

White & Co.
REAL ESTATE

AI Furjan April Market Report

Villa | Townhouse

News

Sustainable Living at Tilal Al Furjan

Tilal Al Furjan features 220 luxury villas with eco-friendly design elements like solar water heaters, fresh air heat exchangers, and EV charging points—offering modern comfort with sustainability in mind.

White & Co News

Dubai's property market is booming with increased international purchases, driven by favorable foreign exchange rates. These rates make investments more cost-effective, attracting global buyers. The trend highlights Dubai's appeal as a lucrative real estate destination, with investors eager to capitalise on the economic benefits of purchasing properties in this vibrant city.

Mortgage Rates

Interest rates starting from 3.89% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.98%	4.19%
Self Employed	80%	4.24%	4.49%
Low Doc	60%	4.74%	4.74%
Non Resident	60%	4.79%	4.89%

Speak to our 10-hour mortgage team to find out more

Get Started Here

Hot Properties for Sale

Murrooj Al Furjan
3 Bed | 4 Bath | 2,552 sqft
AED 4,200,000

Tilal Al Furjan
4 Bed | 5 Bath | 5,306 sqft
AED 6,900,000

West Village Al Furjan
3 Bed | 5 Bath | 6,175 sqft
AED 7,000,000

Murrooj Al Furjan
4 Bed | 6 Bath | 4,033 sqft
AED 8,100,000

Murrooj Al Furjan
5 Bed | 6 Bath | 6,715 sqft
AED 9,200,000

Recent White & Co Sales

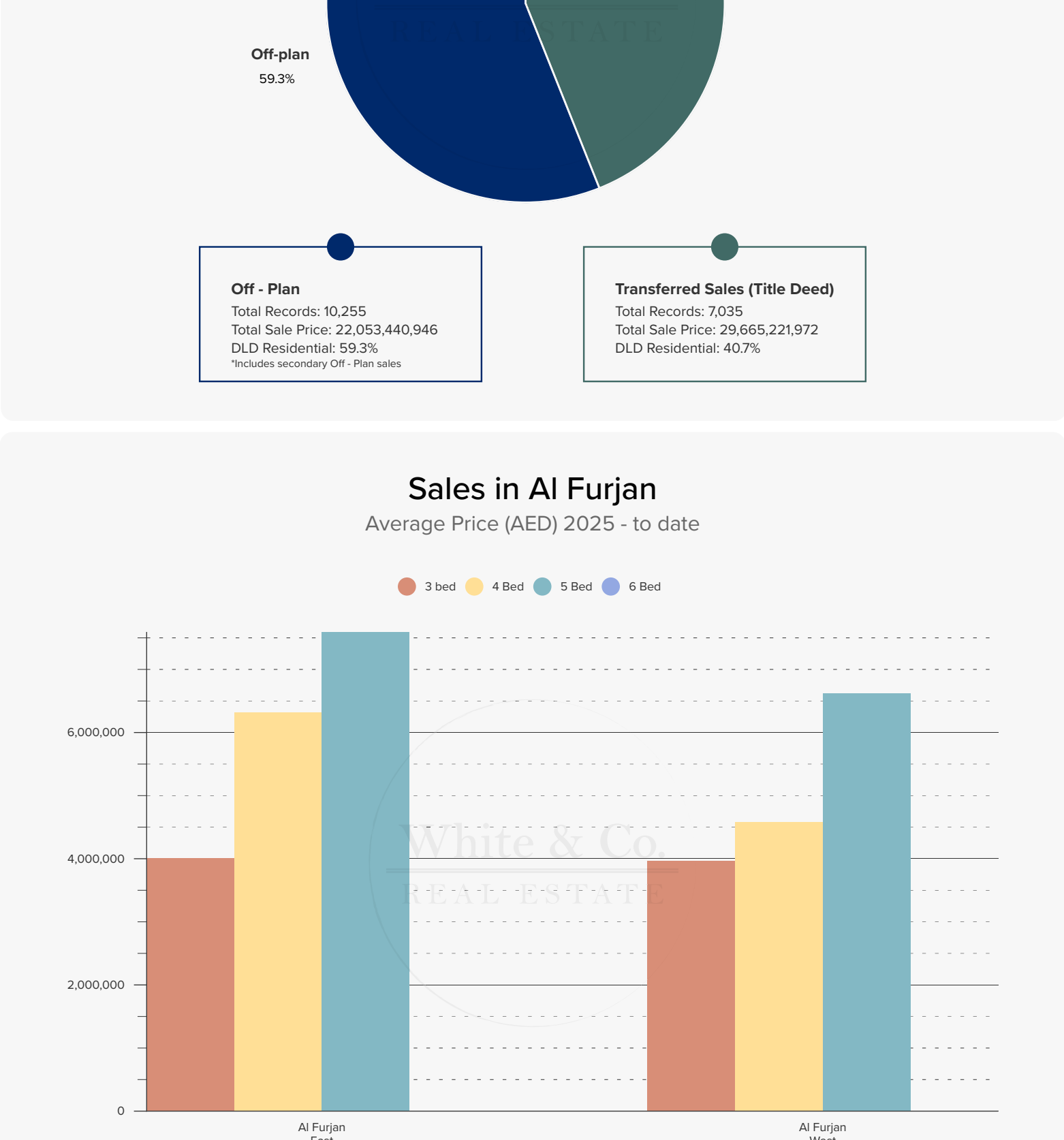
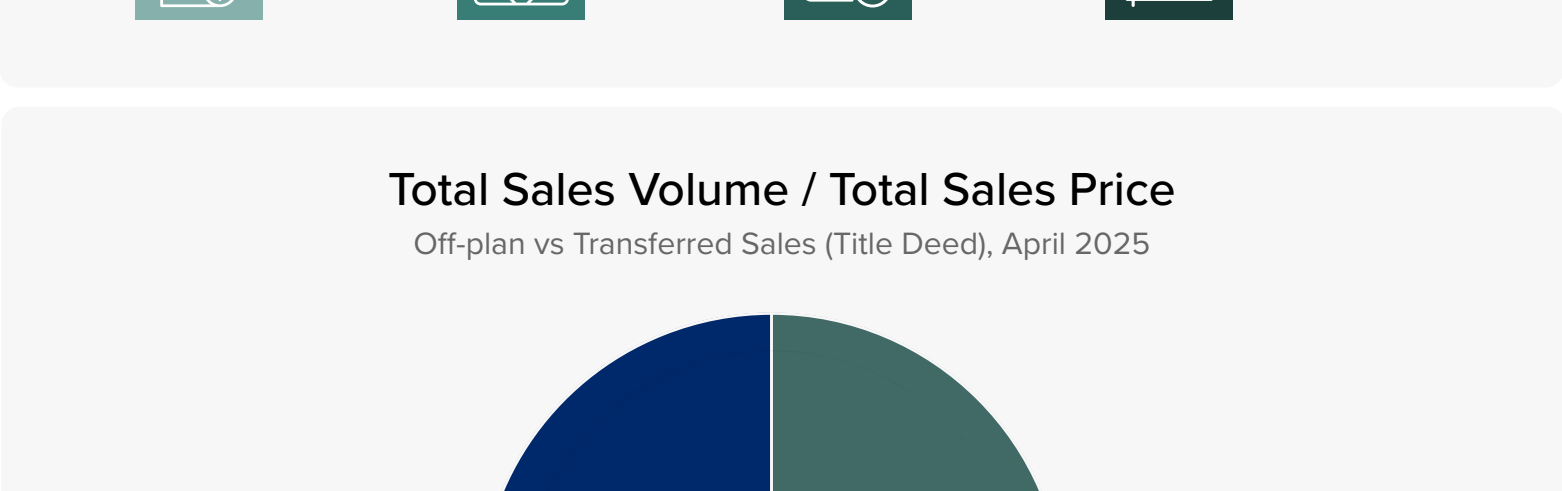
West Village Al Furjan
3 Bed | 4 Bath | 2,052 sqft
AED 2,950,000

Tilal Al Furjan
4 Bed | 3 Bath | 2,260 sqft
AED 3,400,000

West Village Al Furjan
3 Bed | 4 Bath | 2,150 sqft
AED 3,500,000

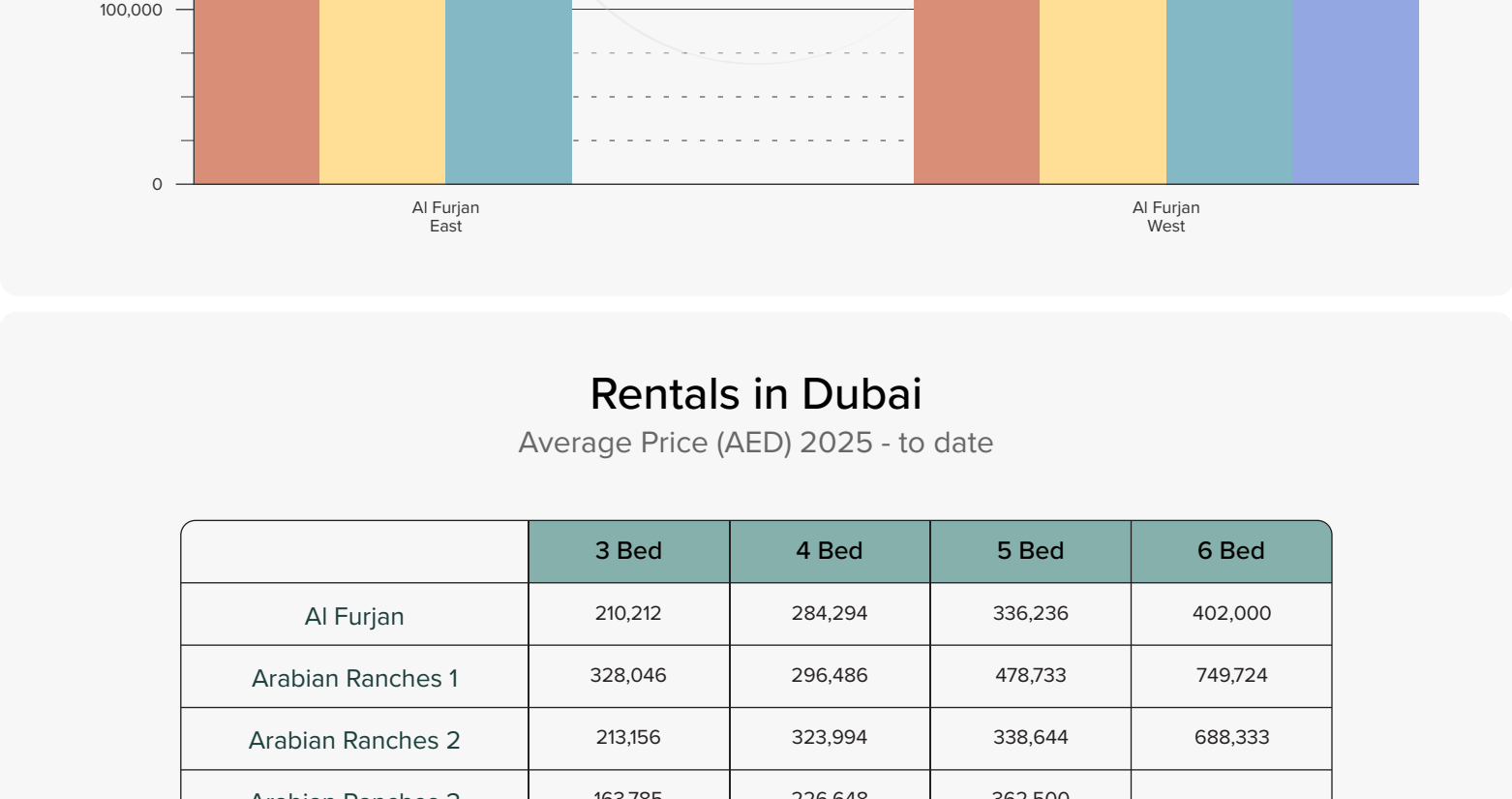
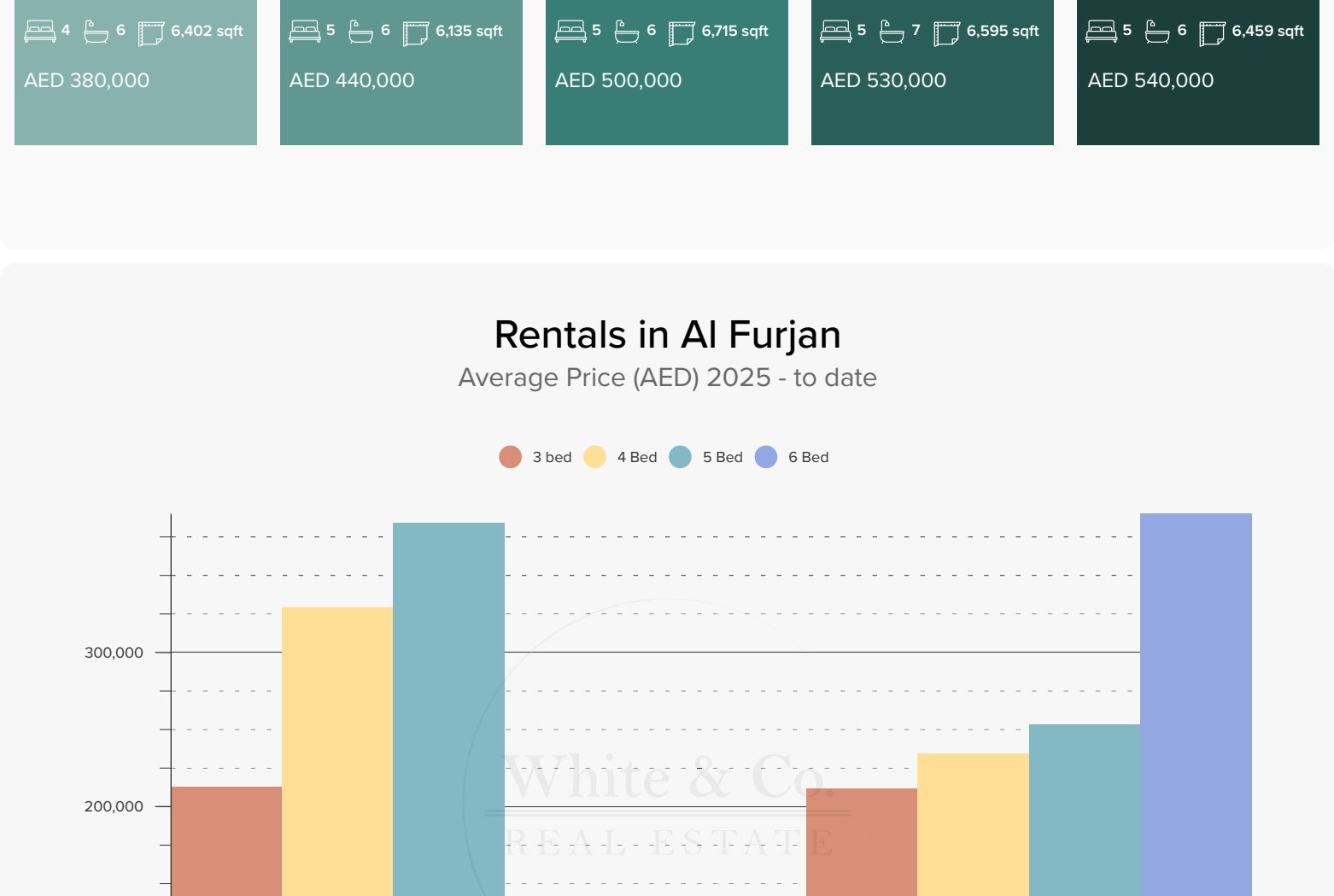
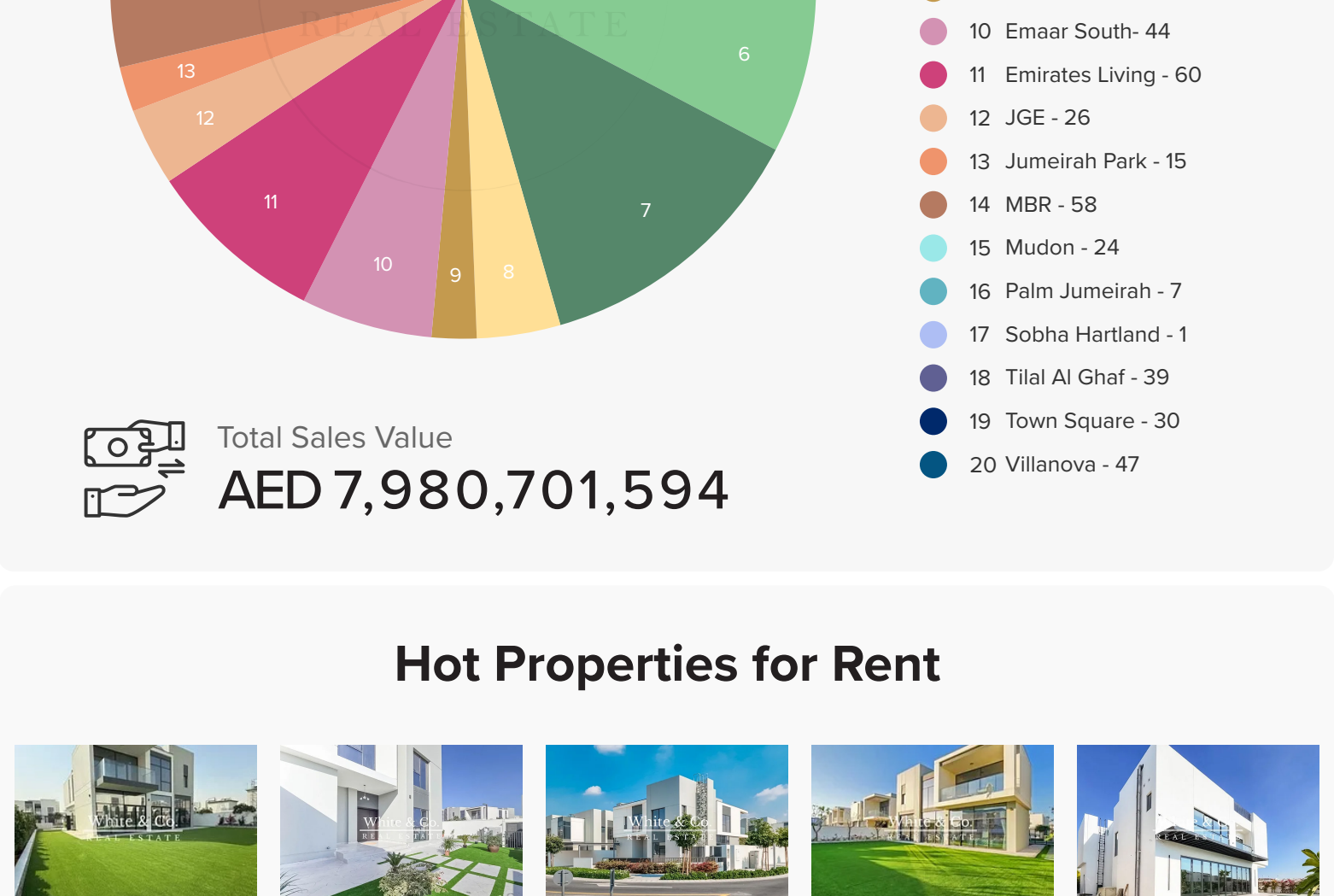
East Village Al Furjan
4 Bed | 5 Bath | 2,203 sqft
AED 3,800,000

Murrooj Al Furjan
5 Bed | 6 Bath | 3,907 sqft
AED 8,200,000



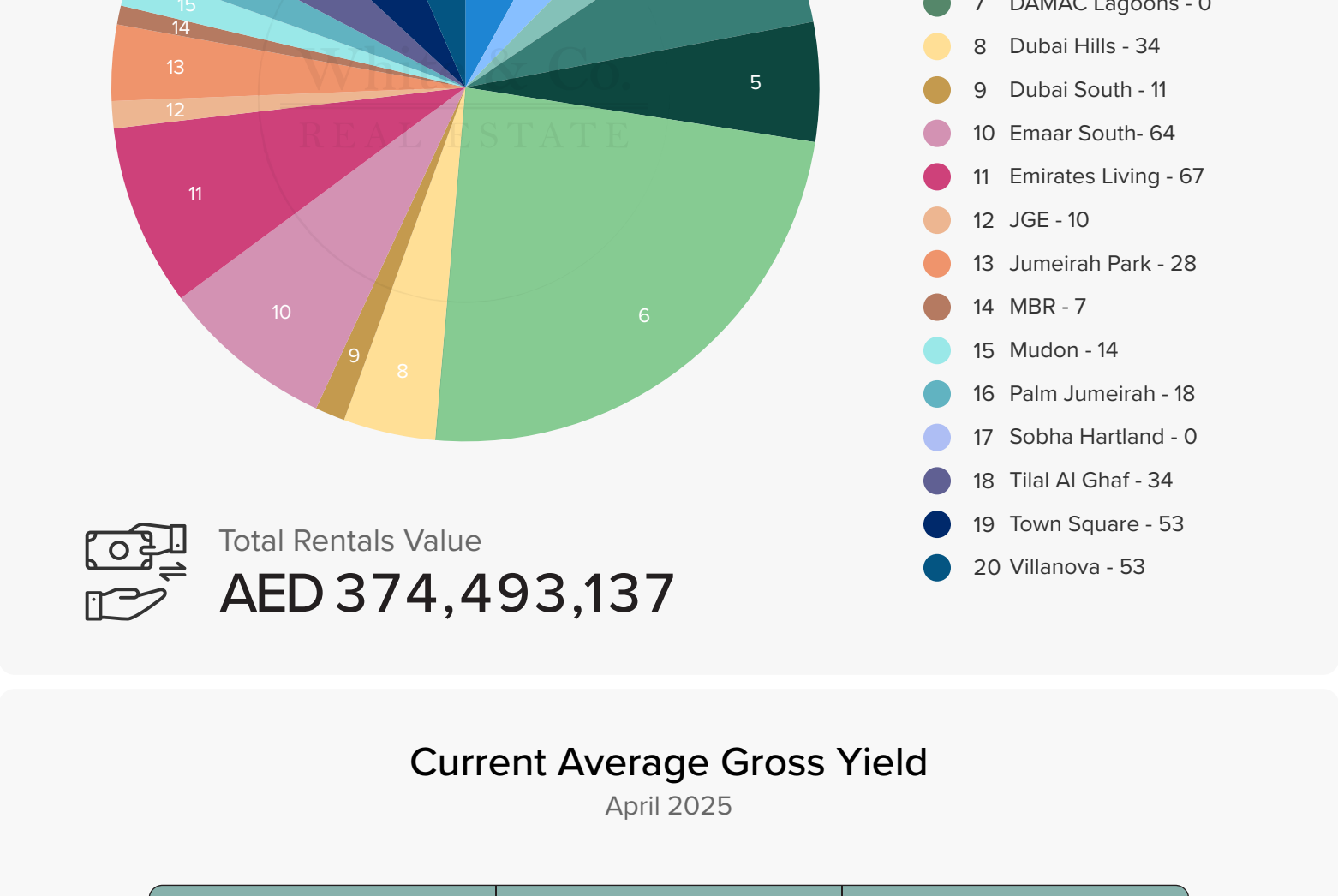
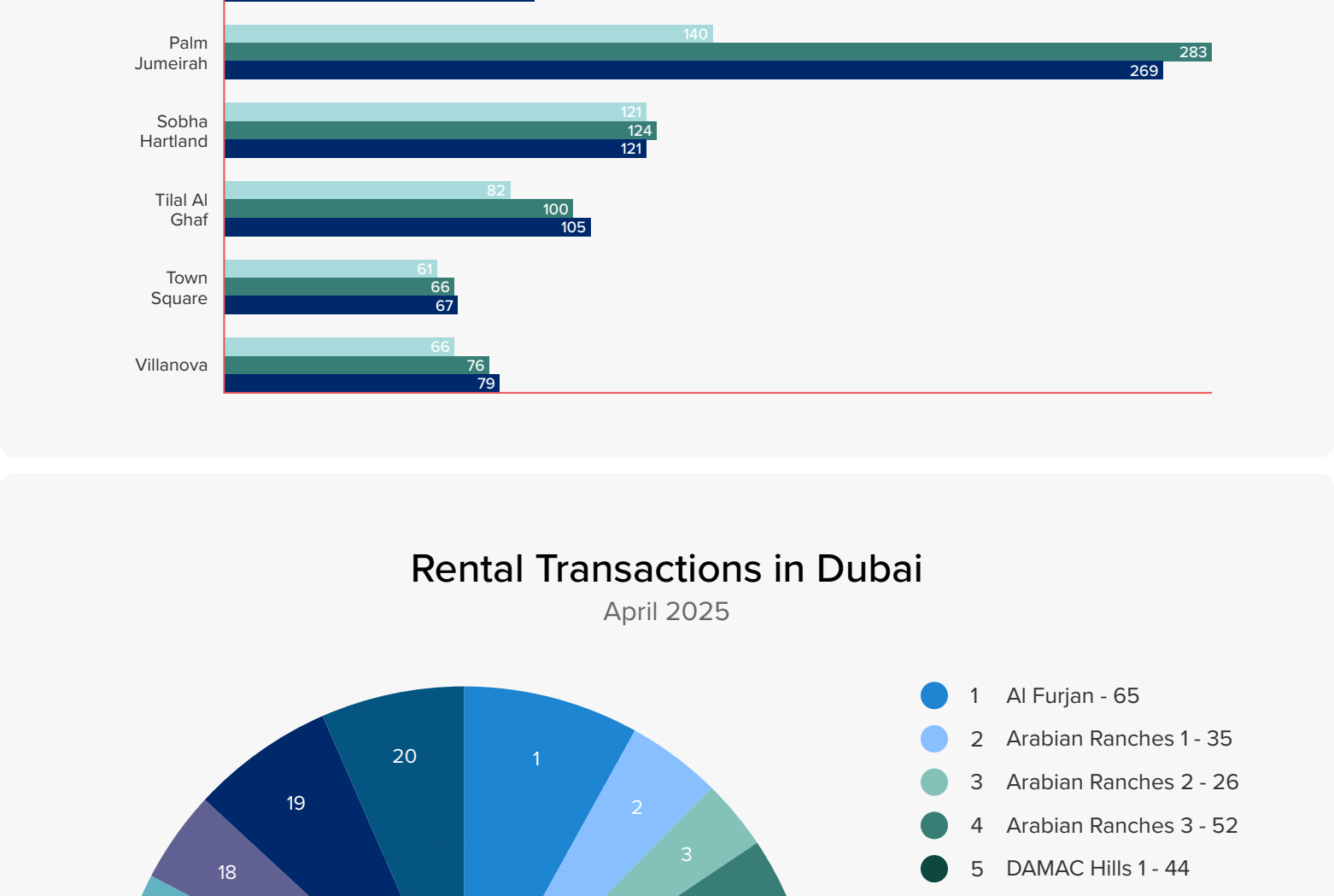
Sales in Dubai
Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,975,939	5,248,618	7,591,270	-
Arabian Ranches 1	7,418,171	7,191,111	10,305,826	12,949,500
Arabian Ranches 2	4,168,222	6,285,319	8,928,571	10,666,667
Arabian Ranches 3	2,780,338	4,192,102	6,787,500	-
DAMAC Hills 1	3,421,842	3,878,533	8,402,478	12,193,333
DAMAC Hills 2	1,558,972	2,104,644	1,970,833	3,938,333
DAMAC Lagoons	2,319,398	3,055,331	7,372,123	-
Dubai Hills	6,744,680	7,918,330	10,084,848	37,064,000
Dubai South	3,179,337	3,828,548	4,572,727	-
Emaar South	2,283,777	3,392,634	-	-
Emirates Living	5,154,438	10,089,000	16,197,500	32,137,500
JGE	5,190,993	12,271,875	18,930,182	21,202,696
Jumeirah Park	7,768,448	9,113,900	11,658,333	-
MBR	4,055,944	6,790,827	19,008,000	26,723,750
Mudon	2,895,942	3,983,548	4,893,333	-
Palm Jumeirah	19,583,333	32,590,197	21,568,334	62,100,000
Sobha Hartland	-	-	21,000,000	-
Tilal Al Ghaf	3,548,269	6,733,466	13,353,955	28,664,865
Town Square	2,527,485	3,096,245	-	-
Villanova	2,832,328	3,542,391	6,233,333	-



Rentals in Dubai
Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	210,212	284,294	336,236	402,000
Arabian Ranches 1	328,046	296,486	478,733	749,724
Arabian Ranches 2	213,156	323,994	338,644	688,333
Arabian Ranches 3	163,785	226,648	362,500	-
DAMAC Hills 1	208,986	257,360	453,160	736,934
DAMAC Hills 2	96,281	115,514	135,118	221,579
DAMAC Lagoons	-	-	-	-
Dubai Hills	330,320	397,382	682,771	1,723,600
Dubai South	155,259	240,000	-	-
Emaar South	107,117	150,909	260,000	-
Emirates Living	255,944	546,548	737,939	1,642,500
JGE	359,861	546,081	846,608	1,844,725
Jumeirah Park	336,623	408,102	452,770	-
MBR	162,885	542,271	1,396,429	2,500,000
Mudon	188,298	253,307	220,502	-
Palm Jumeirah	482,500	1,329,431	1,893,183	3,408,333
Sobha Hartland	-	648,333	1,210,000	-
Tilal Al Ghaf	205,164	376,190	656,961	-
Town Square	146,077	176,017	-	-
Villanova	158,376	223,430	215,000	-



Current Average Gross Yield
April 2025

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	7.24 %
Sobha Hartland	Villa	5.91 %
Dubai South	Townhouse	5.88 %
Jumeirah Golf Estates	Villa	5.85 %
Mudon	Villa	5.81 %
DAMAC Hills	Villa	5.75 %
Town Square	Townhouse	5.45 %
Meydan	Villa	5.43 %
Arabian Ranches 3	Villa	5.26 %
Tilal Al Ghaf	Townhouse	5.17 %
Arabian Ranches 2	Villa	4.85 %
Al Furjan	Villa	4.75 %
Dubai Hills Estate	Villa	4.74 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.25 %
Arabian Ranches	Villa	4.20 %
Jumeirah Park	Villa	3.88 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai
2025 - to date

Sales

	Total Volume	Total Value
DAMAC Lagoons	383	1,086,422,954
DAMAC 2	309	520,483,193
Al Furjan	251	1,309,598,742
Emirates Living	242	2,806,507,832
Arabian Ranches 3	198	708,941,723
MBR	184	1,742,542,854
Villanova	178	551,397,444
Emaar South	161	503,837,510
Tilal Al Ghaf	151	1,352,612,660
DAMAC 1	145	6,777,36,000
Dubai Hills	132	2,033,642,698
Mudon	117	387,009,719
Town Square	115	303,475,452
Arabian Ranches 1	111	911,692,118
JGE	109	1,495,662,367
Dubai South	78	283,620,511
Jumeirah Park	63	551,630,300
Arabian Ranches 2	50	326,858,887
Palm Jumeirah	42	1,623,484,523
Sobha Hartland	4	53,670,000

Rentals

	Total Volume	Total Value
DAMAC 2	867	88,456,434
Emirates Living	355	106,507,902
Al Furjan	295	16,570,779
Emaar South	290	34,394,617
Town Square	287	44,169,612
DAMAC 1	269	70,218,605
Villanova	245	43,525,345
Arabian Ranches 3	209	38,609,181
Dubai Hills	209	106,643,229
Tilal Al Ghaf	162	54,905,564
Arabian Ranches 1	147	54,680,729
Jumeirah Park	107	40,963,630
Mudon	94	19,493,553
Arabian Ranches 2	89	26,490,585
JGE	68	44,528,659
MBR	62	49,822,506
Palm Jumeirah	61	10,765,418
Dubai South	55	7938,547
Sobha Hartland	7	5,900,000
DAMAC Lagoons	0	0