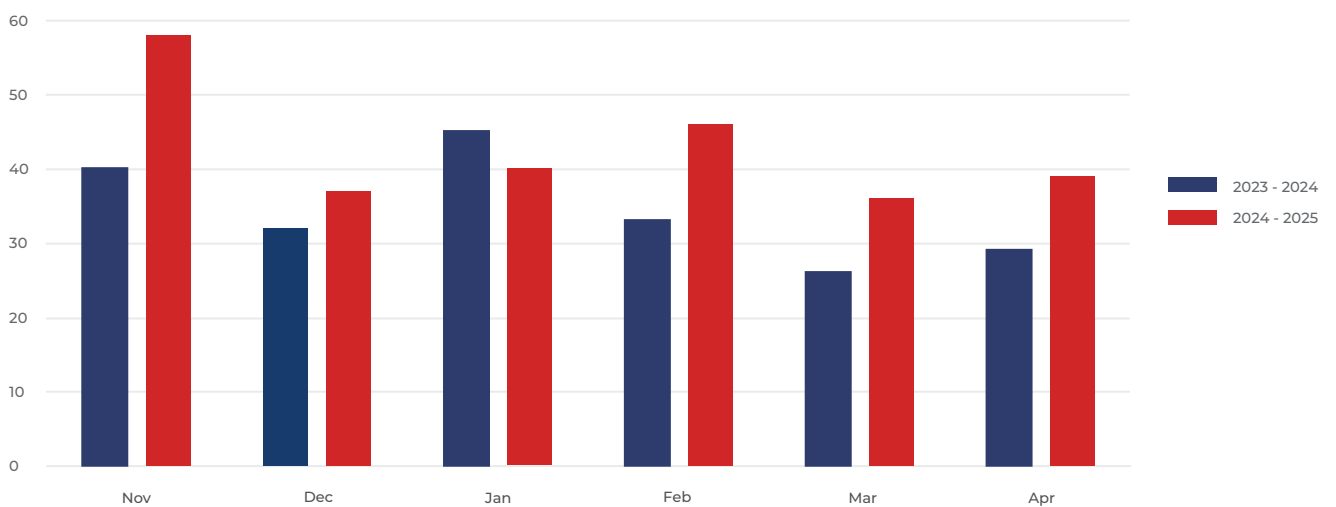
Community	LTV
Palm Jumeirah (V)	42%
Jumeirah Park	59%
The Meadows	61%
The Lakes	65%
Arabian Ranches 2	66%
Jumeirah Golf Estates	68%
JVT	69%
Mira	69%
Al Furjan	70%
Green Community	71%
Victory Heights	71%
Dubai Hills Estate	72%
Downtown Dubai	73%
Palm Jumeirah (A)	73%
Dubai Marina	74%
The Springs	74%
Damac Hills	75%
Mudon	76%
The Greens / The Views	76%
JBR	77%
Arabian Ranches 1	78%
Mira Oasis	78%
Town Square	80%
Jumeirah Islands	null

TRAILING 6 MONTH AVERAGE SALE PRICE



	November	December	January	February	March	April
2023-2024	AED 4,137,260.00	AED 6,189,918.00	AED 5,882,689.00	AED 5,024,746.00	AED 5,740,159.00	AED 6,468,965.00
2024-2025	AED 4,485,908.00	AED 6,423,223.00	AED 5,569,347.00	AED 6,412,187.00	AED 5,344,722.00	AED 4,394,485.00

TRAILING 6 MONTH SALE TRANSACTIONS



	November	December	January	February	March	April
2023-2024	40	32	45	33	26	29
2024-2025	58	37	40	46	36	39

FEATURED LISTING



Trevi - Veneto Villas, Damac Hills

AED 15,500,000

[Learn More](#)

- 5 Bedroom + Maids
- BUA: 4,200 Sqft
- Plot: 7,186 Sqft
- Upgraded
- Furnished
- Walk-In Wardrobe

RECENTLY SOLD IN DAMAC HILLS



CALERO	3 BEDROOMS	VILLA	SOLD FOR AED 3,250,000
QUEENS MEADOW	4 BEDROOMS	VILLA	SOLD FOR AED 4,999,000
BROOKFIELD 2	5 BEDROOMS	VILLA	SOLD FOR AED 5,650,000

ESPACE MORTGAGE SERVICES

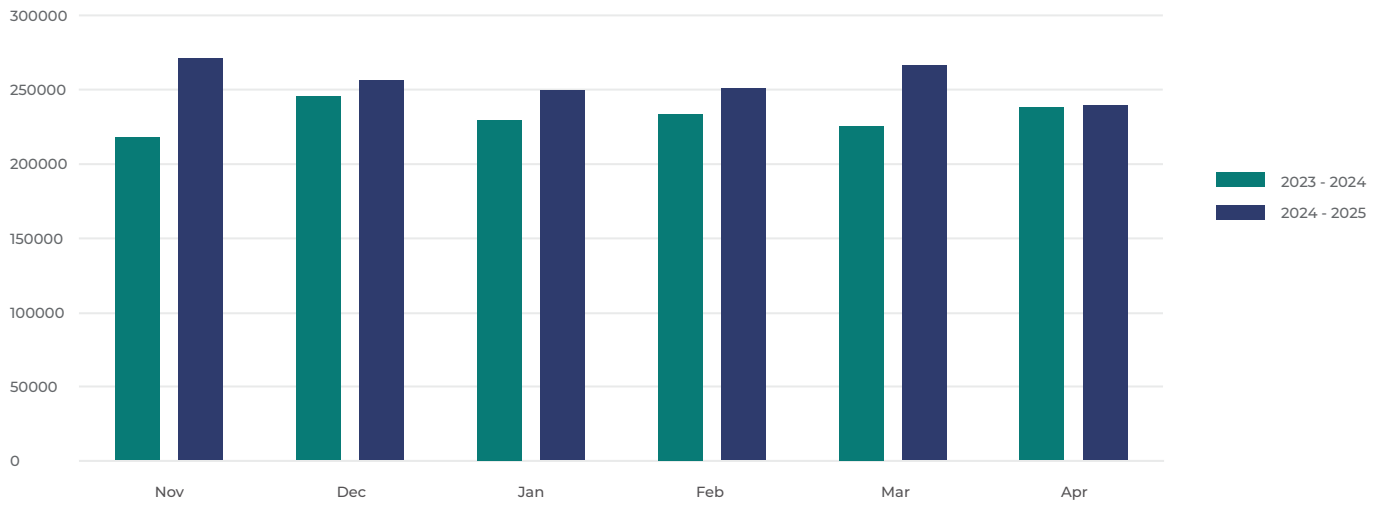
At Espace Mortgage Services, we work hard on your behalf, providing a high-quality, flexible service to get you the best mortgage deal possible to suit your needs, while giving you the guidance you need. Discover the best mortgage products available in Dubai right now.

3.75%
1 year fixed

3.89%
2 years fixed

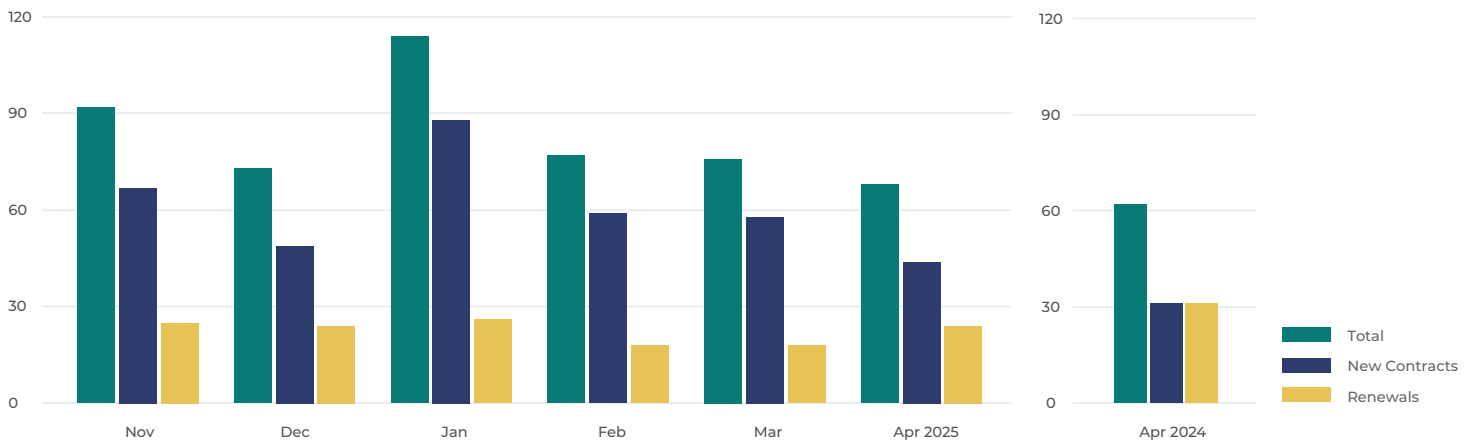
4.85%
Variable Rate

TRAILING 6 MONTH AVERAGE RENTAL PRICE



	November	December	January	February	March	April
2023-2024	AED 217,469.00	AED 245,200.00	AED 229,146.00	AED 233,202.00	AED 225,202.00	AED 237,446.00
2024-2025	AED 270,803.00	AED 255,935.00	AED 248,882.00	AED 250,228.00	AED 265,866.00	AED 238,885.00

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024-2025	November	December	January	February	March	April
Total	92	73	114	77	76	68
New contracts	67	49	88	59	58	44
Renewals	25	24	26	18	18	24

April 2024
62
31
31

▲ 10%
▲ 42%
▼ -23%