

ESPACE

REAL ESTATE

H2 2025

COMMUNITY REPORTS & RECENT
TRANSACTIONS

VICTORY HEIGHTS



No. Of Transfers

63

In Victory Heights, there were 63 transfers registered at the Dubai Land Department during H2.

Highest Transfer

AED **25** M

In accordance with the data collected, the highest transfer registered was a 6 BR in Carmen that sold for AED 25,000,000.

Lowest Transfer

AED **3.9** M

The lowest transfer recorded was a 3 BR in Gallery Villas that sold for AED 3,900,000.

Average Sale Price

AED **8.67** M

Currently, the average sales price in Victory Heights is AED 8,671,905. The average price per sq.ft. is AED 1,955.

RECENT TRANSACTIONS IN VICTORY HEIGHTS



RECENT SALE TRANSACTIONS

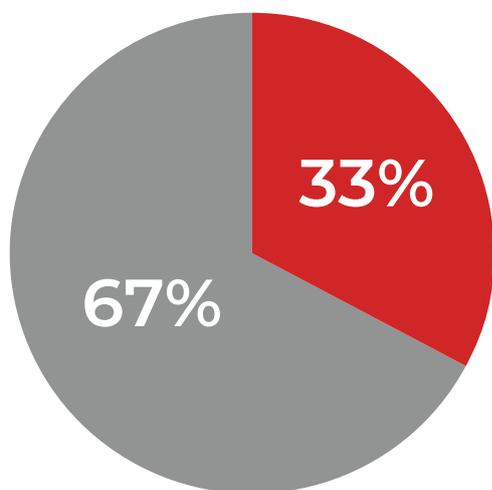
SEVILLA	4 BEDROOMS	TOWNHOUSE	SOLD FOR AED 5,650,000
CARMEN	5 BEDROOMS	VILLA	SOLD FOR AED 12,250,000

RECENT RENTAL TRANSACTIONS

ESMERALDA	5 BEDROOMS	VILLA	RENTED FOR AED 395,991
GALLERY VILLAS	3 BEDROOMS	VILLA	RENTED FOR AED 200,000

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 Victory Heights, 33% of transferred sales were completed by cash buyers whereas 67% involved mortgage financing.

AVERAGE LOAN TO VALUE

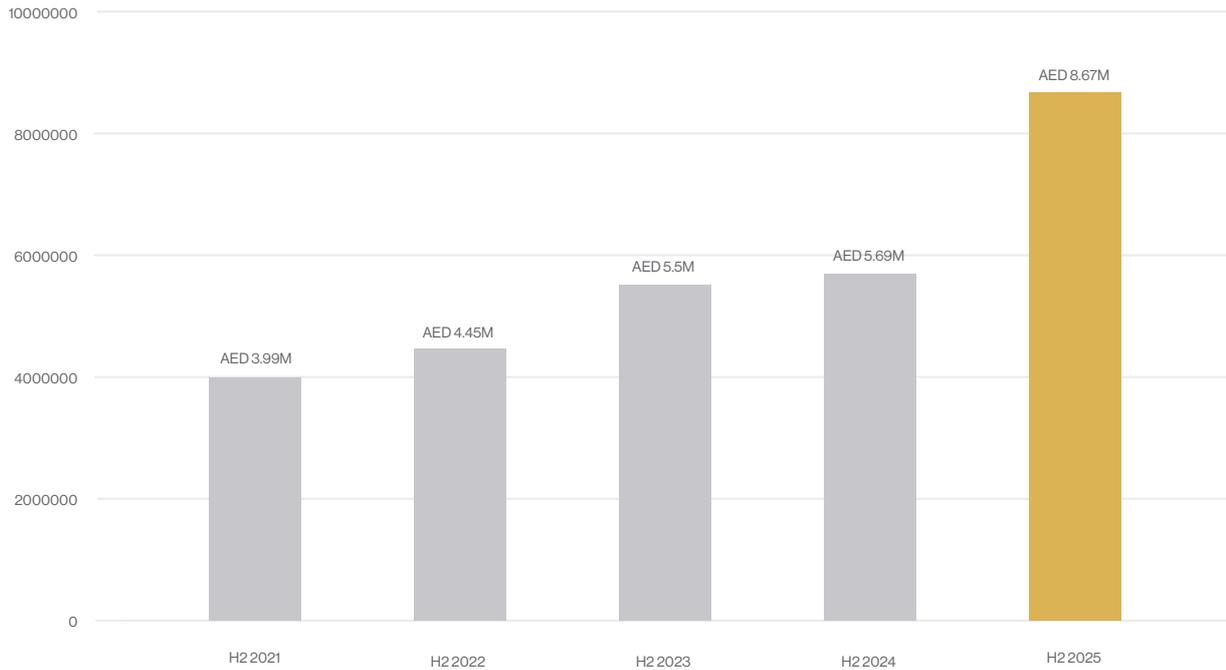


Victory Heights

64%

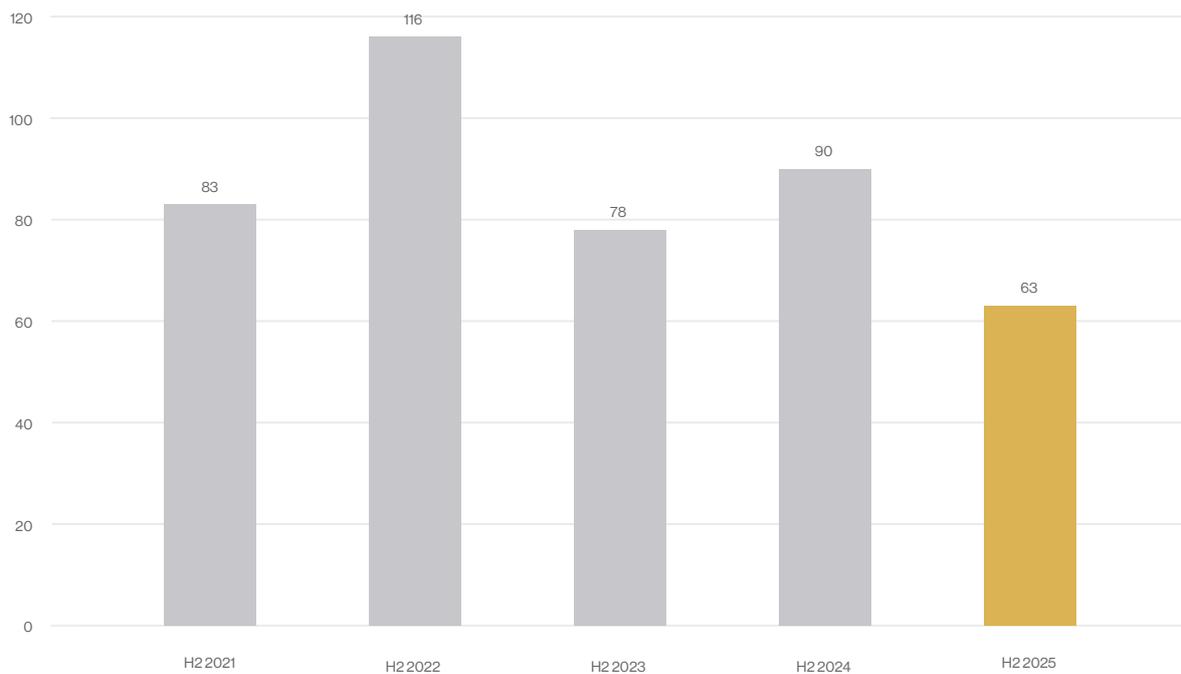
Community	LTV
Bluewaters Island	52%
Jumeirah Islands	58%
Palm Jumeirah (V)	58%
Al Barari	60%
Jumeirah Park	63%
The Meadows	64%
Victory Heights	64%
Arabian Ranches 2	65%
Arabian Ranches 1	67%
EMAAR Beachfront	67%
Dubai Hills Estate	68%
The Lakes	68%
Jumeirah Golf Estates	69%
Palm Jumeirah (A)	69%
Al Furjan	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



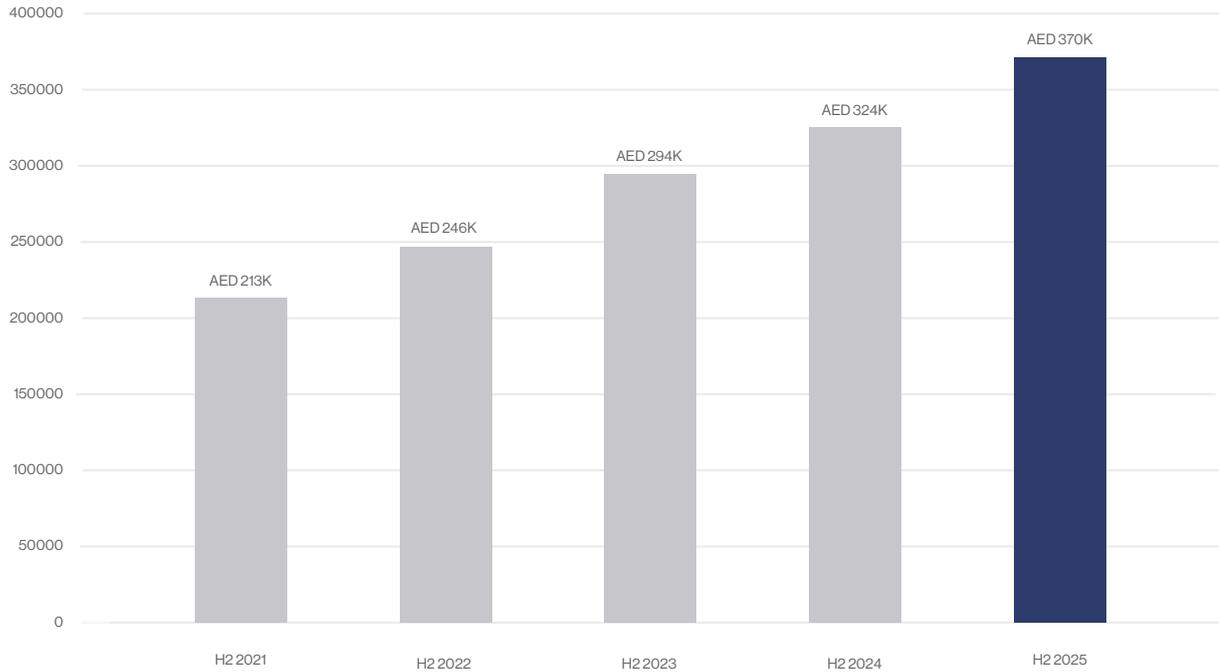
H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
AED 3,994,553	AED 4,457,047	AED 5,507,683	AED 5,692,628	AED 8,671,905

TRAILING 5 YEAR SALE TRANSACTIONS



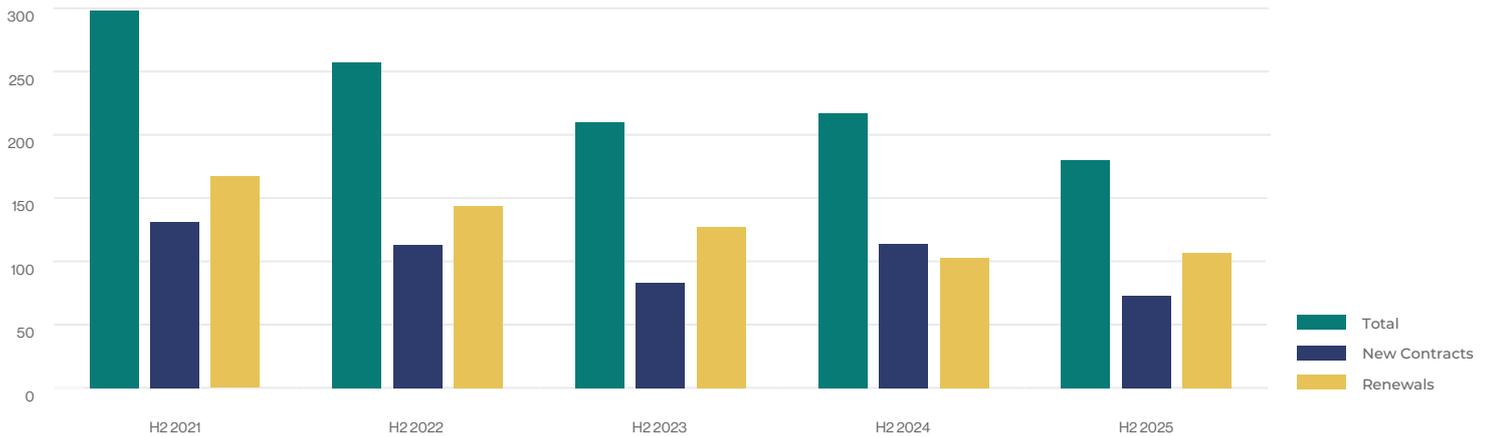
H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
83	116	78	90	63

TRAILING 5 YEAR AVERAGE RENTAL PRICE



H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
AED 213,345	AED 246,940	AED 294,526	AED 324,998	AED 370,974

TRAILING 5 YEAR RENTAL TRANSACTIONS



	H2 2021	H2 2022	H2 2023	H2 2024	H2 2025
Total	298	257	210	217	180
New contracts	131	113	83	114	73
Renewals	167	144	127	103	107