

DAMAC Hills 1 April Market Report

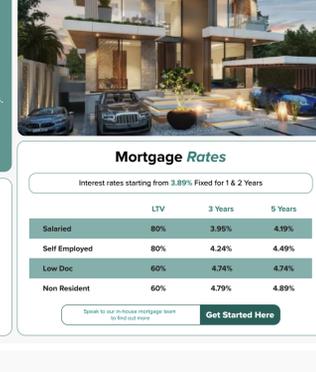
News

Cavalli Villas: Luxury by Roberto Cavalli in Damac Hills

Cavalli Villas, set for completion in 2025, are high-end villas designed by Roberto Cavalli. Located in the prestigious Damac Hills community, these villas feature opulent interiors. A development contract worth AED 247 million has been awarded for this project.

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
Saliried	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%

Thanks to our in-house mortgage team to find out more [Get Started Here](#)

Hot Properties for Sale

Belair, DAMAC Hills 1
4 Bed | 3,465 sqft
AED 6,070,000

Park Residence 1, DAMAC Hills 1
3 Bed | 3,603 sqft
AED 6,200,000

The Field, DAMAC Hills 1
5 Bed | 2,727 sqft
AED 6,450,000

Silver Springs 1, DAMAC Hills 1
4 Bed | 6,844 sqft
AED 7,900,000

Veneto Villas, DAMAC Hills 1
4 Bed | 3,867 sqft
AED 16,000,000

Recent White & Co Sales

Rockwood, DAMAC Hills 1
4 Bed | 1,949 sqft
AED 3,600,000

Whitefield, DAMAC Hills 1
3 Bed | 3,488 sqft
AED 4,675,000

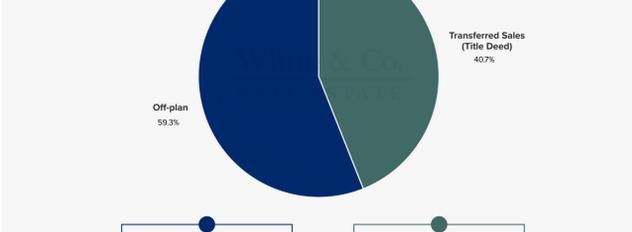
Whitefield, DAMAC Hills 1
3 Bed | 2,723 sqft
AED 4,700,000

Trinity, DAMAC Hills 1
4 Bed | 6,966 sqft
AED 4,980,000

Queens Meadow, DAMAC Hills 1
4 Bed | 3,167 sqft
AED 5,250,000

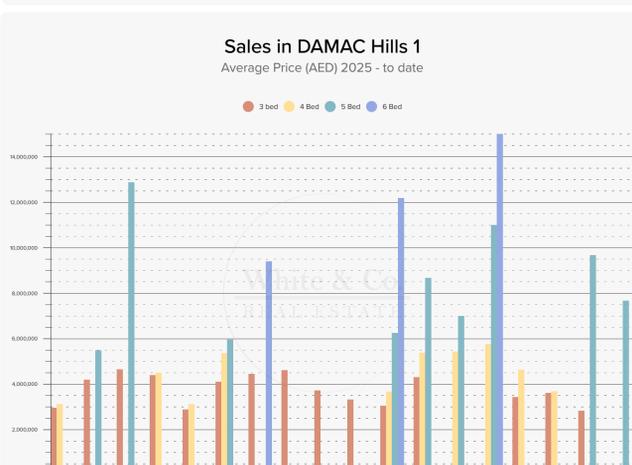
Dubai House Price Timeline

April 2025



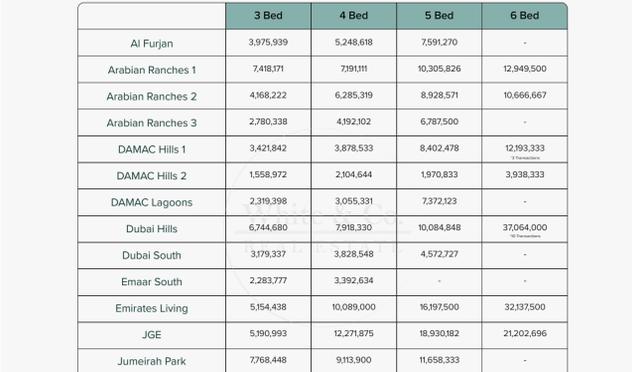
Total Sales Volume / Total Sales Price

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



Sales in DAMAC Hills 1

Average Price (AED) 2025 - to date



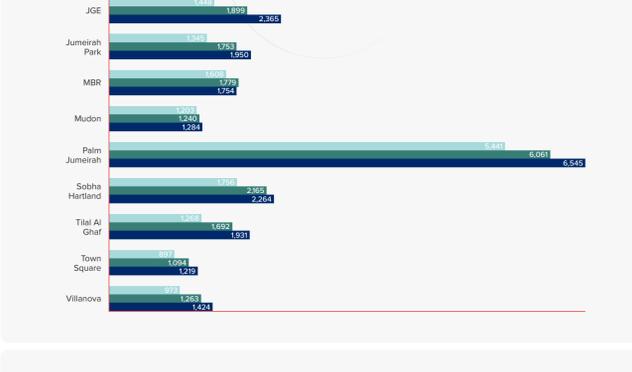
Sales in Dubai

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	7,418,371	7,191,171	10,305,626	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	2,104,641	1,979,833	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	21,558,334	62,100,000
Sobha Hartland	-	-	21,100,000	-
Tilal Al Ghaf	3,548,269	6,733,466	13,353,955	28,664,865
Town Square	2,527,825	3,096,245	-	-
Villanova	2,832,328	3,542,391	6,233,333	-

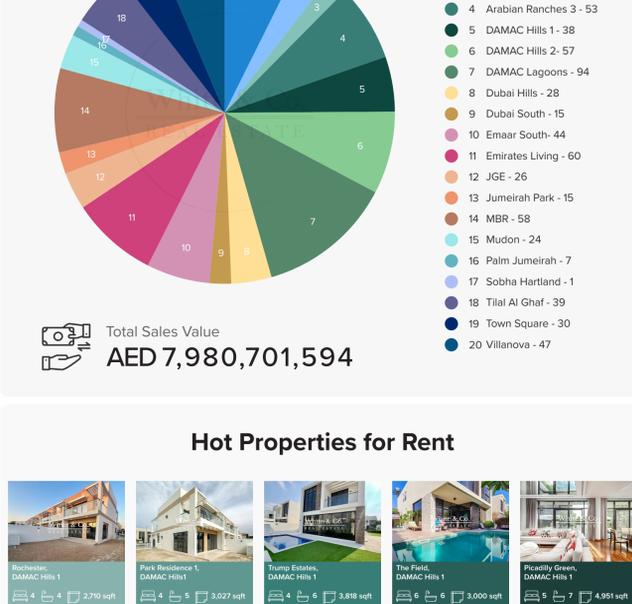
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



Sale Transactions in Dubai

April 2025



Hot Properties for Rent

Rockwell, DAMAC Hills 1
4 Bed | 2,710 sqft
AED 244,999

Park Residence 1, DAMAC Hills 1
4 Bed | 3,027 sqft
AED 264,999

Trump Estates, DAMAC Hills 1
4 Bed | 3,818 sqft
AED 399,999

The Field, DAMAC Hills 1
6 Bed | 3,000 sqft
AED 499,999

Placidly Green, DAMAC Hills 1
5 Bed | 4,951 sqft
AED 574,999

Rentals in DAMAC Hills 1

Average Price (AED) 2025 - to date



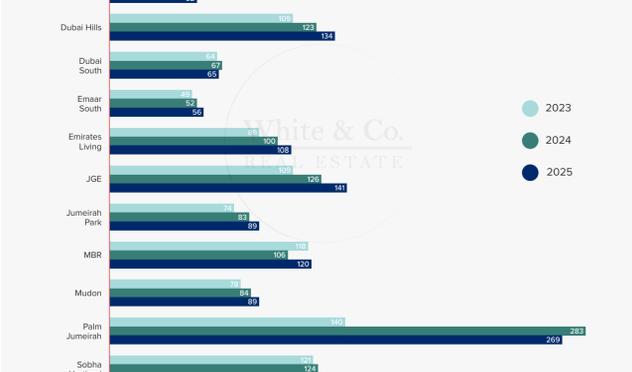
Rentals in Dubai

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	213,755	323,994	368,544	688,333
Arabian Ranches 3	163,786	226,648	332,600	-
DAMAC Hills 1	208,916	257,360	453,360	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	107,817	150,909	260,000	-
Emirates Living	255,944	469,548	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	1,290,429	2,500,000
Mudon	188,298	253,307	220,500	-
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	-

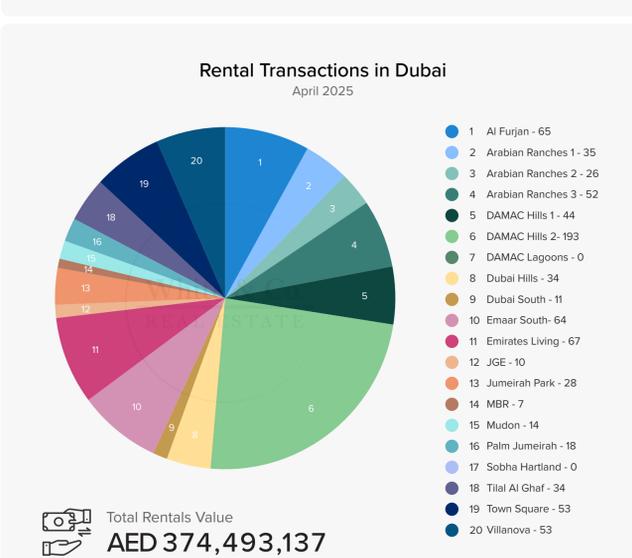
Rental Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 - to date



Rental Transactions in Dubai

April 2025



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	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			Rentals		
	Total Volume	Total Value		Total Volume	Total Value
DAMAC Lagoons	383	186,422,954	DAMAC 2	867	88,456,434
DAMAC 2	309	520,483,193	Emirates Living	355	106,507,902
Al Furjan	251	1,305,598,742	Al Furjan	295	73,782,779
Emirates Living	242	2,806,507,832	Emaar South	290	34,394,617
Arabian Ranches 3	198	708,947,123	Town Square	287	44,680,229
MBR	184	1,152,612,854	DAMAC 1	269	70,288,605
Villanova	178	591,397,444	Villanova	245	43,525,345
Tilal Al Ghaf	161	503,837,510	Arabian Ranches 3	209	38,609,181
Dubai Hills	132	2,033,642,698	Dubai Hills	209	54,680,229
Mudon	117	387,099,719	Jumeirah Park	107	40,963,330
Town Square	115	303,475,452	Mudon	94	19,493,553
Arabian Ranches 1	111	911,692,118	Arabian Ranches 2	89	26,490,585
JGE	109	1,495,662,367	JGE	68	44,528,659
Dubai Hills	78	283,620,511	MBR	62	49,822,506
Jumeirah Park	63	551,690,300	Palm Jumeirah	61	19,765,418
Arabian Ranches 2	50	326,858,887	Dubai South	55	79,988,547
Palm Jumeirah	42	1,623,484,523	Sobha Hartland	7	5,900,000
Sobha Hartland	4	53,670,000	DAMAC Lagoons	0	0