

White & Co.
REAL ESTATE

Tilal Al Ghaf Town Market Report

Villa | Townhouse

News

Alaya & Elysian Mansions Progress

Construction of the prestigious Alaya and Elysian Mansions at Tilal Al Ghaf is advancing steadily, with completion targeted for mid-2026, offering residents an exclusive blend of luxury, serenity, and timeless architectural elegance.

White & 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 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.98%	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

Beach, Tilal Al Ghaf

3 4 2,142 sqft

AED 3,675,000

Aura, Tilal Al Ghaf

4 5 3,411 sqft

AED 6,000,000

Aura, Tilal Al Ghaf

4 6 2,402 sqft

AED 6,100,000

Plagette 32, Tilal Al Ghaf

4 5 2,368 sqft

AED 11,999,999

Harmony, Tilal Al Ghaf

4 6 6,006 sqft

AED 16,999,999

Recent White & Co Sales

Beach, Tilal Al Ghaf

3 3 2,142 sqft

AED 3,660,000

Beach, Tilal Al Ghaf

4 4 2,233 sqft

AED 4,350,000

Aura, Tilal Al Ghaf

4 5 3,411 sqft

AED 6,300,000

Aura, Tilal Al Ghaf

4 3 2,368 sqft

AED 6,450,000

Harmony, Tilal Al Ghaf

4 6 5,387 sqft

AED 8,500,000

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

Off - Plan
Total Records: 10,255
Total Sale Price: 22,053,440,946
DLD Residential: 59.3%
*Includes secondary Off - Plan sales

Transferred Sales (Title Deed)
Total Records: 7,035
Total Sale Price: 29,665,221,972
DLD Residential: 40.7%

Sales in Tilal Al Ghaf
Average Price (AED) 2025 - to date

Alaya

Amara

Aura

Eilan

Elysian Mansions

Harmony

Plagette 32

Serenity Mansions

Sales in Dubai
Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,975,939	5,248,618	7,591,270	-
Arabian Ranches 1	7,418,171	7,191,111	10,305,826	12,949,500
Arabian Ranches 2	4,168,222	6,285,319	8,928,571	10,666,667
Arabian Ranches 3	2,780,338	4,192,102	6,787,500	-
DAMAC Hills 1	3,421,842	3,878,533	8,402,478	12,193,333
DAMAC Hills 2	1,558,972	2,104,644	1,970,833	3,938,333
DAMAC Lagoons	2,319,398	3,055,331	3,732,123	-
Dubai Hills	6,744,680	7,918,330	10,084,848	37,064,000
Dubai South	3,179,337	3,828,548	4,572,727	-
Emaar South	2,283,777	3,392,634	-	-
Emirates Living	5,154,438	10,089,000	16,197,500	32,137,500
JGE	5,190,993	12,271,875	18,930,182	21,202,696
Jumeirah Park	7,768,448	9,113,900	11,658,333	-
MBR	4,055,944	6,790,827	19,008,000	26,723,750
Mudon	2,895,942	3,983,548	4,893,333	-
Palm Jumeirah	19,583,333	32,590,197	21,558,334	62,100,000
Sobha Hartland	-	-	21,000,000	-
Tilal Al Ghaf	3,548,269	6,733,466	13,353,955	28,664,865
Town Square	2,527,485	3,096,245	-	-
Villanova	2,832,328	3,542,391	6,233,333	-

Sales Increase/Decrease of Price/Sq.ft in Dubai
Average Price (AED) 2025 - to date

2023

2024

2025

Sale Transactions in Dubai
April 2025

1 Al Furjan - 54

2 Arabian Ranches 1 - 23

3 Arabian Ranches 2 - 14

4 Arabian Ranches 3 - 53

5 DAMAC Hills 1 - 38

6 DAMAC Hills 2 - 57

7 DAMAC Lagoons - 94

8 Dubai Hills - 28

9 Dubai South - 15

10 Emaar South - 44

11 Emirates Living - 60

12 JGE - 26

13 Jumeirah Park - 15

14 MBR - 58

15 Mudon - 24

16 Palm Jumeirah - 7

17 Sobha Hartland - 1

18 Tilal Al Ghaf - 39

19 Town Square - 30

20 Villanova - 47

Hot Properties for Rent

Aura 2, Tilal Al Ghaf

3 6 2,467 sqft

AED 345,000

Aura 2, Tilal Al Ghaf

3 6 2,534 sqft

AED 355,000

Aura 2, Tilal Al Ghaf

3 6 2,646 sqft

AED 385,000

Harmony 1, Tilal Al Ghaf

4 5 4,368 sqft

AED 600,000

Harmony 2, Tilal Al Ghaf

4 9 6,610 sqft

AED 1,700,000

Rentals in Tilal Al Ghaf
Average Price (AED) 2025 - to date

Rentals in Dubai
Average Price (AED) 2025 - to date

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	210,212	284,294	336,236	402,000
Arabian Ranches 1	328,046	296,486	478,733	749,724
Arabian Ranches 2	213,156	323,994	338,644	688,333
Arabian Ranches 3	163,785	226,648	362,500	-
DAMAC Hills 1	208,916	257,360	453,160	736,934
DAMAC Hills 2	96,281	115,514	135,118	221,579
DAMAC Lagoons	-	-	-	-
Dubai Hills	330,320	397,382	682,771	1,723,600
Dubai South	155,259	240,000	-	-
Emaar South	107,117	150,909	260,000	-
Emirates Living	255,944	469,548	737,939	1,642,500
JGE	359,861	546,081	846,608	1,844,725
Jumeirah Park	336,623	408,102	452,770	-
MBR	162,885	542,271	1,396,429	2,500,000
Mudon	188,298	253,307	220,502	-
Palm Jumeirah	482,500	1,329,431	1,893,183	3,408,333
Sobha Hartland	-	648,333	1,210,000	-
Tilal Al Ghaf	205,164	376,190	656,961	-
Town Square	146,077	176,017	-	-
Villanova	158,376	223,430	215,000	-

Rental Increase/Decrease of Price/Sq.ft in Dubai
Average Price (AED) 2025 - to date

2023

2024

2025

Current Average Gross Yield
April 2025

Community	Community Type	Avg. Gross Yield
MBR	Townhouse	7.24 %
Sobha Hartland	Villa	5.91 %
Dubai South	Townhouse	5.88 %
Jumeirah Golf Estates	Villa	5.85 %
Mudon	Villa	5.81 %
DAMAC Hills	Villa	5.75 %
Town Square	Townhouse	5.45 %
Meydan	Villa	5.43 %
Arabian Ranches 3	Villa	5.26 %
Tilal Al Ghaf	Townhouse	5.17 %
Arabian Ranches 2	Villa	4.85 %
Al Furjan	Villa	4.75 %
Dubai Hills Estate	Villa	4.74 %
Emirates Living (Spring Lakes Meadows)	Villa	4.25 %
Arabian Ranches	Villa	4.20 %
Jumeirah Park	Villa	3.88 %
Palm Jumeirah	Villa	3.27 %

Total Sales & Rentals in Dubai
2025 - to date

Sales

	Total Volume	Total Value
DAMAC Lagoons	383	186,422,954
DAMAC 2	309	520,483,193
Al Furjan	251	1,308,598,742
Emirates Living	242	506,507,832
Arabian Ranches 3	198	708,941,723
MBR	184	1,742,542,854
Villanova	178	551,397,444
Tilal Al Ghaf	161	503,837,510
DAMAC 1	145	677,736,000
Dubai Hills	132	2,033,642,698
Mudon	117	387,009,719
Town Square	115	303,475,452
Arabian Ranches 1	111	911,692,118
JGE	109	1,495,662,367
Dubai South	78	283,620,511
Jumeirah Park	63	551,600,300
Arabian Ranches 2	60	326,588,887
Palm Jumeirah	42	1,623,484,523
Sobha Hartland	4	53,670,000

Total Rentals Value
AED 374,493,137

Rentals

	Total Volume	Total Value
DAMAC 2	867	88,456,434
Emirates Living	355	106,507,902
Al Furjan	295	73,782,779
Emaar South	290	34,394,617
Town Square	287	44,169,612
DAMAC 1	269	70,238,605
Villanova	245	43,525,345
Arabian Ranches 3	209	38,609,181
Dubai Hills	209	106,643,229
Tilal Al Ghaf	162	54,905,564
Arabian Ranches 1	147	54,680,229
Jumeirah Park	107	40,963,630
Mudon	94	19,493,553
Arabian Ranches 2	89	26,490,585
JGE	68	44,528,659
MBR	62	49,822,506
Palm Jumeirah	61	10,765,418
Dubai South	55	7938,547
Sobha Hartland	7	5,100,000
DAMAC Lagoons	0	0

PROPERTY MONITOR
A Cavendish Maxwell Group Company

WINNER
2024

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

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