

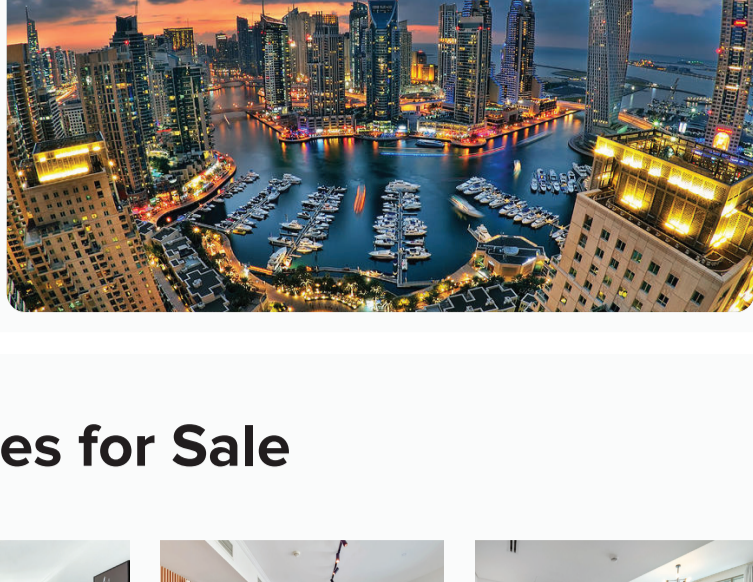
# Dubai Marina Monthly Market Report

Apartments

## Newsletter

### Dubai Marina to Host World's Tallest Residential Tower

- RTA opens new exit in Dubai Marina to cut travel time by 60%.
- Six Senses has proudly unveiled its new residential development in Dubai Marina, which is set to become the world's tallest residential tower.
- Dubai Marina has been crowned as the world's most picturesque city at night.



## Business News

- White & Co sold 49% of Ashton Park 1 Residences, JVC
- 35% of Ashton Park 2 Residences, JVC, has been sold by White & Co
- White & Co sold 25% of all units at Autograph
- White & Co announces new mortgage department

## Hot Properties for Sale

**The Address Dubai Marina, Dubai Marina**

3 3 1,867 sqft

AED 6,000,000

**Atessa Tower, Dubai Marina**

2 3 1,557 sqft

AED 4,195,000

**Marina Quays North, Dubai Marina**

2 3 1,170 sqft

AED 3,000,000

**Al Sahab 1, Dubai Marina**

2 3 1,391 sqft

AED 2,600,000

**Studio One, Dubai Marina**

2 2 835 sqft

AED 2,400,000

## Recent White & Co Sales

**Marina Residences 4, Dubai Marina**

2 3 1,735 sqft

AED 3,450,000

**Vida Residences, Dubai Marina**

2 3 1,153 sqft

AED 3,400,000

**Marina Quay West, Dubai Marina**

2 2 1,254 sqft

AED 2,399,000

**Atessa Tower, Dubai Marina**

1 2 1,140 sqft

AED 2,100,000

**Cayan Tower, Dubai Marina**

1 2 875 sqft

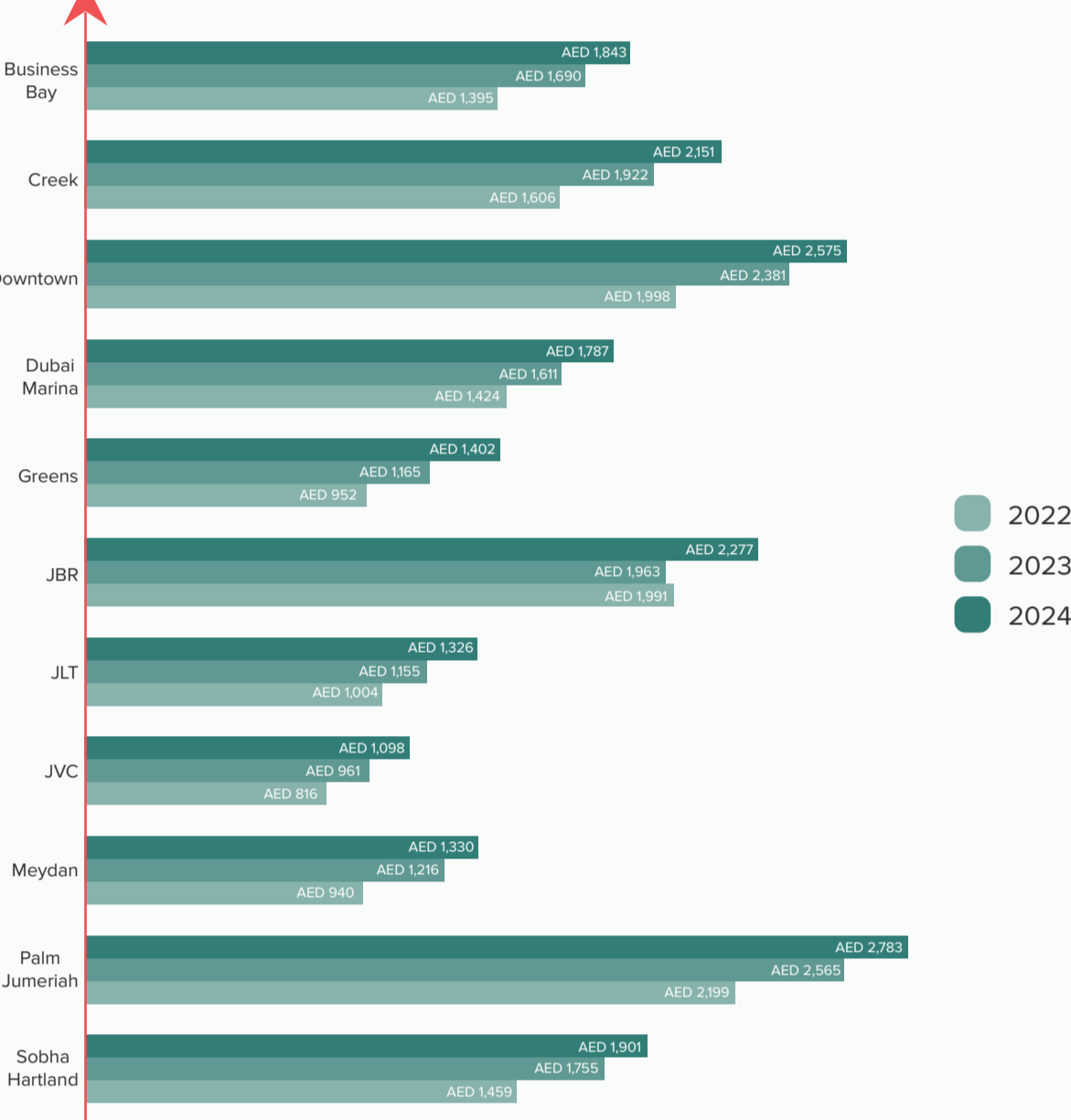
AED 1,800,000

## Sales in Dubai

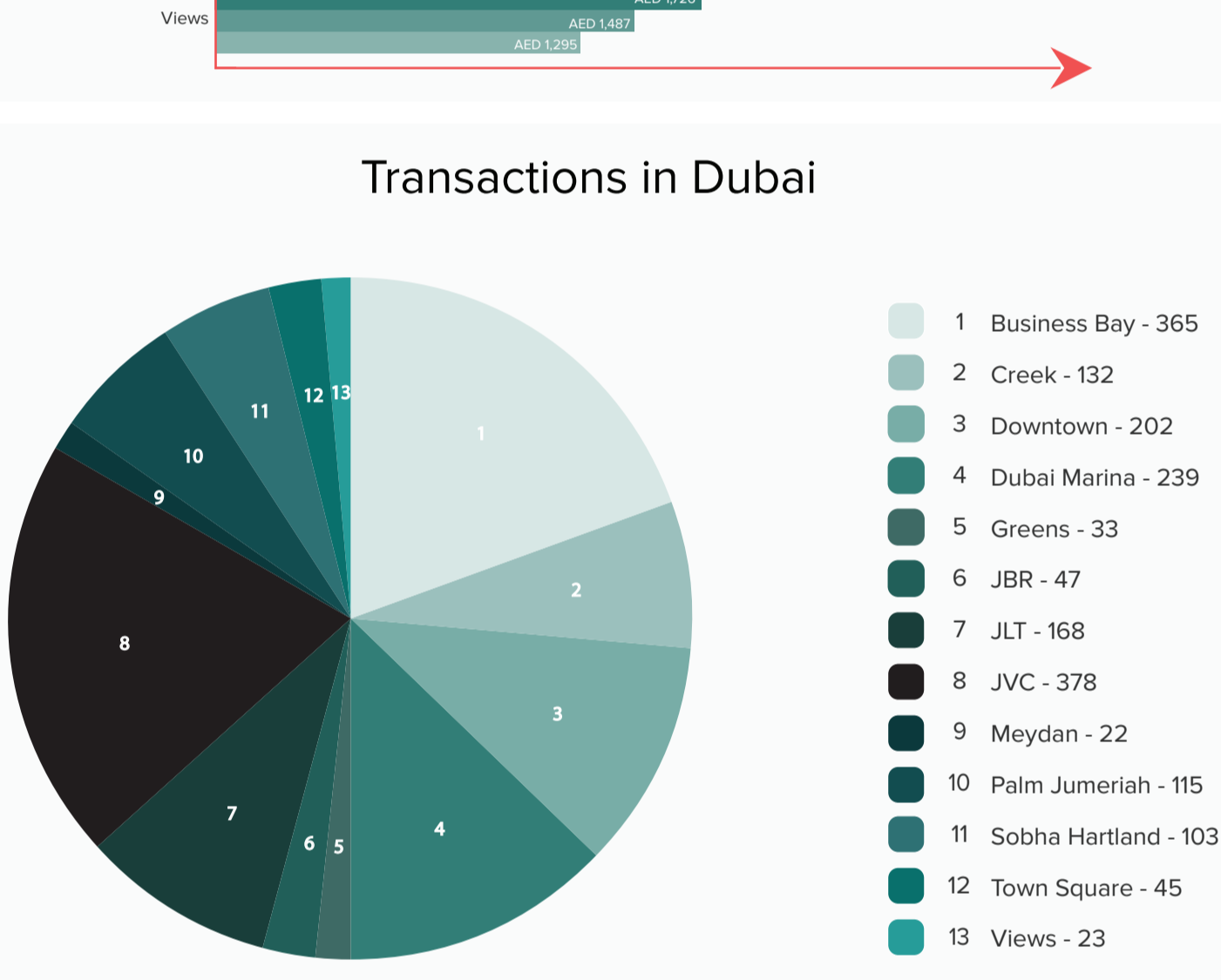
Average price (AED)

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Business Bay	1,064,399	1,436,560	2,276,212	3,413,363	6,050,000	45,665,000	-
Creek	-	1,535,557	2,617,809	4,090,023	6,350,000	-	-
Downtown	1,239,222	1,960,426	4,376,713	9,303,829	22,991,533	-	-
Dubai Marina	960,556	1,500,162	2,463,495	3,883,585	8,776,061	-	-
Greens	-	664,833	1,761,667	2,495,000	-	-	-
JBR	2,605,000	1,994,286	3,649,296	3,810,714	8,919,117	-	54,000,000 1 Transaction
JLT	675,040	1,187,125	1,654,617	2,740,475	2,000,000	4,800,000	-
JVC	578,538	941,791	1,409,459	1,897,820	-	-	-
Meydan	-	1,072,720	2,457,291	3,850,154	-	-	-
Palm Jumeriah	1,627,900	2,820,657	4,833,390	7,261,060	7,440,000	75,156,788 1 Transaction	-
Sobha Hartland	-	876,000	1,294,371	2,069,799	3,388,333	-	-
Town Square	468,972	844,303	1,208,218	1,930,497	-	-	-
Views	920,000	1,539,028	2,475,417	5,000,000	-	-	-

## Increase/decrease of price/sq.ft in Dubai



## Transactions in Dubai



Total sales value  
**AED 7,177,765,858**

## Hot Properties for Rent

**Ora Harbour Residences and Hotel Apartments, Dubai Marina**

3 4 2,381 sqft

AED 390,000

**The Jewel Tower A, Dubai Marina**

2 4 2,249 sqft

AED 215,000

**Shemara Tower, Marina Promenade, Dubai Marina**

2 2 1,350 sqft

AED 190,000

**Blakely Tower, Park Island, Dubai Marina**

2 3 1,360 sqft

AED 169,500

**No.9, Dubai Marina**

1 2 659 sqft

AED 134,999

## Recent White & Co Rentals

**Marina Tower, Dubai Marina**

3 5 1,853 sqft

AED 230,000

**Fairfield Tower, Dubai Marina**

2 3 1,347 sqft

AED 175,000

**La Riviera, Dubai Marina**

2 2 1,329 sqft

AED 140,000

**The Torch, Dubai Marina**

1 1 886 sqft

AED 105,000

**Blakely Tower, Dubai Marina**

1 1 709 sqft

AED 95,000

## Rentals in Dubai

Average price (AED)

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Business Bay	69,661	93,850	151,566	195,317	310,522	-
Creek	-	94,039	143,476	215,547	425,000	-
Downtown	72,874	111,432	191,315	282,844	392,500	-
Dubai Marina	66,859	96,458	145,242	177,732	235,500	350,000
Greens	57,500	85,412	138,647	168,333	-	-
JBR	91,000	106,412	155,719	180,090	405,000	-
JLT	60,712	90,787	126,048	187,909	-	140,000
JVC	46,378	65,187	103,595	132,867	-	-
Meydan	-	84,632	129,077	3,850,154	-	-
Palm Jumeriah	91,182	161,238	222,919	375,750	1,675,000	-
Sobha Hartland	-	64,091	88,675	138,406	220,000	410,000
Town Square	36,658	55,781	82,193	119,250	-	-
Views	70,000	98,476	145,985	233,333	-	-

Total contracts

New contracts

11,033

Renewals

15,767

## Upcoming Off Plan Investments

**W Residences Dubai harbour**

Price From 4.2 M

Payment Plan 60/40

[Find out more](#)

**Palace Residence Creek Blue**

Price From 1.87 M

Payment Plan

[Find out more](#)

**The Watercrest Handover 2027**

Price From 1,870 M

Payment Plan 70/30

[Find out more](#)

**Sankari Harbour 2027**

Price From 371 M

Payment Plan 50/50

[Find out more](#)

**The Valley Phase 2**

Price From 2.3 M

Payment Plan 80/20

[Find out more](#)

## Current Average Gross Yield

Community	Community Type	Avg. Gross Yield
Business Bay	Apartment	5.53%
Creek	Apartment	5.40%
Downtown	Apartment	6.24%
Dubai Marina	Apartment	6.07%
Emirates Living	Apartment	6.20%
JBR	Apartment	5.77%
JLT	Apartment	7.69%
JVC	Apartment	7.34%
Meydan	Apartment	5.70%
Palm Jumeriah	Apartment	5.41%
Town Square	Apartment	7.53%

## Sales & Rentals in Dubai

2024

Sales			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
Business Bay	2048	3,361,696,043	Business Bay	3,351	353,770,143
Creek	810	2,030,790,929	Creek	1,088	150,821,619
Downtown	1,337	5,124,653,947	Downtown	2,245	385,022,567
Dubai Marina	1,460	3,422,438,422	Dubai Marina	3,286	431,269,736
Greens	176	249,646,852	Greens	357	363,436,648
JBR	367	1,434,617,989	JBR	619	108,917,714
JLT	935	1,203,975,680	JLT	1,712	161,565,937
JVC	2151	1,822,328,905	JVC	4,504	307,703,026
Meydan	104	169,306,485	Meydan	2,400	272,725,411
Palm Jumeriah	571	3,659,299,202	Palm Jumeriah	865	231,558,752
Sobha Hartland	646	1,050,268,924	Sobha Hartland	765	85,069,630
Town Square	300	293,552,729	Town Square	536	37,436,439
Views	151	310,832,995	Views	295	37,984,991

\*Data source: Property Monitor, as of 2nd July 2024 Secondary sales only

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