

White & Co.
REAL ESTATE

Tilal Al Ghaf July Market Report

Newsletter

Elysian Mansions at Tilal Al Ghaf offer a compelling investment opportunity

- Expected price increase from 2,000 AED to 3,000 - 3,500 AED per sqft, promising strong returns.

White & Co News

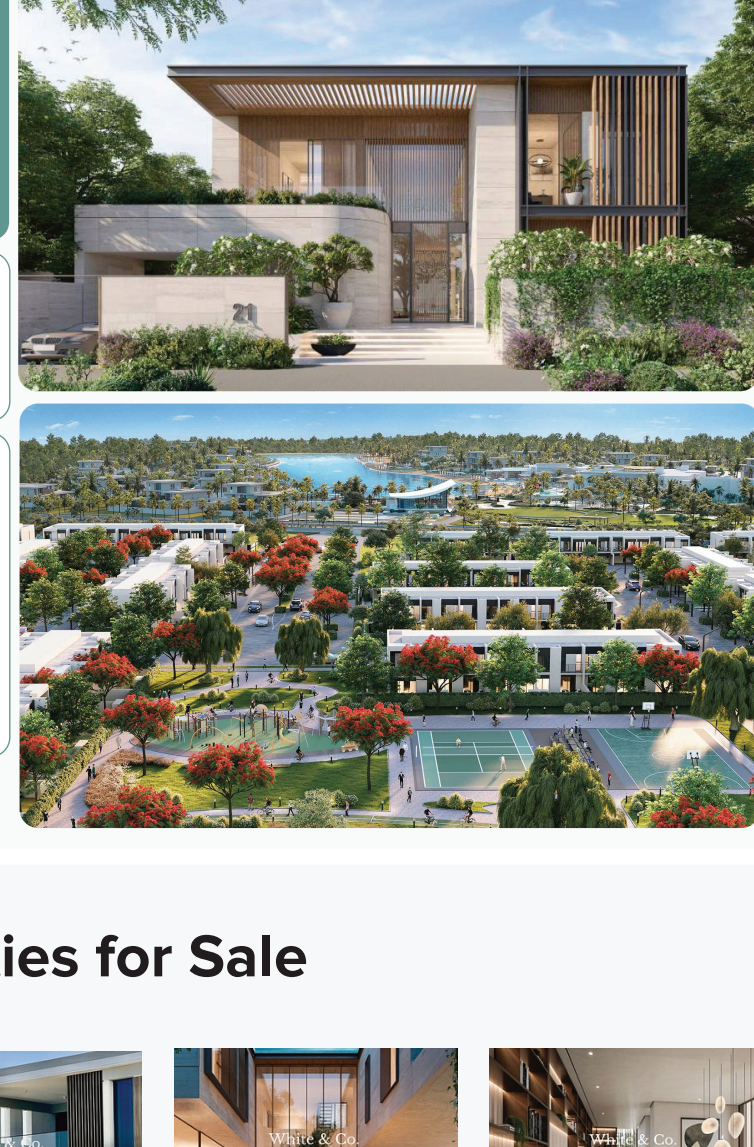
- White & Co announces a new in-house mortgage team, offering clients better support and more options.

Mortgage Updates

- RAK bank are currently offering the lowest interest rate at 3.98% fixed for 5 years.
- Interest rates are expected to drop by 0.5% by the end of 2024. This could reduce monthly mortgage payments and increase the amount buyers can borrow from the bank.

Speak to our in-house mortgage team to find out more

Get started here



Hot Properties for Sale

 Aura, Tilal Al Ghaf 4 5 3,410 sqft AED 5,000,000	 Harmony, Tilal Al Ghaf 5 4 5,586 sqft AED 9,499,999	 Harmony 3, Tilal Al Ghaf 5 4 6,546 sqft AED 10,000,000	 Elysian Mansions, Tilal Al Ghaf 5 7 10,672 sqft AED 22,900,000	 Serenity Mansions, Tilal Al Ghaf 6 6 9,931 sqft AED 34,500,000
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Recent White & Co Sales

 Aura 1, Tilal Al Ghaf 5 5 3,411 sqft AED 4,950,000	 Aura 3, Tilal Al Ghaf 4 5 3,411 sqft AED 5,000,000	 Harmony 2, Tilal Al Ghaf 4 5 4,031 sqft AED 7,100,000	 Harmony 1, Tilal Al Ghaf 5 7 4,477 sqft AED 8,800,000	 Harmony 3, Tilal Al Ghaf 5 7 5,677 sqft AED 5,000,000
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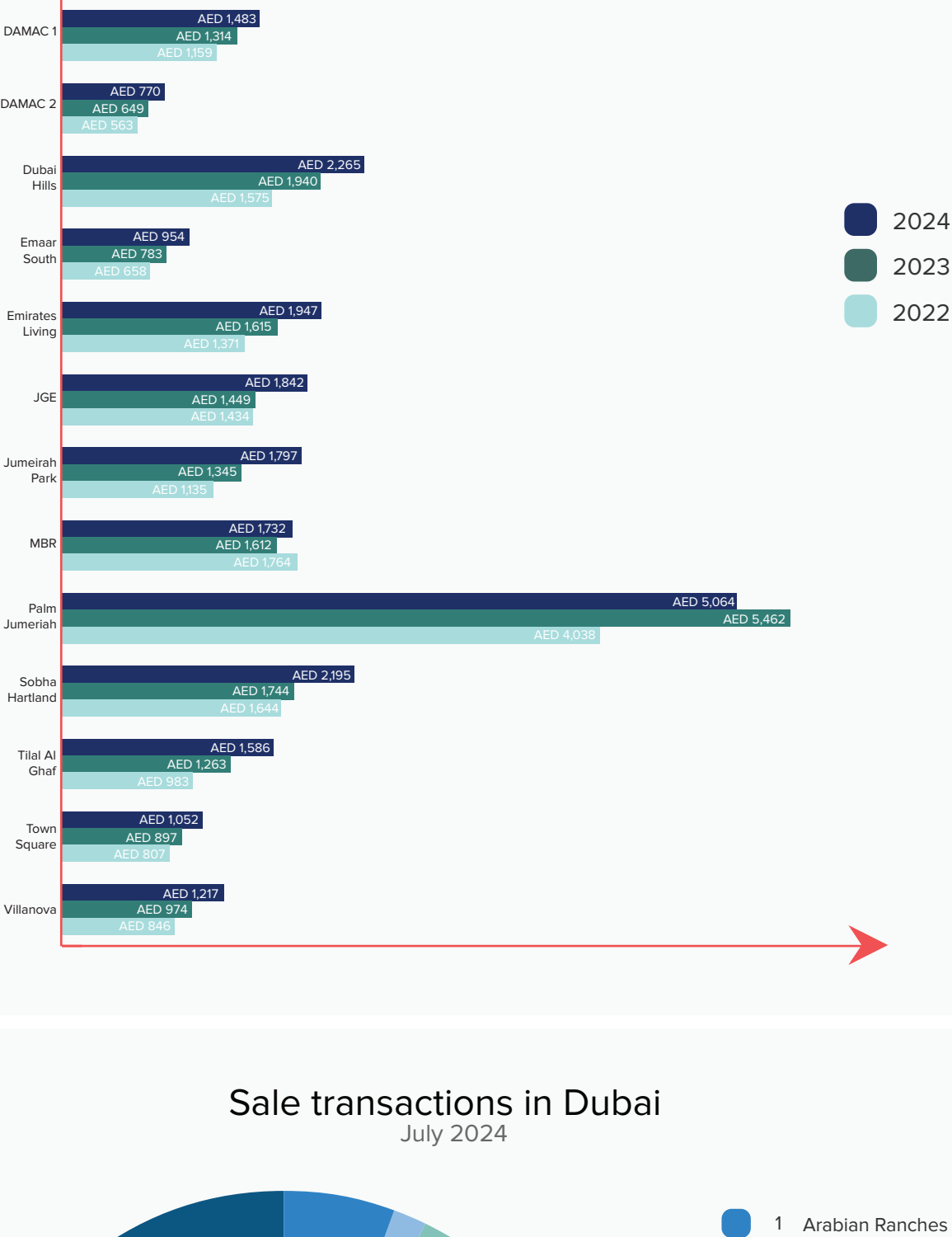
Sales in Tilal Al Ghaf

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Alaya	9,488,000	-	13,362,500	-
Alaya Beach	-	-	-	20,800,000
Alaya Gardens	-	10,350,000	9,500,000	-
Amara	-	7,491,622	-	-
Aura	2,856,917	4,504,342	-	-
Elan	2,956,702	3,611,375	-	-
Elysian Mansions	-	-	20,915,800	-
Harmony	-	20,915,800	10,416,500	-
Plagette 32	-	7,968,212	30,583,333	-
Serenity Mansions	-	-	24,822,143	-

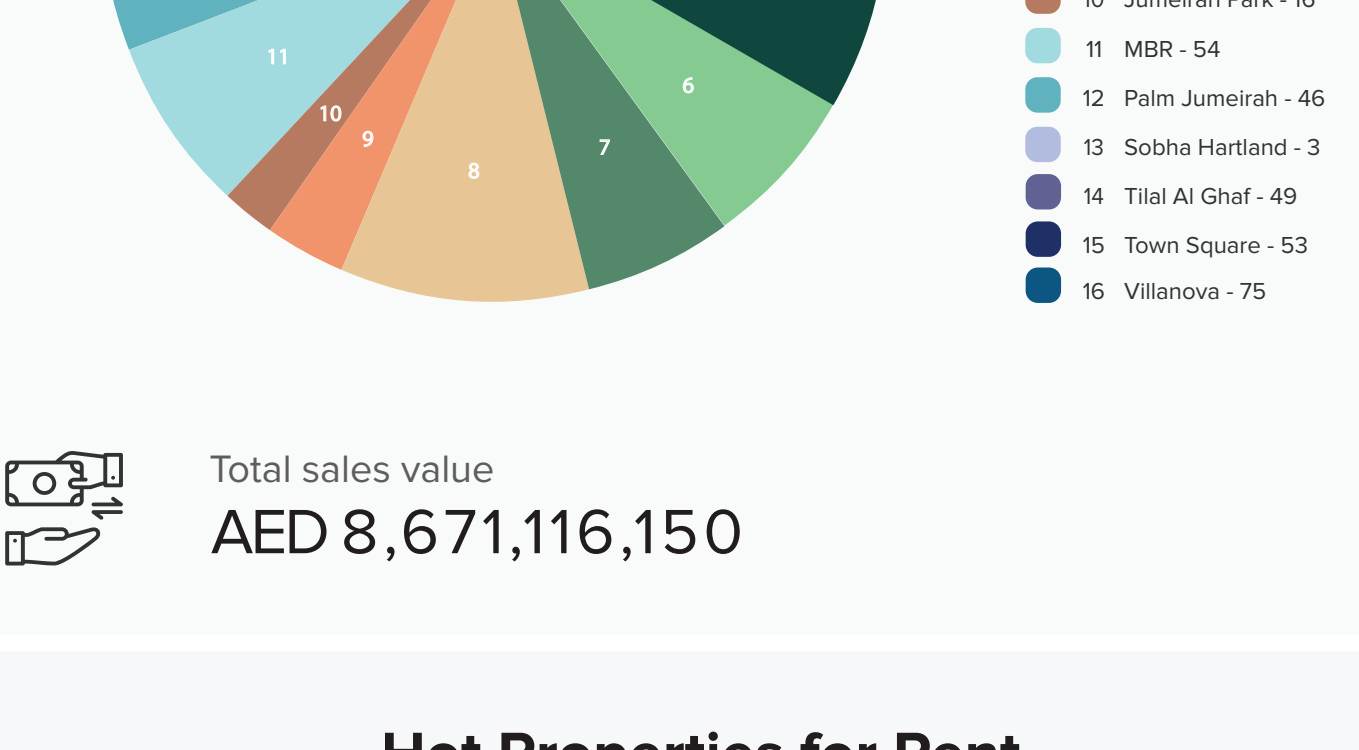
Sales Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Sale transactions in Dubai

July 2024



Total sales value
AED 8,671,116,150

Hot Properties for Rent

 Elan, Tilal Al Ghaf 3 4 1,555 sqft AED 200,000	 Harmony, Tilal Al Ghaf 4 5 4,359 sqft AED 390,000	 Harmony, Tilal Al Ghaf 4 5 4,520 sqft AED 410,000	 Harmony, Tilal Al Ghaf 4 5 4,838 sqft AED 475,000	 Harmony, Tilal Al Ghaf 5 6 6,047 sqft AED 600,000
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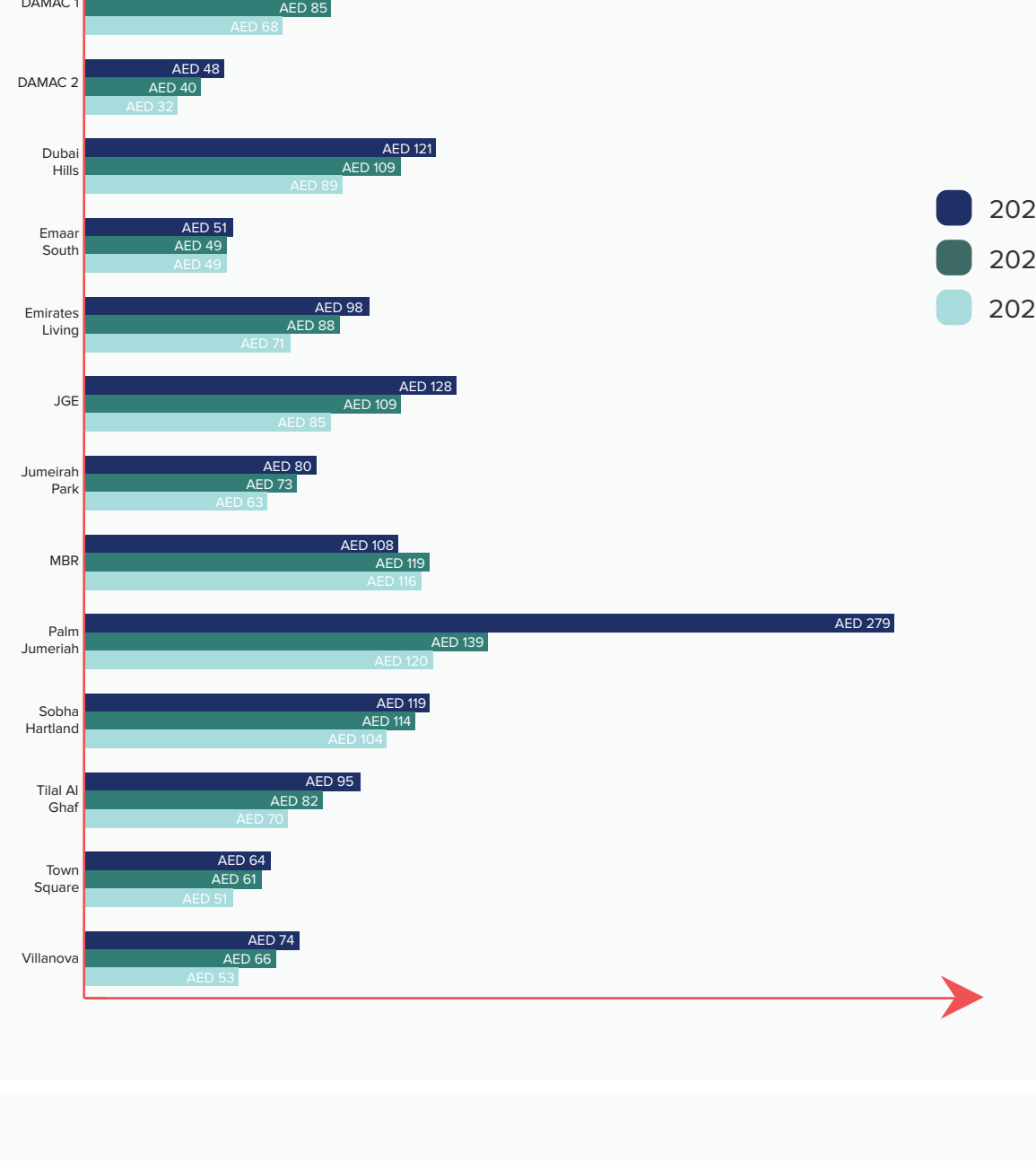
Rentals in Tilal Al Ghaf

Average price (AED) 2024

	3 Bed	4 Bed	5 Bed	6 Bed
Alaya	-	-	-	-
Alaya Beach	-	-	-	-
Alaya Gardens	-	-	-	-
Amara	-	-	-	-
Aura	-	-	-	-
Elan	180,765	224,211	-	-
Elysian Mansions	-	-	-	-
Harmony	-	432,680	690,833	-
Plagette 32	-	-	-	-
Serenity Mansions	-	-	-	-

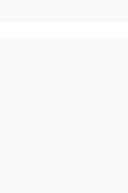
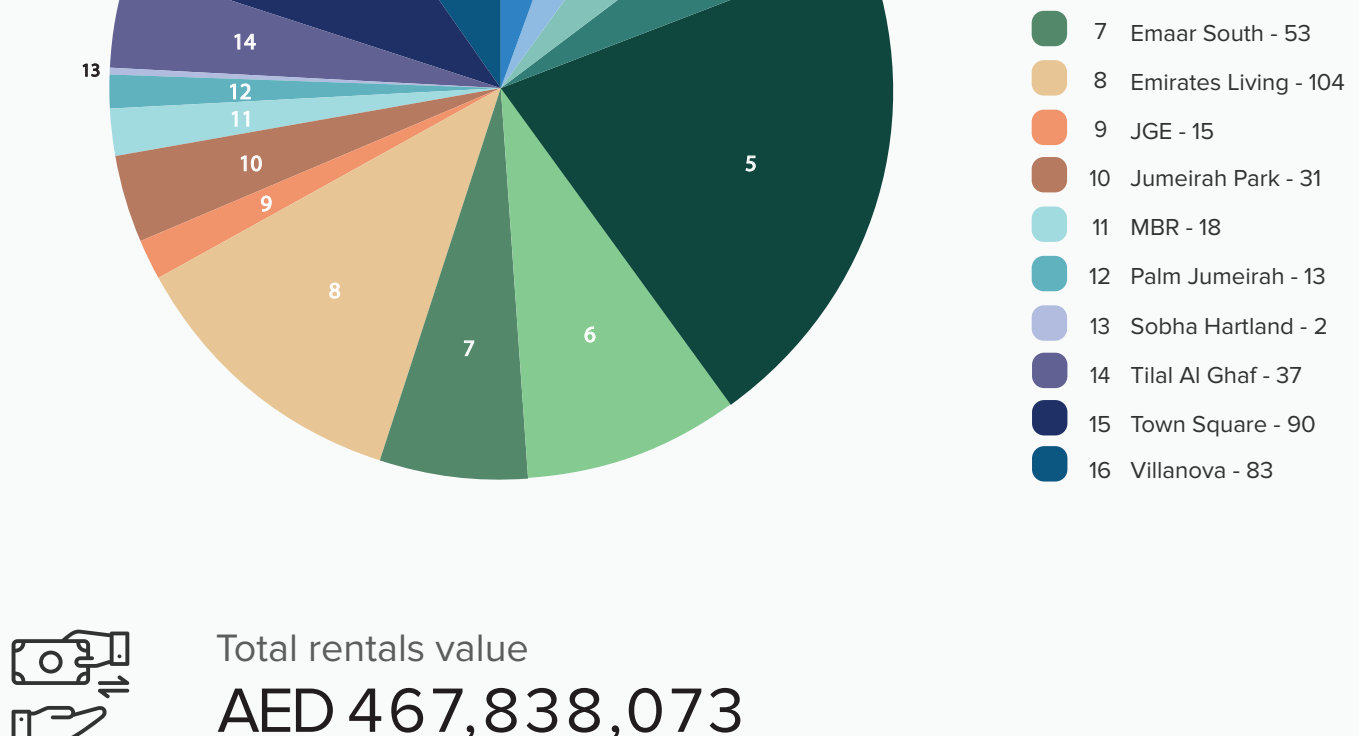
Rentals Increase/decrease of price/sq.ft in Dubai

2022 - 2024



Rental transactions in Dubai

July 2024



Total rentals value
AED 467,838,073

Current Average Gross Yield

July 2024

Community	Community Type	Avg. Gross Yield
Arabian Ranches 1	Villa	4.68 %
Arabian Ranches 2	Villa	5.14 %
DAMAC Hills 1	Villa	5.74 %
Dubai Hills	Villa	4.54 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.27 %
JGE	Villa	6.40 %
Jumeriah Park	Villa	3.69 %
Meydan	Villa	5.14 %
Palm Jumeirah	Villa	2.87 %
Town Square	Townhouse	5.24 %

Total Sales & Rentals in Dubai

2024

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
Emirates Living	455	3,513,033,476	DAMAC Hills 2	1,397	128,379,990
DAMAC Hills 2	454	745,490,851	Villanova	694	109,209,569
Villanova	393	1,039,221,385	Emirates Living	689	175,997,950
Arabian Ranches 3	363	1,202,344,688	Townsquare	555	79,445,073
Tilal Al Ghaf	323	2,699,705,679	Emaar South	506	55,420,169
Townsquare	269	631,774,964	Dubai Hills	453	176,639,956
MBR	268	2,859,148,510	Arabian Ranches 1	310	95,301,772
Emaar South	263	593,528,971	Tilal Al Ghaf	258	63,536,995
Dubai Hills	259	3,339,578,525	DAMAC Hills 1	251	69,048,690
Arabian Ranches 1	248	1,663,086,016	Arabian Ranches 3	248	40,512,175
DAMAC Hills 1	231	1,030,563,708	Jumeriah Park	239	81,480,898
Jumeriah Park	135	1,102,754,624	Arabian Ranches 2	198	51,678,603
JGE	127	1,360,117,342	MBR	132	74,075,433
Palm Jumeirah	114	4,119,017,854	JGE	110	66,449,648
Arabian Ranches 2	110	572,876,886	Palm Jumeirah	91	147,985,110
Sobha Hartland	28	300,005,659	Sobha Hartland	15	10,299,181

*Data source: Property Monitor, as of 1st August 2024 Secondary sales only

Find out the current value of your property with a free, online valuation in minutes

Get started here

www.whiteandcogroup.com