

Newsletter

Emerald Hospitality Plans Major Expansion for McCafferty's in JVC

- Vantage Properties, Vittoria Group launch luxury towers in JVC
- Emerald Hospitality announces mega expansion to McCafferty's JVC
- JVC, Dubai Marina most preferred by foreign home buyers

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

FIVE at JVC, JVC
2 2 2,796 sqft
AED 2,850,000

Binghatti Amber, JVC
2 2 1,743 sqft
AED 2,100,000

Luma Park Views, JVC
2 2 838 sqft
AED 1,098,640

Cello Residences, JVC
1 1 888 sqft
AED 972,000

The Autograph, JVC
Studio 1 405 sqft
AED 720,000

Recent White & Co Sales

Ashton Park, JVC
1 2 947 sqft
AED 1,500,000

Ashton Park, JVC
1 2 911 sqft
AED 1,317,437

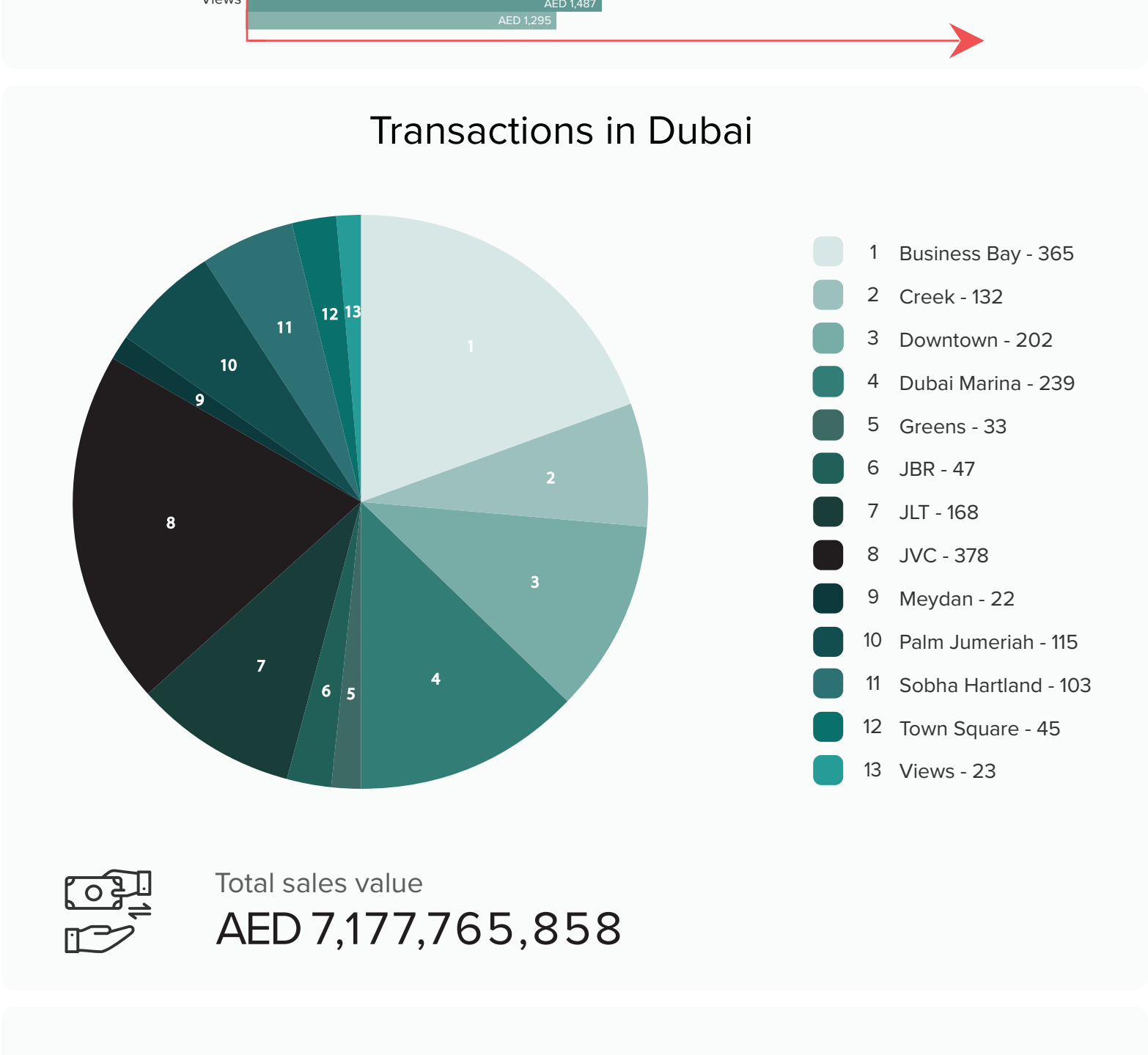
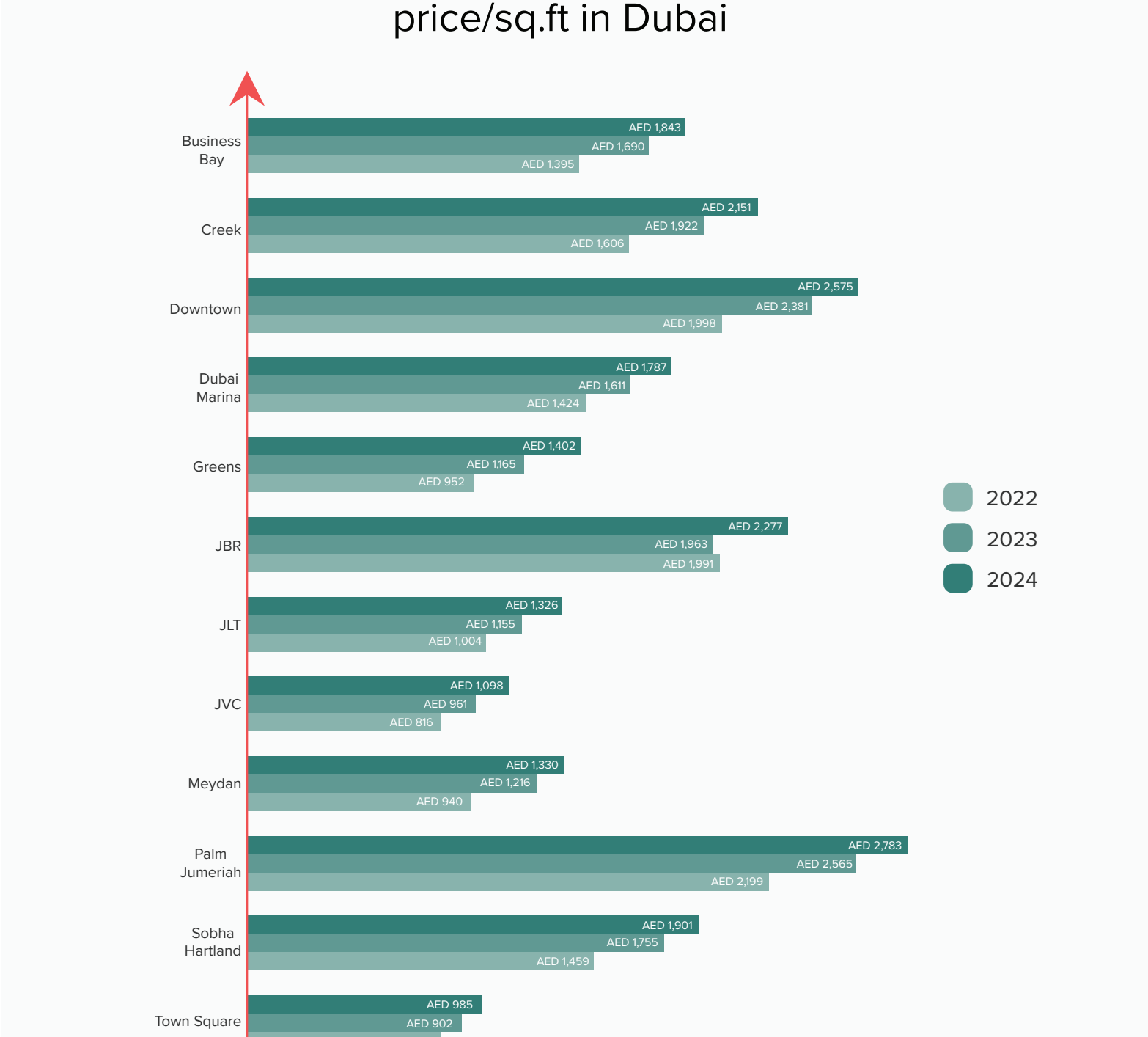
Sydney Tower, JVC
2 3 1,116 sqft
AED 1,089,000

Ashton Park, JVC
1 1 702 sqft
AED 1,027,000

Ashton Park, JVC
Studio 1 840 sqft
AED 729,551

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	3,413,163	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	22,991,153	-	-
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	3,188,333	-	-
Town Square	468,972	844,303	1,208,218	1,930,497	-	-	-
Views	920,000	1,539,028	2,475,417	5,000,000	-	-	-



Hot Properties for Rent

Signature Livings, District 10, JVC
2 3 1,536 sqft
AED 140,000

Belgravia Heights 1, JVC
2 2 1,125 sqft
AED 125,000

Oakley Square Residences, JVC
1 2 802 sqft
AED 110,000

Catch Residences By IGO, JVC
1 2 903 sqft
AED 95,000

Binghatti LUNA, JVC
1 2 840 sqft
AED 75,000

Recent White & Co Rentals

Plaza Residences, JVC
3 4 1,914 sqft
AED 140,000

FIVE at Jumeirah Village Circle, JVC
1 2 1,621 sqft
AED 125,000

Bloom Heights B, JVC
2 3 1,166 sqft
AED 120,000

Lucky 1 Residence, JVC
2 3 1,233 sqft
AED 120,000

Belgravia 3, JVC
1 1 946 sqft
AED 110,000

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	96,158	145,242	177,732	235,500	350,000
Greens	57,500	86,412	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 Reside Creek Blue
Price From 1.87 M
Payment Plan
Find out more

The Watercrest
Handover 2027
Payment Plan 70/30
Find out more

Sankari
Handover 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

	Total Volume	Total Value
Business Bay	2048	3,361,696,043
Creek	810	2,030,790,929
Downtown	1,337	5,124,653,947
Dubai Marina	1,460	3,422,438,422
Greens	176	249,646,852
JBR	367	1,434,617,989
JLT	935	1,203,975,680
JVC	2151	1,822,328,905
Meydan	104	169,306,485
Palm Jumeriah	571	3,659,299,202
Sobha Hartland	646	1,050,268,924
Town Square	300	293,552,729
Views	151	310,932,995

Rentals

	Total Volume	Total Value
Business Bay	3,351	353,770,143
Creek	1,088	150,821,619
Downtown	2,245	385,022,567
Dubai Marina	3,286	431,269,736
Greens	357	36,143,648
JBR	619	108,917,714
JLT	1,712	161,565,937
JVC	4,504	307,703,126
Meydan	240	27,027,641
Palm Jumeriah	865	231,558,752
Sobha Hartland	765	85,069,630
Town Square	536	37,436,439
Views	295	37,984,991