

White & Co.
REAL ESTATE

DAMAC Hills 1 May Market Report

News

DAMAC Hills 1 Leads Dubai's Luxury Living Surge in 2025

As of mid-2025, DAMAC Hills 1 continues to solidify its reputation as one of Dubai's premier luxury villa and townhouse communities, driven by strong resale performance, high-end off-plan launches, and strategic global partnerships.

White & Co News

Marketing at White & Co is expanding—with quality as our top priority. Our professional team captures your property with precision, ensuring high-impact visuals that stand out. We move fast too—getting your listing live quickly to lease or sell without delay. Because quality leads, and speed follows.

Mortgage Rates

Interest rates starting from 3.75% Fixed for 1 Year & 3.89% for 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.95%	3.99%
Self Employed	80%	4.1%	4.34%
Low Doc	65%	4.49%	4.49%
Non Resident	80%	4.99%	4.99%

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

Get Started Here

Hot Properties for Sale

Rochester, DAMAC Hills 1

3 3 1,880 sqft

AED 3,700,000

Belair, DAMAC Hills 1

4 5 3,465 sqft

AED 6,070,000

The Field, DAMAC Hills 1

4 6 3,767 sqft

AED 6,200,000

Queens Meadow, DAMAC Hills 1

4 6 3,167 sqft

AED 6,550,000

The Turt, DAMAC Hills 1

4 5 3,207 sqft

AED 6,850,000

Recent White & Co Sales

Park Residence 1, DAMAC Hills 1

3 3 1,612 sqft

AED 2,875,000

Rockwood, DAMAC Hills 1

3 3 1,949 sqft

AED 3,600,000

Trinity, DAMAC Hills 1

4 5 6,966 sqft

AED 4,980,000

Queens Meadow, DAMAC Hills 1

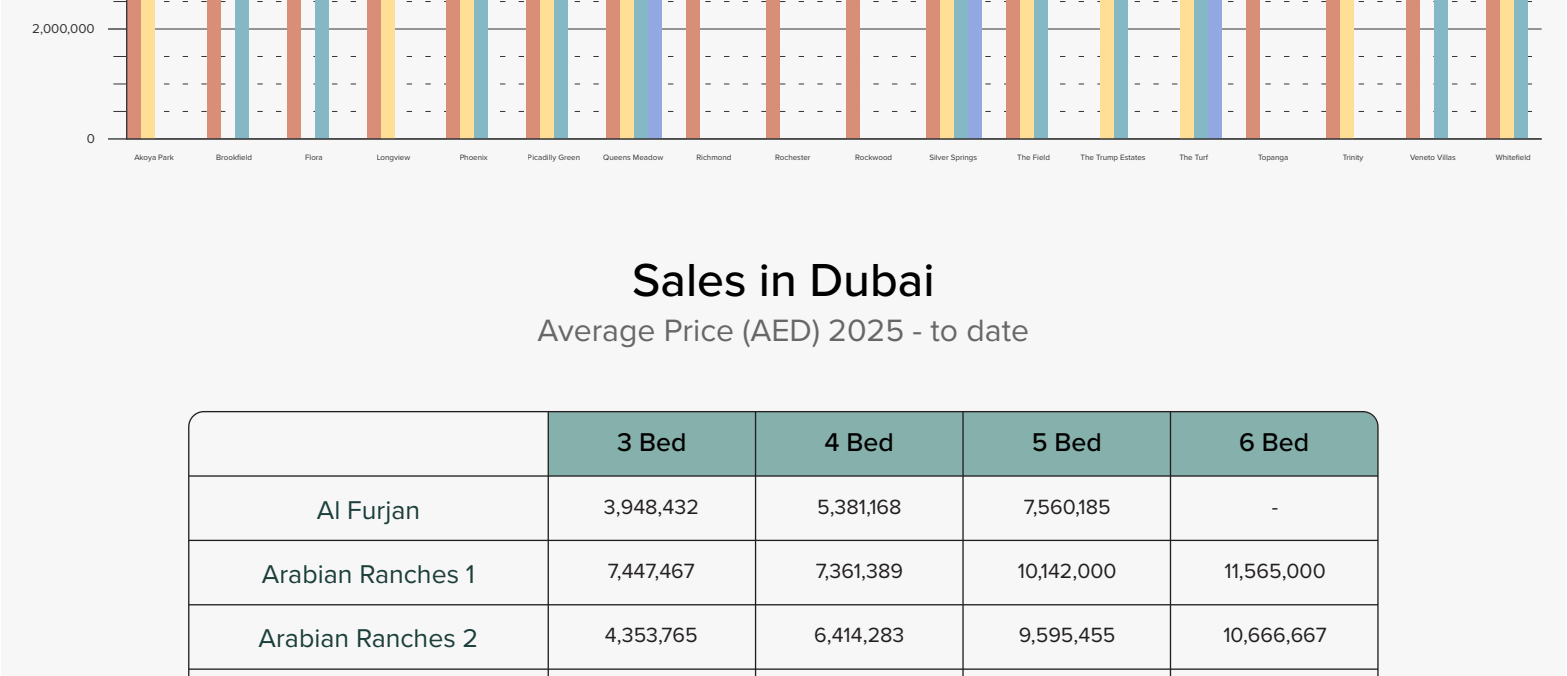
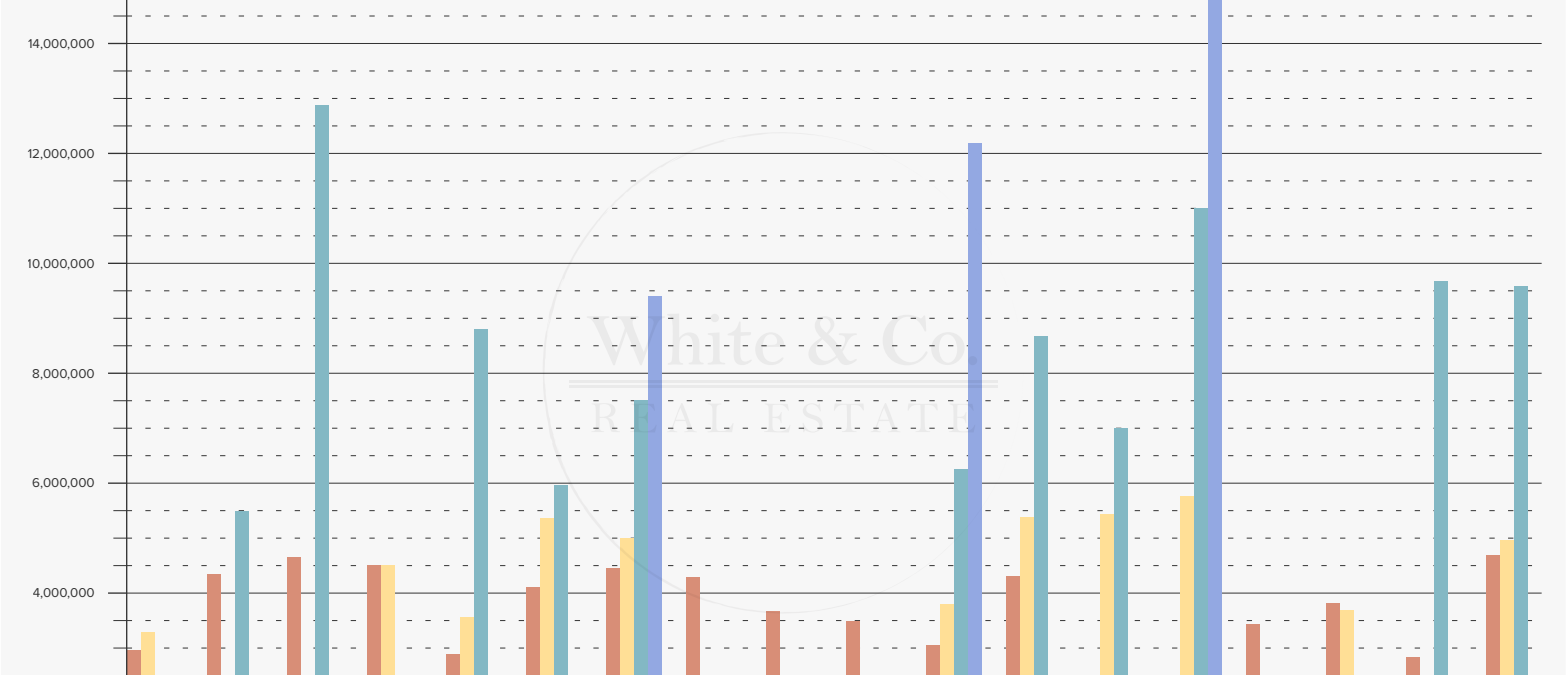
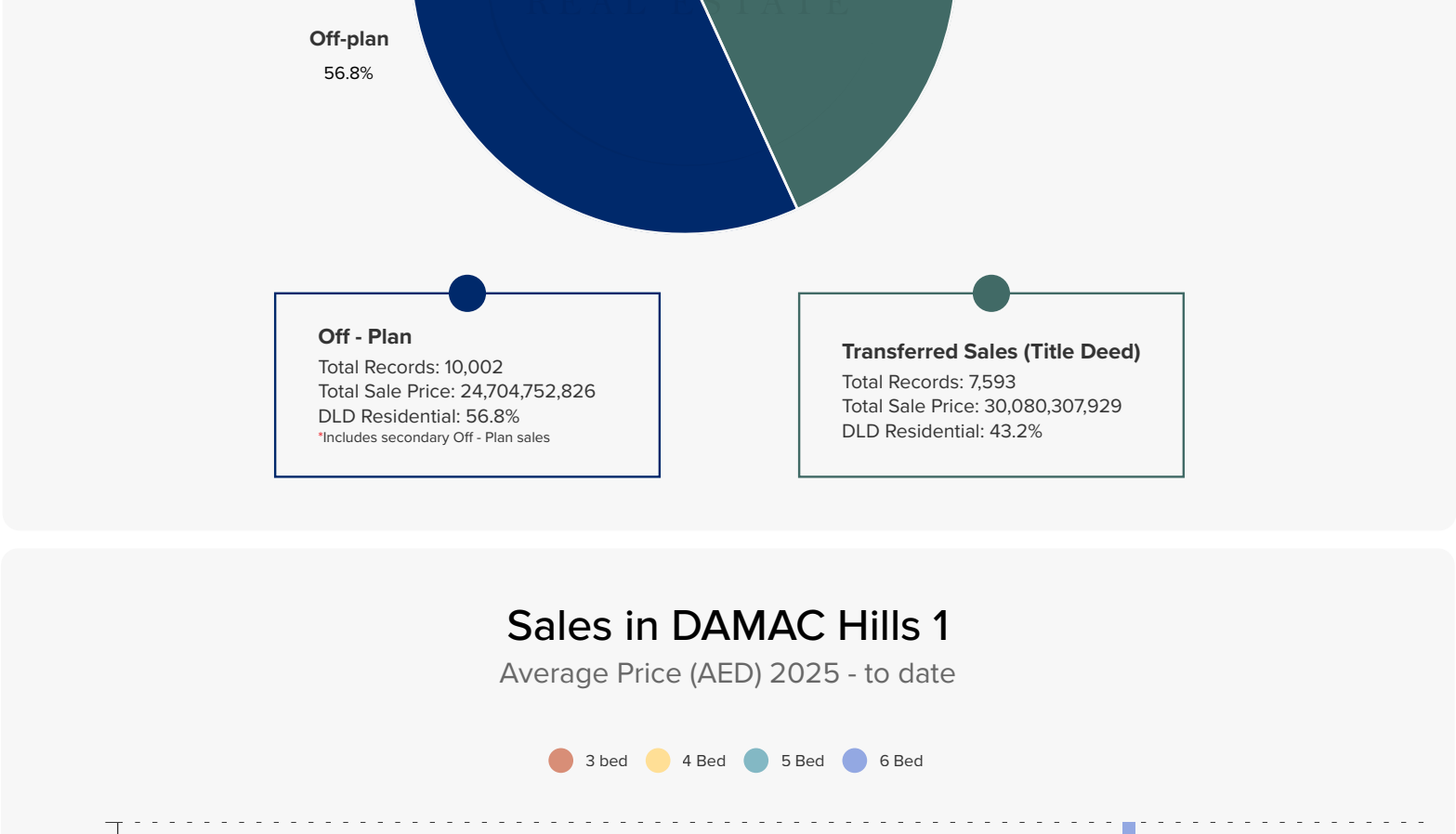
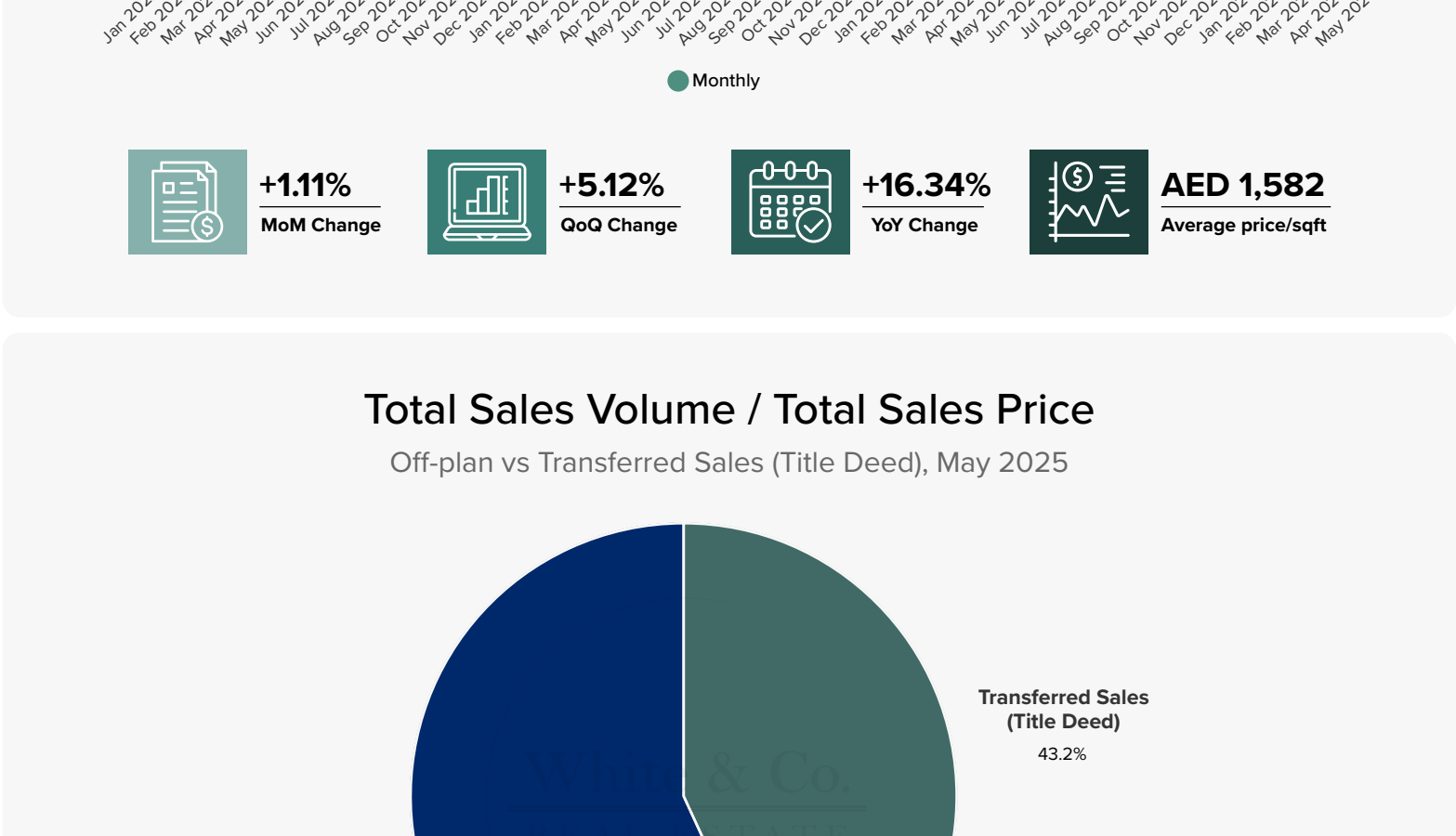
4 6 3,167 sqft

AED 5,250,000

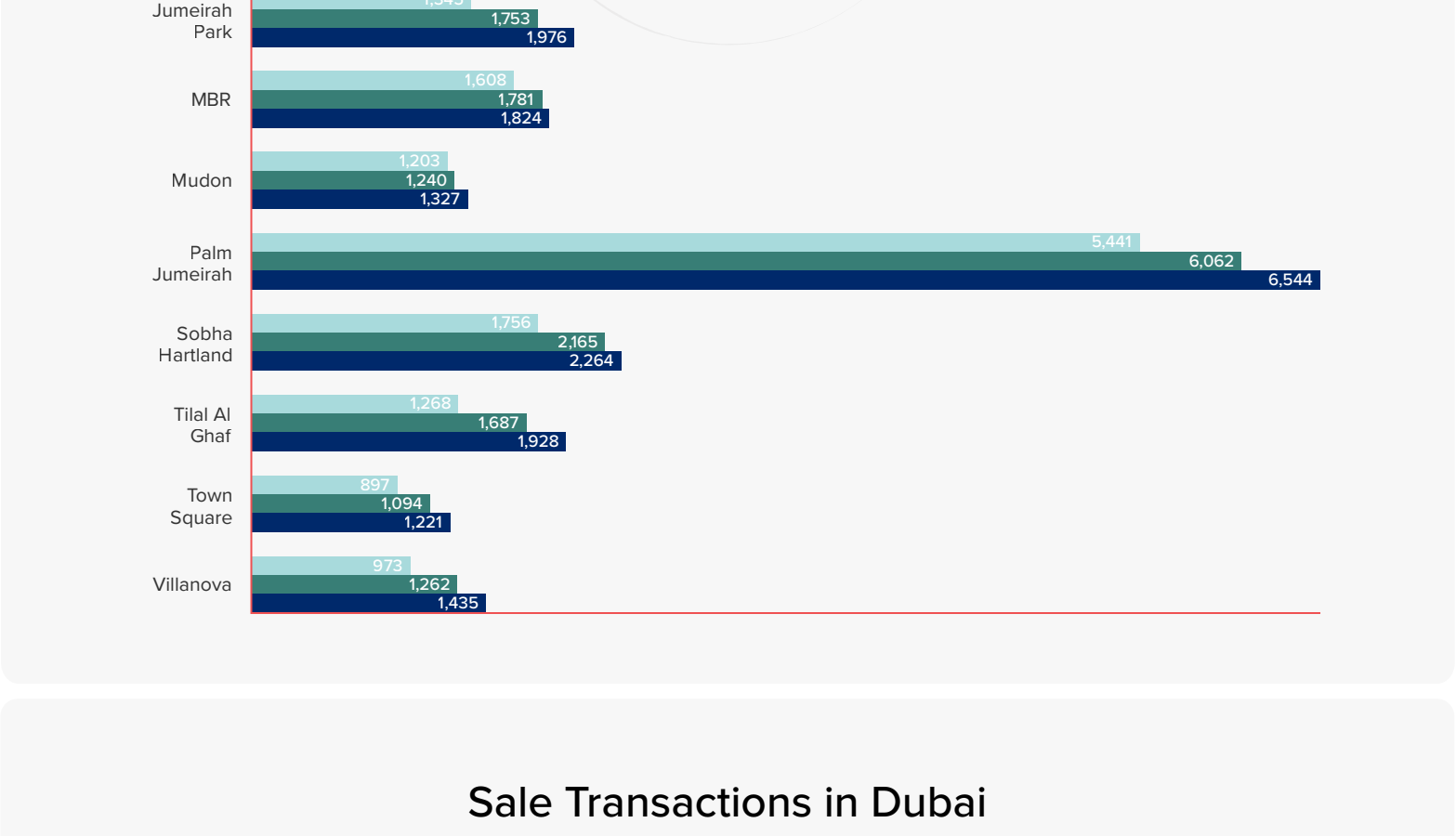
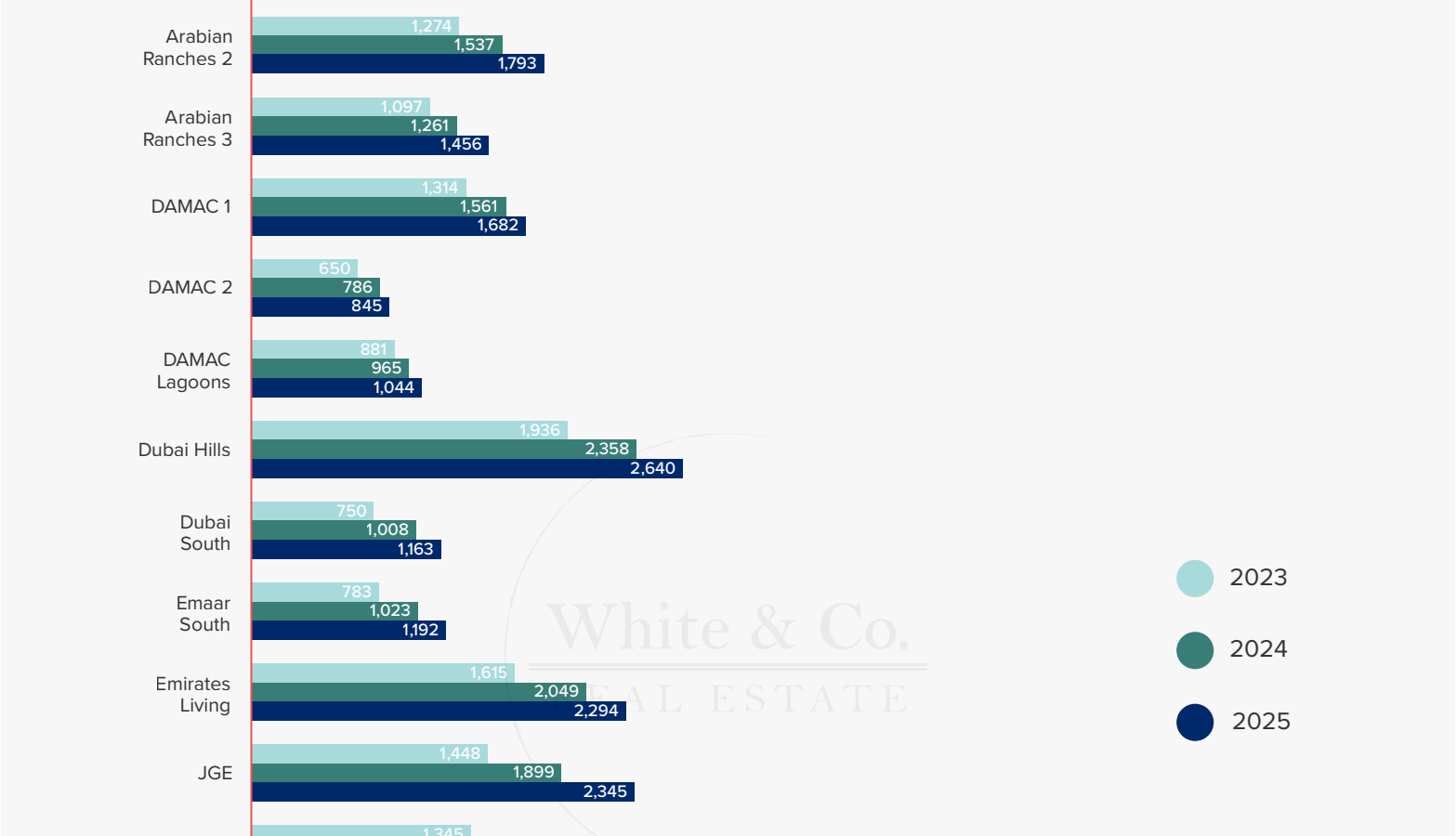
Piccadilly Green, DAMAC Hills 1

4 7 11,207 sqft

AED 18,200,000



	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	3,948,432	5,381,168	7,560,185	-
Arabian Ranches 1	7,447,467	7,361,389	10,142,000	11,565,000
Arabian Ranches 2	4,353,765	6,414,283	9,595,455	10,666,667
Arabian Ranches 3	2,827,478	4,299,336	6,787,500	-
DAMAC Hills 1	3,491,571	3,895,421	8,648,346	12,193,333
DAMAC Hills 2	1,554,811	2,160,633	1,984,375	3,899,688
DAMAC Lagoons	2,131,000	2,343,563	3,091,005	7,942,975
Dubai Hills	6,953,172	8,567,558	11,322,792	38,512,727
Dubai South	3,204,483	3,848,280	4,700,000	-
Emarath South	2,299,652	3,371,479	-	-
Emirates Living	5,329,209	10,049,135	15,424,205	32,221,429
JGE	5,107,669	9,198,997	15,931,254	21,828,322
Jumeirah Park	7,964,265	9,042,510	11,658,333	-
MBR	4,119,216	7,369,815	18,563,611	27,890,000
Mudon	2,921,245	3,969,602	5,265,000	-
Palm Jumeirah	20,512,500	32,416,328	26,655,000	58,000,000
Sobha Hartland	-	-	21,100,000	-
Tilal Al Ghaf	3,577,297	6,789,067	13,581,679	28,664,865
Town Square	2,526,783	3,147,572	-	-
Villanova	2,865,214	3,572,173	6,233,333	-



Hot Properties for Rent

Park Residences, DAMAC Hills 1

4 3 1,937 sqft

AED 179,999

Rockwood, DAMAC Hills 1

4 4 1,615 sqft

AED 199,999

Richmond, DAMAC Hills 1

3 4 2,723 sqft

AED 209,999

Rockwood, DAMAC Hills 1

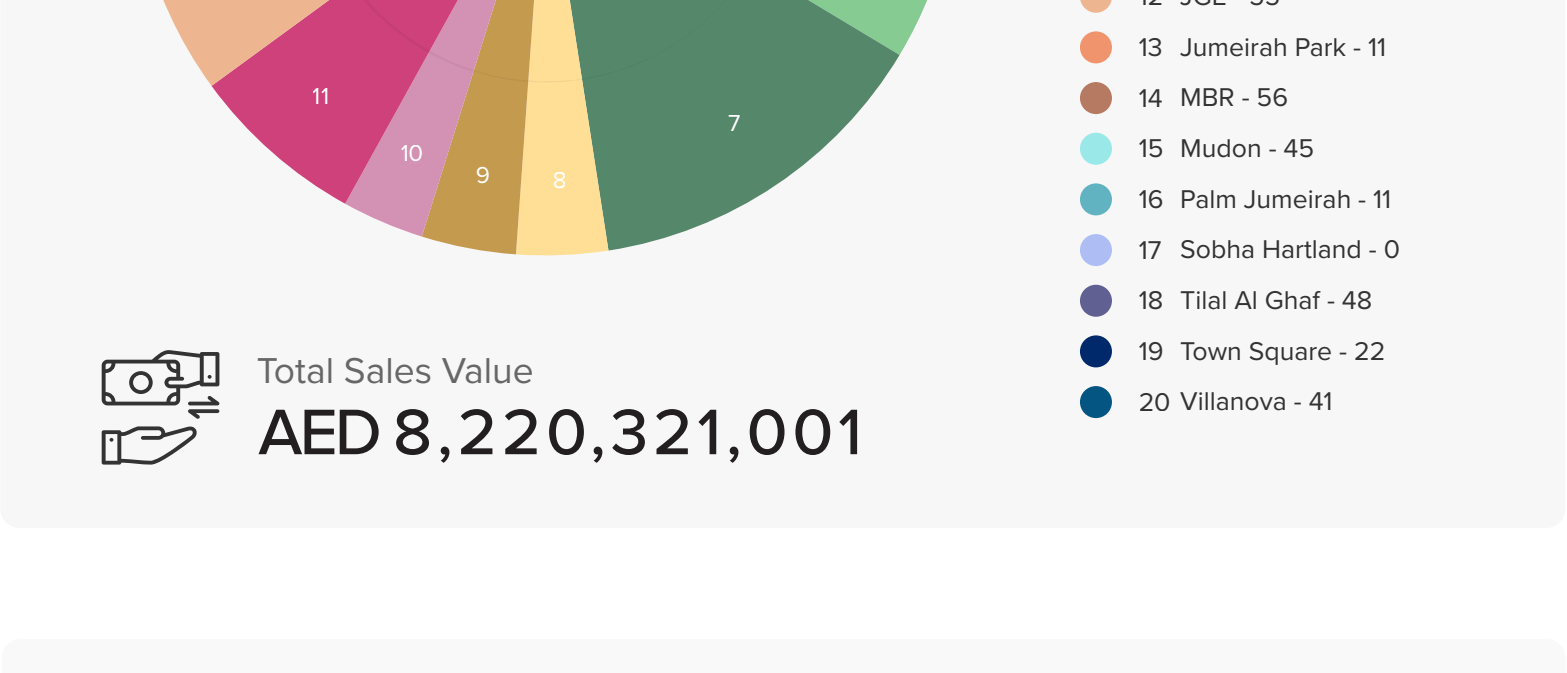
3 5 2,723 sqft

AED 219,999

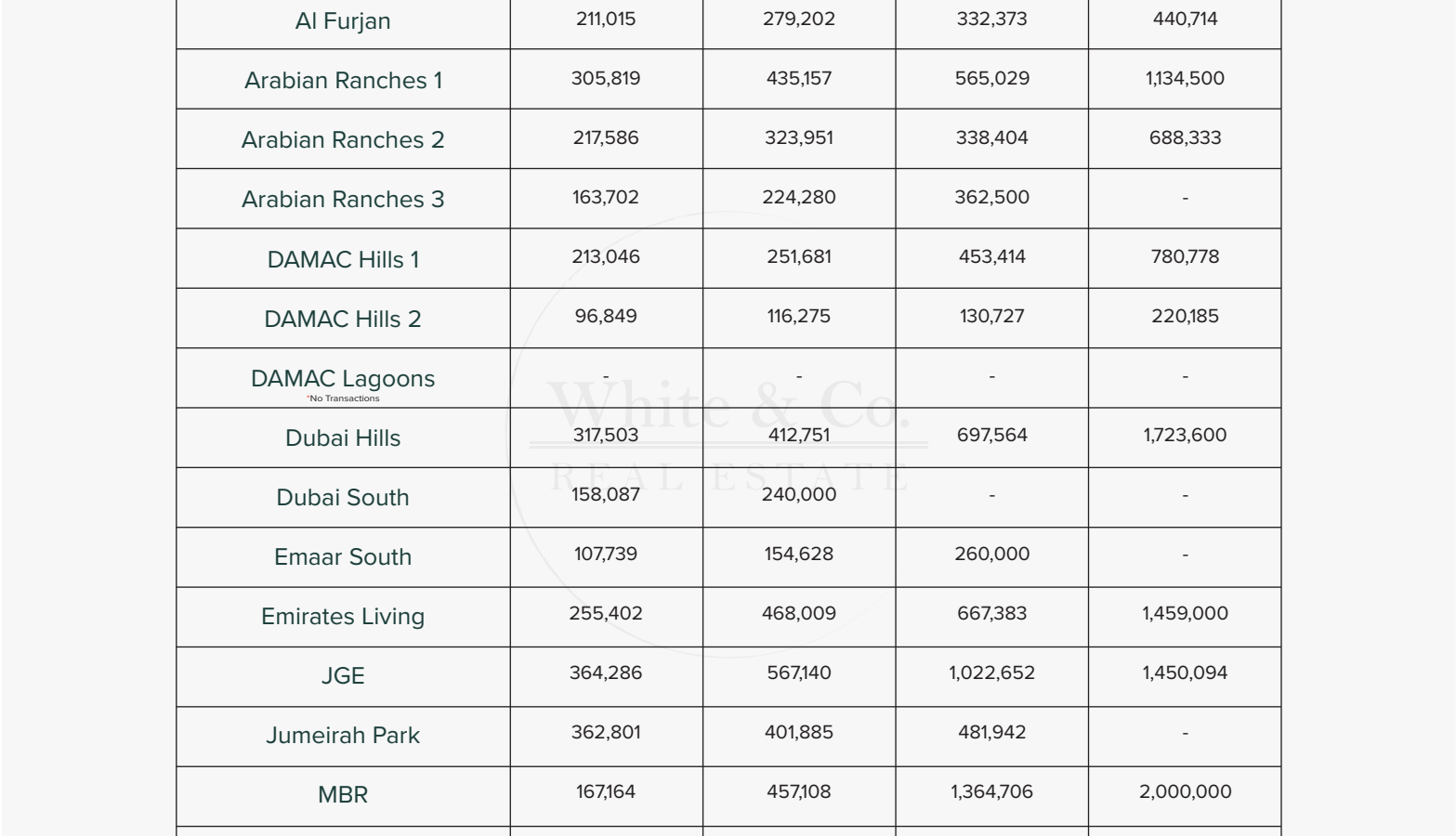
Flora, DAMAC Hills 1

3 5 3,372 sqft

AED 249,999



	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	21,015	279,202	332,373	440,714
Arabian Ranches 1	305,819	435,157	565,029	1,134,500
Arabian Ranches 2	217,586	323,951	338,404	688,333
Arabian Ranches 3	163,702	224,280	362,500	-
DAMAC Hills 1	213,046	251,681	453,414	780,778
DAMAC Lagoons	96,849	116,275	130,727	220,185
Dubai Hills	317,503	412,751	697,564	1,723,600
Dubai South	158,087	240,000	-	-
Emarath South	107,739	154,628	260,000	-
Emirates Living	255,402	468,009	667,853	1,459,094
JGE	364,286	567,140	1,022,682	1,450,094
Jumeirah Park	362,801	401,885	481,942	-
MBR	167,164	457,108	1,364,706	2,000,000
Mudon	188,191	251,069	220,502	-
Palm Jumeirah	482,500	1,324,346	1,818,609	3,408,333
Sobha Hartland	-	648,333	1,205,000	-
Tilal Al Ghaf	206,869	363,849	617,141	-
Town Square	146,173	176,344	-	-
Villanova	159,124	221,596	215,000	-



Community	Community Type	Avg. Gross Yield
MBR	Townhouse	7.46 %
Sobha Hartland	Villa	6.06 %
Jumeirah Golf Estates	Villa	5.93 %
Mudon	Villa	5.86 %
Dubai South	Townhouse	5.67 %
DAMAC Hills	Villa	5.64 %
Meydan	Villa	5.42 %
Town Square	Townhouse	5.37 %
Arabian Ranches 3	Villa	5.21 %
Tilal Al Ghaf	Townhouse	5.14 %
Arabian Ranches 2	Villa	4.80 %
Al Furjan	Villa	4.56 %
Dubai Hills Estate	Villa	4.51 %
Emirates Living	Villa	4.29 %
Arabian Ranches	Villa	4.20 %
Jumeirah Park	Villa	3.91 %
Palm Jumeirah	Villa	3.22 %

Total Sales & Rentals in Dubai
2025 - to date

Sales

	Total Volume	Total Value
DAMAC Lagoons	491	1,524,280,534
DAMAC 2	393	672,204,192
Emirates Living	302	3,227,063,859
Al Furjan	290	1,541,666,567
Arabian Ranches 3	249	895,018,668
MBR	241	2,378,816,880
Villanova	217	673,143,944
Tilal Al Ghaf	196	1,689,392,660
Emarath South	188	577,214,398
DAMAC 1	176	824,015,999
Dubai Hills	165	2,359,206,585
JGE	162	2,044,130,965
Mudon	161	842,090,717
Arabian Ranches 1	140	1,127,817,117
Town Square	137	365,820,452
Dubai South	108	395,722,630
Arabian Ranches 2	73	482,963,887
Jumeirah Park	71	620,310,300
Palm Jumeirah	52	1,972,734,623
Sobha Hartland	4	53,670,000

Rentals

	Total Volume	Total Value
DAMAC 2	1046	107,384,158
Emirates Living	429	127,098,140
Town Square	348	53,402,632
Emarath South	336	40,502,942
Al Furjan	325	81,508,119
DAMAC 1	325	84,777,897
Villanova	278	48,878,912
Dubai Hills	259	127,144,541
Arabian Ranches 3	228	41,996,181
Tilal Al Ghaf	201	68,117,761
Arabian Ranches 1	194	72,500,260
Jumeirah Park	129	51,547,345
Arabian Ranches 2	110	32,535,039
Mudon	110	22,877,623
MBR	91	61,317,009
JGE	80	55,903,670
Palm Jumeirah	77	136,597,479
Dubai South	59	8,496,606
Sobha Hartland	9	6,550,000
DAMAC Lagoons	0	0

PROPERTY MONITOR
A Cavendish Maxwell Group Company

WINNER
2025

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

Find out the current value of your property with a free, online valuation in minutes

Get Started Here

www.whiteandcogroup.com