

Emaar Beachfront May Market Report

News

Strong Demand for Coastal Luxury

Emaar Beachfront continues to attract investors in 2025, with new projects like Seapoint and Bayview driving sales momentum. Its prime waterfront setting, upscale residences, and limited availability reinforce its status as one of Dubai's most desirable investment destinations.

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%	4.24%
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

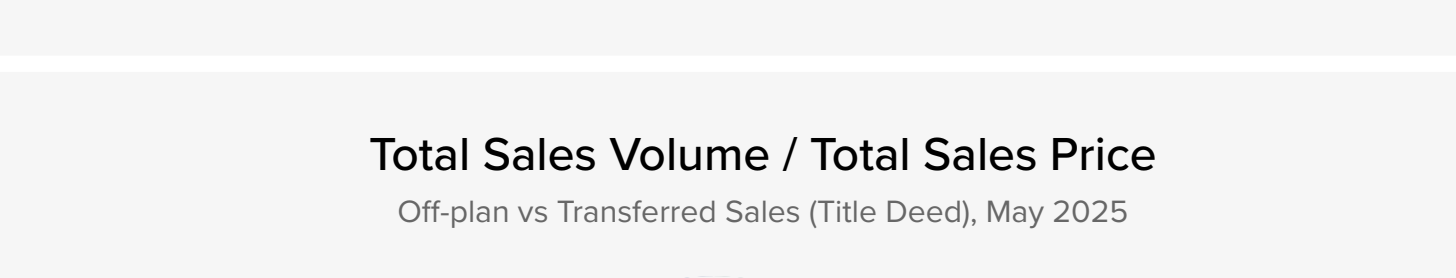
 Marina Vista Tower 1, Emaar Beachfront AED 2,300,000	 Seapoint, Emaar Beachfront AED 2,350,000	 Palace Beach Residence, Emaar Beachfront AED 2,555,000	 Beach Isle, Emaar Beachfront AED 2,680,000	 Address The Bay, Emaar Beachfront AED 3,200,000
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Recent White & Co Sales

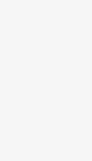
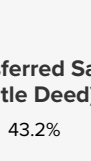
 Grand Bleu Tower 1, Emaar Beachfront AED 3,900,000	 Marina Vista Tower 2, Emaar Beachfront AED 4,082,000	 Sunrise Bay, Emaar Beachfront AED 4,200,000	 Grand Bleu Tower 1, Emaar Beachfront AED 4,600,000	 Beach Mansion, Emaar Beachfront AED 6,775,000
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Dubai House Price Timeline

May 2025

Current
May 2025

Monthly

**+1.11%**
MoM Change**+5.12%**
QoQ Change**+16.34%**
YoY Change**AED 1,582**
Average price/sqft

Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), May 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	596,972	990,403	1,569,049	2,292,462	3,093,535	-	-
Business Bay	1,094,103	1,531,250	2,440,034	4,480,480	9,541,608	27,500,000 3 Transactions	-
Creek	-	1,665,361	2,690,273	3,959,762	7,613,349	-	18,500,000 1 Transaction
Downtown	2,526,499	2,189,609	3,808,064	7,228,370	22,303,417	20,924,888 1 Transaction	65,000,000 1 Transaction
Dubai Hills	884,268	1,542,549	2,485,791	3,961,684	-	-	-
Dubai Marina	1,252,360	1,628,805	2,472,748	4,169,093	7,464,915	16,195,805 4 Transactions	-
Dubai South	457,097	725,406	1,134,500	1,869,120	-	-	-
EMAAR Beachfront	-	2,902,471	5,039,179	7,695,315	19,057,720	-	-
EMAAR South	-	1,074,094	1,659,514	2,290,680	3,000,000 1 Transaction	-	-
Greens	1,058,962	1,316,730	2,175,367	3,635,714	5,625,782 1 Transaction	-	-
JBR	1,767,329	2,247,711	3,249,049	4,116,704	9,463,095	-	-
JLT	802,906	1,270,587	2,063,748	3,135,078	4,159,375	2,561,667	-
JVC	645,371	983,539	1,527,424	2,233,066	2,237,500 1 Transaction	-	-
MBR	685,988	1,288,782	2,646,716	3,664,552	8,895,480 1 Transaction	-	-
Palm Jumeirah	1,586,912	3,202,441	5,376,276	12,889,653	21,469,167	25,625,000 4 Transactions	-
Sobha Hartland	956,773	1,400,456	2,326,984	3,299,066	5,116,667 3 Transactions	-	-
Views	955,000	1,670,500	2,765,539	3,425,053	5,247,500 2 Transactions	-	-

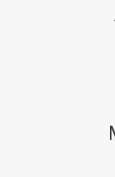
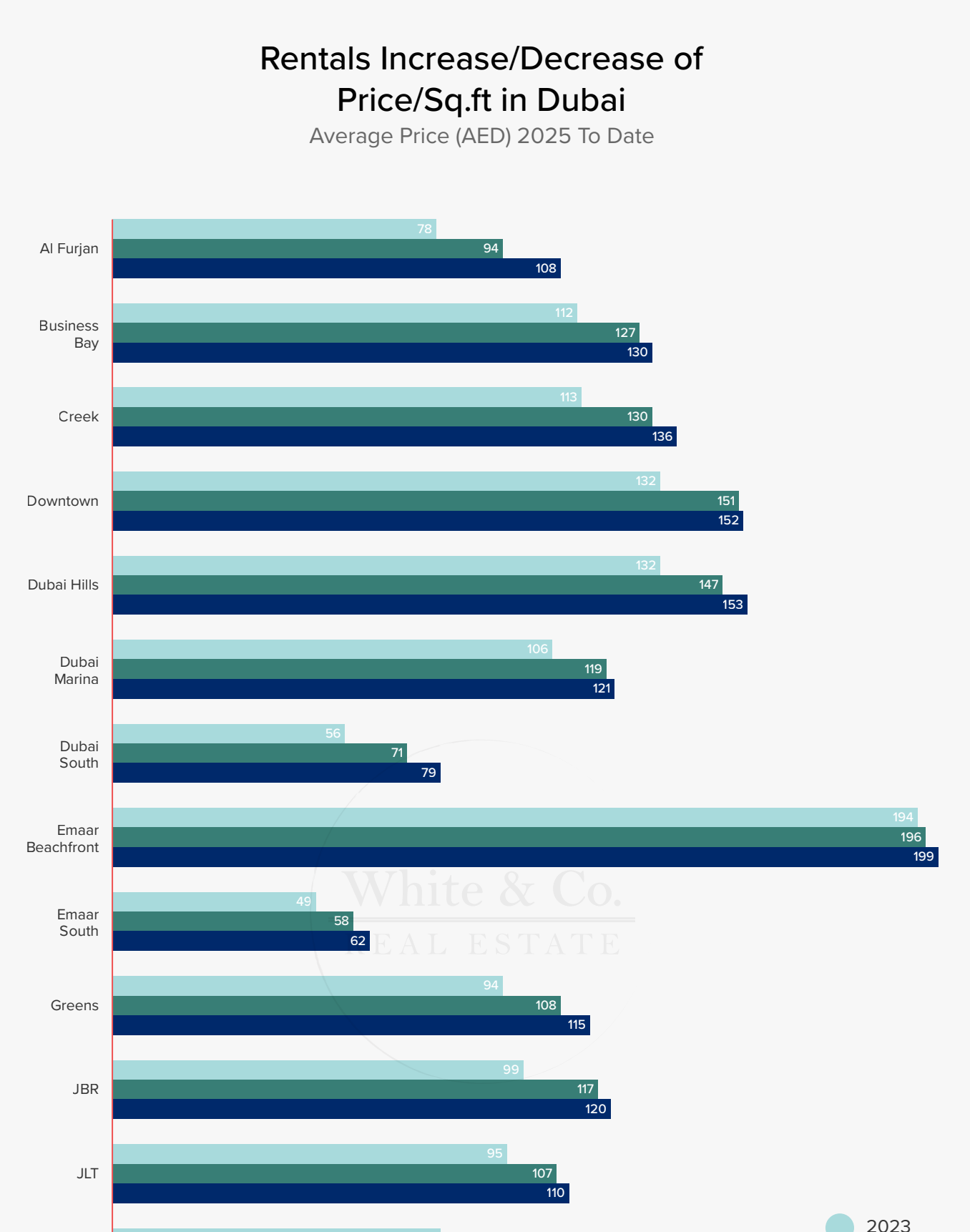
Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

May 2025



Total Sales Value

AED 10,412,825,156

Hot Properties for Rent

 Marina Vista Tower 1, Emaar Beachfront AED 129,999	 Marina Vista Tower 2, Emaar Beachfront AED 139,999	 Beach Vista Tower 1, Emaar Beachfront AED 145,000	 Beach Vista Podium, Emaar Beachfront AED 150,000	 Marina Vista Tower 2, Emaar Beachfront AED 154,999
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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	52,748	94,042	105,437	149,974	-	-	-
Business Bay	72,863	97,924	146,304	218,591	273,920	-	-
Creek	140,000	104,552	158,177	230,458	410,476	-	-
Downtown	82,702	127,878	205,711	316,028	886,568	-	-
Dubai Hills	76,889	96,819	155,521	269,829	-	-	-
Dubai Marina	74,765	102,600	149,870	234,471	351,475	598,324 5 Transactions	-
Dubai South	401,73	52,653	76,938	111,763	-	-	-
EMAAR Beachfront	-	154,331	247,248	430,371	609,308 3 Transactions	-	-
EMAAR South	-	57,753	81,969	102,494	-	-	-
Greens	59,651	90,656	137,396	175,975	215,000 2 Transactions	-	-
JBR	80,020	121,965	172,422	231,969	261,626	-	-
JLT	59,441	86,856	128,901	196,321	249,400 3 Transactions	242,500 2 Transactions	-
JVC	50,447	73,139	109,848	130,527	177,500	-	-
MBR	52,477	86,447	146,550	169,666	-	800,000 1 Transaction	-
Palm Jumeirah	105,024	161,244	262,951	385,318	792,156	624,569	-
Sobha Hartland	71,777	98,229	149,372	219,618	380,000 1 Transaction	-	-
Views	69,846	105,349	160,511	232,827	-	-	-

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

Average Price (AED) 2025 To Date



Rental Transactions in Dubai

May 2025

Total Rentals Value

AED 1,012,358,269

PROPERTY
MONITOR

A Cavendish Maxwell Group Company

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

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