

## Emaar Beachfront April Market Report

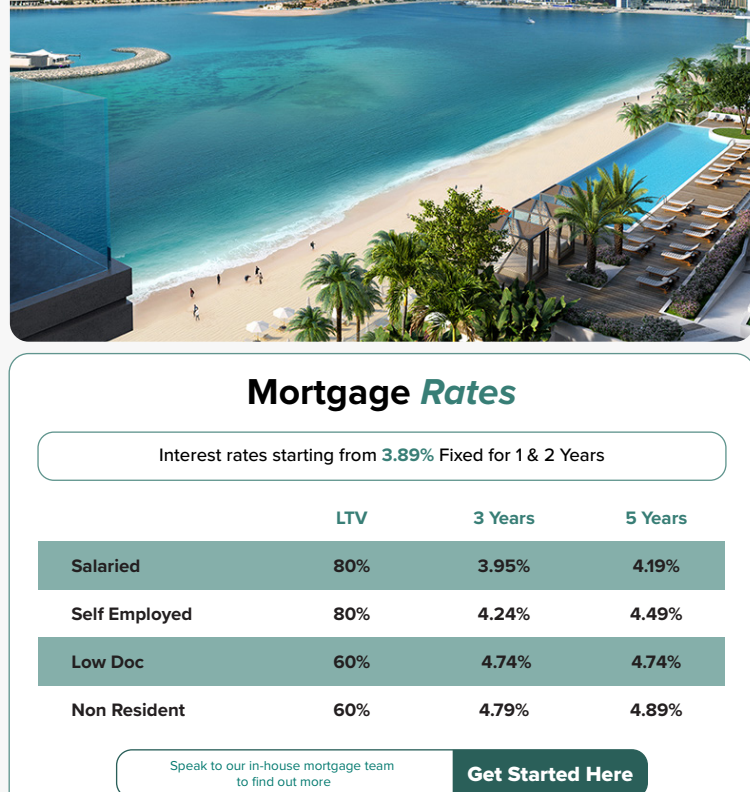
## News

## 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 &amp; 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 &amp; 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

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## Hot Properties for Sale

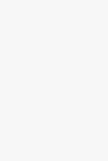
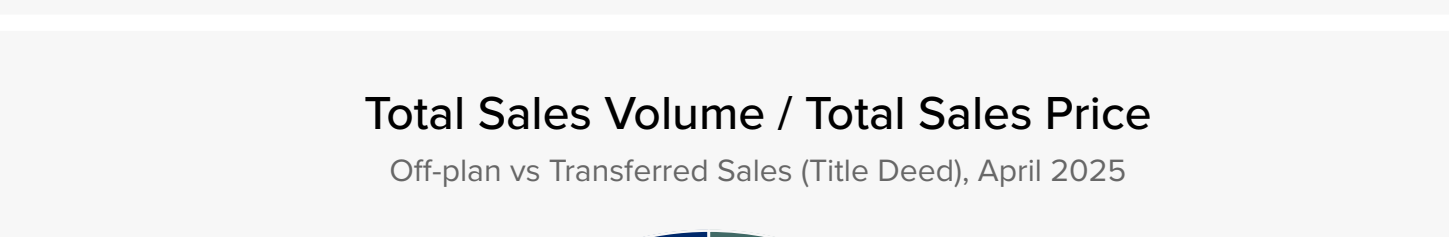
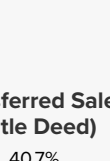
|                                                                       |                                                                       |                                                                               |                                                                          |                                                                                |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <br>Beach Isle, Emaar Beachfront 1<br>2 2 1,175 sqft<br>AED 3,700,000 | <br>Marina Vista, Emaar Beachfront<br>2 2 1,277 sqft<br>AED 4,150,000 | <br>Marina Vista Tower 2, Emaar Beachfront<br>2 2 1,083 sqft<br>AED 4,200,000 | <br>Beach Mansion, Emaar Beachfront<br>2 3 4 2,228 sqft<br>AED 6,670,000 | <br>Sunrise Bay Tower 2, Emaar Beachfront<br>3 3 4 2,095 sqft<br>AED 7,500,000 |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------|

## Recent White &amp; Co Sales

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

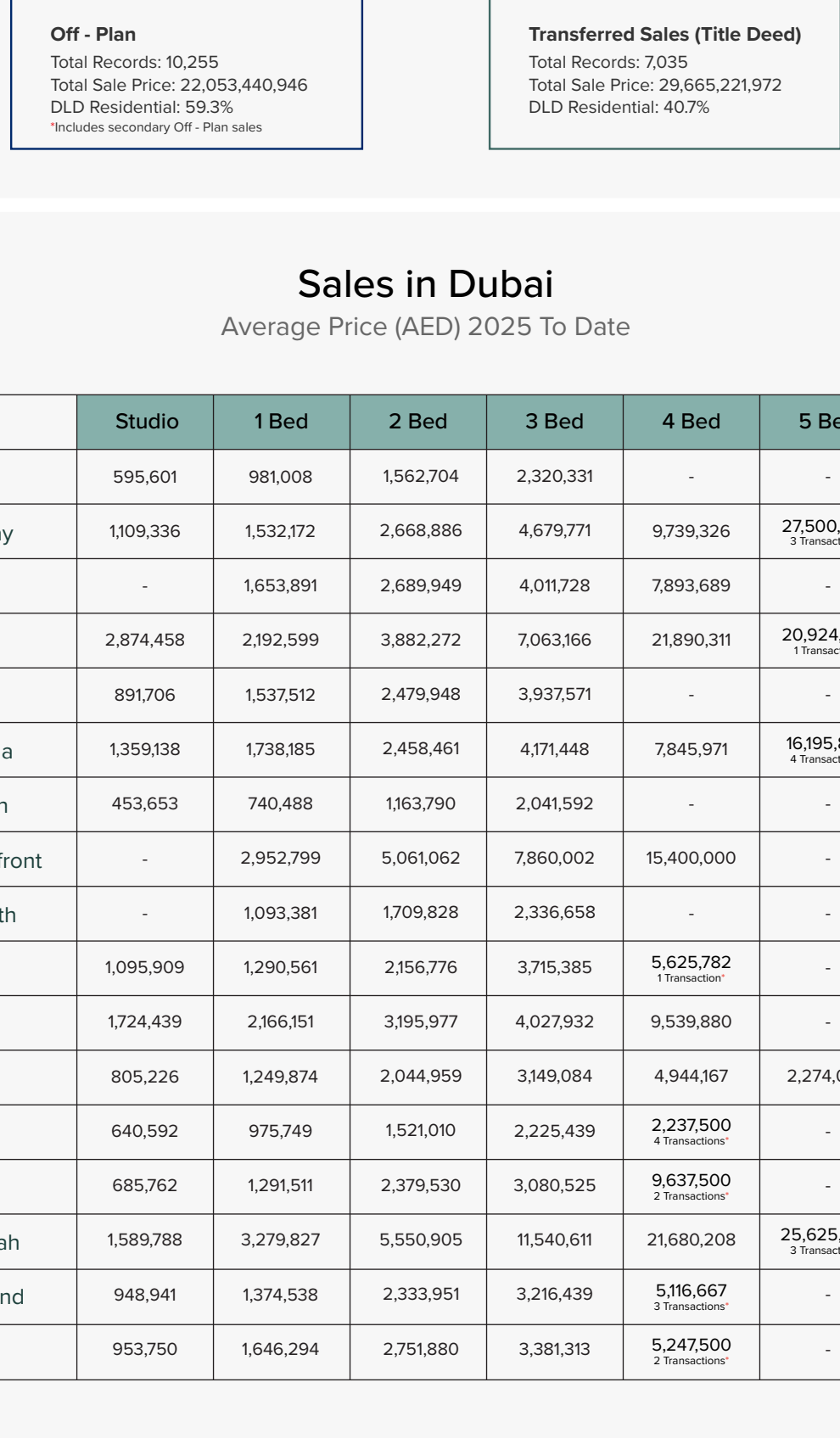
## Dubai House Price Timeline

April 2025

**+1.97%**  
MoM Change**+5.43%**  
QoQ Change**+15.86%**  
YoY Change**AED 1,565**  
Average price/sqft

## Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), April 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        | 595,601   | 981,008   | 1,562,704 | 2,320,331  | -                           | -                            | -                           |
| Business Bay     | 1,009,336 | 1,532,172 | 2,668,886 | 4,679,771  | 9,739,326                   | 27,500,000<br>3 Transactions | -                           |
| Creek            | -         | 1,653,891 | 2,689,949 | 4,011,728  | 7,893,689                   | -                            | 18,500,000<br>1 Transaction |
| Downtown         | 2,874,458 | 2,192,599 | 3,882,272 | 7,063,166  | 21,890,311                  | 20,924,888<br>1 Transaction  | 65,000,000<br>1 Transaction |
| Dubai Hills      | 891,706   | 1,537,512 | 2,479,948 | 3,937,571  | -                           | -                            | -                           |
| Dubai Marina     | 1,359,138 | 1,738,185 | 2,458,461 | 4,171,448  | 7,845,971                   | 16,195,805<br>4 Transactions | -                           |
| Dubai South      | 453,653   | 740,488   | 1,163,790 | 2,041,592  | -                           | -                            | -                           |
| EMAAR Beachfront | -         | 2,952,799 | 5,061,062 | 7,860,002  | 15,400,000                  | -                            | -                           |
| EMAAR South      | -         | 1,093,381 | 1,709,828 | 2,336,658  | -                           | -                            | -                           |
| Greens           | 1,095,909 | 1,290,561 | 2,156,776 | 3,715,385  | 5,625,782<br>2 Transactions | -                            | -                           |
| JBR              | 1,724,439 | 2,166,151 | 3,195,977 | 4,027,932  | 9,539,880                   | -                            | -                           |
| JLT              | 805,226   | 1,249,874 | 2,044,959 | 3,149,084  | 4,944,167                   | 2,274,000                    | -                           |
| JVC              | 640,592   | 975,499   | 1,521,010 | 2,225,439  | 2,237,500<br>2 Transactions | -                            | -                           |
| MBR              | 685,762   | 1,291,511 | 2,379,530 | 3,080,525  | 9,637,500<br>2 Transactions | -                            | -                           |
| Palm Jumeirah    | 1,589,788 | 3,279,827 | 5,550,905 | 11,540,611 | 21,680,208                  | 25,625,000<br>3 Transactions | -                           |
| Sobha Hartland   | 948,941   | 1,374,538 | 2,333,951 | 3,216,439  | 5,116,667<br>3 Transactions | -                            | -                           |
| Views            | 953,750   | 1,646,294 | 2,751,880 | 3,381,313  | 5,247,500<br>2 Transactions | -                            | -                           |

## Sales Increase/Decrease of

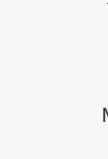
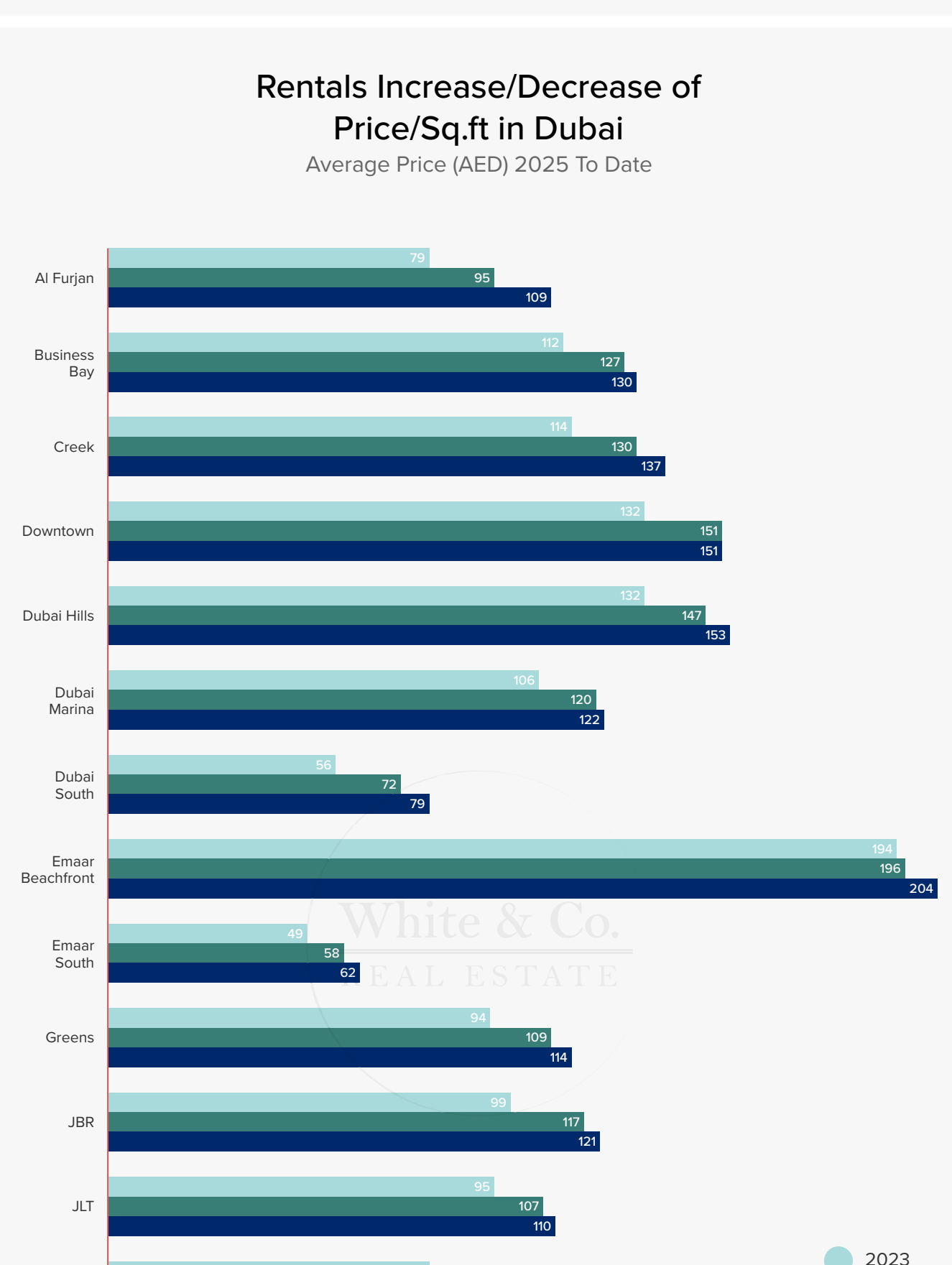
Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



## Sale Transactions in Dubai

April 2025



Total Sales Value

**AED 10,112,083,430**

## Hot Properties for Rent

|                                                                           |                                                                           |                                                                            |                                                                           |                                                                           |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <br>Marina Vista Tower 1, Emaar Beachfront<br>1 1 859 sqft<br>AED 179,999 | <br>Marina Vista Tower 1, Emaar Beachfront<br>1 1 825 sqft<br>AED 179,999 | <br>Beach Vista Tower 2, Emaar Beachfront<br>2 2 1,170 sqft<br>AED 240,000 | <br>Grand Bleu Tower 2, Emaar Beachfront<br>2 3 1,405 sqft<br>AED 340,000 | <br>Grand Bleu Tower 2, Emaar Beachfront<br>2 3 1,522 sqft<br>AED 325,000 |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|

## Rentals in Dubai

Average Price (AED) 2025 To Date

|                  | Studio  | 1 Bed   | 2 Bed   | 3 Bed   | 4 Bed                     | 5 Bed                     | 6 Bed |
|------------------|---------|---------|---------|---------|---------------------------|---------------------------|-------|
| Al Furjan        | 53,655  | 99,513  | 106,314 | 155,437 | -                         | -                         | -     |
| Business Bay     | 75,288  | 96,947  | 146,692 | 217,658 | 269,696                   | -                         | -     |
| Creek            | 140,994 | 105,852 | 159,565 | 234,586 | 413,095                   | -                         | -     |
| Downtown         | 88,427  | 127,889 | 204,245 | 318,616 | 827,358                   | -                         | -     |
| Dubai Hills      | 112,286 | 96,504  | 156,260 | 273,847 | -                         | -                         | -     |
| Dubai Marina     | 76,303  | 102,630 | 150,709 | 237,125 | 325,219                   | 598,324<br>5 Transactions | -     |
| Dubai South      | 40,037  | 51,706  | 75,228  | 115,182 | -                         | -                         | -     |
| EMAAR Beachfront | 188,969 | 158,340 | 249,386 | 440,148 | 683,962<br>2 Transactions | -                         | -     |
| EMAAR South      | -       | 58,157  | 82,511  | 102,493 | -                         | -                         | -     |
| Greens           | 59,120  | 90,323  | 135,183 | 172,506 | 215,000<br>4 Transactions | -                         | -     |
| JBR              | 109,477 | 123,265 | 169,582 | 233,862 | 263,352                   | -                         | -     |
| JLT              | 60,374  | 86,309  | 128,581 | 199,924 | 254,250<br>4 Transactions | 242,500<br>2 Transactions | -     |
| JVC              | 50,757  | 72,907  | 109,810 | 130,616 | 177,500                   | -                         | -     |
| MBR              | 52,512  | 87,306  | 143,738 | 159,806 | -                         | 800,000<br>1 Transaction  | -     |
| Palm Jumeirah    | 110,581 | 164,733 | 276,532 | 415,872 | 817,269                   | 760,396                   | -     |
| Sobha Hartland   | 91,724  | 97,726  | 150,521 | 227,870 | 380,000<br>1 Transaction  | -                         | -     |
| Views            | 69,583  | 105,847 | 160,647 | 233,842 | -                         | -                         | -     |

## Rentals Increase/Decrease of

Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



## Rental Transactions in Dubai

April 2025



Total Rentals Value

**AED 829,246,387**

## Current Average Gross Yield

April 2025

| Community                       | Community Type | Avg. Gross Yield |
|---------------------------------|----------------|------------------|
| Al Furjan                       | Apartment      | 7.90 %           |
| JVC                             | Apartment      | 7.60 %           |
| JLT                             | Apartment      | 7.42 %           |
| MBR                             | Apartment      | 7.27 %           |
| Meydan                          | Apartment      | 7.07 %           |
| Emirates Living (Greens, Views) | Apartment      | 6.76 %           |
| Sobha Hartland                  | Apartment      | 6.69 %           |
| Dubai Hills                     | Apartment      | 6.60 %           |
| Dubai Marina                    | Apartment      | 6.58 %           |
| Business Bay                    | Apartment      | 6.54 %           |
| JBR                             | Apartment      | 6.38 %           |
| Downtown                        | Apartment      | 6.17 %           |
| Creek                           | Apartment      | 5.87 %           |
| Palm Jumeirah                   | Apartment      | 5.24 %           |

## Total Sales &amp; Rentals in Dubai

2025 To Date

| Sales            | Total Volume | Total Value   | Rentals          | Total Volume | Total Value |
|------------------|--------------|---------------|------------------|--------------|-------------|
| Downtown         | 1,012        | 4,049,290,645 | JVC              | 3,974        | 290,841,375 |
| Dubai Marina     | 1,295        | 3,070,254,592 | Business Bay     | 2,402        | 269,724,936 |
| Business Bay     | 1,331        | 2,721,725,327 | Dubai Marina     | 2,156        | 294,856,666 |
| Emaar South      | 102          | 158,509,838   | Downtown         | 2,159        | 273,354,056 |
| Greens           | 161          | 283,941,646   | MBR              | 1,508        | 105,016,752 |
| JVC              | 2,115        | 2,069,536,440 | JLT              | 1,215        | 120,238,900 |
| Dubai South      | 220          | 167,995,535   | Al Furjan        | 774          | 66,025,771  |
| Emaar Beachfront | 228          | 1,191,982,826 | Creek            | 696          | 107,161,643 |
| JBR              | 246          | 919,519,184   | Palm Jumeirah    | 592          | 153,515,530 |
| Sobha Hartland   | 372          | 686,434,645   | Sobha Hartland   | 538          | 273,354,975 |
| Al Furjan        | 397          | 470,427,614   | Dubai Hills      | 473          | 64,136,529  |
| Palm Jumeirah    | 437          | 3,058,405,867 | Dubai South      | 461          | 24,996,475  |
| MBR              | 588          | 675,957,886   | JBR              | 374          | 66,512,906  |
| Creek            | 589          | 1,582,908,320 | Greens           | 252          | 27,041,533  |
| Dubai Hills      | 633          | 1,323,862,446 | Views            | 216          | 29,444,211  |
| JLT              | 666          | 1,065,070,433 | Emaar Beachfront | 142          | 34,991,476  |
| Views            | 82           | 195,933,870   | Emaar South      | 142          | 7,703,571   |

PROPERTY MONITOR  
A Cavendish Maxwell Group Company

\*Data source: Property Monitor, as of 5th May 2025 Secondary Sales Only

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