

# DAMAC Lagoons March Market Report

Villa 1 Townhouse

Award-Winning Visibility & Market Demand on Bayut & Property Finder



## NEWS

### DAMAC Lagoons Launches New Waterfront District

DAMAC Lagoons is expanding with its new Lagoons District, featuring lifestyle-led zones such as Valencia and Piazza Roma. Early residents are moving in as the Santorini cluster nears handover. The development's waterfront concept, combined with villas and townhouses, enhances urban appeal and cements DAMAC Lagoons as a prime destination for modern Dubai living.

## NEWS

### White & Co.

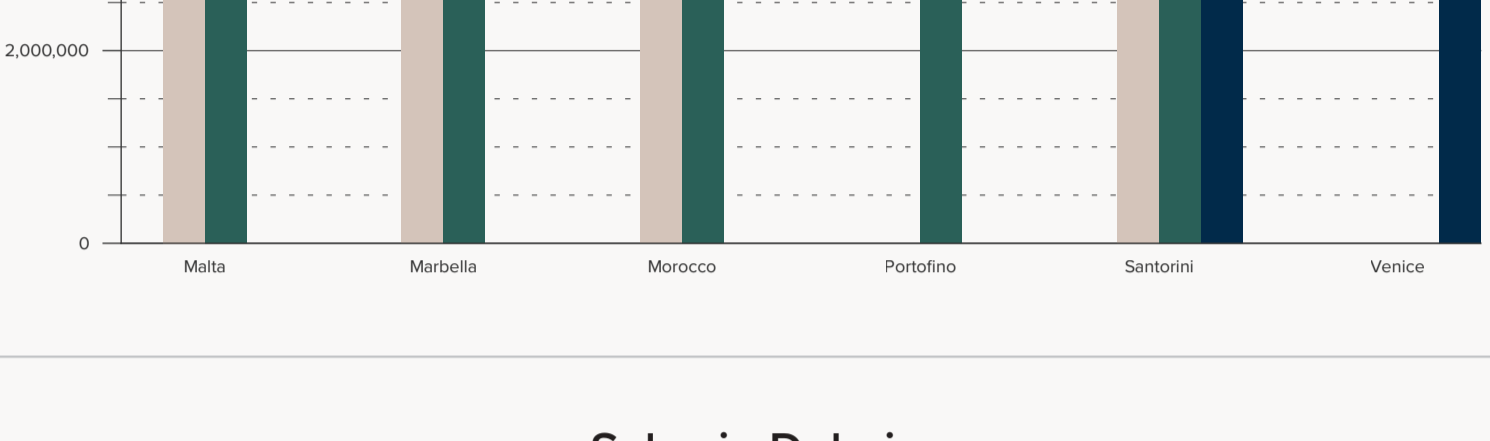
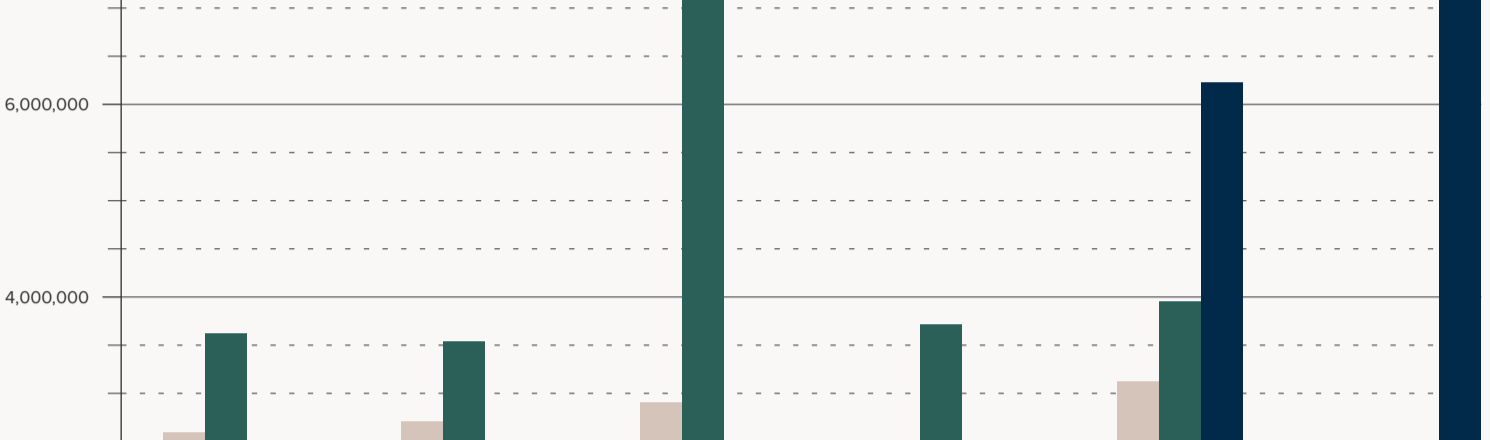
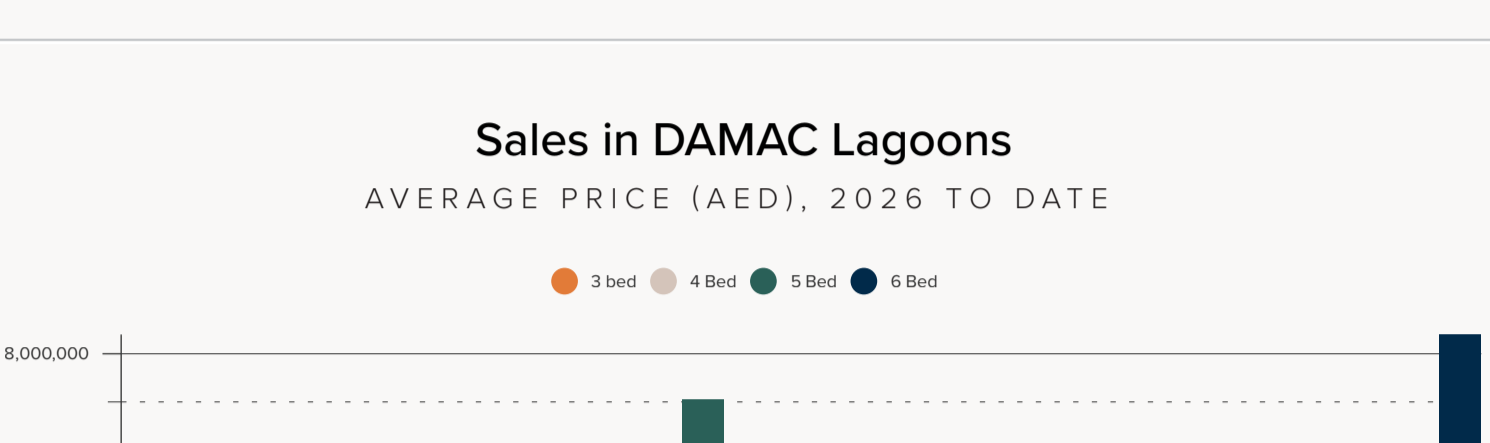
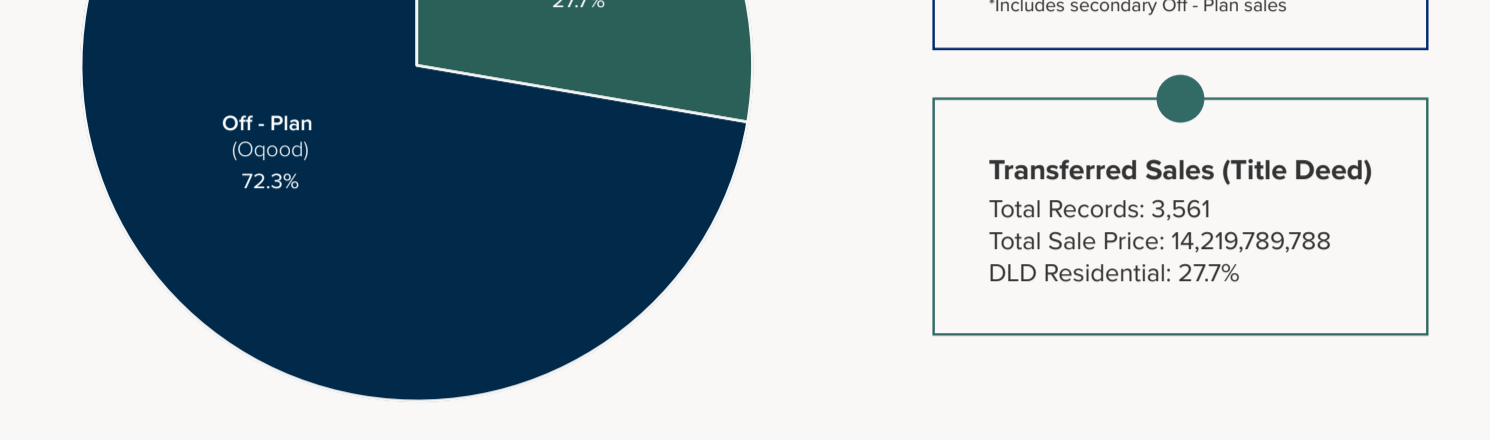
Dubai continues to show resilience, with the UAE's measured response to global conditions boosting market confidence. More than 11,200 transactions in March reflect strong activity, while sustained demand from investors and end-users reinforces stability and Dubai's appeal as a secure, long-term real estate destination.

### Hot Properties for Sale

<p><b>Portofino, DAMAC Lagoons</b> AED 3,500,000 5   6   2,411</p>	<p><b>Portofino, DAMAC Lagoons</b> AED 4,000,000 5   5   4   3,354</p>	<p><b>Costa Brava, DAMAC Lagoons</b> AED 4,700,000 5   5   4   3,214</p>	<p><b>Santorini, DAMAC Lagoons</b> AED 6,500,000 6   6   7   4,087</p>	<p><b>Portofino, DAMAC Lagoons</b> AED 10,495,000 7   8   7,268</p>
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### Recent White & Co. Sales

<p><b>Nice, DAMAC Lagoons</b> AED 2,600,000 4   3   1,550</p>	<p><b>Costa Brava, DAMAC Lagoons</b> AED 2,950,000 4   5   2,278</p>	<p><b>Costa Brava, DAMAC Lagoons</b> AED 3,925,000 5   6   1,976</p>	<p><b>Santorini, DAMAC Lagoons</b> AED 4,100,000 5   6   2,650</p>	<p><b>Portofino, DAMAC Lagoons</b> AED 10,500,000 7   8   8,138</p>
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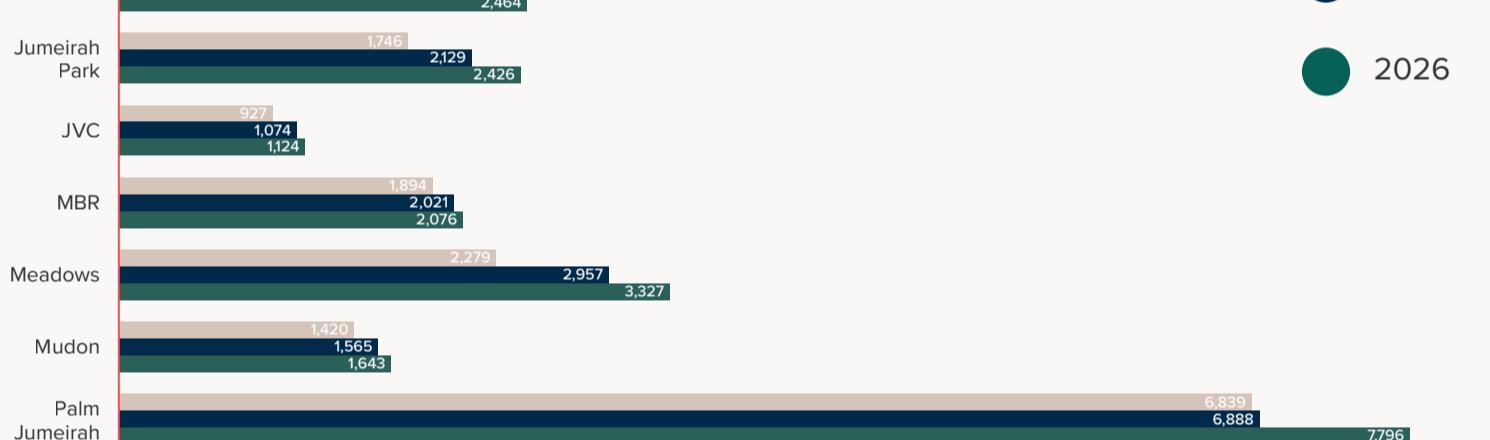
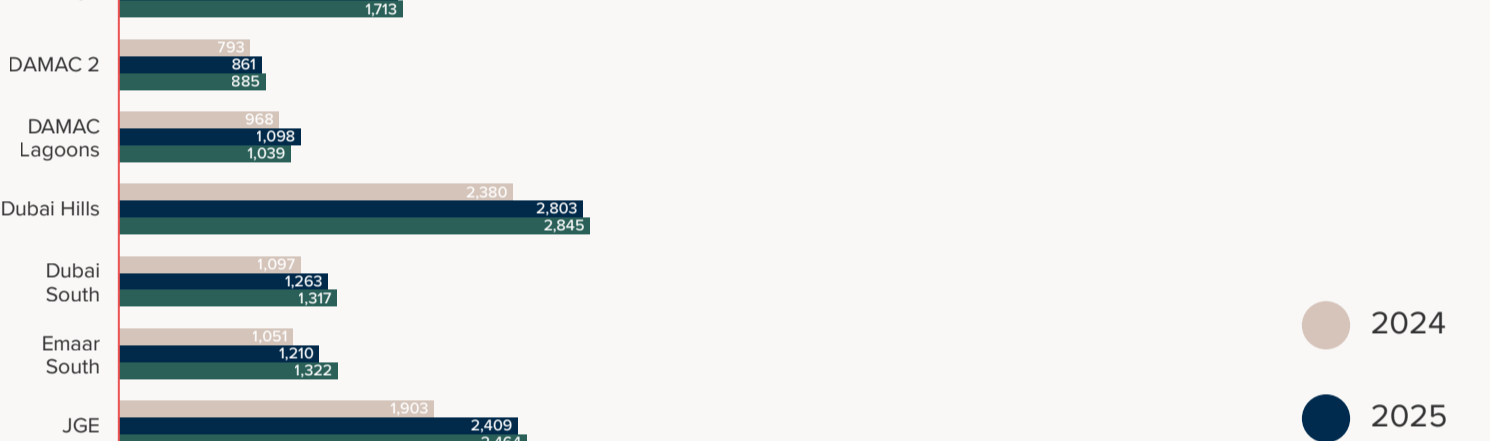
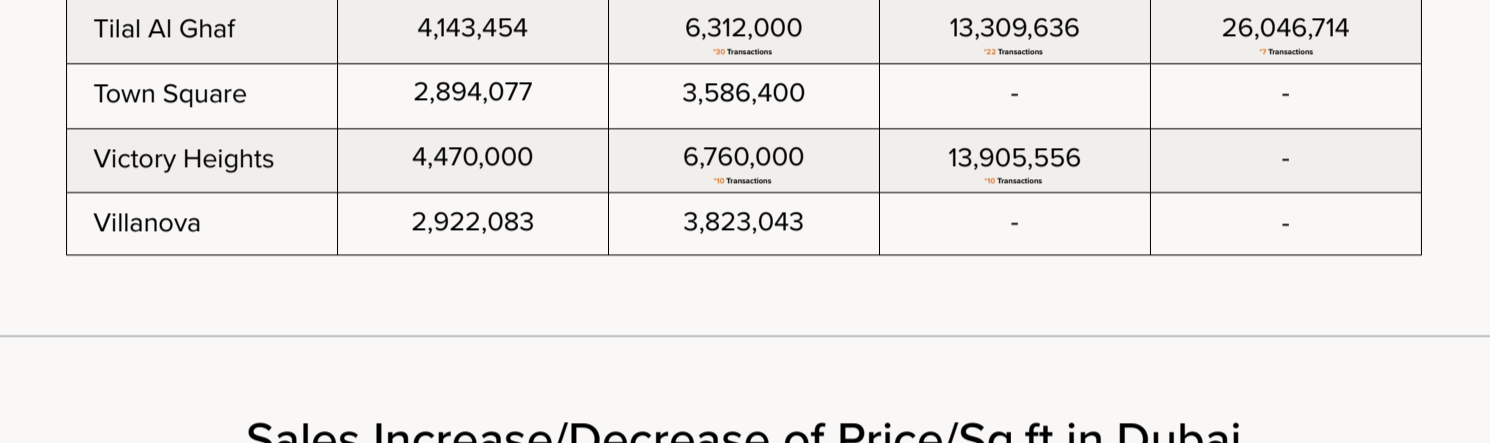


### Hot Properties for Rent

<p><b>Santorini, DAMAC Lagoons</b> AED 179,999 4   3   1,550</p>	<p><b>Santorini, DAMAC Lagoons</b> AED 199,999 4   3   2,268</p>	<p><b>Santorini, DAMAC Lagoons</b> AED 210,000 5   5   3,101</p>	<p><b>Santorini, DAMAC Lagoons</b> AED 219,998 4   5   1,550</p>	<p><b>Santorini, DAMAC Lagoons</b> AED 230,000 5   6   1,550</p>
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### Rentals in DAMAC Lagoons

AVERAGE PRICE (AED), 2026 TO DATE



### Current Average Gross Yield

MARCH 2026

Community	Community Type	Avg. Gross Yield
Meydan	Villa	4.93%
Jumeirah Golf Estates	Villa	4.89%
DAMAC Hills 2	Villa	4.75%
DAMAC Hills	Villa	4.74%
Al Furjan	Villa	4.64%
Reem	Townhouse	4.55%
Dubai Hills Estate	Villa	4.53%
Mohammed Bin Rashid City	Townhouse	4.43%
Mudon	Villa	4.32%
Jumeirah Village Circle	Villa	4.25%
Villanova	Villa	4.24%
Town Square	Townhouse	4.20%
The Springs	Villa	4.16%
The Villa	Villa	4.13%
Sobha Hartland	Villa	4.07%
Arabian Ranches 2	Villa	4.07%
Arabian Ranches 3	Villa	4.07%
Tilal Al Ghaf	Townhouse	4.05%
Serena	Townhouse	3.96%
The Valley	Villa	3.82%
Arabian Ranches	Villa	3.82%
Jumeirah Park	Villa	3.05%
The Meadows	Villa	2.81%
Palm Jumeirah	Villa	2.52%

### Total Sales & Rentals in Dubai

2026 TO DATE

Community	Total Volume	Total Value
DAMAC Lagoons	222	863,032,710
The Valley	108	417,516,420
MBR	106	1,279,660,646
Springs	103	498,700,230
DAMAC 2	88	171,505,539
Al Furjan	87	543,638,799
Dubai Hills	87	1,328,690,000
DAMAC 1	85	393,567,079
Arabian Ranches 1	80	739,025,000
Tilal Al Ghaf	78	743,224,624
Town Square	77	240,152,000
Mudon	74	293,689,999
Emaar South	72	222,998,884
Arabian Ranches 3	68	347,675,000
JGE	61	847,494,000
Dubai South	56	222,480,000
JVC	51	171,650,000
Villanova	51	167,835,000
Jumeirah Park	45	483,830,014
Meadows	30	389,420,000
Arabian Ranches 2	25	179,446,897
Victory Heights	22	213,340,000
Palm Jumeirah	21	1,296,199,929
Sobha Hartland	3	73,800,000
DAMAC 2	578	611,301,830
Mudon	215	45,042,318
Villanova	195	33,055,780
The Valley	194	28,572,239
Arabian Ranches 3	190	42,993,613
Tilal Al Ghaf	177	56,784,536
The Springs	176	38,644,759
Town Square	172	49,287,851
Dubai Hills Estate	160	10,768,9969
Emaar South	157	21,275,970
JVC	134	262,340,910
DAMAC Hills	131	33,554,397
Dubai South	113	20,349,731
MBR	109	5,181,893
Arabian Ranches	104	38,287,983
DAMAC Lagoons	87	15,263,973
Jumeirah Park	80	32,027,360
Arabian Ranches 2	63	21,343,283
Victory Heights	46	14,539,344
JGE	42	35,854,802
The Meadows	41	20,813,183
Palm Jumeirah	34	853,747,51
Sobha Hartland	7	65,743,35

**PROPERTY MONITOR**  
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2024

\*Data source: Property Monitor, as of 2nd April 2026 Secondary Sales Only

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