

## Dubai South | EMAAR South February Market Report

## News

## Dubai South Properties Launches Beachfront Gates Amid High Demand

Dubai South Properties has launched Beachfront Gates, an exclusive apartment development in Dubai South's Residential District, following the strong demand for apartments in the area. CEO Nabil Al Kindi highlighted the rapid sell-out of South Living as proof of Dubai South's growing appeal. He noted that over 100 units of Beachfront Gates were sold on launch day.



## Mortgage Rates

Interest rates starting from 3.94% Fixed for 1 &amp; 2 Years

|               | LTV | 3 Years | 5 Years |
|---------------|-----|---------|---------|
| Salaried      | 80% | 3.94%   | 4.19%   |
| Self Employed | 80% | 4.10%   | 4.44%   |
| Low Doc       | 60% | 4.49%   | 4.59%   |
| Non Resident  | 60% | 4.19%   | 4.59%   |

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

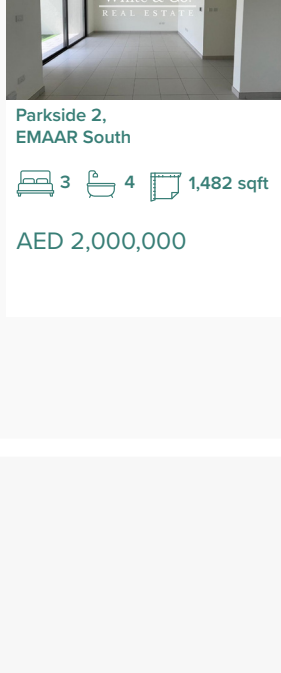
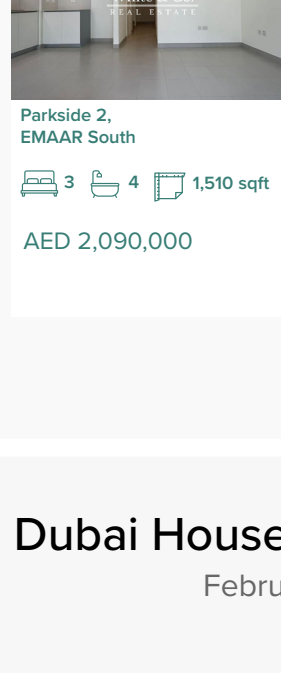
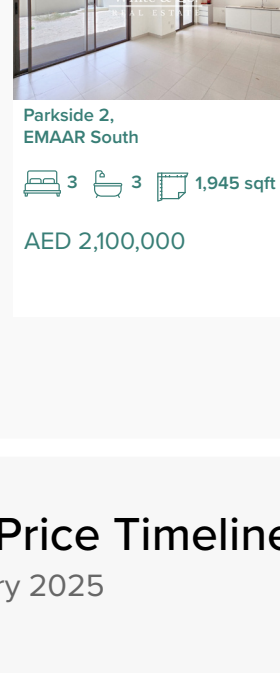
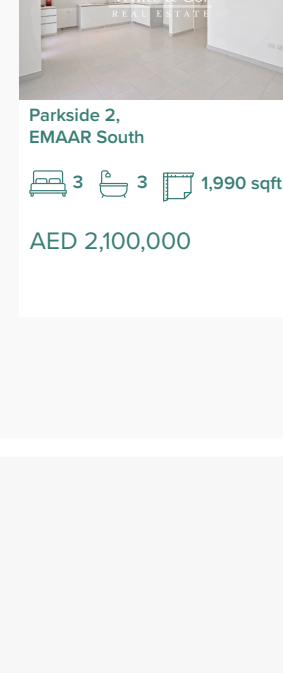
Get Started Here

## White &amp; Co News

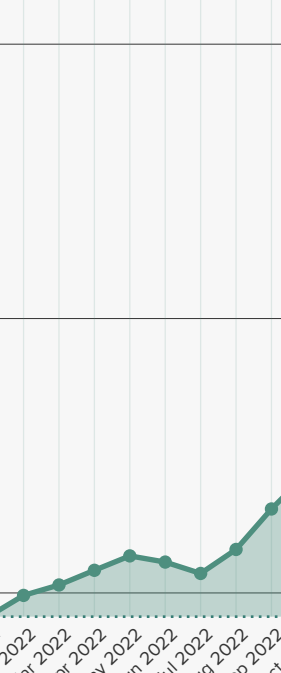
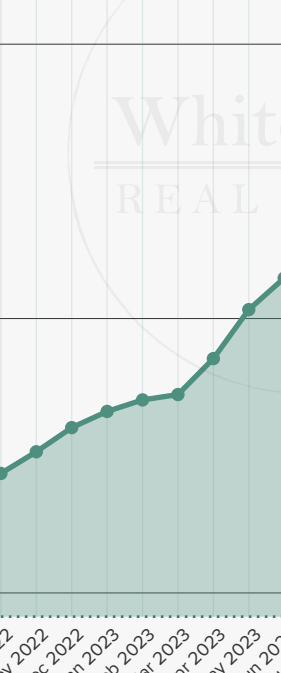
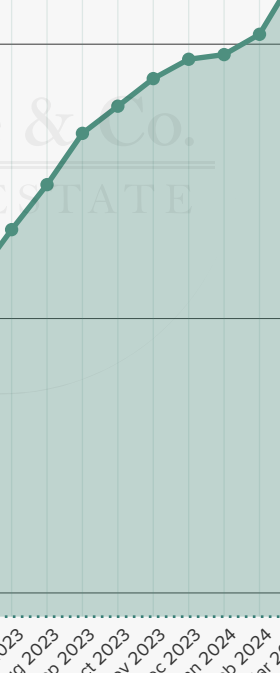
## Will you need to upgrade or lower your rent?

The 90-day notice for rent increases, part of Dubai's Smart Rental Index launched on January 2, isn't a new change. It's designed to ensure stability amid the city's housing boom, requiring landlords to give tenants ample time before increasing rent, with the added benefit of a star rating system for buildings.

## Hot Properties for Sale

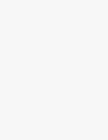
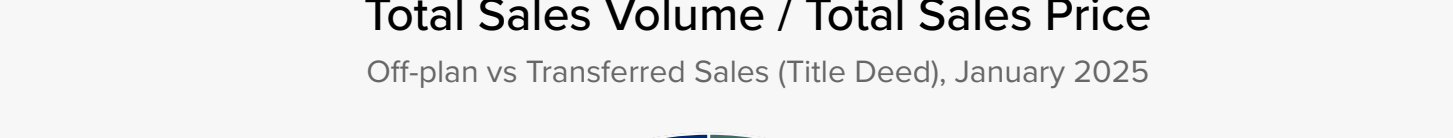
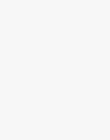
Celestia, Dubai South  
3 Beds, 4 Bathrooms  
442 sqft  
AED 520,000Azal Venice 7, Dubai South  
3 Beds, 4 Bathrooms  
1,510 sqft  
AED 730,000The Pulse Boulevard Apartments, Dubai South  
3 Beds, 3 Bathrooms  
1,579 sqft  
AED 1,800,000EMAAR South, Dubai South  
3 Beds, 3 Bathrooms  
2,886 sqft  
AED 2,250,000

## Recent White &amp; Co Sales

Parkside 2, EMAAR South  
3 Beds, 4 Bathrooms  
1,482 sqft  
AED 2,000,000Parkside 2, EMAAR South  
3 Beds, 4 Bathrooms  
1,510 sqft  
AED 2,090,000Parkside 2, EMAAR South  
3 Beds, 3 Bathrooms  
1,945 sqft  
AED 2,100,000Parkside 2, EMAAR South  
3 Beds, 3 Bathrooms  
1,990 sqft  
AED 2,100,000

## Dubai House Price Timeline

February 2025

+1.41%  
MoM Change+1.72%  
QoQ Change+16.31%  
YoY ChangeAED 1,505  
Average price/sqft

## Total Sales Volume / Total Sales Price

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



**Off - Plan**  
Total Records: 8,827  
Total Sale Price: AED 19,894,443,948  
DLD Residential: 58.6%  
\*Includes secondary Off - Plan sales

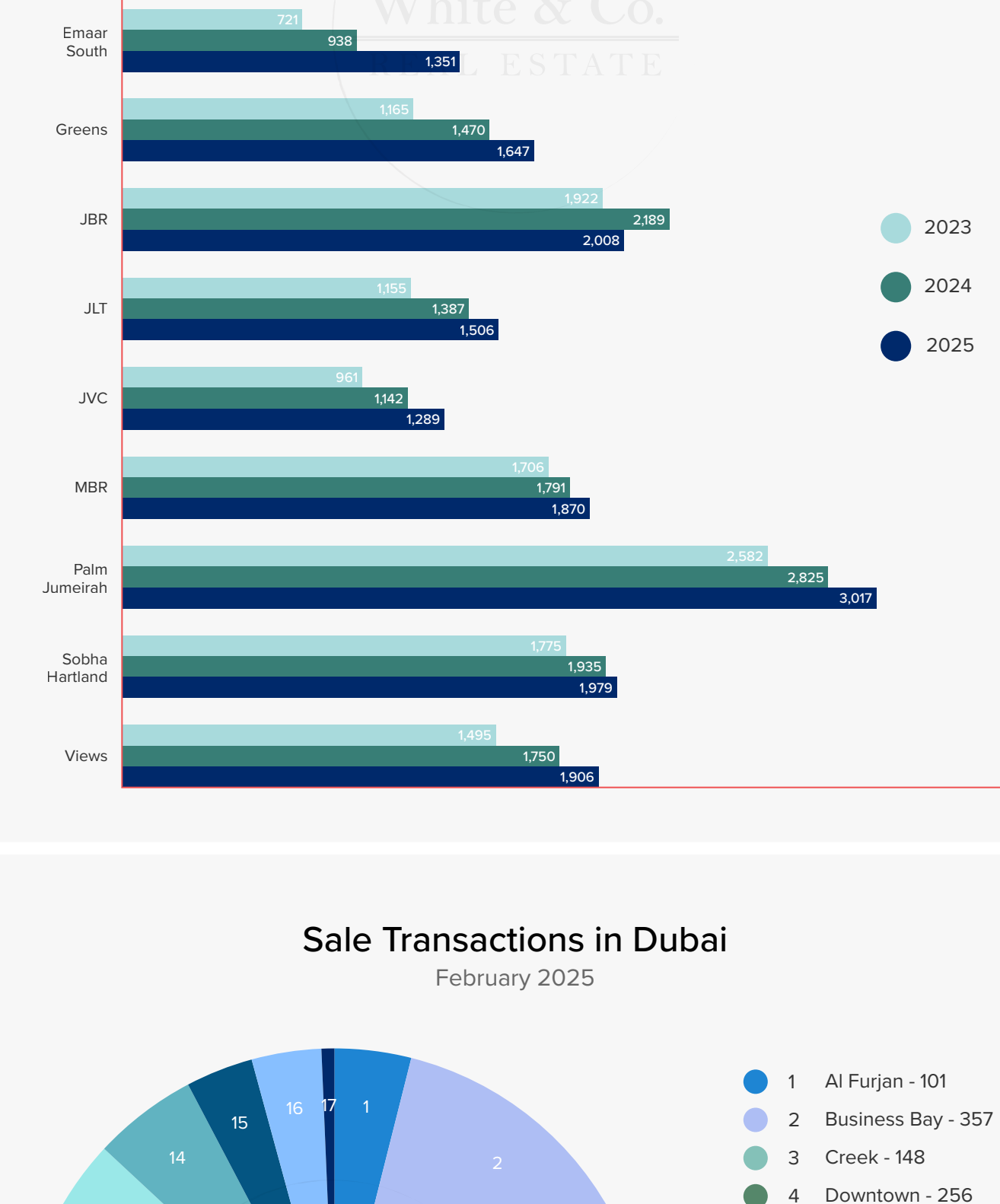
**Transferred Sales (Title Deed)**  
Total Records: 6,231  
Total Sale Price: AED 21,369,239,50  
DLD Residential: 41.4%

Average Price (AED) 2025 To Date

|                  | Studio    | 1 Bed     | 2 Bed     | 3 Bed      | 4 Bed      | 5 Bed          | 6 Bed |
|------------------|-----------|-----------|-----------|------------|------------|----------------|-------|
| Al Furjan        | 597,064   | 959,084   | 1,566,656 | 2,256,993  | -          | -              | -     |
| Business Bay     | 1,039,236 | 1,493,033 | 2,373,112 | 5,036,219  | 6,266,000  | 6,000,000      | -     |
| Creek            | -         | 1,622,831 | 2,683,723 | 4,013,942  | 8,525,000  | -              | -     |
| Downtown         | 1,345,441 | 2,115,994 | 3,787,455 | 7,182,928  | 21,562,530 | 20,924,888     | -     |
| Dubai Hills      | 1,040,000 | 1,530,871 | 2,519,383 | 3,963,051  | -          | -              | -     |
| Dubai Marina     | 1,226,668 | 1,624,467 | 2,473,637 | 4,250,696  | 7,793,988  | 8,900,000      | -     |
| Dubai South      | 471,586   | 681,797   | 1,114,636 | -          | -          | -              | -     |
| EMAAR Beachfront | -         | 2,794,901 | 4,397,569 | 7,137,339  | 19,250,000 | 2 Transactions | -     |
| EMAAR South      | -         | 1,074,681 | 1,737,159 | 2,625,222  | -          | -              | -     |
| Greens           | 865,000   | 1,295,848 | 1,991,542 | 3,385,000  | 5,625,782  | -              | -     |
| JBR              | 1,115,110 | 2,133,125 | 3,055,014 | 3,963,857  | 10,112,500 | -              | -     |
| JLT              | 712,225   | 1,239,896 | 2,059,066 | 3,110,878  | 8,437,500  | 2,612,500      | -     |
| JVC              | 623,105   | 961,400   | 1,507,195 | 1,822,250  | 2,000,000  | -              | -     |
| MBR              | 645,510   | 1,281,104 | 2,326,307 | 2,440,400  | 12,500,000 | 1 Transaction  | -     |
| Palm Jumeirah    | 1,480,100 | 3,254,417 | 4,896,591 | 11,099,214 | 19,079,167 | 26,333,333     | -     |
| Sobha Hartland   | 895,000   | 1,366,133 | 2,309,940 | 3,250,461  | 5,116,667  | -              | -     |
| Views            | 850,000   | 1,610,450 | 2,663,109 | 3,277,500  | -          | -              | -     |

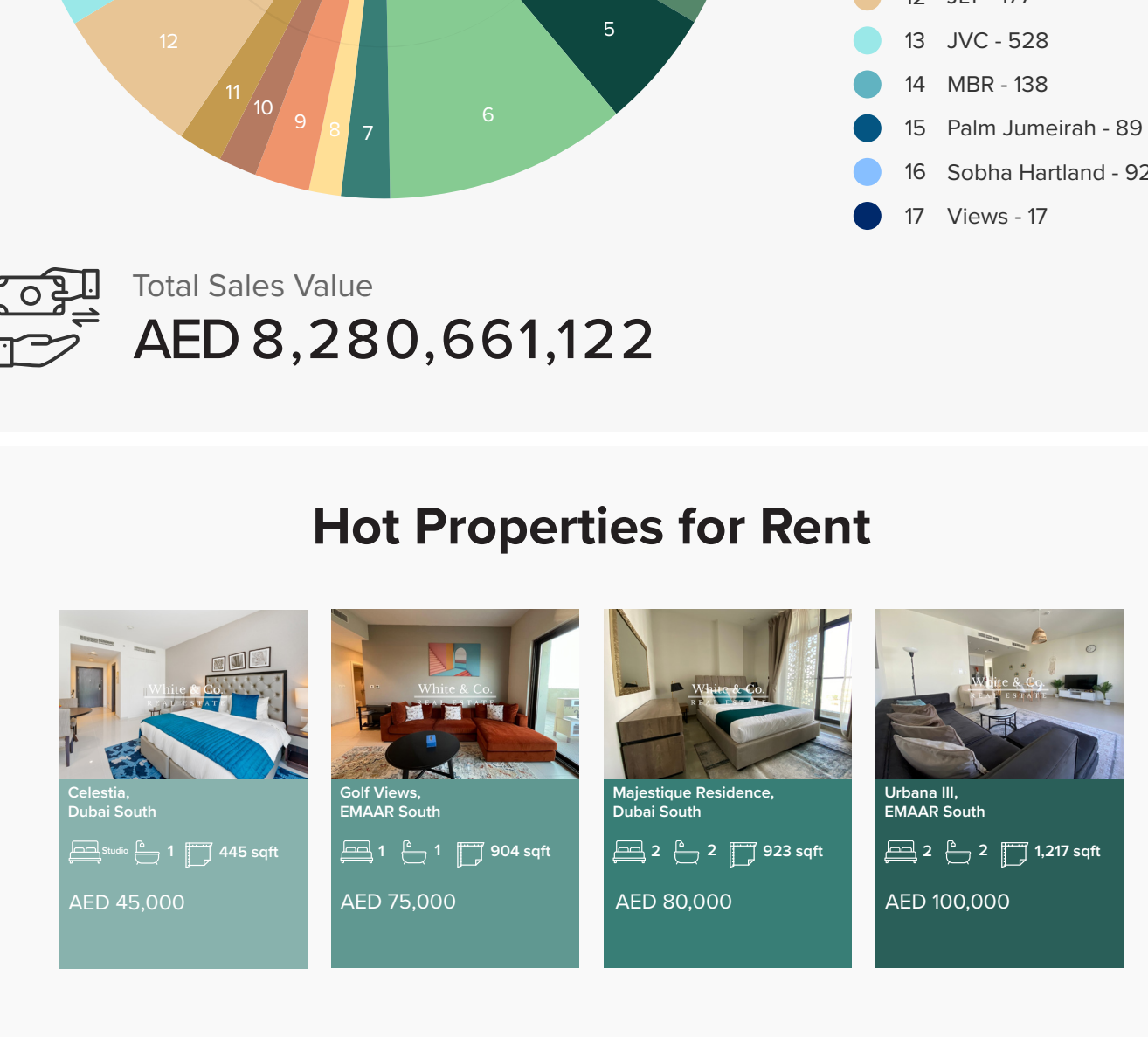
## Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



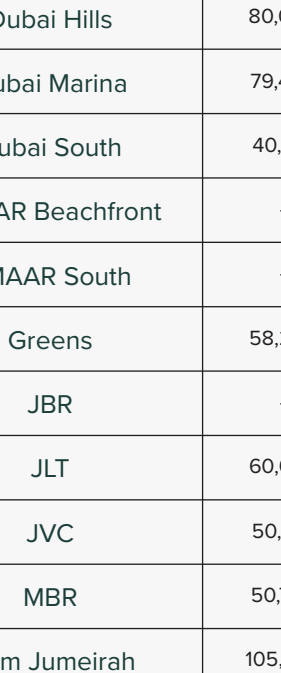
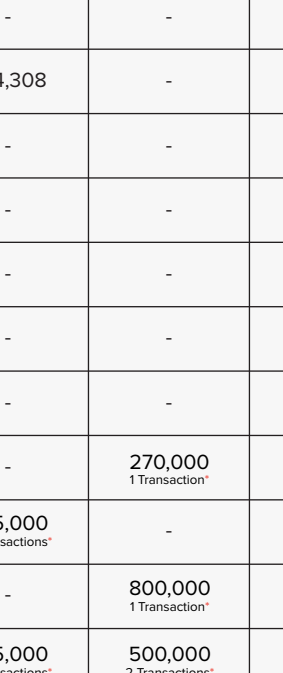
## Sale Transactions in Dubai

February 2025



Total Sales Value  
AED 8,280,661,122

## Hot Properties for Rent

Celestia, Dubai South  
3 Beds, 1 Bathroom  
445 sqft  
AED 45,000Golf Views, EMAAR South  
3 Beds, 1 Bathroom  
904 sqft  
AED 75,000Majestic Residence, Dubai South  
3 Beds, 2 Bathrooms  
923 sqft  
AED 80,000Urbana II, EMAAR South  
3 Beds, 2 Bathrooms  
1,217 sqft  
AED 100,000

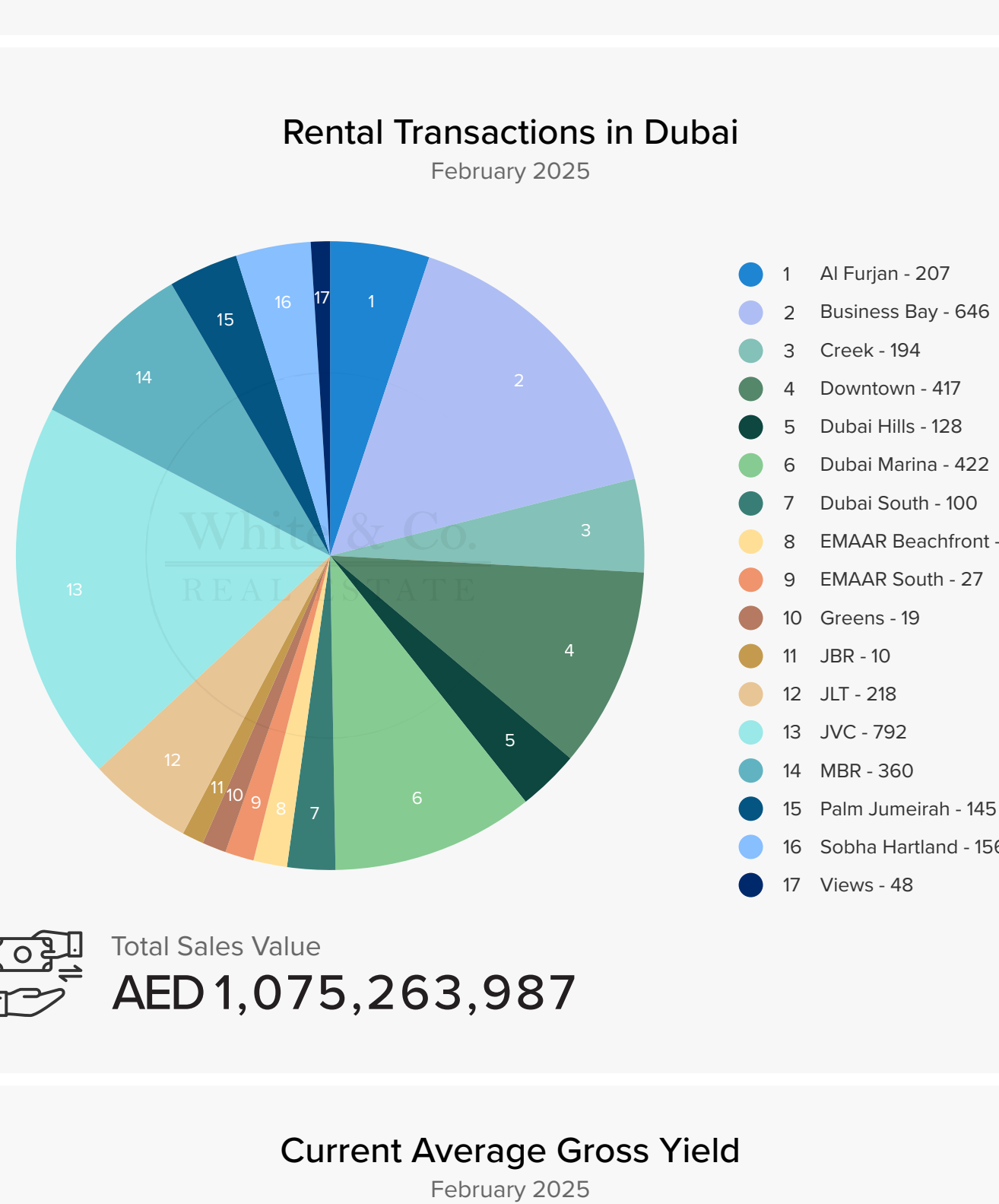
## Rentals in Dubai

Average Price (AED) 2025 To Date

|                  | Studio  | 1 Bed   | 2 Bed   | 3 Bed   | 4 Bed   | 5 Bed   | 6 Bed |
|------------------|---------|---------|---------|---------|---------|---------|-------|
| Al Furjan        | 51,623  | 72,851  | 105,415 | 169,000 | -       | -       | -     |
| Business Bay     | 70,596  | 98,828  | 142,399 | 206,644 | 184,000 | -       | -     |
| Creek            | -       | 110,467 | 157,976 | 225,277 | 401,952 | -       | -     |
| Downtown         | 84,198  | 132,299 | 210,028 | 303,231 | 553,286 | -       | -     |
| Dubai Hills      | 80,000  | 99,213  | 152,393 | 238,757 | -       | -       | -     |
| Dubai Marina     | 79,480  | 106,610 | 155,117 | 274,706 | 444,308 | -       | -     |
| Dubai South      | 40,881  | 52,366  | 73,676  | 103,600 | -       | -       | -     |
| EMAAR Beachfront | -       | 161,952 | 257,357 | 415,000 | -       | -       | -     |
| EMAAR South      | -       | 55,149  | 95,286  | 97,098  | -       | -       | -     |
| Greens           | 58,280  | 99,020  | 149,386 | 215,000 | -       | -       | -     |
| JBR              | -       | 162,000 | 332,216 | 630,000 | -       | -       | -     |
| JLT              | 60,062  | 92,010  | 128,130 | 207,308 | -       | 270,000 | -     |
| JVC              | 50,221  | 74,351  | 113,541 | 132,333 | 245,000 | -       | -     |
| MBR              | 50,782  | 88,263  | 120,571 | 192,667 | -       | 800,000 | -     |
| Palm Jumeirah    | 105,688 | 178,115 | 420,420 | 710,603 | 365,000 | 500,000 | -     |
| Sobha Hartland   | 72,896  | 98,164  | 150,155 | 224,729 | -       | -       | -     |
| Views            | 68,667  | 111,179 | 154,026 | 219,607 | -       | -       | -     |

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

Average Price (AED) 2025 To Date



## Rental Transactions in Dubai

February 2025



Total Sales Value  
AED 1,075,263,987

## Current Average Gross Yield

February 2025

| Community                       | Community Type | Avg. Gross Yield |
|---------------------------------|----------------|------------------|
| Al Furjan                       | Apartment      | 8.78 %           |
| JVC                             | Apartment      | 7.78 %           |
| JLT                             | Apartment      | 7.52 %           |
| MBR                             | Apartment      | 7.37 %           |
| Emirates Living (Greens, Views) | Apartment      | 6.97 %           |
| Sobha Hartland                  | Apartment      | 6.80 %           |
| Dubai Marina                    | Apartment      | 6.65 %           |
| Meydan                          | Apartment      | 6.59 %           |
| Business Bay                    | Apartment      | 6.48 %           |
| Dubai Hills                     | Apartment      | 6.43 %           |
| JBR                             | Apartment      | 6.34 %           |
| Downtown                        | Apartment      | 6.22 %           |
| Creek                           | Apartment      | 5.85 %           |
| Palm Jumeirah                   | Apartment      | 5.42 %           |

## Total Sales &amp; Rentals in Dubai

2025 To Date

| Sales            | Total Volume | Total Value   | Rentals          | Total Volume | Total Value |
|------------------|--------------|---------------|------------------|--------------|-------------|
| JVC              | 926          | 879,806,018   | JVC              | 1,665        | 123,865,835 |
| Business Bay     | 654          | 1,190,928,208 | Business Bay     | 1,288        | 140,942,556 |
| Dubai Marina     | 526          | 1,279,084,480 | Dubai Marina     | 948          | 127,847,949 |
| Downtown         | 490          | 1,981,583,670 | Downtown         | 886          | 159,720,720 |
| JLT              | 336          | 525,563,155   | MBR              | 800          | 54,426,878  |
| Creek            | 280          | 736,572,242   | JLT              | 531          | 50,779,931  |
| MBR              | 278          | 135,577,616   | Al Furjan        | 456          | 32,288,660  |
| Dubai Hills      | 277          | 621,447,996   | Creek            | 392          | 59,826,241  |
| Palm Jumeirah    | 188          | 1,279,327,877 | Dubai Hills      | 322          | 41,28,942   |
| Al Furjan        | 180          | 212,739,907   | Palm Jumeirah    | 319          | 84,376,564  |
| Sobha Hartland   | 163          | 305,155,062   | Sobha Hartland   | 305          | 35,048,627  |
| Dubai South      | 112          | 78,773,796    | Dubai South      | 197          | 11,221,188  |
| JBR              | 104          | 354,348,097   | Views            | 100          | 13,595,165  |
| EMAAR Beachfront | 95           | 450,518,392   | EMAAR Beachfront | 86           | 20,466,331  |
| Greens           | 82           | 135,577,616   | EMAAR South      | 78           | 6,590,154   |
| EMAAR South      | 74           | 114,891,846   | Greens           | 54           | 6,873,059   |
| Views            | 36           | 79,023,870    | JBR              | 24           | 7,885,727   |