

White & Co.
REAL ESTATE

Town Square February Market Report

Cherrywoods | Mira | Mira Oasis | Serena

News

Final Townhouses in Town Square Maha to Be Handed Over in Q2 2025

The last townhouse cluster in Town Square's Maha community is set for handover in early Q2 2025. The modern 3-4 bedroom homes are part of a vibrant, master-planned development offering a range of amenities and community features.

White & 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.

Mortgage Rates

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

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.04%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.99%	4.59%

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

Get Started Here

Hot Properties for Sale

Maha Townhouses, Town Square
3 3 2,224 sqft
AED 2,500,000

Noor Townhouses, Town Square
3 3 2,052 sqft
AED 2,650,000

Mira Oasis, Reem
3 4 2,370 sqft
AED 2,800,000

Hayat Townhouses, Town Square
4 4 2,875 sqft
AED 3,215,000

Mira, Reem
4 3 2,554 sqft
AED 4,450,000

Recent White & Co Sales

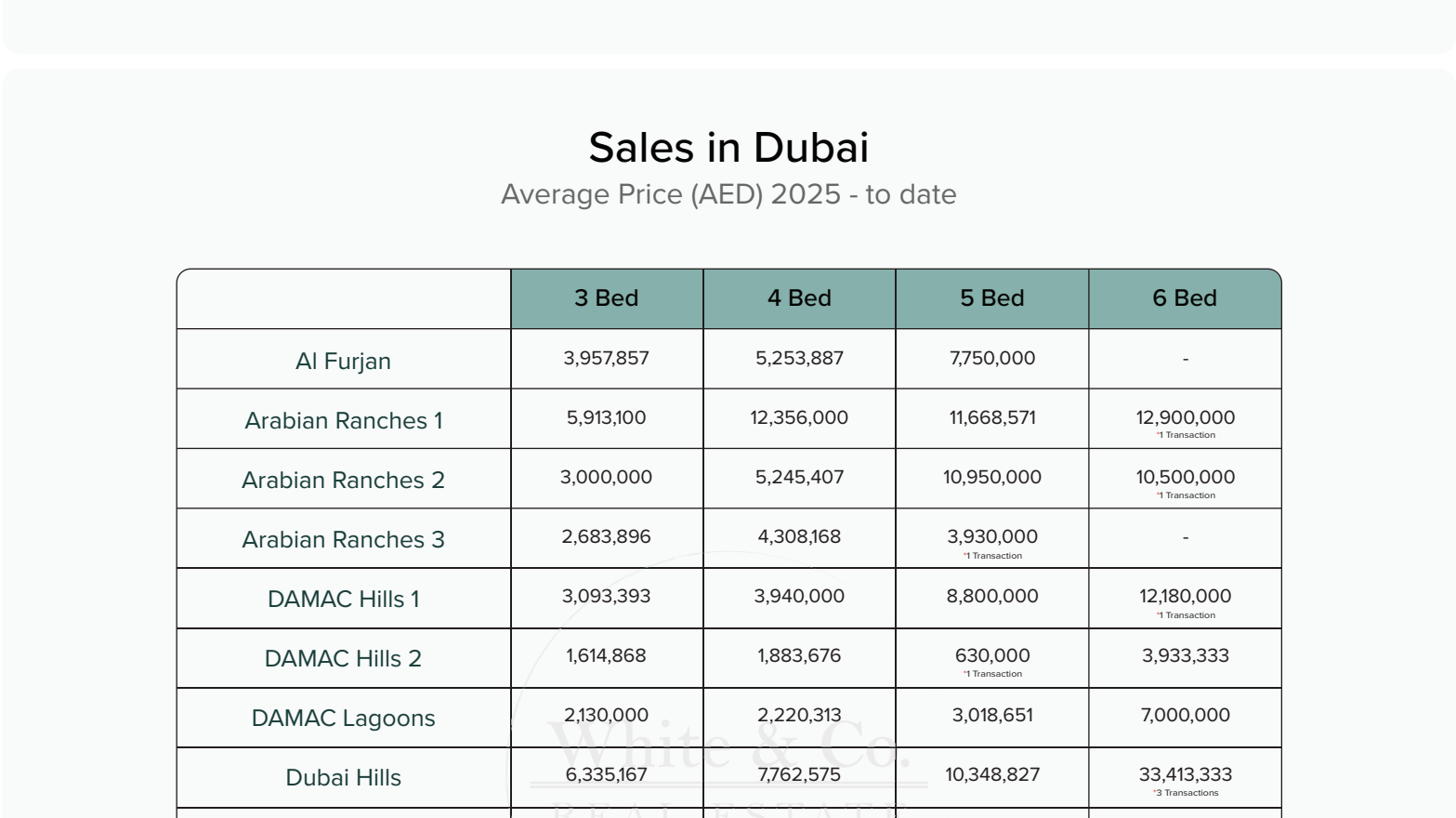
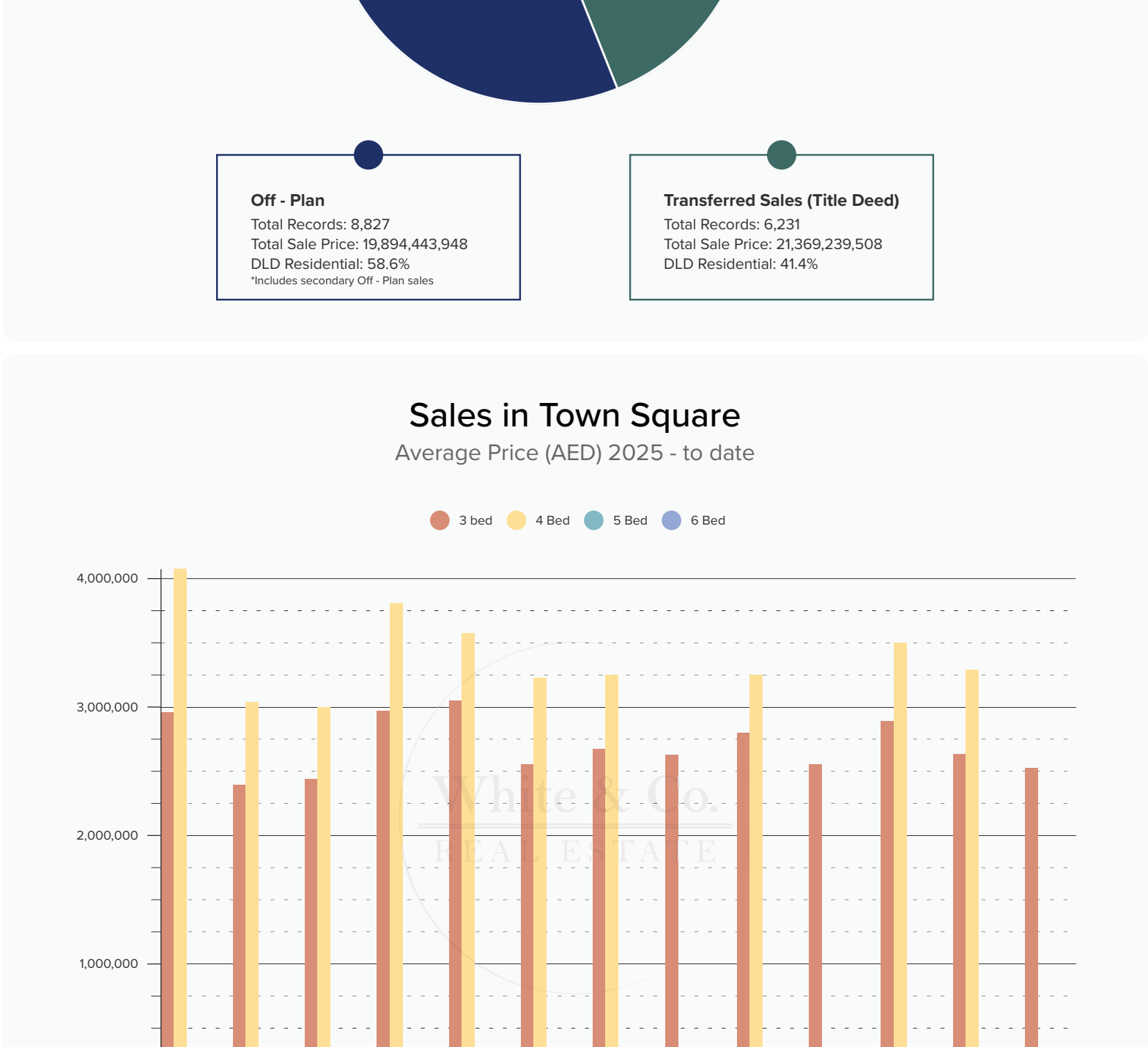
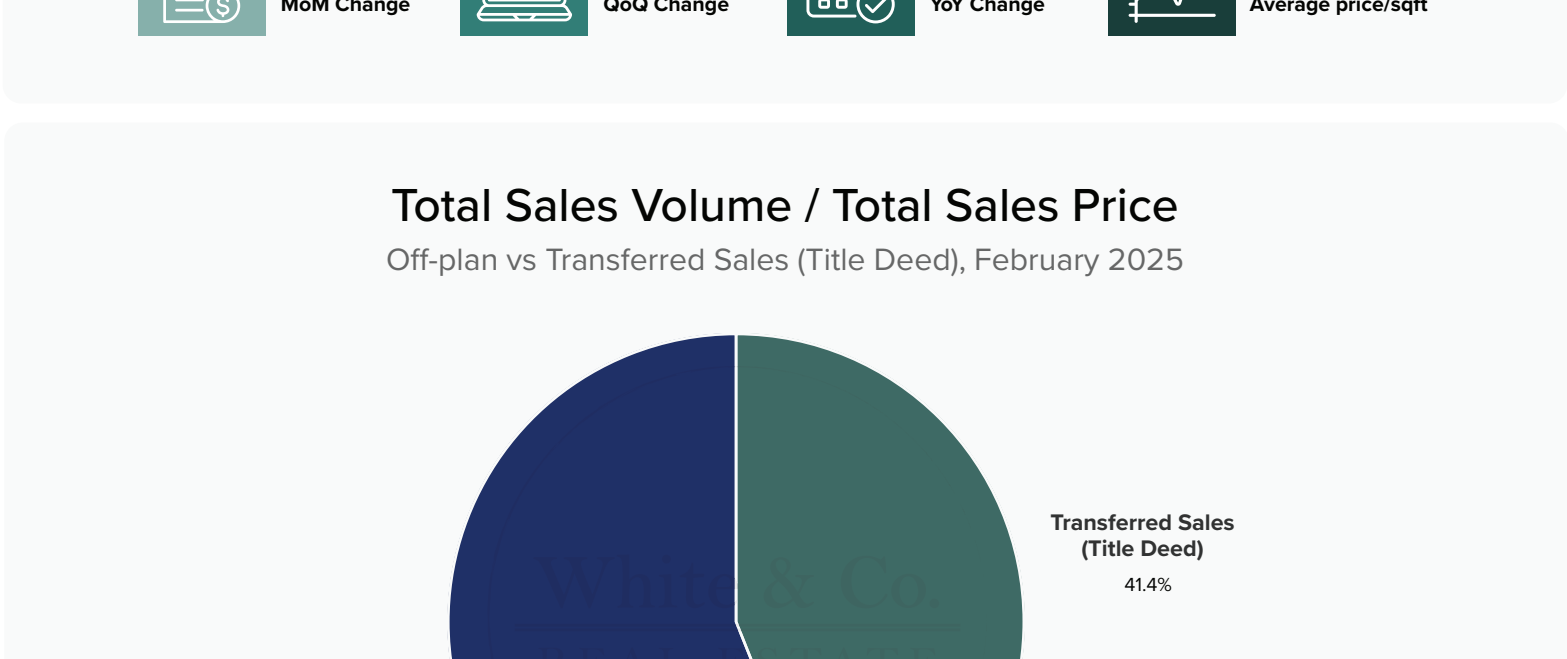
Saf Townhouses, Town Square
3 3 2,224 sqft
AED 1,844,999

Naseem Townhouses, Town Square
3 3 2,052 sqft
AED 2,375,000

Naseem Townhouses, Town Square
3 3 2,025 sqft
AED 2,450,000

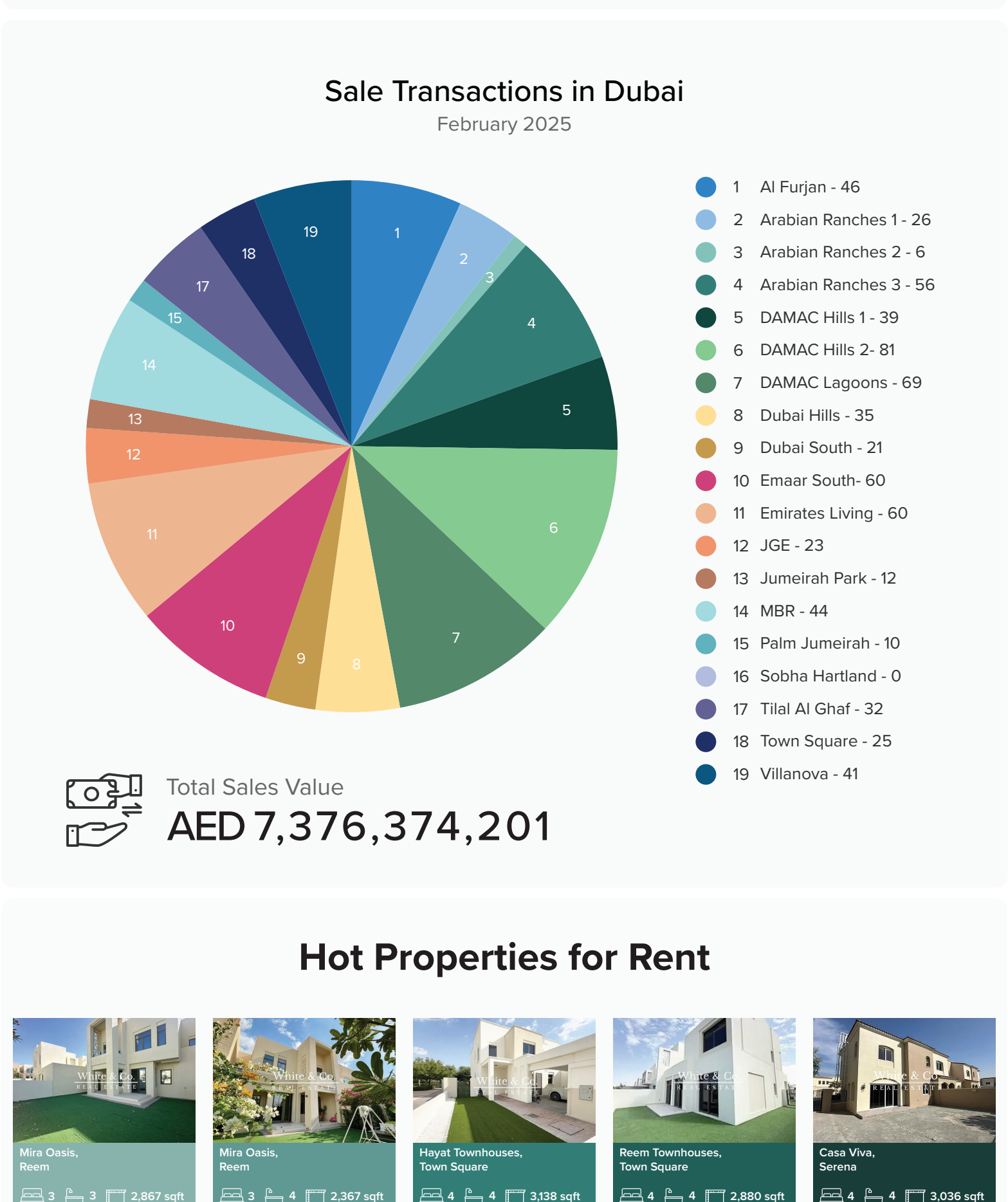
Shams Townhouses, Town Square
3 3 1,873 sqft
AED 2,600,000

Zahra Townhouses, Town Square
4 4 3,271 sqft
AED 2,925,000



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

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,957,857	5,253,887	7,750,000	-
Arabian Ranches 1	5,813,100	12,356,000	11,668,571	12,900,000 1 Transaction
Arabian Ranches 2	3,000,000	5,245,407	10,950,000	10,500,000 1 Transaction
Arabian Ranches 3	2,683,896	4,308,168	3,930,000 1 Transaction	-
DAMAC Hills 1	3,093,393	3,940,000	8,800,000	12,180,000 1 Transaction
DAMAC Hills 2	1,614,868	1,883,676	630,000 1 Transaction	3,933,333
DAMAC Lagoons	2130,000	2,220,313	3,018,651	7,000,000
Dubai Hills	6,335,167	7,762,575	10,348,827	33,413,333 3 Transactions
Dubai South	2,805,417	3,840,000	4,616,667	-
Emaar South	2,680,568	3,587,087	-	-
Emirates Living	5,385,375	13,287,500	15,006,250	10,000,000 1 Transaction
JGE	4,596,778	10,457,500	17,090,625	23,200,000
Jumeirah Park	7,855,000	9,568,750	13,056,250	-
MBR	3,498,333	6,719,576	18,228,800	27,638,000
Palm Jumeirah	17,250,000	32,194,047	15,050,001	62,125,000
Sobha Hartland	-	-	22,200,000 1 Transaction	-
Tilal Al Ghaf	3,541,154	6,494,040	12,016,667	20,200,000 1 Transaction
Town Square	2,528,461	3,133,333	-	-
Villanova	2,765,550	3,394,357	6,000,000 1 Transaction	-



Hot Properties for Rent

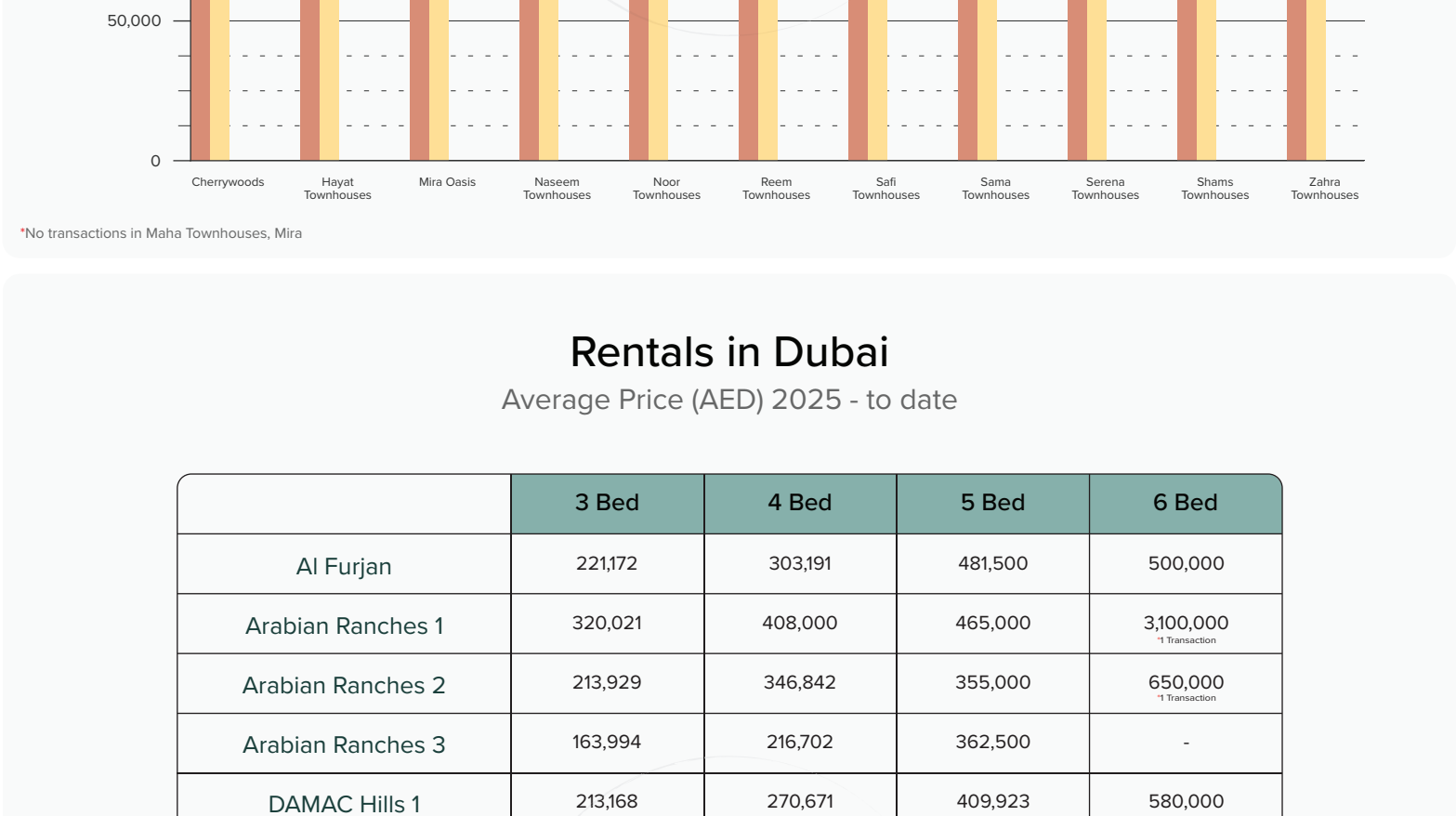
Mira Oasis, Reem
3 3 2,867 sqft
AED 155,000

Mira Oasis, Reem
3 4 2,367 sqft
AED 169,999

Hayat Townhouses, Town Square
4 4 3,138 sqft
AED 179,999

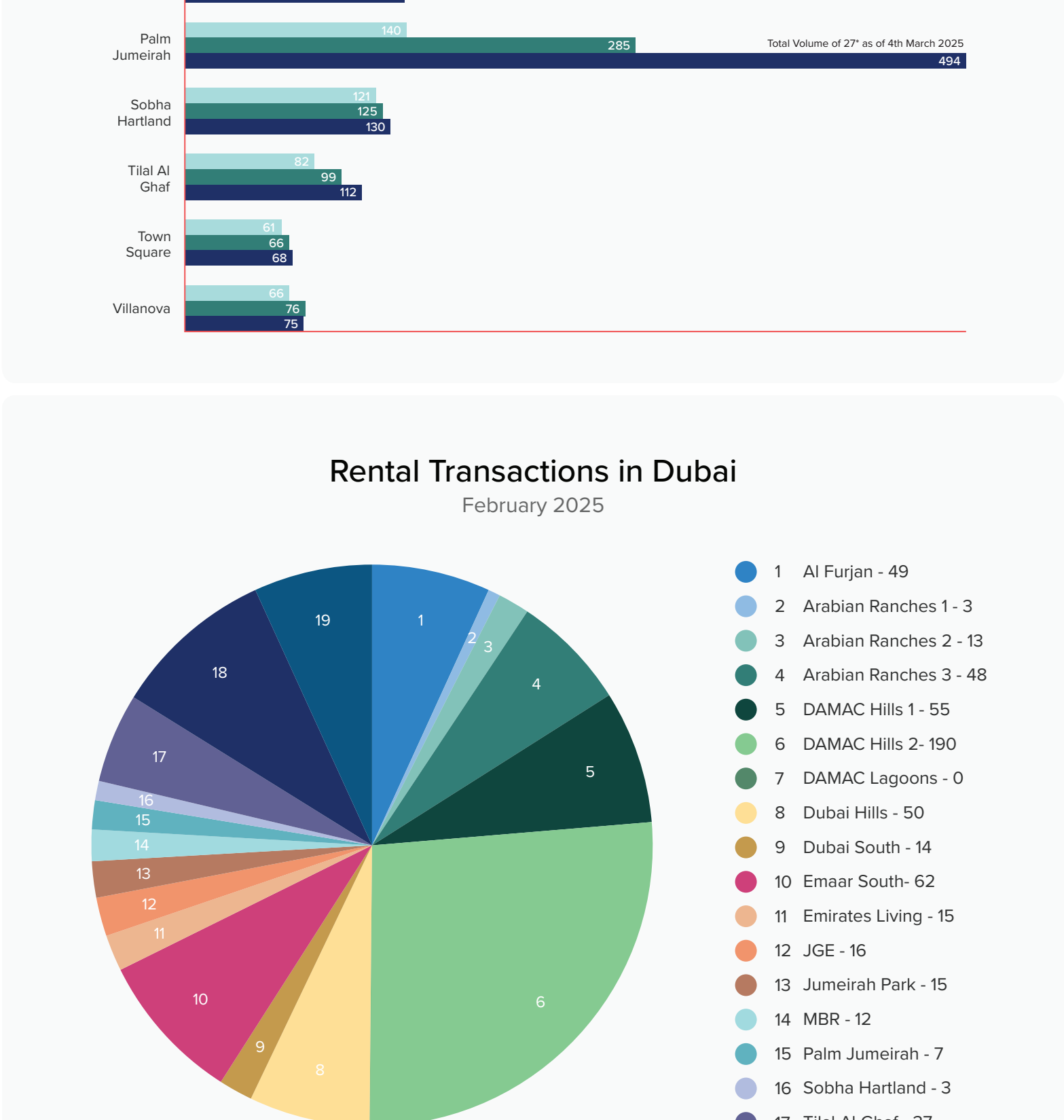
Reem Townhouses, Town Square
4 4 2,880 sqft
AED 193,999

Casa Viva, Serena
4 4 3,036 sqft
AED 250,000



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

	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	221,172	303,191	481,500	500,000
Arabian Ranches 1	320,021	408,000	465,000	3,100,000 1 Transaction
Arabian Ranches 2	213,929	346,842	355,000	650,000 1 Transaction
Arabian Ranches 3	163,994	216,702	362,500	-
DAMAC Hills 1	213,168	270,671	409,923	580,000
DAMAC Hills 2	96,757	114,609	133,376	205,417
DAMAC Lagoons	-	-	-	-
Dubai Hills	331,550	387,427	605,222	1,584,000 1 Transaction
Dubai South	156,154	-	-	-
Emaar South	109,674	151,811	-	-
Emirates Living	261,942	364,542	937,500	1,150,000
JGE	400,556	512,253	1,003,245	2,630,000
Jumeirah Park	325,993	406,823	435,714	-
MBR	160,000 1 Transaction	716,735	1,440,000	2,500,000
Palm Jumeirah	-	1,002,221	1,914,341	2,420,000
Sobha Hartland	-	578,000	1,210,000 1 Transaction	-
Tilal Al Ghaf	208,724	375,775	643,382	-
Town Square	146,415	183,831	-	-
Villanova	157,624	196,673	-	-



Current Average Gross Yield
February 2025

Community	Community Type	Avg. Gross Yield
Dubai South	Townhouse	6.34 %
Jumeirah Golf Estates	Villa	6.22 %
Meydan	Villa	6.13 %
Sobha Hartland	Villa	5.99 %
MBR	Townhouse	5.98 %
Town Square	Townhouse	5.65 %
Al Furjan	Villa	5.30 %
Tilal Al Ghaf	Townhouse	5.29 %
DAMAC Hills 1	Villa	5.28 %
Arabian Ranches 2	Villa	5.08 %
Dubai Hills Estate	Villa	4.91 %
Emirates Living (Springs, Lakes, Meadows)	Villa	4.29 %
Arabian Ranches 1	Villa	4.11 %
Jumeirah Park	Villa	3.83 %
Palm Jumeirah	Villa	3.49 %

Total Sales & Rentals in Dubai
2025 - to date

Sales

	Total Volume	Total Value
DAMAC Lagoons	171	488,384,019
DAMAC Hills 2	162	278,325,710
Emirates Living	122	1,847,967,498
Al Furjan	116	625,319,900
Arabian Ranches 3	100	344,919,804
MBR	85	891,040,922
Emaar South	80	281,937,374
Villanova	77	227,948,000
DAMAC Hills 1	70	340,515,000
Dubai Hills	70	1,054,362,698
Tilal Al Ghaf	58	446,256,000
Town Square	56	148,852,288
Arabian Ranches 1	54	399,063,626
JGE	45	594,964,700
Dubai South	30	102,335,261
Jumeirah Park	29	260,260,000
Palm Jumeirah	26	1113,984,523
Arabian Ranches 2	18	110,394,887
Sobha Hartland	3	33,670,000

Rentals

	Total Volume	Total Value
DAMAC Hills 2	453	46,323,668
Town Square	168	26,094,379
DAMAC Hills 1	161	42,003,571
Emaar South	143	17,343,601
Dubai Hills	122	63,678,480
Villanova	114	18,949,171
Arabian Ranches 3	113	20,748,472
Al Furjan	109	28,706,636
Tilal Al Ghaf	83	22,593,015
Arabian Ranches 2	42	13,357,550
Emirates Living	41	13,677,434
JGE	34	22,593,015
MBR	29	29,244,500
Palm Jumeirah	27	44,182,379
Jumeirah Park	26	10,052,166
Dubai South	25	3,389,413
Arabian Ranches 1	17	9,463,323
Sobha Hartland	6	4,100,000
DAMAC Lagoons	0	0