

ESPACE

REAL ESTATE

MAY

COMMUNITY REPORTS & RECENT
TRANSACTIONS

TILAL AL GHAF



No. Of Transfers

34

In Tilal Al Ghaf, there were 34 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED 34.5 M

In accordance with the data collected, the highest transfer registered was a 5 BR in Elysian Mansions that sold for AED 34,500,000.

Lowest Transfer

AED 3.46 M

The lowest transfer recorded was a 3 BR in Elan 1 that sold for AED 3,460,000.

Average Sale Price

AED 9.02 M

Currently, the average sales price in Tilal Al Ghaf is AED 9,021,765. The average price per sq.ft. is AED 1,975.

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.

HARMONY - BUDGET AED 11,000,000

5 BR Regular | 5 BR | Internal Location / Corner

AURA - BUDGET AED 6,500,000

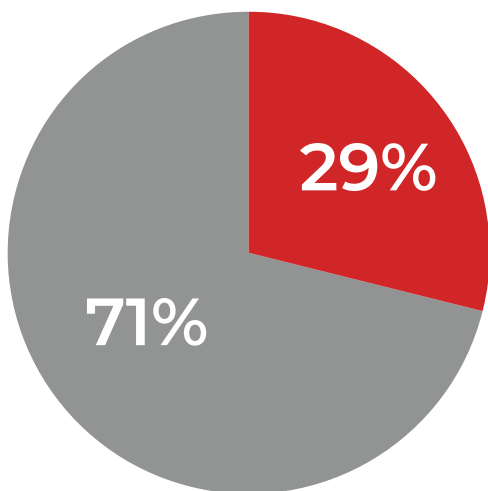
Twin Villa | 4 BR | Internal Location

HARMONY - BUDGET AED 14,500,000

5 BR Large | 5 BR | Pool / Park Backing

MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
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%
Damac Hills	26%	74%
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 Tilal Al Ghaf, 71% of transferred sales involved mortgage financing, whereas 29% were completed by cash buyers.

AVERAGE LOAN TO VALUE

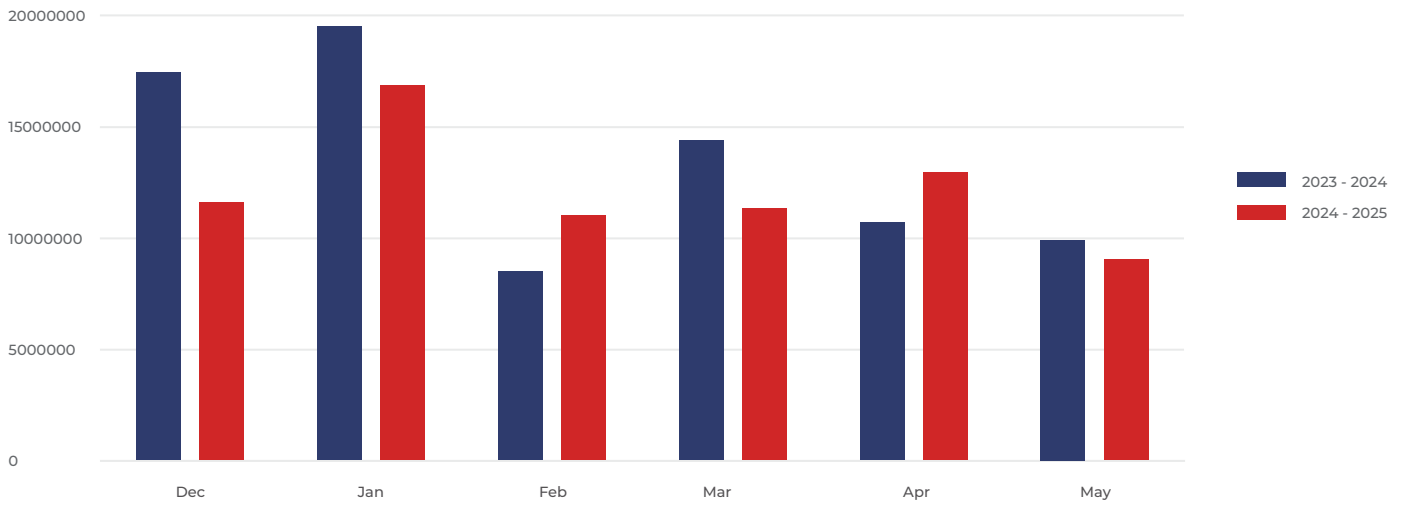


Tilal Al Ghaf

71%

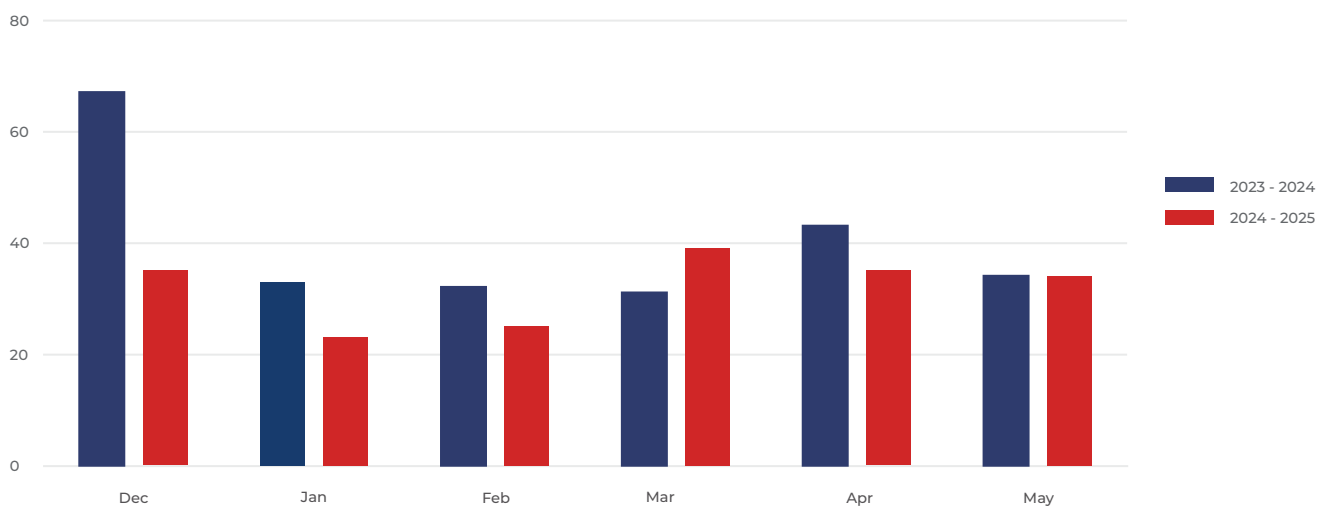
Community	LTV
The Lakes	52%
The Meadows	53%
Palm Jumeirah (V)	53%
Emaar Beachfront	63%
Green Community	65%
Al Furjan	69%
Arabian Ranches 1	69%
Jumeirah Golf Estates	69%
Al Barari	70%
Arabian Ranches 2	70%
Jumeirah Islands	70%
Jumeirah Park	70%
Dubai Hills Estate	71%
Tilal Al Ghaf	71%
Downtown Dubai	72%
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%
Damac Hills	75%
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 17,403,746.00	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
2024-2025	AED 11,564,543.00	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

TRAILING 6 MONTH SALE TRANSACTIONS



	December	January	February	March	April	May
2023-2024	67	33	32	31	43	34
2024-2025	35	23	25	39	35	34

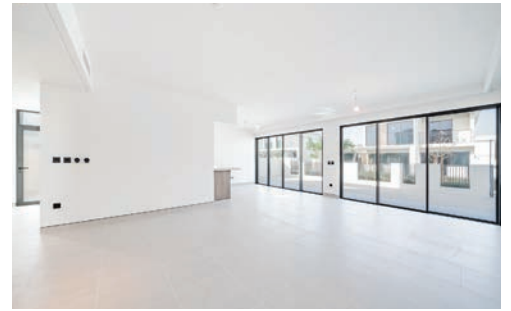
FEATURED LISTING



Harmony 3, Tlal Al Ghaf

AED 9,700,000

[Learn More](#)



- 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



HARMONY 2	5 BEDROOMS	VILLA	SOLD FOR AED 15,900,000
HARMONY 3	5 BEDROOMS	VILLA	SOLD FOR AED 13,900,000
HARMONY 1	4 BEDROOMS	VILLA	SOLD FOR AED 7,500,000

ESPACE MORTGAGE SERVICES

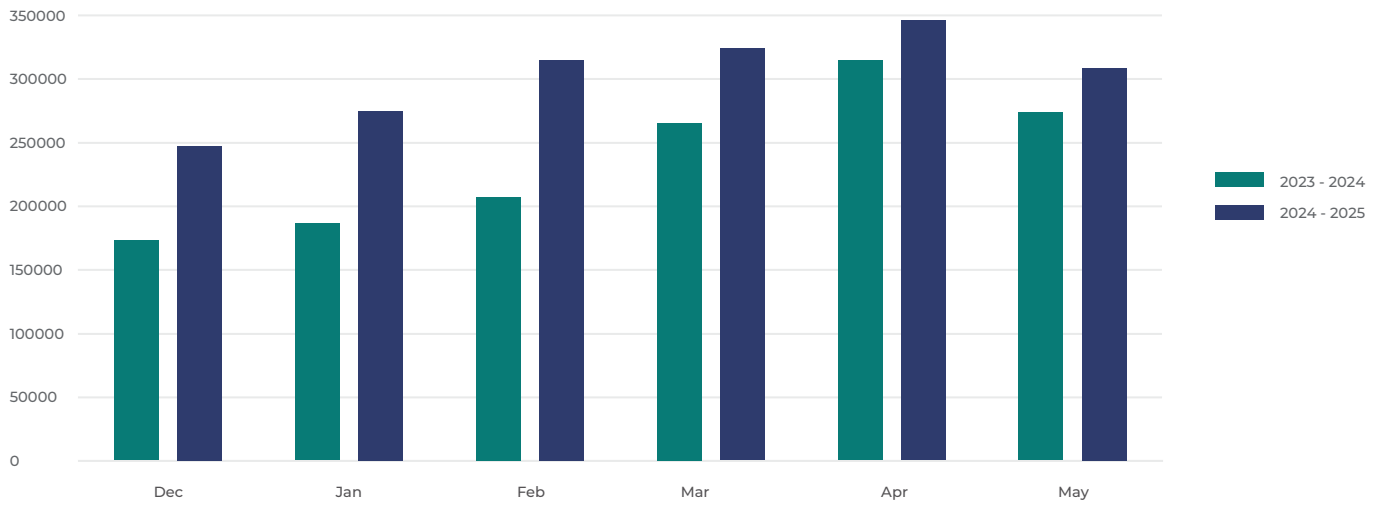
At Espace Mortgage Services, we work hard on your behalf, providing a high-quality, flexible service to get you the best mortgage deal possible to suit your needs, while giving you the guidance you need. Discover the best mortgage products available in Dubai right now.

3.75%
1 year fixed

3.89%
2 years fixed

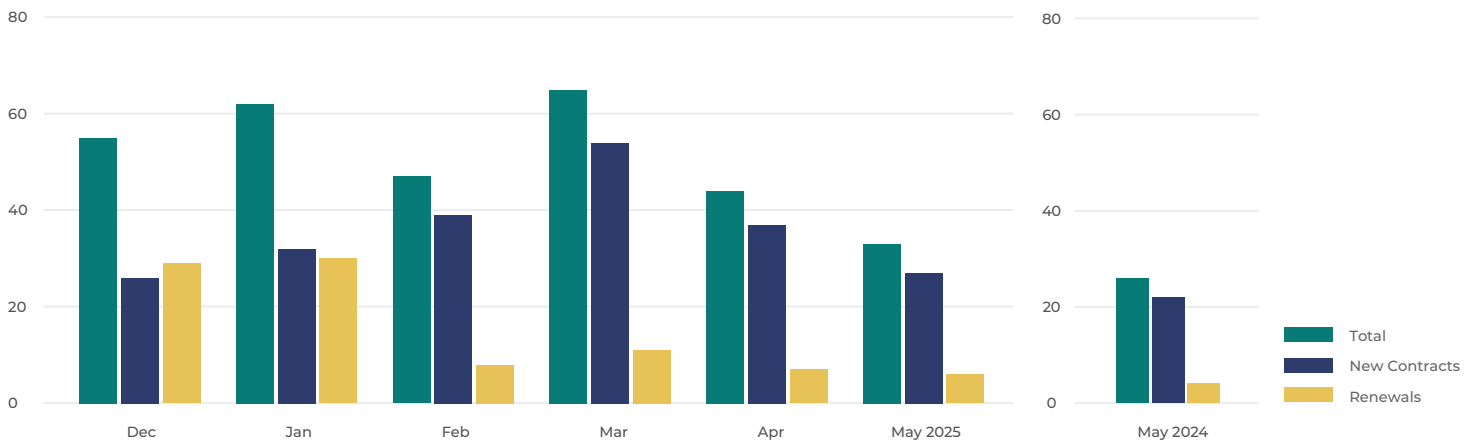
4.85%
Variable Rate

TRAILING 6 MONTH AVERAGE RENTAL PRICE



	December	January	February	March	April	May
2023-2024	AED 172,912.00	AED 186,206.00	AED 206,884.00	AED 264,926.00	AED 313,945.00	AED 273,358.00
2024-2025	AED 246,900.00	AED 274,319.00	AED 314,586.00	AED 323,731.00	AED 345,640.00	AED 308,242.00

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024-2025	December	January	February	March	April	May 2025
Total	55	62	47	65	44	33
New contracts	26	32	39	54	37	27
Renewals	29	30	8	11	7	6

May 2024	Change (%)
26	▲ 27%*
22	▲ 23%
4	▲ 50%

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