

ESPACE

REAL ESTATE

SEPTEMBER

COMMUNITY REPORTS & RECENT  
TRANSACTIONS

EMIRATES LIVING LAKES



### No. Of Transfers

4

In The Lakes, there were 4 transfers registered at the Dubai Land Department during this month.

### Highest Transfer

AED **24.75** M

In accordance with the data collected, the highest transfer registered was a 4 BR in Hattan 2 that sold for AED 24,750,000.

### Lowest Transfer

AED **5.5** M

The lowest transfer recorded was a 3 BR in Maeen 4 that sold for AED 5,500,000.

### Average Sale Price

AED **11.01** M

Currently, the average sales price in The Lakes is AED 11,012,500. The average price per sq.ft. is AED 2,333.

## OUR ACTIVE BUYER REQUIREMENTS



**151+**  
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.

**DEEMA - BUDGET AED 8,000,000**

Any Type | 3 BR | Away From Road

**ANY - BUDGET AED 6,500,000**

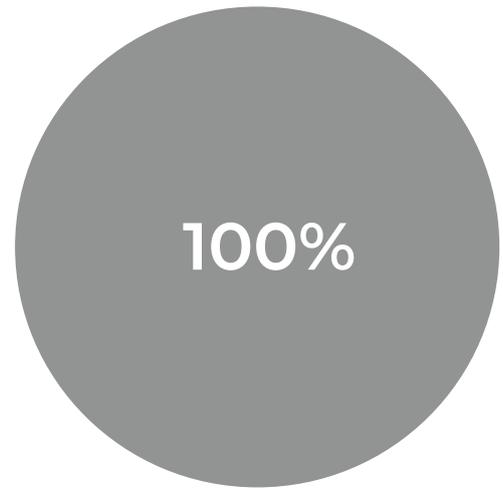
Type B End | 3 BR | Back to Back & VoT

**ANY - BUDGET AED 14,000,000**

Any Type | 4-5 BR | Lake View, Upgraded

## MORTGAGE VS CASH TRANSACTIONS

Community	Cash	Mortgages
Palm Jumeirah (V)	91%	9%
Jumeirah Islands	80%	20%
Downtown Dubai	68%	32%
Jumeirah Golf Estates	64%	36%
JBR	60%	40%
Dubai Marina	57%	43%
Palm Jumeirah (A)	56%	44%
Dubai Hills Estate	55%	45%
The Meadows	55%	45%
Arabian Ranches 2	50%	50%
Al Barari	50%	50%
The Greens / The Views	46%	54%
Jumeirah Park	44%	56%
Damac Hills	42%	58%
Mira	42%	58%
Arabian Ranches	31%	69%
Victory Heights	29%	71%
The Springs	27%	73%
Green Community	20%	80%
Mudon	13%	87%
Town Square	13%	87%
Mira Oasis	11%	89%
<b>The Lakes</b>	<b>0%</b>	<b>100%</b>



■ Cash  
■ Mortgage

In The Lakes, 100% of transferred sales involved mortgage financing.

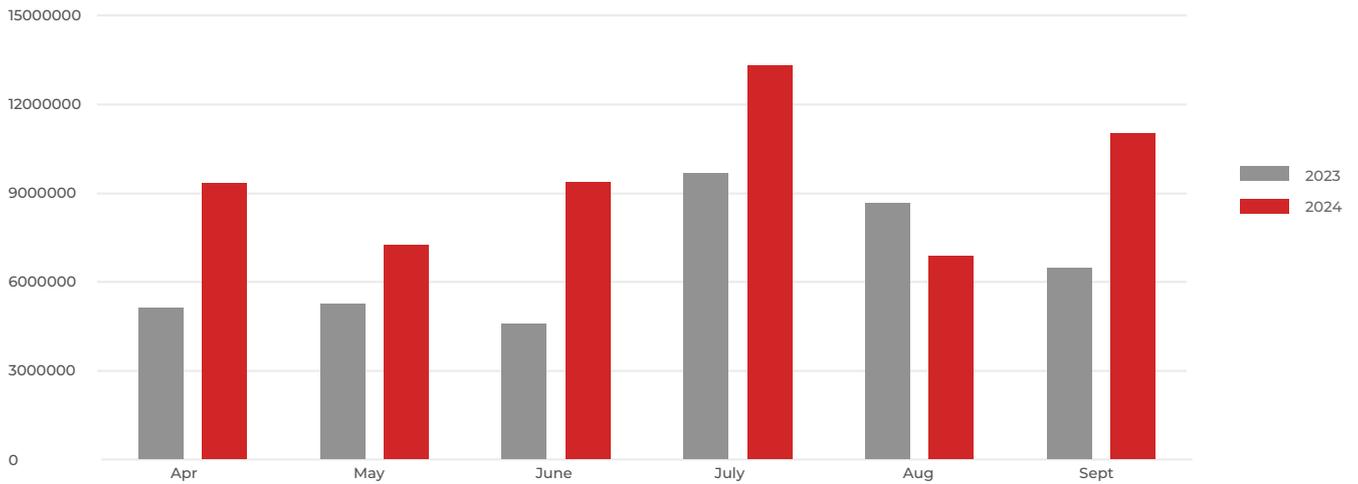
## AVERAGE LOAN TO VALUE

The Lakes
<b>55%</b>

Community	LTV
Jumeirah Islands	56%
<b>The Lakes</b>	<b>55%</b>
Jumeirah Park	65%
Palm Jumeirah (V)	65%
Palm Jumeirah (A)	68%
The Meadows	69%
Al Barari	69%
Downtown Dubai	70%
Dubai Hills Estate	71%
Arabian Ranches	72%
Green Community	72%
Damac Hills	72%
Jumeirah Golf Estates	75%
Dubai Marina	75%
Arabian Ranches 2	76%
The Springs	76%
JBR	77%
Mudon	77%
Mira Oasis	78%
Victory Heights	79%
The Greens / The Views	79%
Town Square	79%
Mira	80%



## TRAILING 6 MONTH AVERAGE SALE PRICE



	April	May	June	July	August	September
2023	AED 5,102,772.00	AED 5,238,125.00	AED 4,560,556.00	AED 9,651,770.00	AED 8,650,556.00	AED 6,444,333.00
2024	AED 9,325,429.00	AED 7,216,000.00	AED 9,360,000.00	AED 13,289,167.00	AED 6,841,667.00	AED 11,012,500.00

## RECENTLY SOLD IN THE LAKES



### Zulal 1

**SOLD FOR AED 6,050,000**

TYPE F END | PARK AND POOL VIEW  
3 BEDROOMS + MAIDS + STUDY



### Deema 2

**SOLD FOR AED 7,900,000**

TYPE 3 | SINGLE ROW  
3 BEDROOMS + MAIDS + STUDY



### Zulal 3

**SOLD FOR AED 7,800,000**

TYPE E END | LAKE VIEW  
3 BEDROOMS + MAIDS + STUDY

## SPACE MORTGAGE SERVICES

At Space 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.

**3.79%**  
2 years fixed

**3.98%**  
5 years fixed

**5.70%**  
Variable Rate



Deema 3, The Lakes

ASK FOR PRICE

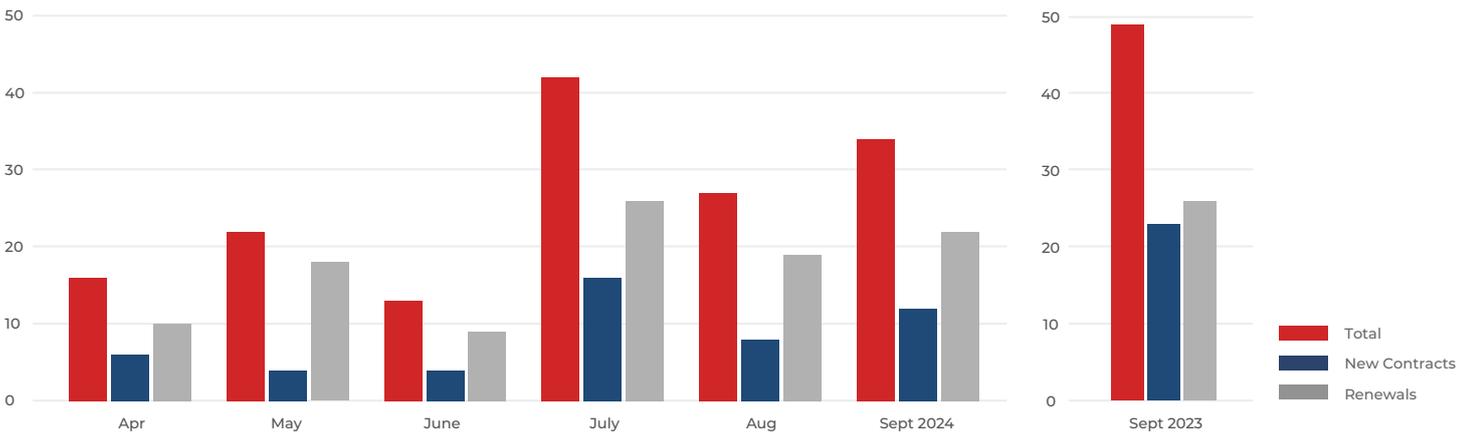
[Learn More](#)



- 5 Bedroom + Maids + Study
- BUA: 6,000 Sqft
- Plot: 7,500 Sqft

- Type 2
- Corner Plot
- Fully Upgraded

TRAILING 6 MONTH RENTAL TRANSACTIONS



2024	April	May	June	July	August	September
Total	16	22	13	42	27	34
New contracts	6	4	4	16	8	12
Renewals	10	18	9	26	19	22

September 2023	% Change
49	▼ -31%
23	▼ -48%
26	▼ -15%