

ESPACE

REAL ESTATE



MAY

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 **17** M

In accordance with the data collected, the highest transfer registered was a 7 BR in Cavalli Estates that sold for AED 17,000,000.

**Lowest Transfer**

AED **2.6** M

The lowest transfer recorded was a 3 BR villa in Park Residences 1 that sold for AED 2,600,000.

**Average Sale Price**

AED **5.35** M

Currently, the average sales price in Damac Hills is AED 5,354,590. The average price per sq.ft. is AED 1,792.

## OUR ACTIVE BUYER REQUIREMENTS



**74+**

**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 BR | Townhouse, VoT, Std Condition

**DAMAC LAGOONS - BUDGET AED 6,500,000**

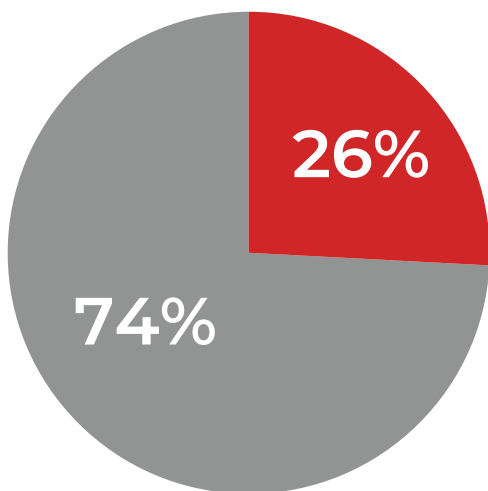
4 BR | Turn Key - Vacant On Transfer

**DAMAC HILLS - BUDGET AED 2,800,000**

2 BR | High Floor, Golf Course Views, New Building

## MORTGAGE VS CASH TRANSACTIONS

| Community              | Cash       | Mortgages  |
|------------------------|------------|------------|
| Bluewaters Island      | 100%       | 0%         |
| Al Barari              | 90%        | 10%        |
| Jumeirah Islands       | 78%        | 22%        |
| Jumeirah Golf Estates  | 77%        | 23%        |
| Emaar Beachfront       | 76%        | 24%        |
| JBR                    | 76%        | 24%        |
| Palm Jumeirah (A)      | 65%        | 35%        |
| Dubai Marina           | 63%        | 37%        |
| Downtown Dubai         | 62%        | 38%        |
| Jumeirah Lake Towers   | 59%        | 41%        |
| Green Community        | 55%        | 45%        |
| Dubai Hills Estate     | 52%        | 48%        |
| Palm Jumeirah (V)      | 45%        | 55%        |
| The Greens / The Views | 45%        | 55%        |
| The Springs            | 42%        | 58%        |
| The Meadows            | 38%        | 62%        |
| Arabian Ranches 1      | 33%        | 67%        |
| Jumeirah Park          | 33%        | 67%        |
| Arabian Ranches 3      | 32%        | 68%        |
| Tilal Al Ghaf          | 29%        | 71%        |
| <b>Damac Hills</b>     | <b>26%</b> | <b>74%</b> |
| Al Furjan              | 25%        | 75%        |
| JVT                    | 24%        | 76%        |
| Town Square            | 24%        | 76%        |
| Victory Heights        | 22%        | 78%        |
| Mira                   | 20%        | 80%        |
| Mira Oasis             | 20%        | 80%        |
| Mudon                  | 17%        | 83%        |
| Arabian Ranches 2      | 15%        | 85%        |
| The Lakes              | 0%         | 100%       |



■ Cash  
■ Mortgage

In Damac Hills, 74% of transferred sales involved mortgage financing, whereas 26% were completed by cash buyers.

## AVERAGE LOAN TO VALUE

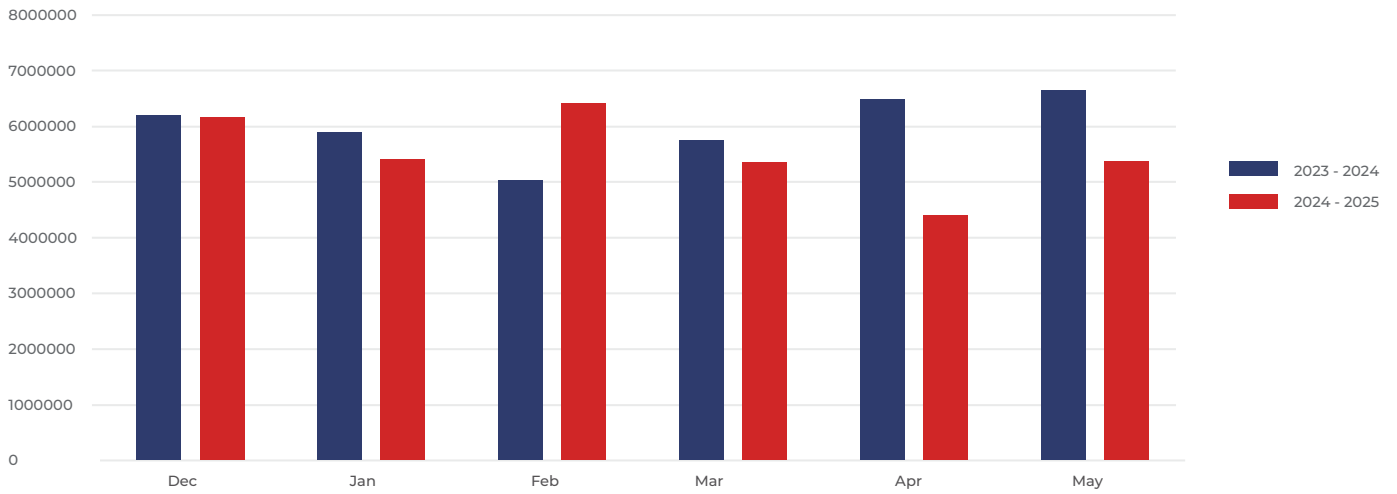


Damac Hills

**75%**

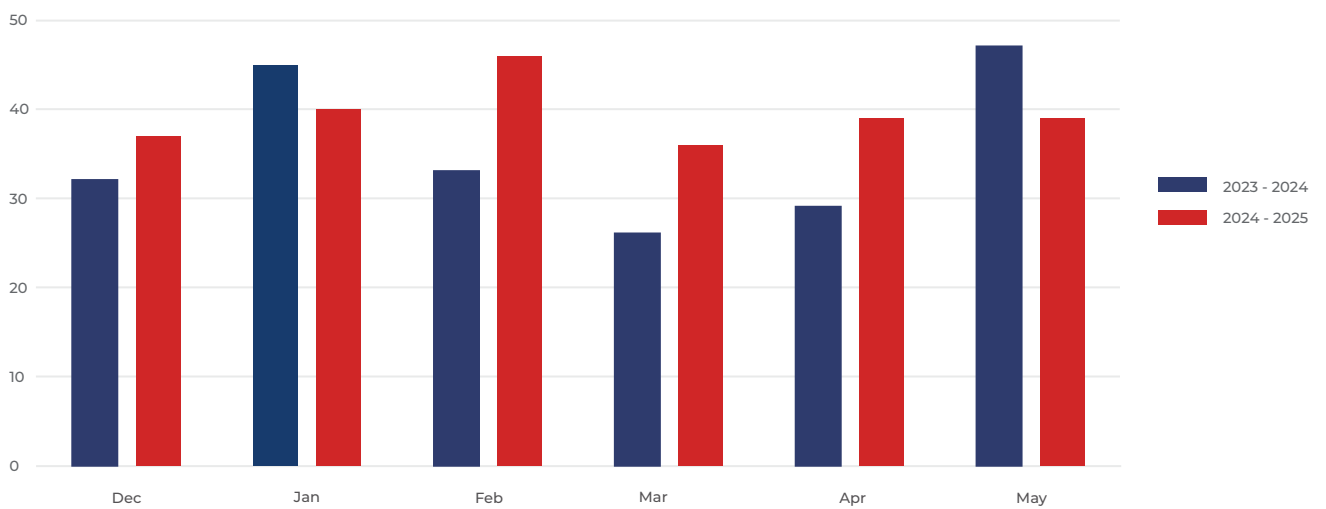
| Community              | LTV        |
|------------------------|------------|
| The Lakes              | 52%        |
| The Meadows            | 53%        |
| Palm Jumeirah (V)      | 53%        |
| Emaar Beachfront       | 63%        |
| Green Community        | 65%        |
| Al Furjan              | 69%        |
| Arabian Ranches 1      | 69%        |
| Jumeirah Golf Estates  | 69%        |
| Al Barari              | 70%        |
| Arabian Ranches 2      | 70%        |
| Jumeirah Islands       | 70%        |
| Jumeirah Park          | 70%        |
| Dubai Hills Estate     | 71%        |
| Tilal Al Ghaf          | 71%        |
| Downtown Dubai         | 72%        |
| The Springs            | 72%        |
| Victory Heights        | 72%        |
| Palm Jumeirah (A)      | 73%        |
| Arabian Ranches 3      | 74%        |
| Dubai Marina           | 74%        |
| JBR                    | 74%        |
| Jumeirah Lake Towers   | 74%        |
| The Greens / The Views | 74%        |
| <b>Damac Hills</b>     | <b>75%</b> |
| JVT                    | 75%        |
| Mudon                  | 76%        |
| Mira Oasis             | 77%        |
| Town Square            | 78%        |
| Mira                   | 81%        |
| Bluewaters Island      | null       |

## TRAILING 6 MONTH AVERAGE SALE PRICE



|           | December         | January          | February         | March            | April            | May              |
|-----------|------------------|------------------|------------------|------------------|------------------|------------------|
| 2023-2024 | 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 | AED 6,630,508.00 |
| 2024-2025 | AED 6,153,589.00 | AED 5,406,505.00 | AED 6,412,187.00 | AED 5,344,722.00 | AED 4,394,485.00 | AED 5,354,590.00 |

## TRAILING 6 MONTH SALE TRANSACTIONS



|           | December | January | February | March | April | May |
|-----------|----------|---------|----------|-------|-------|-----|
| 2023-2024 | 32       | 45      | 33       | 26    | 29    | 47  |
| 2024-2025 | 37       | 40      | 46       | 36    | 39    | 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



|                         |                    |       |                                |
|-------------------------|--------------------|-------|--------------------------------|
| <b>ROCKWOOD</b>         | 3 BEDROOMS + MAIDS | VILLA | <b>SOLD FOR AED 4,600,000</b>  |
| <b>SILVER SPRINGS 3</b> | 4 BEDROOMS         | VILLA | <b>SOLD FOR AED 3,600,000</b>  |
| <b>WHITEFIELD</b>       | 5 BEDROOMS         | VILLA | <b>SOLD FOR AED 15,300,000</b> |

## ESPACE MORTGAGE SERVICES

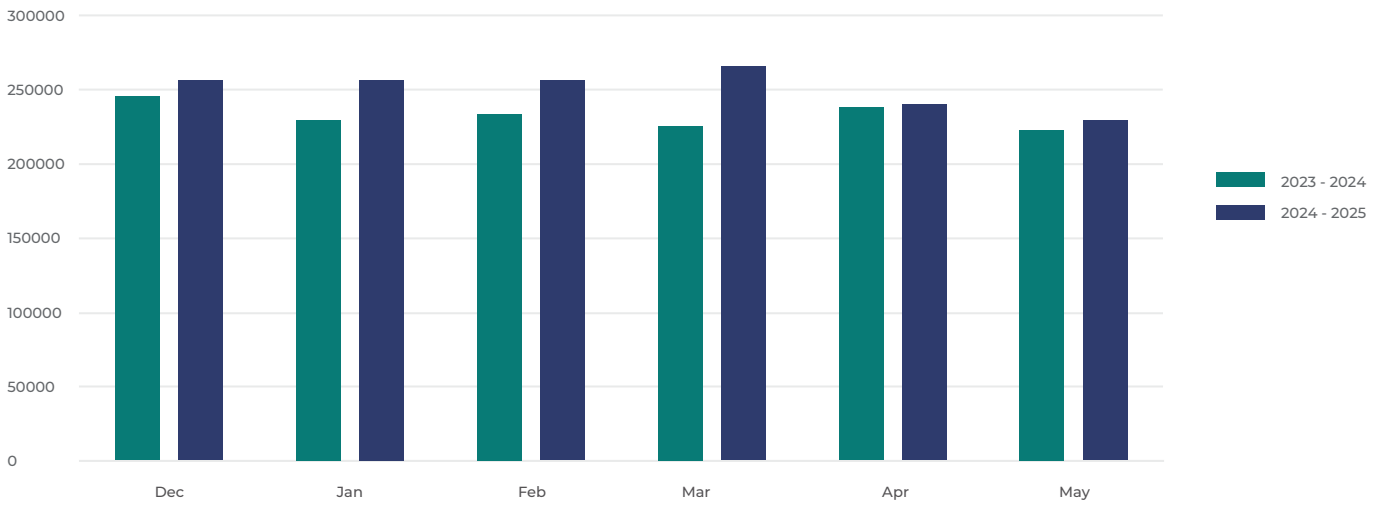
At Espace Mortgage Services, we work hard on your behalf, providing a high-quality, flexible service to get you the best mortgage deal possible to suit your needs, while giving you the guidance you need. Discover the best mortgage products available in Dubai right now.

**3.75%**  
1 year fixed

**3.89%**  
2 years fixed

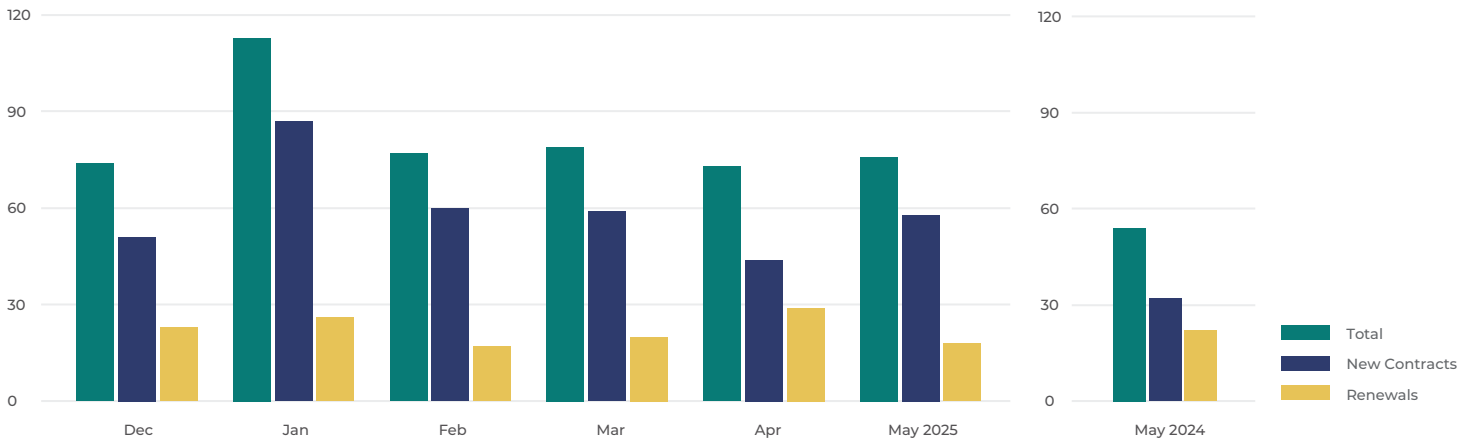
**4.85%**  
Variable Rate

## TRAILING 6 MONTH AVERAGE RENTAL PRICE



|           | December       | January        | February       | March          | April          | May            |
|-----------|----------------|----------------|----------------|----------------|----------------|----------------|
| 2023-2024 | AED 245,200.00 | AED 229,146.00 | AED 233,202.00 | AED 225,202.00 | AED 237,446.00 | AED 222,536.00 |
| 2024-2025 | AED 255,935.00 | AED 256,040.00 | AED 255,806.00 | AED 265,200.00 | AED 239,660.00 | AED 228,787.00 |

## TRAILING 6 MONTH RENTAL TRANSACTIONS



| 2024-2025     | December | January | February | March | April | May 2025 |
|---------------|----------|---------|----------|-------|-------|----------|
| Total         | 74       | 113     | 77       | 79    | 73    | 76       |
| New contracts | 51       | 87      | 60       | 59    | 44    | 58       |
| Renewals      | 23       | 26      | 17       | 20    | 29    | 18       |

| May 2024 |
|----------|
| 54       |
| 32       |
| 22       |

▲ 41%\*  
▲ 81%  
▼ -18%

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