

Business Bay April Market Report

News

Business Bay Apartment Projects in 2025

In 2025, Business Bay sees major apartment developments like Binghatti Skyrise, Burj Binghatti Jacob & Co Residences, Bugatti Residences, and The Ritz-Carlton Residences. These projects offer luxury living, exclusive amenities, and stunning designs, transforming the area's skyline.

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%	3.95%	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 in-house mortgage team to find out more

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Hot Properties for Sale

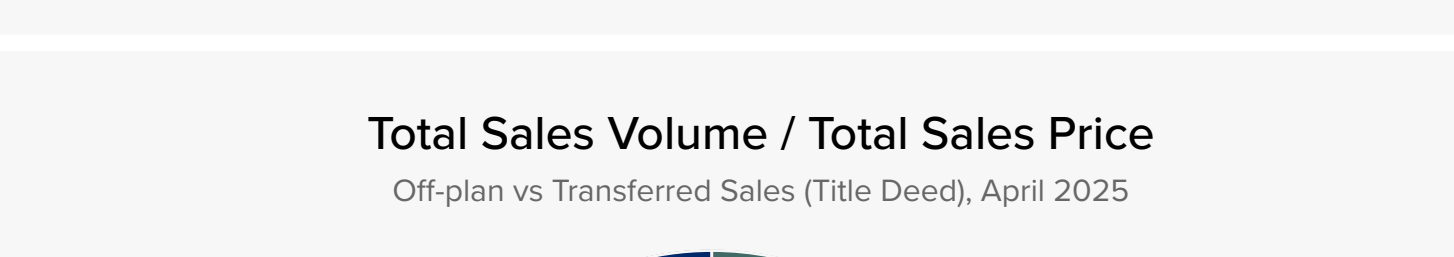
 Peninsula One, Business Bay 1 1 818 sqft AED 1,900,000	 Urban Oasis, Business Bay 1 2 4 632 sqft AED 2,200,000	 Tower A, DAMAC Towers by Paramount, Business Bay 3 3 4 1,996 sqft AED 3,569,000	 The Sterling East, The Sterling, Business Bay 2 2 2 1,685 sqft AED 4,300,000	 Executive Tower M, Business Bay 2 3 3 3,216 sqft AED 4,700,000
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Recent White & Co Sales

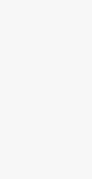
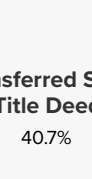
 Peninsula One, Business Bay 1 1 615 sqft AED 1,650,000	 Ubra Towers, Business Bay 2 2 4 1,564 sqft AED 2,050,000	 Peninsula One, Paramount, Business Bay 2 2 2 930 sqft AED 2,300,000	 The Pad, Business Bay 2 2 3 1,215 sqft AED 2,625,000	 Atria Residences, Business Bay 2 2 4 1,515 sqft AED 2,850,000
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Dubai House Price Timeline

April 2025

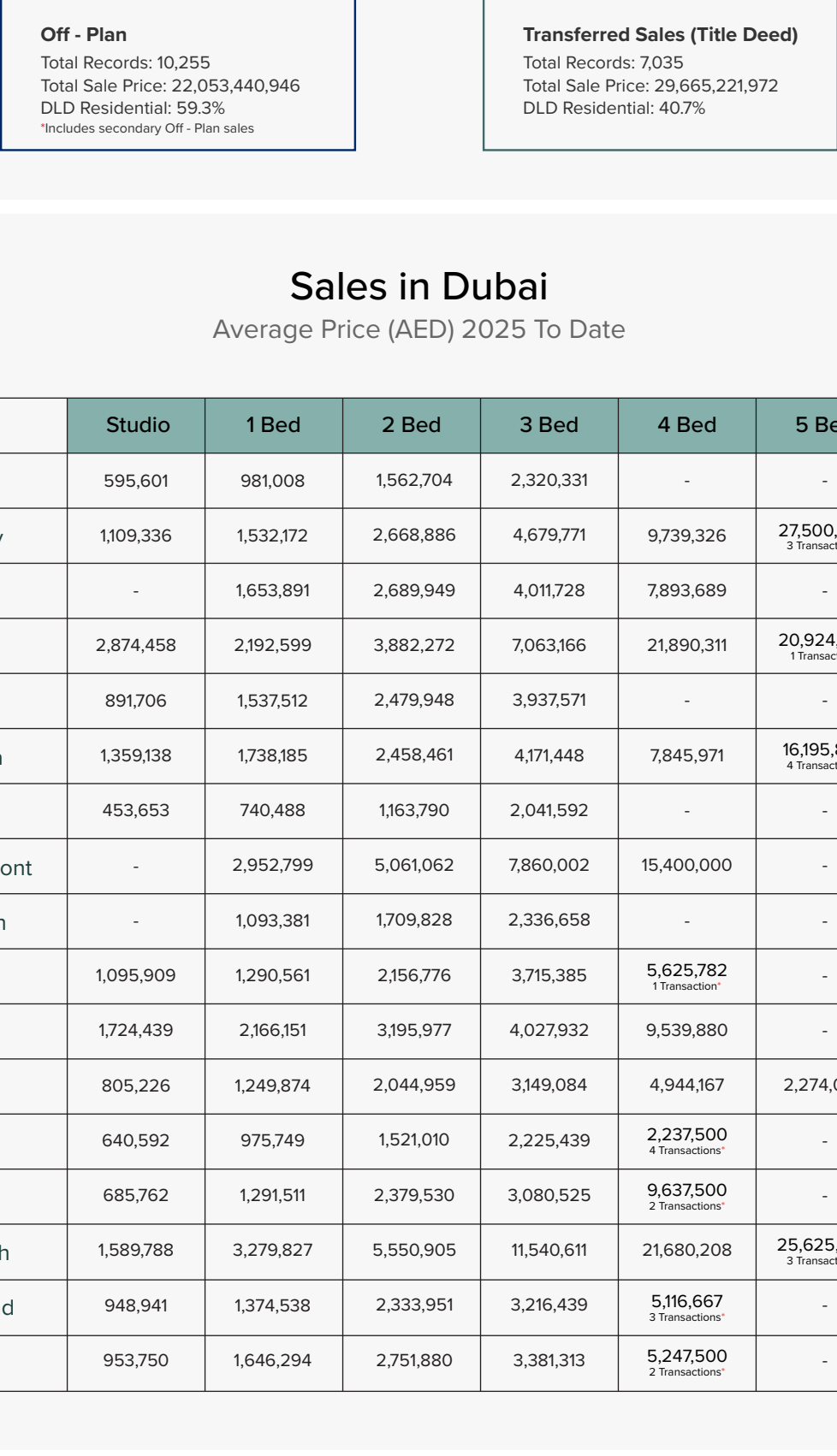


Monthly

**+1.97%**
MoM Change**+5.43%**
QoQ Change**+15.86%**
YoY Change**AED 1,565**
Average price/sqft

Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), April 2025



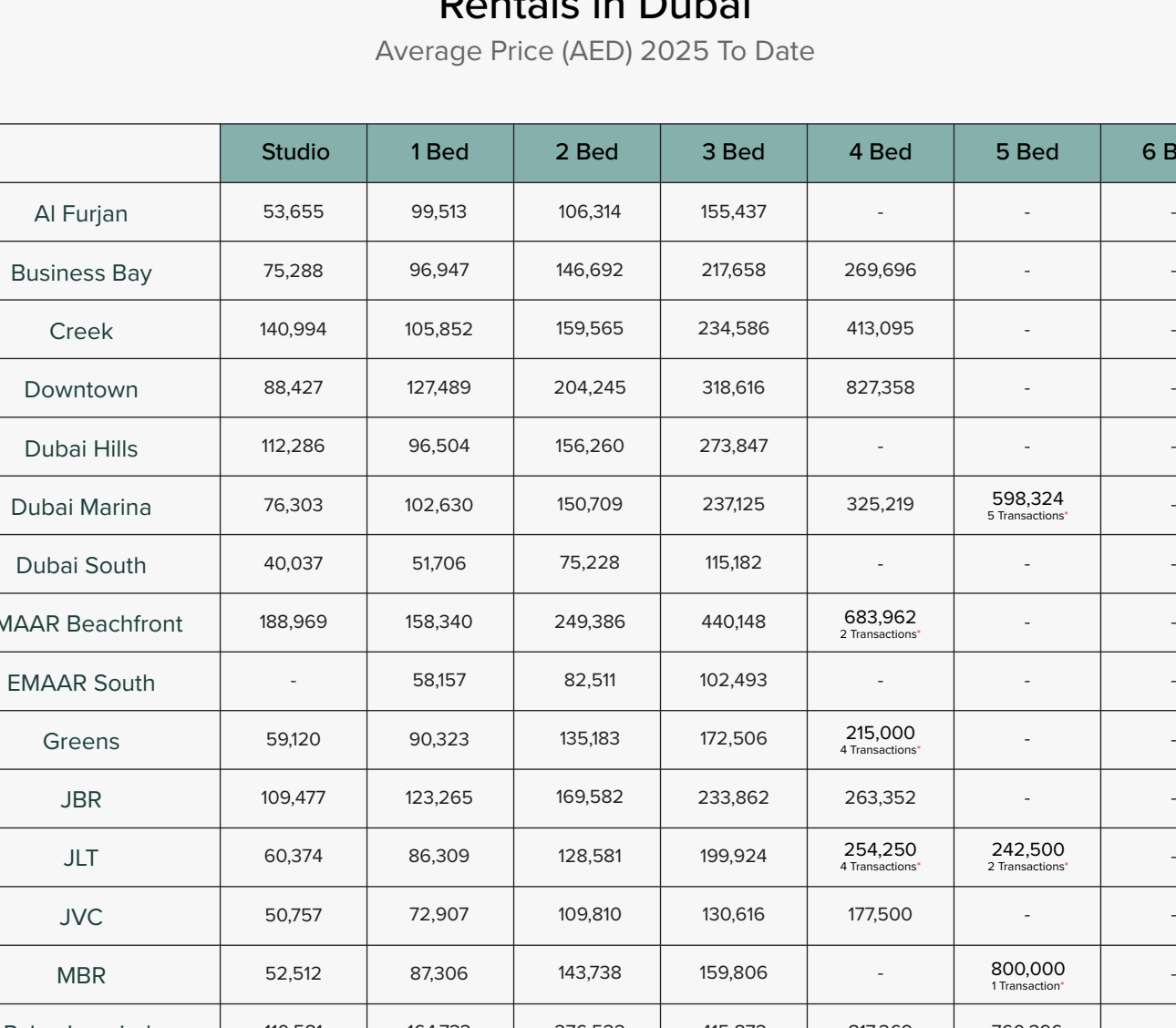
Sales in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	595,601	981,008	1,562,704	2,320,331	-	-	-
Business Bay	1,009,336	1,532,172	2,668,886	4,679,771	9,739,326	27,500,000 3 Transactions	-
Creek	-	1,653,891	2,689,949	4,011,728	7,893,689	-	18,500,000 1 Transaction
Downtown	2,874,458	2,192,599	3,882,272	7,063,166	21,890,311	20,924,888 1 Transaction	65,000,000 1 Transaction
Dubai Hills	891,706	1,537,512	2,479,948	3,937,571	-	-	-
Dubai Marina	1,359,138	1,738,185	2,458,461	4,171,448	7,845,971	16,195,805 4 Transactions	-
Dubai South	453,653	740,488	1,163,790	2,041,592	-	-	-
EMAAR Beachfront	-	2,952,799	5,061,062	7,860,002	15,400,000	-	-
EMAAR South	-	1,093,381	1,709,828	2,336,658	-	-	-
Greens	1,095,909	1,290,561	2,156,776	3,715,385	5,625,782 2 Transactions	-	-
JBR	1,724,439	2,166,151	3,195,977	4,027,932	9,539,880	-	-
JLT	805,226	1,249,874	2,044,959	3,149,084	4,944,167	2,274,000	-
JVC	640,592	975,749	1,521,010	2,225,439	2,237,500 2 Transactions	-	-
MBR	685,762	1,291,511	2,379,530	3,080,525	9,637,500 2 Transactions	-	-
Palm Jumeirah	1,589,788	3,279,827	5,550,905	11,540,611	21,680,208 4 Transactions	25,625,000 3 Transactions	-
Sobha Hartland	948,941	1,374,538	2,333,951	3,216,439	5,116,667 3 Transactions	-	-
Views	953,750	1,646,294	2,751,880	3,381,313	5,247,500 2 Transactions	-	-

Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



2023 2024 2025

Total Sales Value AED 10,112,083,430

Hot Properties for Rent

 Hamilton Tower, Business Bay 1 2 869 sqft AED 104,998	 Residence 110, Business Bay 2 2 2 1,106 sqft AED 139,999	 The Bay, Business Bay 2 3 1,131 sqft AED 149,999	 SLS Dubai Hotel & Residences, Business Bay 1 1 788 sqft AED 164,997	 Nobles Tower, Business Bay 2 3 1,474 sqft AED 199,999
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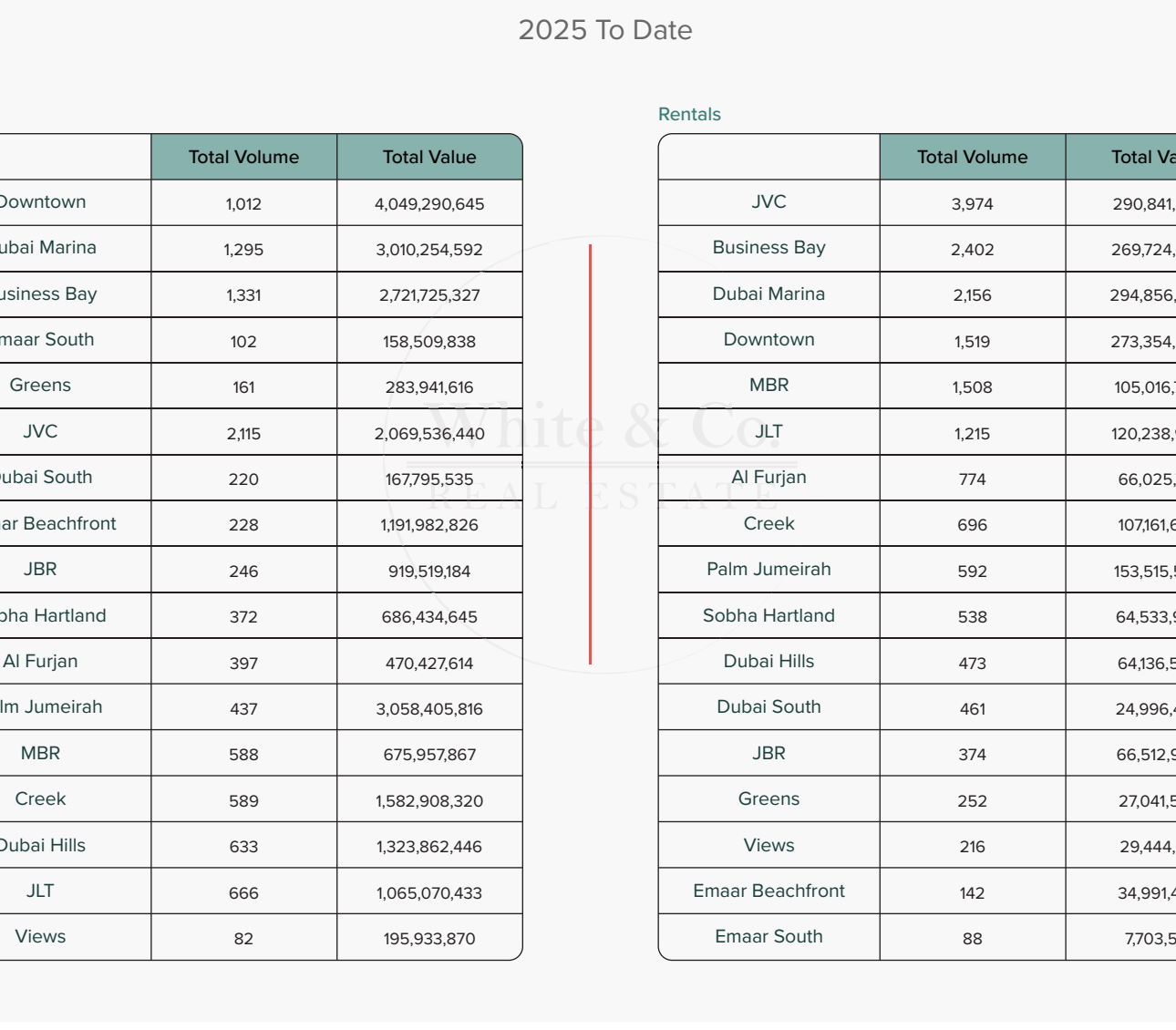
Rentals in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	53,655	99,513	106,314	155,437	-	-	-
Business Bay	75,288	96,947	146,692	217,658	269,696	-	-
Creek	140,994	105,852	159,565	234,586	413,095	-	-
Downtown	88,427	127,889	204,245	318,616	827,358	-	-
Dubai Hills	112,286	96,504	156,260	273,847	-	-	-
Dubai Marina	76,303	102,630	150,709	237,125	325,219	598,324 5 Transactions	-
Dubai South	40,037	51,706	75,228	115,182	-	-	-
EMAAR Beachfront	188,969	158,340	249,386	440,148	683,962 2 Transactions	-	-
EMAAR South	-	58,157	82,511	102,493	-	-	-
Greens	59,120	90,323	135,183	172,506	215,000 4 Transactions	-	-
JBR	109,477	123,265	169,582	233,862	263,352	-	-
JLT	60,374	86,309	128,581	199,924	254,250 4 Transactions	242,500 2 Transactions	-
JVC	50,757	72,907	109,810	130,616	177,500	-	-
MBR	52,512	87,306	143,738	159,806	-	800,000 1 Transaction	-
Palm Jumeirah	110,581	164,733	276,532	415,872	817,269	760,396	-
Sobha Hartland	91,724	97,726	150,521	227,870	380,000 1 Transaction	-	-
Views	69,583	105,847	160,647	233,842	-	-	-

Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



2023 2024 2025

Total Rentals Value AED 829,246,387

Current Average Gross Yield

April 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	7.90 %
JVC	Apartment	7.60 %
JLT	Apartment	7.42 %
MBR	Apartment	7.27 %
Meydan	Apartment	7.07 %
Emirates Living (Greens, Views)	Apartment	6.76 %
Sobha Hartland	Apartment	6.69 %
Dubai Hills	Apartment	6.60 %
Dubai Marina	Apartment	6.58 %
Business Bay	Apartment	6.54 %
JBR	Apartment	6.38 %
Downtown	Apartment	6.17 %
Creek	Apartment	5.87 %
Palm Jumeirah	Apartment	5.24 %

Total Sales & Rentals in Dubai

2025 To Date

Sales	Total Volume	Total Value
Downtown	1,012	4,049,290,645
Dubai Marina	1,295	3,070,254,592
Business Bay	1,331	2721,725,327
Emaar South	102	158,509,838
Greens	161	283,941,646
JVC	2,115	2,069,536,440
Dubai South	220	167,795,535
Emaar Beachfront	228	1,191,982,826
JBR	246	919,519,184
Sobha Hartland	372	686,434,645
Al Furjan	397	470,427,614
Palm Jumeirah	437	1,191,982,816
MBR	588	675,957,867
Creek	589	1,582,908,220
Dubai Hills	633	1,323,862,446
JLT	666	1,065,170,433
Views	82	195,933,870

Rentals	Total Volume	Total Value
JVC	3,974	290,841,375
Business Bay	2,402	269,724,936
Dubai Marina	2,156	294,856,666
Downtown	2,159	274,354,056
MBR	1,508	105,016,752
JLT	1,215	120,238,900
Al Furjan	774	66,025,771
Creek	696	107,161,643
Palm Jumeirah	592	153,515,530
Sobha Hartland	538	64,533,975
Dubai Hills	473	64,136,529
Dubai South	461	24,996,475
JBR	374	66,512,906
Greens	252	27,041,533
Views	216	29,444,211
Emaar Beachfront	142	34,991,476
Emaar South	88	7,703,571

Data source: Property Monitor, as of 5th May 2025 Secondary Sales Only

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