

ESPACE

REAL ESTATE

JUNE

COMMUNITY REPORTS & RECENT
TRANSACTIONS

TILAL AL GHAF



No. Of Transfers

31

In Tilal Al Ghaf, there were 31 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED 36.72 M

In accordance with the data collected, the highest transfer registered was a 6 BR in Serenity Mansions 1 that sold for AED 36,723,000.

Lowest Transfer

AED 3.45 M

The lowest transfer recorded was a 3 BR in Elan 2 that sold for AED 3,450,000.

Average Sale Price

AED 9.96 M

Currently, the average sales price in Tilal Al Ghaf is AED 9,960,355. The average price per sq.ft. is AED 2,033.

OUR ACTIVE BUYER REQUIREMENTS



62+

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.

HARMONY - BUDGET AED 11,000,000

5 BR Regular | 5 BR | Internal Location / Corner

AURA - BUDGET AED 6,500,000

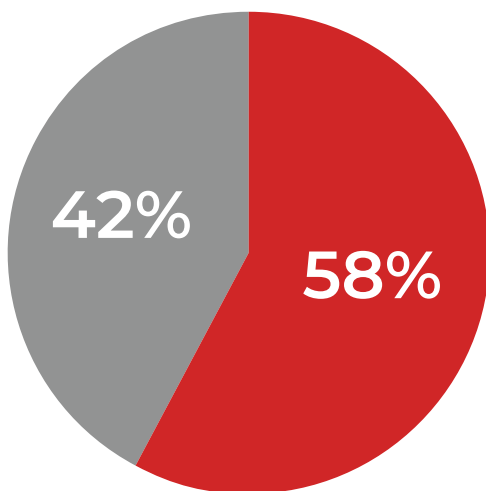
Twin Villa | 4 BR | Internal Location

HARMONY - BUDGET AED 14,500,000

5 BR Large | 5 BR | Pool / Park Backing

MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Palm Jumeirah (V)	100%	0%
Bluewaters Island	86%	14%
Jumeirah Golf Estates	86%	14%
Jumeirah Islands	83%	17%
Al Barari	80%	20%
EMAAR Beachfront	76%	24%
Palm Jumeirah (A)	65%	35%
JBR	64%	36%
Dubai Marina	63%	37%
Downtown Dubai	60%	40%
Tilal Al Ghaf	58%	42%
Jumeirah Lake Towers	57%	43%
The Meadows	55%	45%
JVT	53%	47%
Dubai Hills Estate	52%	48%
Jumeirah Park	48%	52%
Damac Hills	45%	55%
Arabian Ranches 1	44%	56%
The Greens / The Views	44%	56%
Green Community	38%	62%
The Springs	35%	65%
Mira Oasis	33%	67%
Town Square	33%	67%
Victory Heights	33%	67%
Arabian Ranches 3	25%	75%
Mudon	25%	75%
Al Furjan	18%	82%
Arabian Ranches 2	15%	85%
Mira	13%	87%
The Lakes	0%	100%



■ Cash
■ Mortgage

In Tilal Al Ghaf, 58% of transferred sales were completed by cash buyers whereas 42% involved mortgage financing.

AVERAGE LOAN TO VALUE

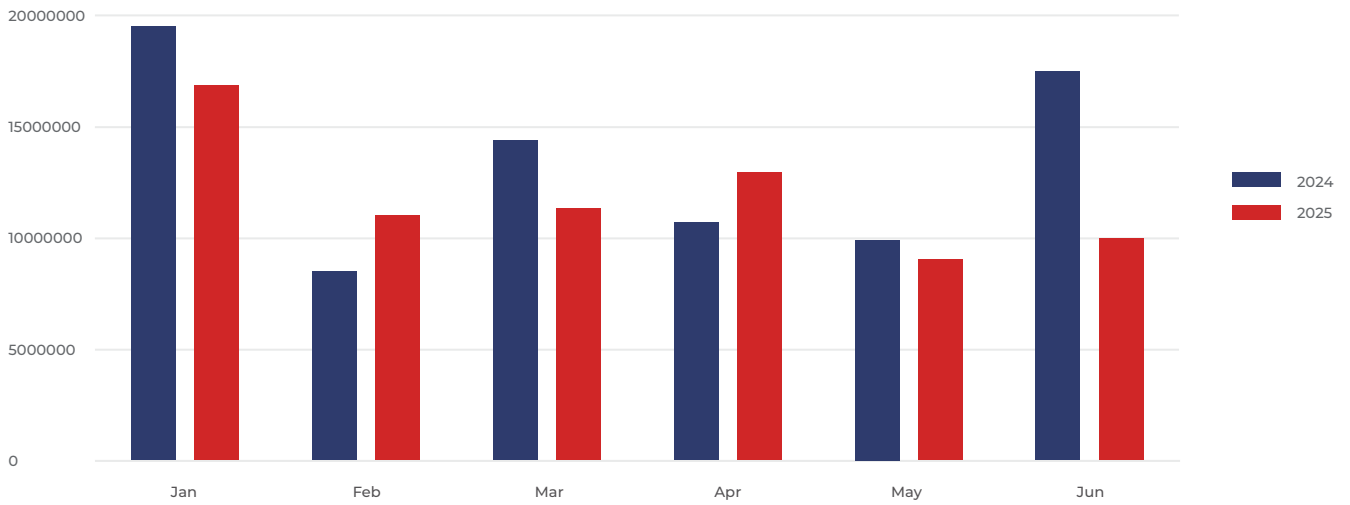


Tilal Al Ghaf

65%

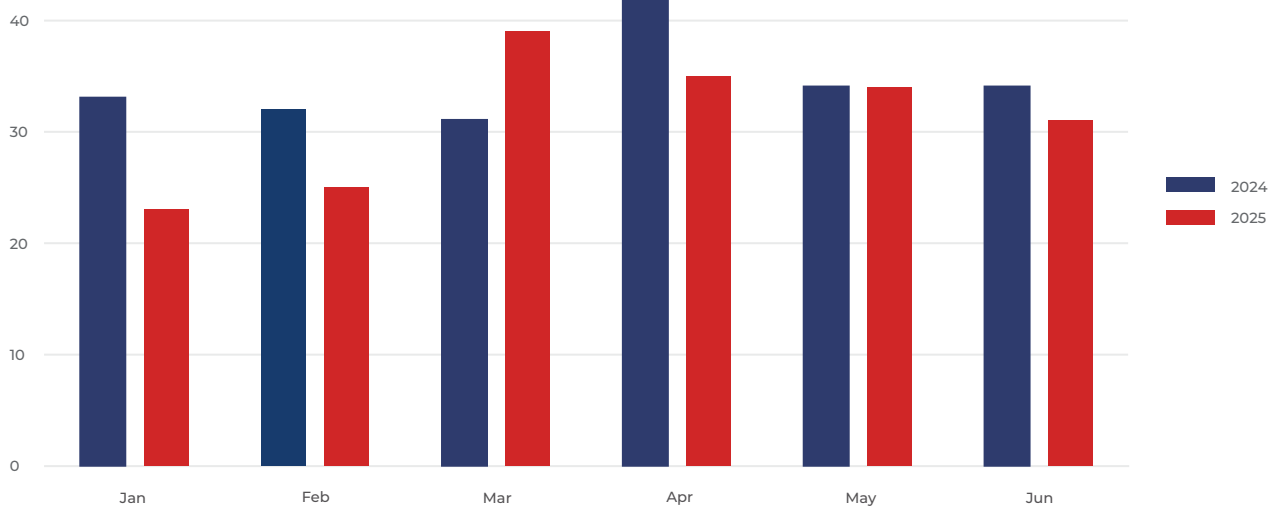
Community	LTV
Jumeirah Islands	60%
The Meadows	60%
Bluewaters Island	61%
Jumeirah Park	63%
Tilal Al Ghaf	65%
Arabian Ranches 1	68%
Dubai Hills Estate	68%
EMAAR Beachfront	68%
Damac Hills	69%
Palm Jumeirah (A)	69%
The Lakes	69%
Al Barari	70%
Al Furjan	70%
Green Community	70%
Jumeirah Golf Estates	70%
Downtown Dubai	71%
Mudon	71%
The Greens / The Views	71%
Victory Heights	72%
Dubai Marina	73%
JVT	73%
Arabian Ranches 2	74%
Jumeirah Lake Towers	74%
The Springs	74%
Arabian Ranches 3	75%
JBR	76%
Mira	78%
Town Square	78%
Mira Oasis	81%
Palm Jumeirah (V)	null

TRAILING 6 MONTH AVERAGE SALE PRICE



	January	February	March	April	May	June
2024	AED 19,472,394.00	AED 8,470,094.00	AED 14,368,640.00	AED 10,683,866.00	AED 9,886,476.00	AED 17,454,559.00
2025	AED 16,820,391.00	AED 10,999,200.00	AED 11,303,473.00	AED 12,912,457.00	AED 9,021,765.00	AED 9,960,355.00

TRAILING 6 MONTH SALE TRANSACTIONS



	January	February	March	April	May	June
2024	33	32	31	43	34	34
2025	23	25	39	35	34	31

FEATURED LISTING



- 4 Bedroom + Garden Suite
- BUA: 4,016 Sqft
- Plot: 4,650 Sqft

- Back To Back
- Garden Suite
- 2 Parking Spaces

RECENTLY SOLD IN TILAL AL GHAF



ELAN 2	4 BEDROOMS	VILLA	SOLD FOR AED 4,900,000
HARMONY 3	4 BEDROOMS	VILLA	SOLD FOR AED 7,800,000
HARMONY 2	6 BEDROOMS	VILLA	SOLD FOR AED 18,200,000

ESPACE MORTGAGE SERVICES

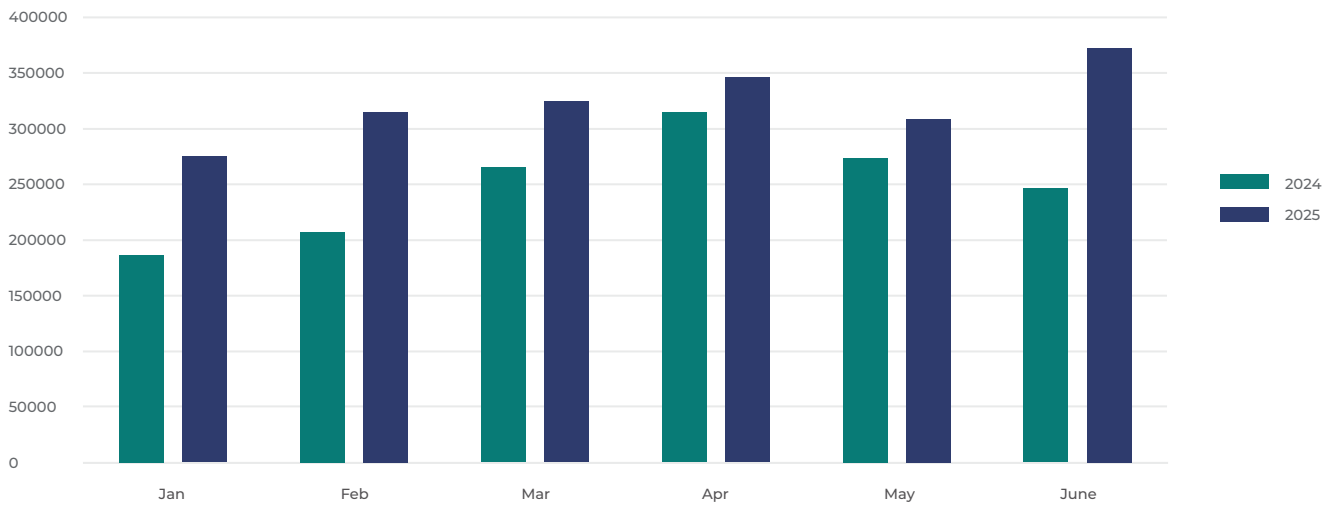
At Espace Mortgage Services, we work hard on your behalf, providing a high-quality, flexible service to get you the best mortgage deal possible to suit your needs, while giving you the guidance you need. Discover the best mortgage products available in Dubai right now.

3.75%
1 year fixed

3.89%
2 years fixed

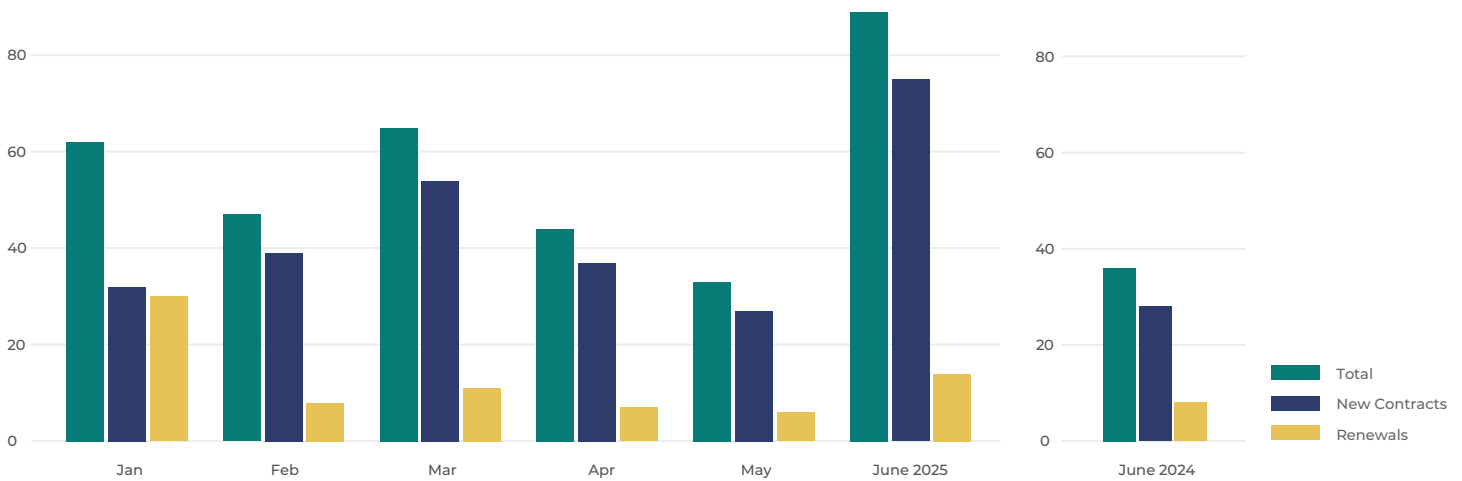
4.85%
Variable Rate

TRAILING 6 MONTH AVERAGE RENTAL PRICE



	January	February	March	April	May	June
2024	AED 186,206.00	AED 206,884.00	AED 264,926.00	AED 313,945.00	AED 273,358.00	AED 245,836.00
2025	AED 274,319.00	AED 314,586.00	AED 323,731.00	AED 345,640.00	AED 308,242.00	AED 372,170.00

TRAILING 6 MONTH RENTAL TRANSACTIONS



2025	January	February	March	April	May	June 2025
Total	62	47	65	44	33	89
New contracts	32	39	54	37	27	75
Renewals	30	8	11	7	6	14

June 2024	Change
36	▲ +147%*
28	▲ +168%
8	▲ +75%

*These percentages indicate the difference in rental transactions across 2024 and 2025 numbers for June.