

News

Exciting Handovers in DAMAC Lagoons Set for 2025

Key clusters within DAMAC Lagoons, including Portofino and Lagoons Nice, are slated for handover in 2025. These clusters promise residents a unique lifestyle with themed environments inspired by picturesque European coastal towns, featuring stunning waterfront views and vibrant community spaces.

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.

Santorini, DAMAC Lagoons

4 5 1,550 sqft

AED 3,000,000

Crota Brava 2, DAMAC Lagoons

4 5 3,250 sqft

AED 3,050,000

Malta, DAMAC Lagoons

4 5 1,584 sqft

AED 3,100,000

Monte Carlo, DAMAC Lagoons

5 5 3,481 sqft

AED 3,400,000

Santorini, DAMAC Lagoons

5 6 3,264 sqft

AED 3,400,000

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

LTV

3 Years

5 Years

Salaried

80%

3.99%

4.19%

Self Employed

80%

4.24%

4.49%

Low Doc

60%

4.74%

4.74%

Non Resident

60%

4.79%

4.99%

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Hot Properties for Sale

Santorini, DAMAC Lagoons

4 5 1,550 sqft

AED 3,000,000

Crota Brava 2, DAMAC Lagoons

4 5 3,250 sqft

AED 3,050,000

Malta, DAMAC Lagoons

4 5 1,584 sqft

AED 3,100,000

Monte Carlo, DAMAC Lagoons

5 5 3,481 sqft

AED 3,400,000

Santorini, DAMAC Lagoons

5 6 3,264 sqft

AED 3,400,000

Recent White & Co Sales

Malta, DAMAC Lagoons

4 5 2,274 sqft

AED 2,450,000

Portofino, DAMAC Lagoons

4 5 2,275 sqft

AED 2,450,000

Malta, DAMAC Lagoons

5 5 3,377 sqft

AED 3,050,000

Portofino, DAMAC Lagoons

5 6 3,354 sqft

AED 3,100,000

Santorini, DAMAC Lagoons

5 6 3,264 sqft

AED 3,700,000

Dubai House Price Timeline

March 2025

DP Index Value

140

160

180

200

Current March 2025

214.29

Monthly

+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 58.6%

Transferred Sales (Title Deed) 38.6%

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 Lagoons

Average Price (AED) 2025 - to date

3 Bed

4 Bed

5 Bed

6 Bed

Malta

Marbella

Morocco

Portofino

Santorini

Venice

Sales in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,072,500	5,356,708	7,341,975	-
Arabian Ranches 1	6,438,432	12,254,286	11,366,462	17,925,000 (3 Transactions)
Arabian Ranches 2	4,113,000	5,783,941	9,666,667	10,666,667
Arabian Ranches 3	2,767,252	4,213,770	6,465,000	-
DAMAC Hills 1	3,347,308	4,057,647	7,976,929	10,790,000
DAMAC Hills 2	1,596,613	1,991,241	630,000 (1 Transaction)	3,883,333
DAMAC Lagoons	2,130,000	2,282,635	3,076,939	6,303,846
Dubai Hills	6,419,000	7,530,652	10,654,600	34,548,000
Dubai South	3,087,388	3,787,996	4,585,714	13,000,000 (1 Transaction)
Emaar South	2,541,476	3,484,396	7,300,000 (1 Transaction)	-
Emirates Living	5,477,296	13,354,167	17,935,625	12,650,000
JGE	4,542,275	11,981,667	17,401,786	18,839,838
Jumeirah Park	7,634,643	9,350,023	11,730,000	-
MBR	3,494,000	6,187,315	18,774,000	27,638,000 (4 Transactions)
Mudon	2,861,935	3,752,028	-	-
Palm Jumeirah	21,125,000	32,526,533	17,866,667 (3 Transactions)	62,125,000
Sobha Hartland	-	-	22,200,000 (1 Transaction)	-
Tilal Al Ghaf	3,849,348	6,329,043	13,157,892	30,308,667 (1 Transaction)
Town Square	2,513,604	2,995,993	-	-
Villanova	2,819,115	3,548,867	6,000,000 (1 Transaction)	-

Sale Transactions in Dubai

March 2025

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

Al Furjan - 59

Arabian Ranches 1 - 31

Arabian Ranches 2 - 17

Arabian Ranches 3 - 43

DAMAC Hills 1 - 34

DAMAC Hills 2 - 84

DAMAC Lagoons - 107

Dubai Hills - 32

Dubai South - 32

Emaar South - 34

Emirates Living - 49

JGE - 31

Jumeirah Park - 13

MBR - 40

Mudon - 26

Palm Jumeirah - 7

Sobha Hartland - 0

Tilal Al Ghaf - 50

Town Square - 29

Villanova - 44

Total Sales Value

AED 7,586,980,327

Hot Properties for Rent

Vareto Villas, DAMAC Hills 1

3 3 2,698 sqft

AED 179,999

Park Residence 1, DAMAC Hills 1

3 3 1,615 sqft

AED 190,000

Richmond, DAMAC Hills 1

3 4 2,723 sqft

AED 209,999

Park Residence 1, DAMAC Hills 1

3 3 1,617 sqft

AED 210,000

Rochester, DAMAC Hills 1

4 4 2,710 sqft

AED 244,999

Rentals in Dubai

Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	212,279	302,010	374,115	470,000
Arabian Ranches 1	302,326	397,250	512,308	1,633,333
Arabian Ranches 2	220,552	333,793	350,417	582,500 (3 Transactions)
Arabian Ranches 3	163,957	225,347	362,500	-
DAMAC Hills 1	208,303	265,202	421,118	821,168 (4 Transactions)
DAMAC Hills 2	96,342	113,464	131,197	219,688
DAMAC Lagoons	-	-	-	-
Dubai Hills	340,441	403,212	659,500	1,972,667 (3 Transactions)
Dubai South	160,464	240,000	-	-
Emaar South	107,582	151,579	-	-
Emirates Living	268,504	687,833	635,000	906,667 (3 Transactions)
JGE	386,250	582,187	952,434	2,853,333 (4 Transactions)
Jumeirah Park	332,234	411,667	450,847	-
MBR	128,333	674,771	1,388,462	2,500,000
Mudon	188,303	236,871	170,753	-
Palm Jumeirah	-	1,355,555	1,771,000	2,092,857
Sobha Hartland	-	648,333	1,210,268 (4 Transactions)	-
Tilal Al Ghaf	212,370	375,996	633,957 (1 Transaction)	-
Town Square	146,375	177,477	-	-
Villanova	157,384	198,761	-	-

Total Sales & Rentals in Dubai

2025 - to date

Sales

Total Volume

Total Value

DAMAC Lagoons

279

819,630,019

DAMAC 2

246

413,014,960

Al Furjan

177

938,845,450

Emirates Living

175

2,343,232,333

Arabian Ranches 3

139

495,680,317

MBR

126

1,204,078,969

Villanova

126

386,801,942

Emaar South

117

380,415,249

Tilal Al Ghaf

109

909,045,660

DAMAC 1

104

511,597,000

Dubai Hills

101

1,424,917,698

Mudon

91

299,071,720

Arabian Ranches 1

85

661,472,120

Town Square

85

220,070,452

JGE

77

951,049,367

Dubai South

64

228,594,399

Jumeirah Park

42

371,585,300

Arabian Ranches 2

34

218,409,887

Palm Jumeirah

33

1,325,084,523

Sobha Hartland

3

33,670,000

Rentals

Total Volume

Total Value

DAMAC 2

651

66,391,256

Emaar South

215

25,725,994

Town Square

215

33,819,85

DAMAC 1

210

54,706,310

Emirates Living

196

54,061,667

Al Furjan

189

48,648,872

Villanova

171

28,782,962

Dubai Hills

165

86,316,568

Arabian Ranches 3

160

29,851,981

Tilal Al Ghaf

126

42,686,284

Mudon

77

15,420,549

Arabian Ranches 1

65

25,950,123

Arabian Ranches 2

65

19,902,150

Jumeirah Park

55

21,563,429

JGE

48

35,403,015

MBR

45

44,941,500

Dubai South

43

6,206,547

Palm Jumeirah

39

63,342,379

Sobha Hartland

7

5,000,000

DAMAC Lagoons

0

0

PROPERTY MONITOR

A Cavendish Maxwell Group Company

WINNER

2024

Data source: Property Monitor, as of 3rd April 2025 Secondary Sales Only

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