

ESPACE

REAL ESTATE

# NOVEMBER

COMMUNITY REPORTS & RECENT  
TRANSACTIONS

AL BARARI  
VILLAS & TOWNHOUSES



### No. Of Transfers

6

In Al Barari, there were 6 transfers registered at the Dubai Land Department during this month.

### Highest Transfer

AED 65 M

In accordance with the data collected, the highest transfer registered was 5 BR in The Nest that sold for AED 65,000,000.

### Lowest Transfer

AED 13.75 M

The lowest transfer recorded was a 5 BR in Chorisia Villas 2 that sold for AED 13,750,000.

### Average Sale Price

AED 28.50 M

Currently, the average sales price in Al Barari is AED 28,508,333. The average price per sq.ft. is AED 2,851.

## OUR ACTIVE BUYER REQUIREMENTS



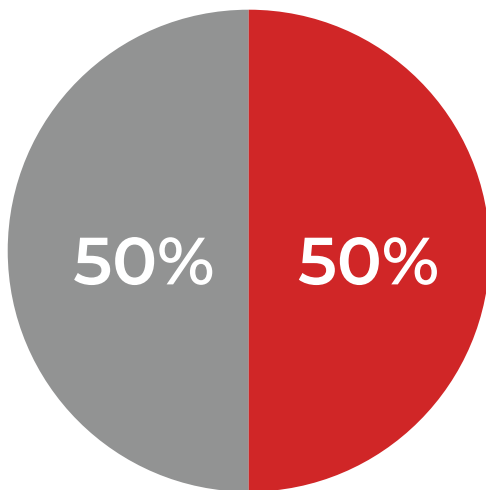
40+

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.

## MORTGAGE VS CASH TRANSACTIONS

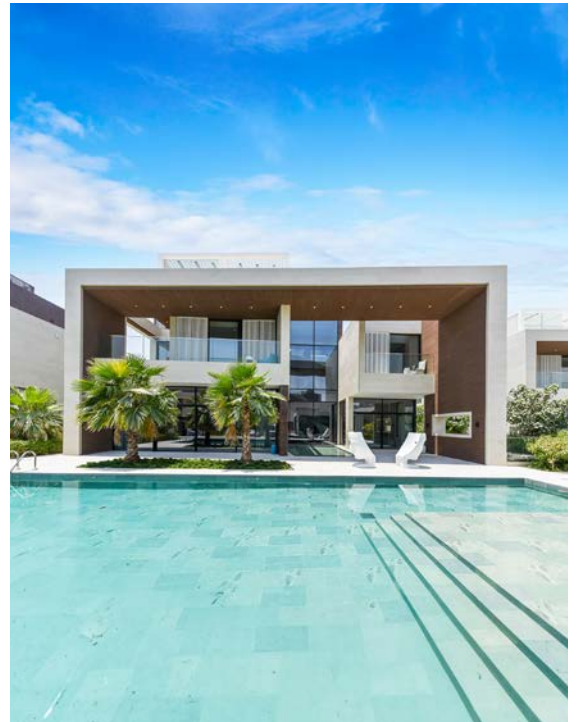
Community	Cash	Mortgages
Jumeirah Park	70%	30%
Downtown Dubai	69%	31%
The Meadows	68%	32%
Palm Jumeirah (V)	67%	33%
Palm Jumeirah (A)	64%	36%
Dubai Marina	62%	38%
JBR	59%	41%
Jumeirah Islands	57%	43%
<b>Al Barari</b>	<b>50%</b>	<b>50%</b>
Dubai Hills Estate	48%	52%
The Greens / The Views	42%	58%
The Springs	41%	59%
Jumeirah Golf Estates	34%	66%
Jumeirah Village Triangle	31%	69%
Damac Hills	28%	72%
Green Community	27%	73%
Arabian Ranches 2	25%	75%
Mudon	24%	76%
Arabian Ranches 1	22%	78%
Victory Heights	22%	78%
Town Square	20%	80%
Al Furjan	15%	85%
Mira Oasis	14%	86%
The Lakes	0%	100%
Mira	0%	100%



■ Cash  
■ Mortgage

In Al Barari, 50% of transferred sales involved mortgage financing, whereas 50% were completed by cash buyers.

## AVERAGE LOAN TO VALUE

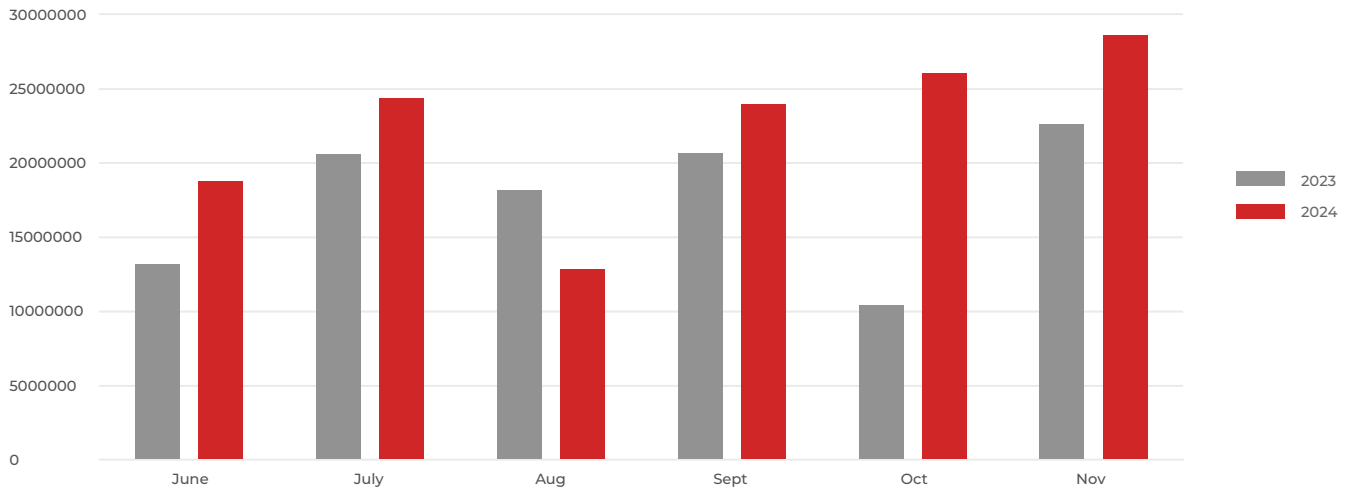


Al Barari

**60%**

Community	LTV
Jumeirah Islands	55%
<b>Al Barari</b>	<b>60%</b>
The Meadows	62%
Palm Jumeirah (V)	64%
Victory Heights	67%
The Springs	69%
Arabian Ranches 2	70%
Jumeirah Park	70%
The Lakes	70%
Palm Jumeirah (A)	71%
Al Furjan	72%
JBR	73%
Damac Hills	73%
The Greens / The Views	73%
Dubai Hills Estate	75%
Green Community	75%
Jumeirah Golf Estates	75%
Dubai Marina	75%
Arabian Ranches 1	76%
Downtown Dubai	76%
Jumeirah Village Triangle	77%
Town Square	77%
Mira Oasis	81%
Mudon	81%
Mira	82%

## TRAILING 6 MONTH AVERAGE SALE PRICE



	June	July	August	September	October	November
2023	AED 13,090,294.00	AED 20,500,000.00	AED 18,070,000.00	AED 20,563,619.00	AED 10,360,000.00	AED 22,562,010.00
2024	AED 18,700,000.00	AED 24,272,500.00	AED 12,740,000.00	AED 23,886,000.00	AED 25,983,333.00	AED 28,508,333.00

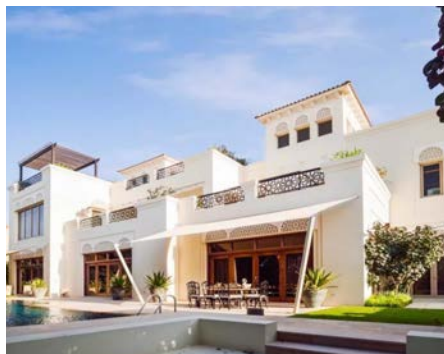
## RECENTLY SOLD IN AL BARARI



### Chorisia Villas 1

**SOLD FOR AED 13,800,000**

VILLA  
5 BEDROOMS



### Desert Leaf 2

**SOLD FOR AED 23,500,000**

VILLA  
6 BEDROOMS



### Desert Leaf 2

**SOLD FOR AED 21,000,000**

VILLA  
6 BEDROOMS

## 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

**3.94%**  
3 years fixed

**5.10%**  
Variable Rate

FEATURED LISTING



Chorisia 1 Villas, Al Barari

AED 15,750,000

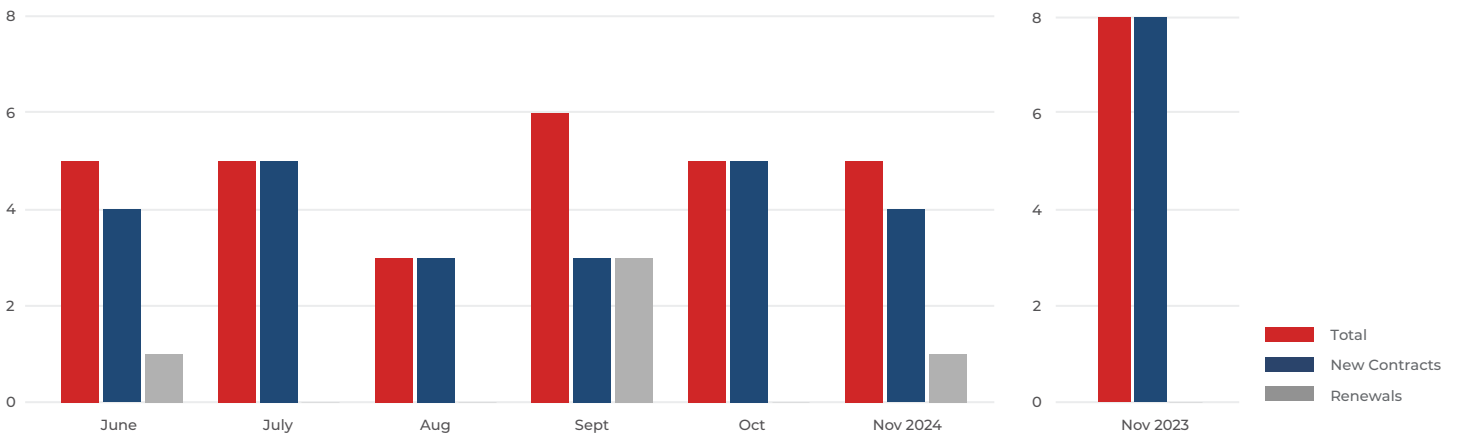
[Learn More](#)



- 4 Bedroom
- BUA: 6,634 Sqft
- Plot: 4,757 Sqft

- Best Lake View
- Open Floor Plan
- Private Pool

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024	June	July	August	September	October	November
Total	5	5	3	6	5	5
New contracts	4	5	3	3	5	4
Renewals	1	0	0	3	0	1

November 2023	Change
8	▼ -38%
8	▼ -50%
0	N/A