

# DAMAC Hills 2 March Market Report

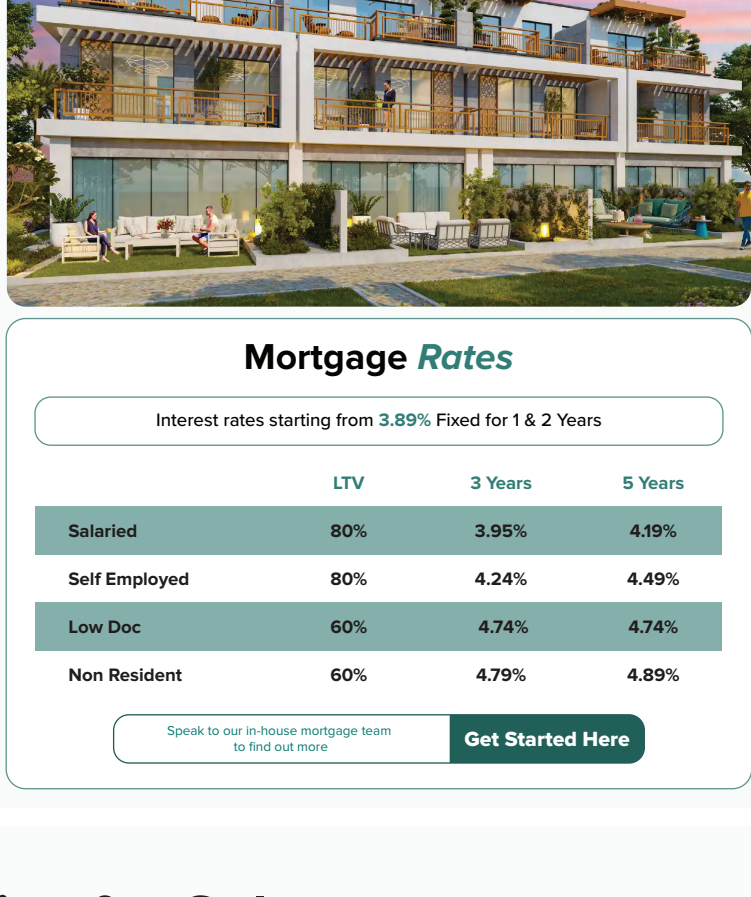
## News

### Affordable Villa Projects

DAMAC Hills 2 has been highlighted as an affordable villa project to watch in 2025, offering villas, townhouses, and plots in a lively environment with green vegetation, sports grounds, and lakes, making it ideal for both families and business professionals.

## White & Co News

Dubai's real estate market is facing a shift. For years, short-term rentals were the goldmine, but in 2025, landlords are increasingly turning to professional management companies for long-term rentals, driving a 125% increase in properties under management in Q1 for White and Co. This trend reflects a growing demand for stability, consistent returns, and hassle-free property management.



## 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% |         | 4.89%   |

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

[Get Started Here](#)

## Hot Properties for Sale

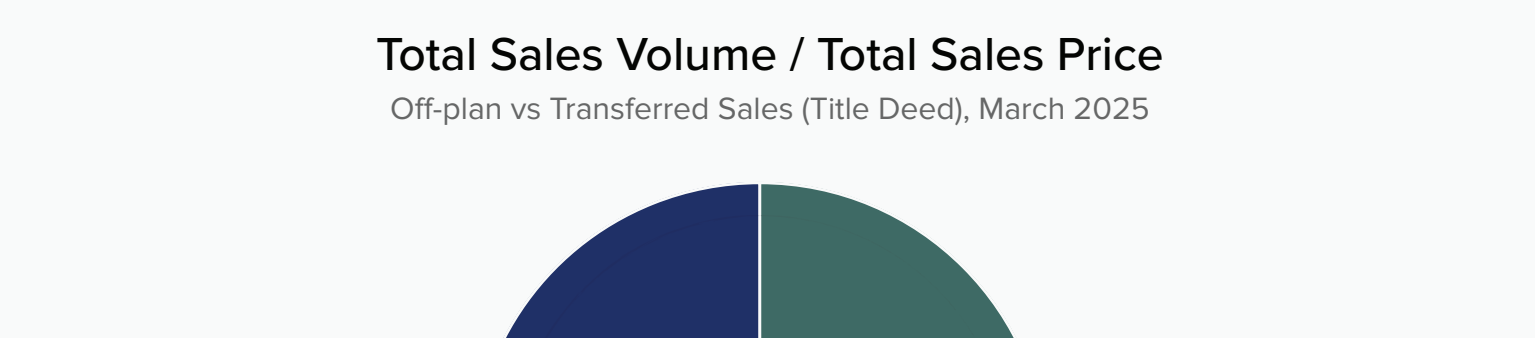
|                                                                           |                                                                                  |                                                                            |                                                                           |                                                                           |
|---------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <p>Aurum Villas, DAMAC Hills 2<br/>3 3 5 1,881 sqft<br/>AED 1,850,000</p> | <p>Just Cavalli Villas, DAMAC Hills 2<br/>3 3 3 1,208 sqft<br/>AED 1,850,000</p> | <p>Park Greens 2, DAMAC Hills 2<br/>3 3 5 3,542 sqft<br/>AED 3,110,000</p> | <p>Aurum Villas, DAMAC Hills 2<br/>3 3 6 3,465 sqft<br/>AED 3,600,000</p> | <p>Aurum Villas, DAMAC Hills 2<br/>3 3 7 4,328 sqft<br/>AED 3,950,000</p> |
|---------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|

## Recent White & Co Sales

|                                                                        |                                                                        |                                                                      |                                                                       |                                                                         |
|------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------|
| <p>Aquilegia, DAMAC Hills 2<br/>3 3 3 2,065 sqft<br/>AED 1,350,000</p> | <p>Blosswood, DAMAC Hills 2<br/>3 3 3 1,696 sqft<br/>AED 1,400,000</p> | <p>Century, DAMAC Hills 2<br/>3 3 4 2,400 sqft<br/>AED 1,850,000</p> | <p>Primrose, DAMAC Hills 2<br/>3 3 5 2,396 sqft<br/>AED 1,950,000</p> | <p>Coursettia, DAMAC Hills 2<br/>3 3 3 1,930 sqft<br/>AED 2,350,000</p> |
|------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------|

## Dubai House Price Timeline

March 2025



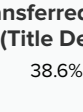
**+1.95%**  
MoM Change



**+2.80%**  
QoQ Change



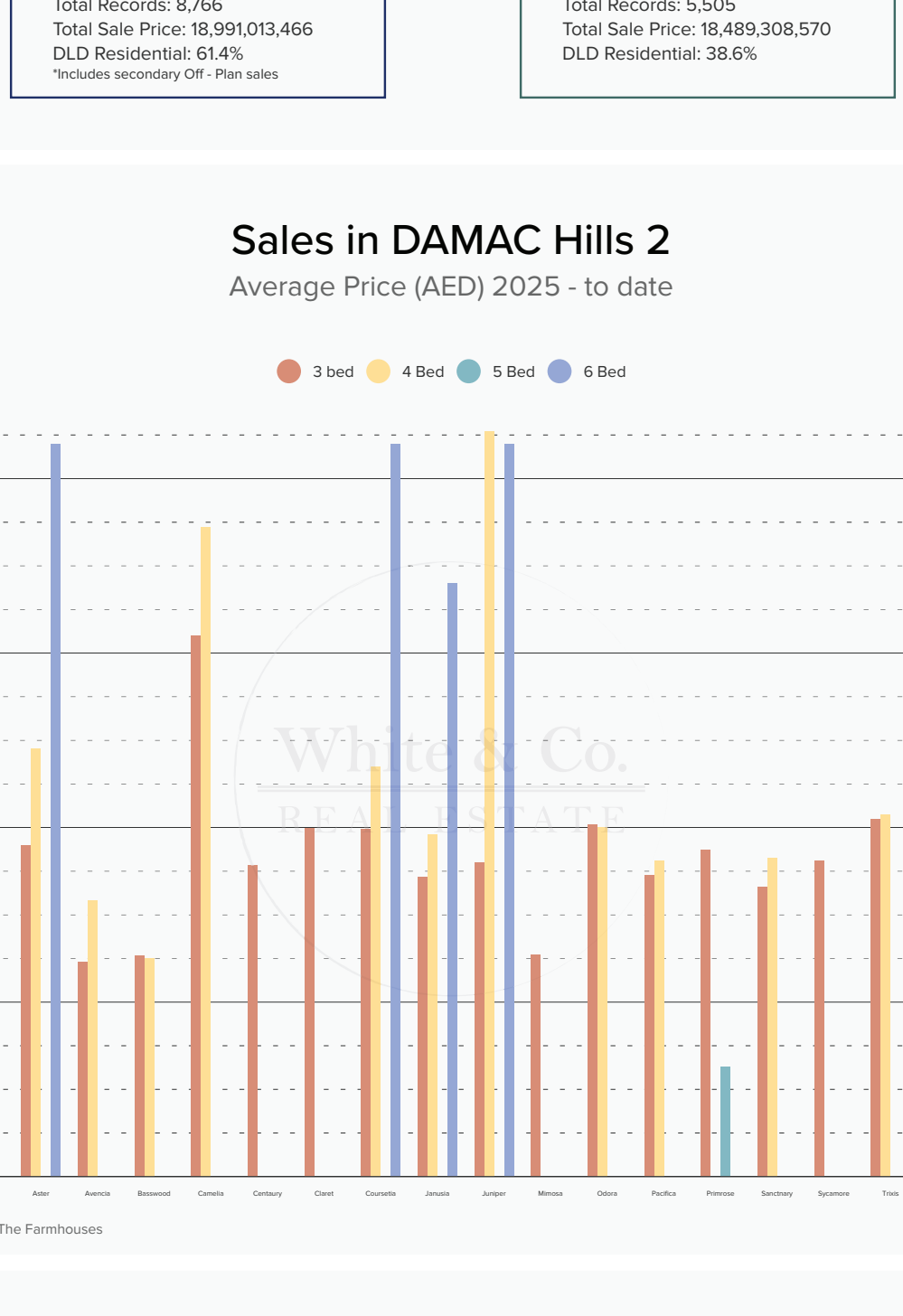
**+15.83%**  
YoY Change



**AED 1,535**  
Average price/sqft

## Total Sales Volume / Total Sales Price

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



### Off - Plan

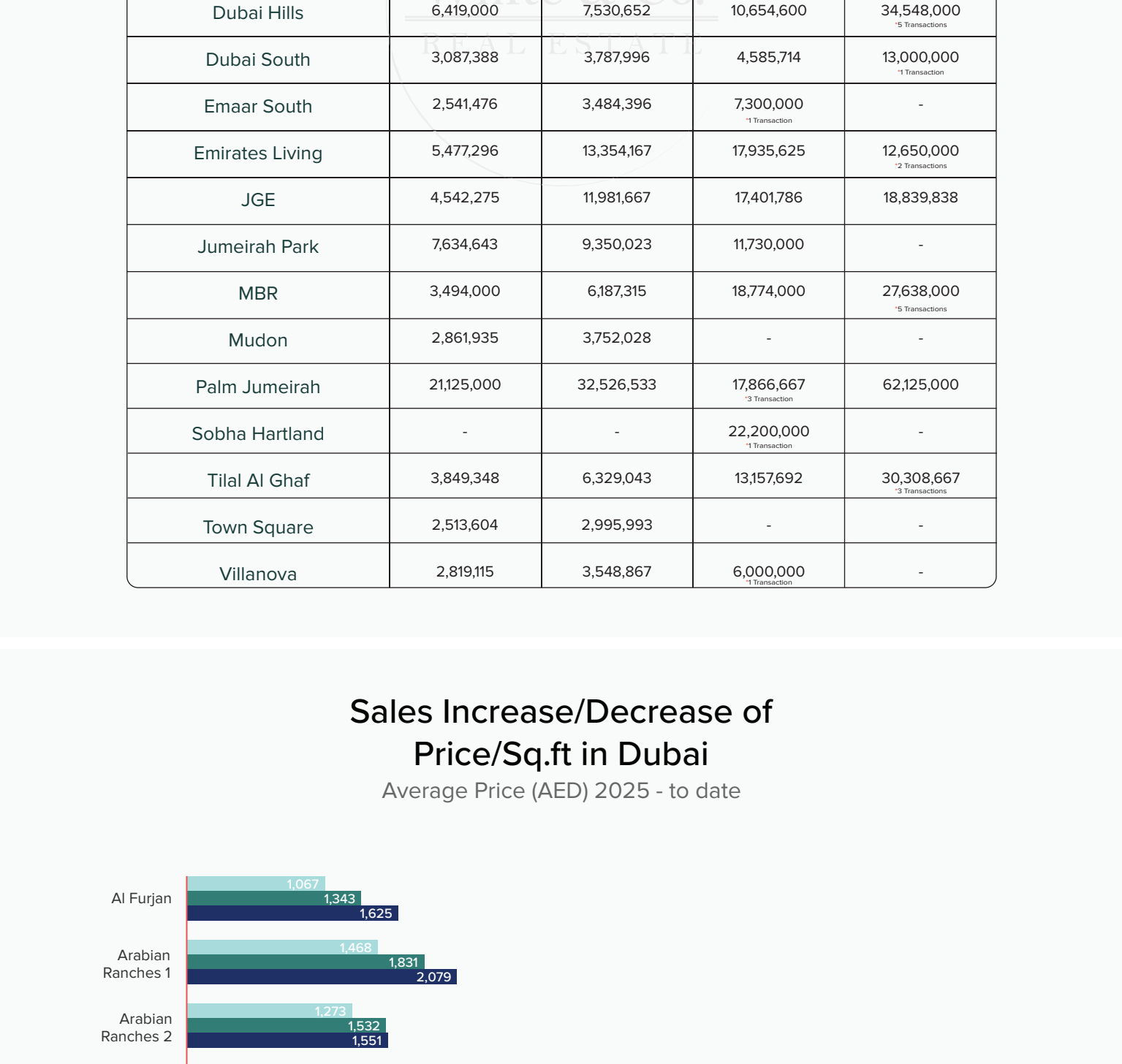
Total Records: 8,766  
Total Sale Price: 18,991,013,466  
DLD Residential: 61.4%  
\*Includes secondary Off - Plan sales

### Transferred Sales (Title Deed)

Total Records: 5,505  
Total Sale Price: 18,489,308,570  
DLD Residential: 38.6%

## Sales in DAMAC Hills 2

Average Price (AED) 2025 - to date



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