

ESPACE

REAL ESTATE

H2 2025

COMMUNITY REPORTS & RECENT
TRANSACTIONS

BLUEWATERS ISLAND



No. Of Transfers

50

In Bluewaters Island, there were 50 transfers registered at the Dubai Land Department during H2.

Highest Transfer

AED **24** M

In accordance with the data collected, the highest transfer registered was a 4 BR in Bluewaters 4 that sold for AED 24,000,000.

Lowest Transfer

AED **3.46** M

The lowest transfer recorded was a 2 BR in Bluewaters Residences 3 that sold for AED 3,467,000.

Average Sale Price

AED **10.97** M

Currently, the average sales price in Bluewaters Island is AED 10,979,014. The average price per sq.ft. is AED 5,646.

RECENT TRANSACTIONS IN BLUEWATERS ISLAND



RECENT SALE TRANSACTIONS

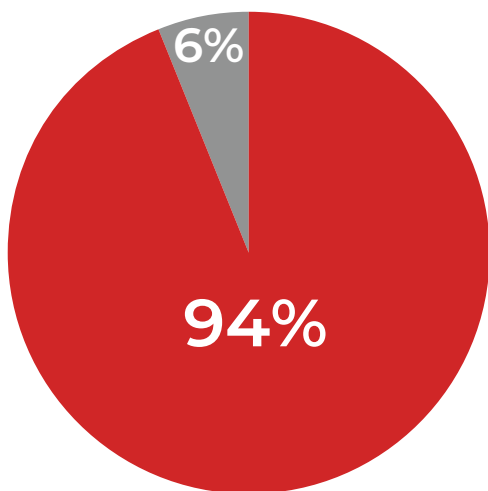
BLUEWATERS 3	3 BEDROOMS	APARTMENT	SOLD FOR AED 14,800,000
BLUEWATERS 2	2 BEDROOMS	APARTMENT	SOLD FOR AED 9,000,000

RECENT RENTAL TRANSACTIONS

BLUEWATERS 3	3 BEDROOMS	APARTMENT	RENTED FOR AED 462,333
BANYAN TREE RESIDENCES	1 BEDROOMS	APARTMENT	RENTED FOR AED 510,000

MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Bluewaters Island	94%	6%
Jumeirah Islands	77%	23%
EMAAR Beachfront	72%	28%
Palm Jumeirah (V)	71%	29%
Al Barari	70%	30%
Jumeirah Golf Estates	69%	31%
Downtown Dubai	67%	33%
Dubai Marina	62%	38%
JBR	62%	38%
Palm Jumeirah (A)	62%	38%
Dubai Hills Estate	59%	41%
Jumeirah Lake Towers	53%	47%
Tilal Al Ghaf	53%	47%
The Meadows	50%	50%
Damac Hills	48%	52%
The Greens / The Views	43%	57%
Green Community	41%	59%
JVT	41%	59%
Jumeirah Park	38%	62%
Emaar South	33%	67%
Victory Heights	33%	67%
The Springs	32%	68%
Arabian Ranches 3	29%	71%
Arabian Ranches 1	28%	72%
The Lakes	28%	72%
Al Furjan	25%	75%
Mudon Al Ranim	18%	82%
Arabian Ranches 2	17%	83%
Mira	14%	86%
Mira Oasis	12%	88%
Town Square	10%	90%



■ Cash
■ Mortgage

In Bluewaters Island, 94% of transferred sales were completed by cash buyers whereas 6% involved mortgage financing.

AVERAGE LOAN TO VALUE

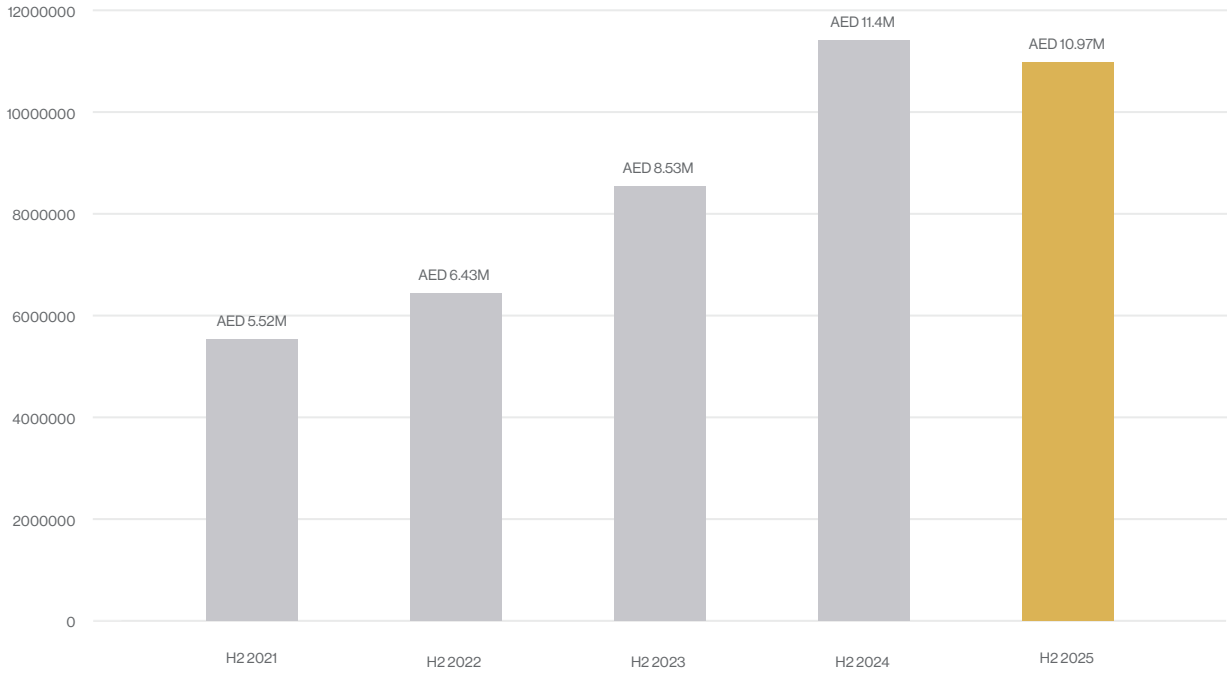


Bluewaters Island

52%

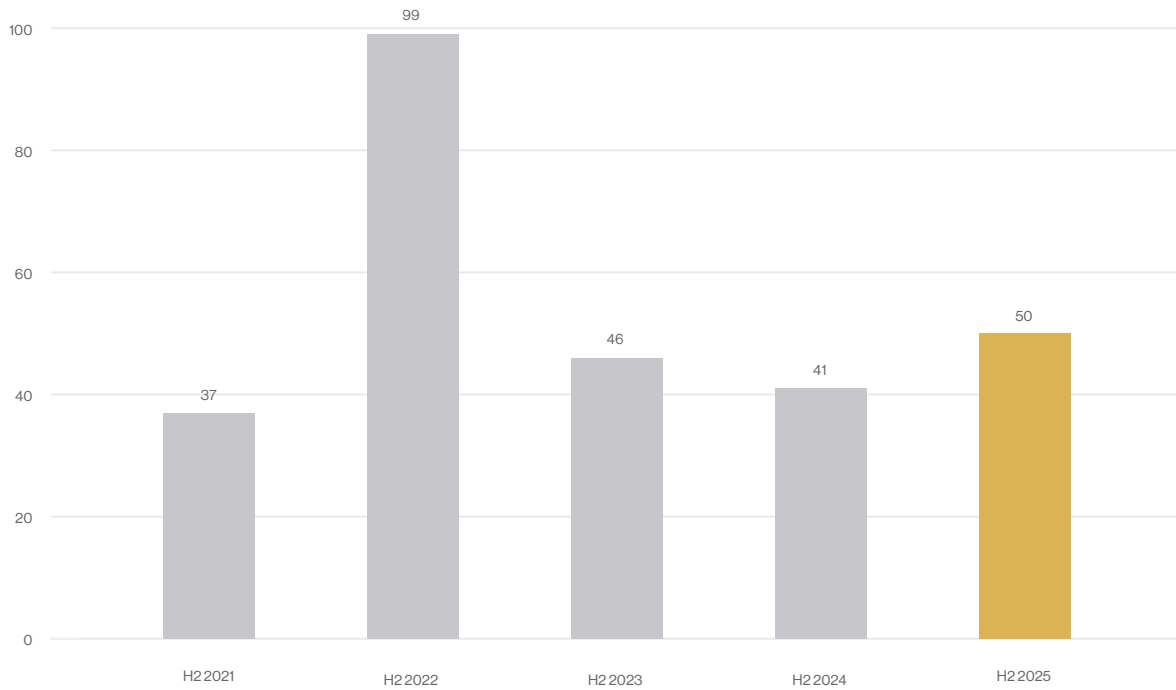
Community	LTV
Bluewaters Island	52%
Jumeirah Islands	58%
Palm Jumeirah (V)	58%
Al Barari	60%
Jumeirah Park	63%
The Meadows	64%
Victory Heights	64%
Arabian Ranches 2	65%
Arabian Ranches 1	67%
EMAAR Beachfront	67%
Dubai Hills Estate	68%
The Lakes	68%
Jumeirah Golf Estates	69%
Palm Jumeirah (A)	69%
Al Furjan	70%
Tilal Al Ghaf	70%
Green Community	71%
JBR	71%
JVT	71%
The Springs	71%
Downtown Dubai	72%
Arabian Ranches 3	73%
Damac Hills	73%
Dubai Marina	73%
Jumeirah Lake Towers	74%
The Greens / The Views	74%
Town Square	74%
Emaar South	76%
Mudon Al Ranim	76%
Mira	77%
Mira Oasis	77%

TRAILING 5 YEAR AVERAGE SALE PRICE



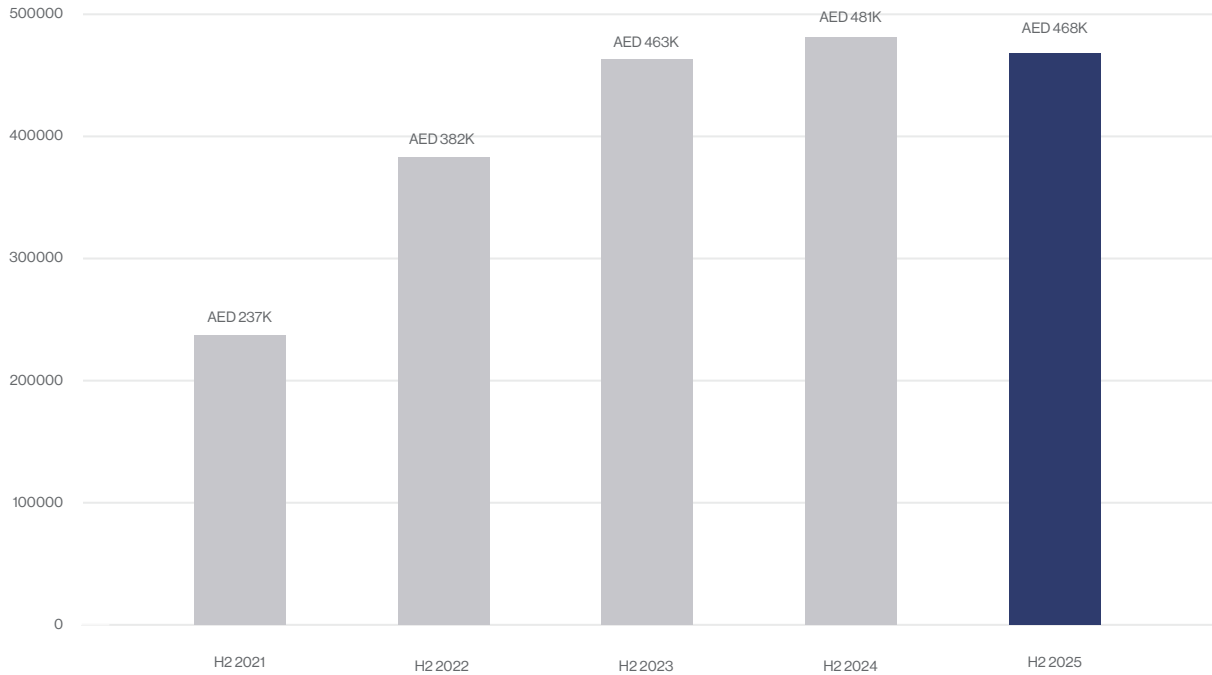
H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
AED 5,528,106	AED 6,438,108	AED 8,533,207	AED 11,409,350	AED 10,979,014

TRAILING 5 YEAR SALE TRANSACTIONS



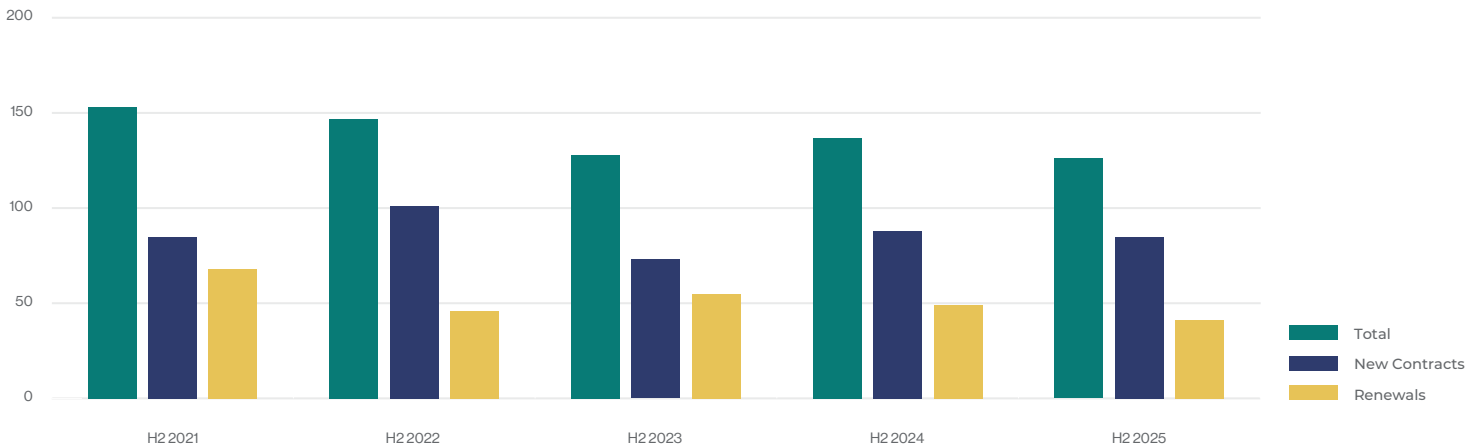
H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
37	99	46	41	50

TRAILING 5 YEAR AVERAGE RENTAL PRICE



H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
AED 237,211	AED 382,796	AED 463,230	AED 481,016	AED 468,092

TRAILING 5 YEAR RENTAL TRANSACTIONS



	H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
Total	153	147	128	137	126
New contracts	85	101	73	88	85
Renewals	68	46	55	49	41