

Emaar Beachfront March Market Report

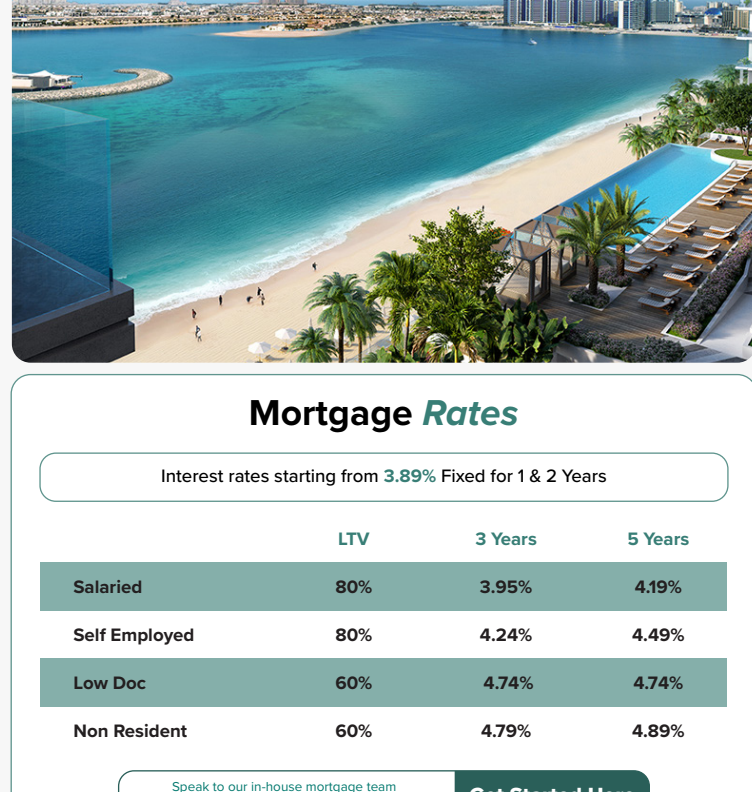
News

Strong Sales Reflect High Investor Confidence

The Bristol at Emaar Beachfront saw 10 units sold for AED 75.3 million on March 18, 2025, demonstrating strong investor confidence. The area's exclusivity, beachfront lifestyle, and luxury apartments make it one of Dubai's top real estate investment locations.

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%	4.79%	4.89%

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

Get Started Here

Hot Properties for Sale

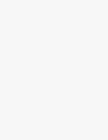
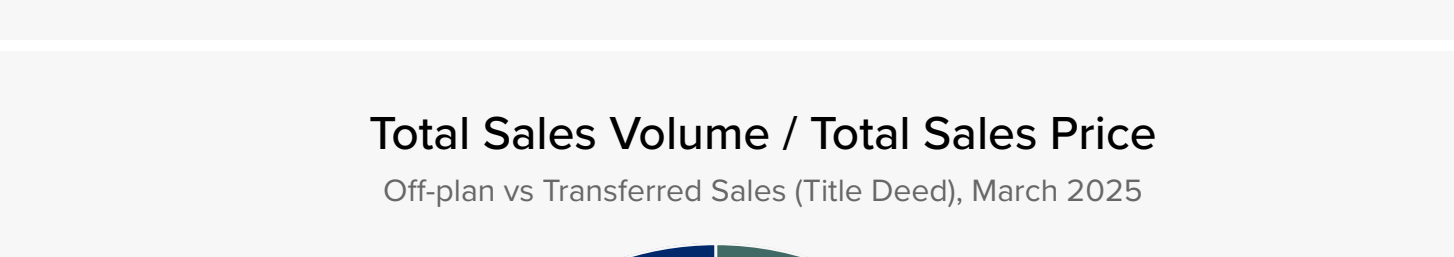
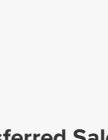
 Beach life, EMAAR Beachfront 1 2 2 1,175 sqft AED 3,700,000	 Marina Vista, EMAAR Beachfront 2 2 1,277 sqft AED 4,150,000	 Marina Vista Tower 2, EMAAR Beachfront 2 2 1,083 sqft AED 4,200,000	 Beach Mansion, EMAAR Beachfront 2 3 4 2,228 sqft AED 6,670,000	 Sunrise Bay Tower 2, EMAAR Beachfront 3 3 4 2,095 sqft AED 7,500,000
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Recent White & Co Sales

 Marina Vista, EMAAR Beachfront 2 2 1,277 sqft AED 4,050,000	 Grand Bleu Tower 1, EMAAR Beachfront 2 2 1,318 sqft AED 4,550,000	 Sunrise Bay, EMAAR Beachfront 2 2 1,216 sqft AED 4,200,000	 Grand Bleu Tower 1, EMAAR Beachfront 2 2 1,592 sqft AED 4,600,000	 Beach Mansion, EMAAR Beachfront 3 3 4 2,220 sqft AED 6,775,000
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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



Sales in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	599,185	974,899	1,558,289	2,197,712	-	-	-
Business Bay	1,036,310	1,511,600	2,529,533	4,571,429	5,639,222	22,750,000 2 Transactions	-
Creek	-	1,644,073	2,731,422	3,986,737	7,893,689	-	18,500,000 1 Transaction
Downtown	1,352,161	2,146,414	3,785,728	7,242,938	22,994,322	20,924,888 1 Transaction	-
Dubai Hills	895,852	1,535,932	2,502,607	3,911,921	-	-	-
Dubai Marina	1,331,801	1,660,641	2,371,149	4,130,363	7,724,597	19,050,000 5 Transactions	-
Dubai South	469,950	688,344	1,093,416	1,797,661	-	-	-
EMAAR Beachfront	-	2,940,332	4,933,878	7,688,717	15,200,000	-	-
EMAAR South	-	1,098,388	1,731,809	2,458,506	-	-	-
Greens	865,000	1,310,536	2,104,175	3,396,429	5,625,782 2 Transactions	-	-
JBR	1,378,264	2,366,382	3,210,106	4,200,156	10,441,667	-	-
JLT	696,736	1,239,338	2,037,251	3,031,913	5,523,000	2,325,000	-
JVC	627,399	970,630	1,512,102	2,349,731	2,150,000 2 Transactions	-	-
MBR	649,233	1,315,431	2,279,456	2,316,247	12,500,000 2 Transactions	-	-
Palm Jumeirah	1,573,971	3,279,477	5,299,522	12,022,073	22,409,722	26,333,333 3 Transactions	-
Sobha Hartland	918,200	1,374,123	2,327,842	3,251,771	5,116,667 3 Transactions	-	-
Views	958,333	1,606,692	2,701,694	3,407,889	5,500,000 1 Transaction	-	-

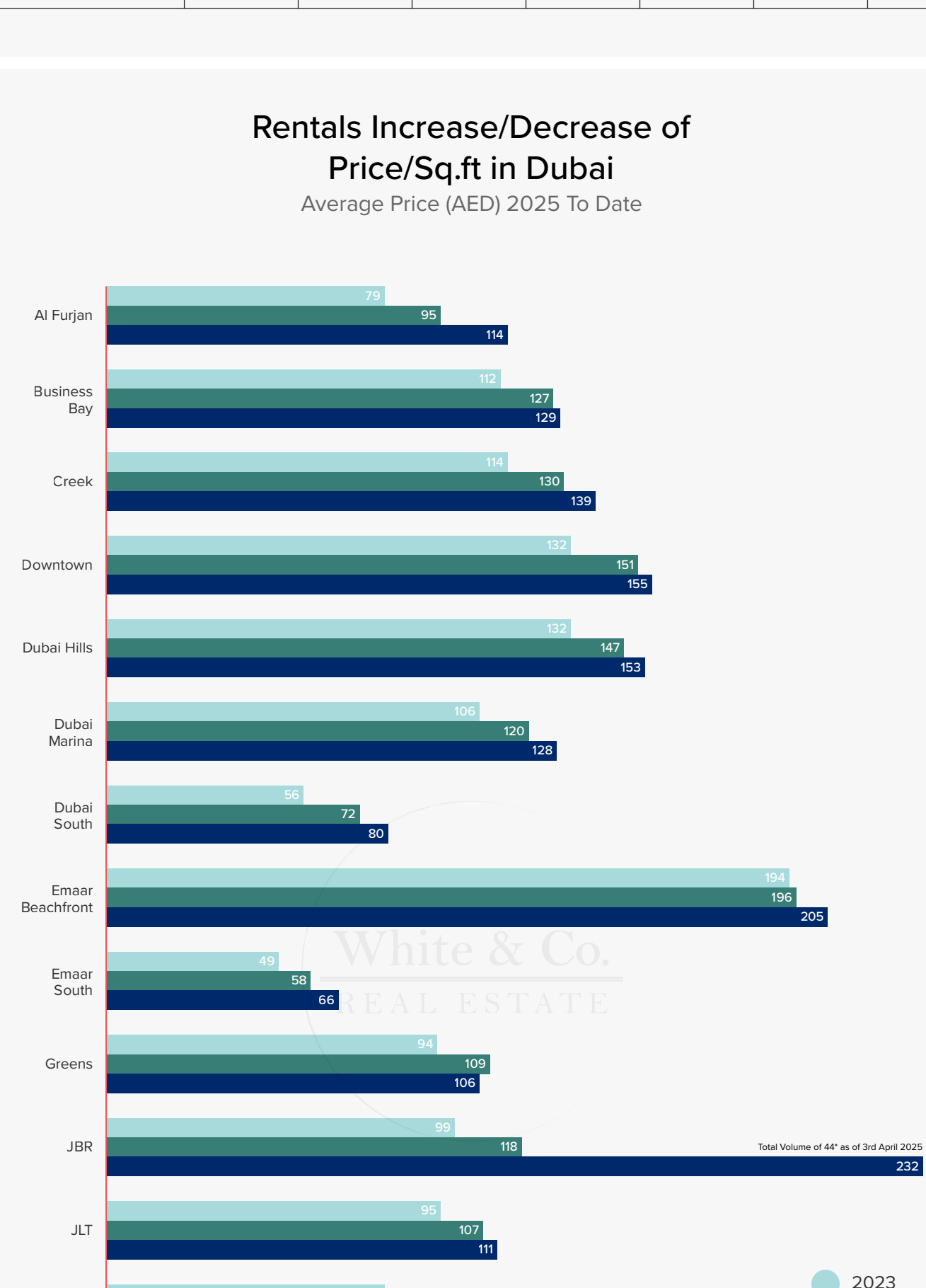
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

March 2025

Total Sales Value
AED 9,302,851,017

Hot Properties for Rent

 Marina Vista Tower 1, EMAAR Beachfront 1 1 859 sqft AED 179,999	 Marina Vista Tower 1, EMAAR Beachfront 1 1 825 sqft AED 179,999	 Beach Vista Tower 2, EMAAR Beachfront 2 2 1,170 sqft AED 240,000	 Grand Bleu Tower 2, EMAAR Beachfront 2 3 1,405 sqft AED 340,000	 Grand Bleu Tower 2, EMAAR Beachfront 2 3 1,522 sqft AED 325,000
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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	52,585	109,949	105,151	161,116	-	-	-
Business Bay	72,283	97,362	145,196	214,719	206,333	-	-
Creek	-	109,096	162,649	234,697	379,960	-	-
Downtown	82,513	133,672	204,439	310,170	515,375	-	-
Dubai Hills	88,750	98,047	156,740	281,001	-	-	-
Dubai Marina	78,087	106,200	156,462	231,253	361,741	950,000 1 Transaction	-
Dubai South	40,225	51,226	74,052	103,600	-	-	-
EMAAR Beachfront	-	163,310	259,935	410,000	517,924 2 Transactions	-	-
EMAAR South	-	55,755	89,483	96,836	-	-	-
Greens	57,208	91,888	149,716	207,833	-	-	-
JBR	80,000	165,716	311,233	547,400	-	-	-
JLT	60,357	87,246	125,887	181,619	133,500 2 Transactions	270,000 1 Transaction	-
JVC	50,399	75,052	117,042	164,038	202,500	-	-
MBR	52,257	86,507	119,700	130,300	-	800,000 1 Transaction	-
Palm Jumeirah	106,614	169,469	353,441	520,665	586,250	880,495	-
Sobha Hartland	72,792	97,441	155,132	233,250	-	-	-
Views	69,444	109,161	158,878	225,711	-	-	-

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

Average Price (AED) 2025 To Date



Rental Transactions in Dubai

March 2025

Total Rentals Value
AED 2,838,606,430PROPERTY MONITOR
A Cavendish Maxwell Group Company

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

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