

Villanova

limited supply in key clusters contribute to long-term price stability and investment



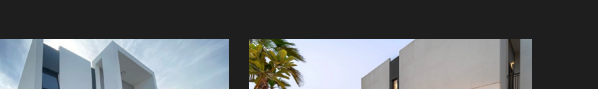
Interest rates starting from 3.7% Fixed for 1 Year or 3.79% 2 Years

Mortgage Rates	LTV	3 Years	5 Years
Salaries	80%	3.99%	4.19%
Self Employed	80%	4.10%	4.29%
Low Doc	60%	4.49%	4.99%
Non Resident	60%	4.35%	4.54%

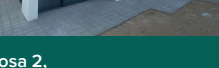
Get in contact with our in-house mortgage team to find out more.

[Get Started Here](#)

Properties for Sale



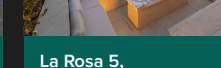
La Rosa
Villanova
AED
4



La Rosa 2,
Villarosa

AED 4,300,000

   2,333



La Rosa 5,
Villarosa

AED 5,000,000

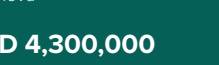
   3,882



La Violeta 2,
Villarosa

AED 3,150,000

   2,333



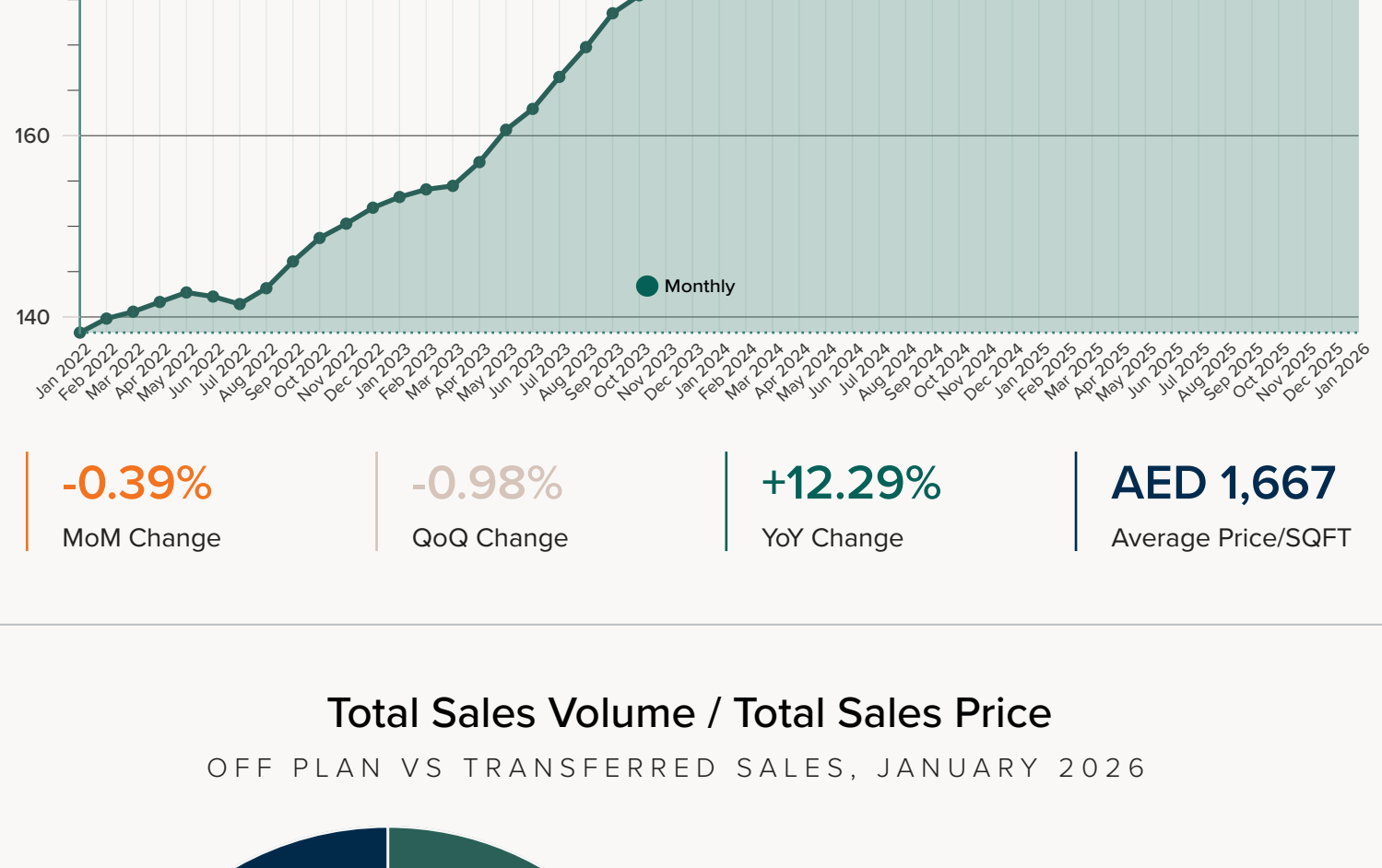
La Violeta 2,
Villarosa

AED 3,825,000

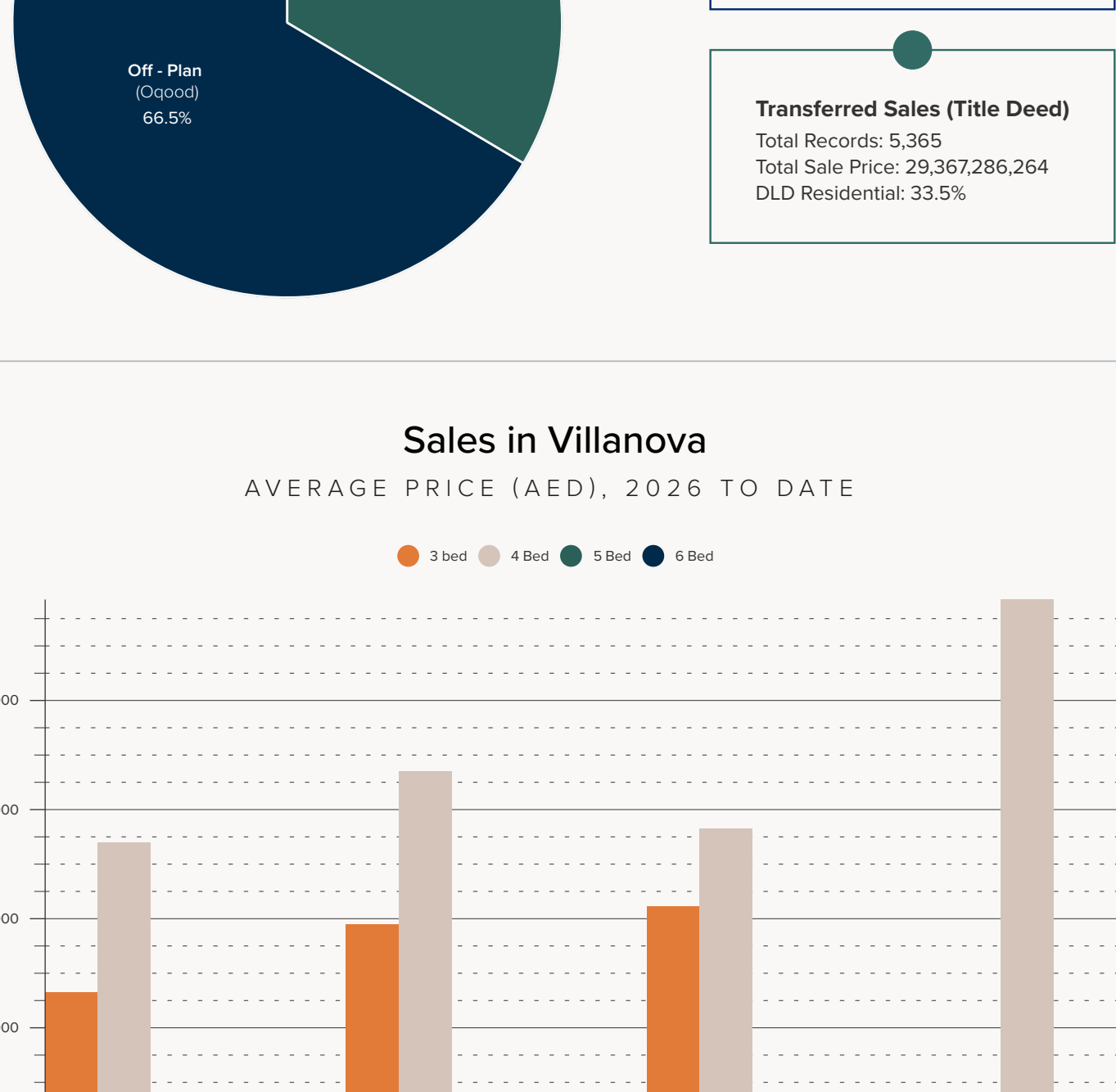
 2,333

Dubai House Price Timeline

JANUARY 2026



(Title Deed)
33.5%



713

Sale Transactions in Dubai JANUARY 2026

Property	2025	2026	2027
AMAC Lagoons	1,058	1,920	3,392
Al Hills	2,370	2,803	2,929
Dubai South	1,261	1,388	1,109
Emaar South	1,220	1,381	1,055
JGE	1,555	2,409	2,490
Jumeirah Park	1,440	2,709	2,884
JVC	1,018	1,028	1,018
MBR	1,585	2,025	2,234
Meadows	2,917	3,957	3,405
Mudon	1,585	1,559	1,559
Palm Jumeirah	1,658	6,888	8,535
Sobha Hartland	2,070	3,309	2,070
Springs	2,211	2,309	2,211
Valley	1,389	1,389	1,389
Tilal Al Ghaf	1,555	2,042	2,042
Town Square	1,555	1,555	1,555
Victory Heights	1,555	1,555	1,555
Villanova	1,555	1,555	1,555

AED 8,588,056,726
Total Sales Value

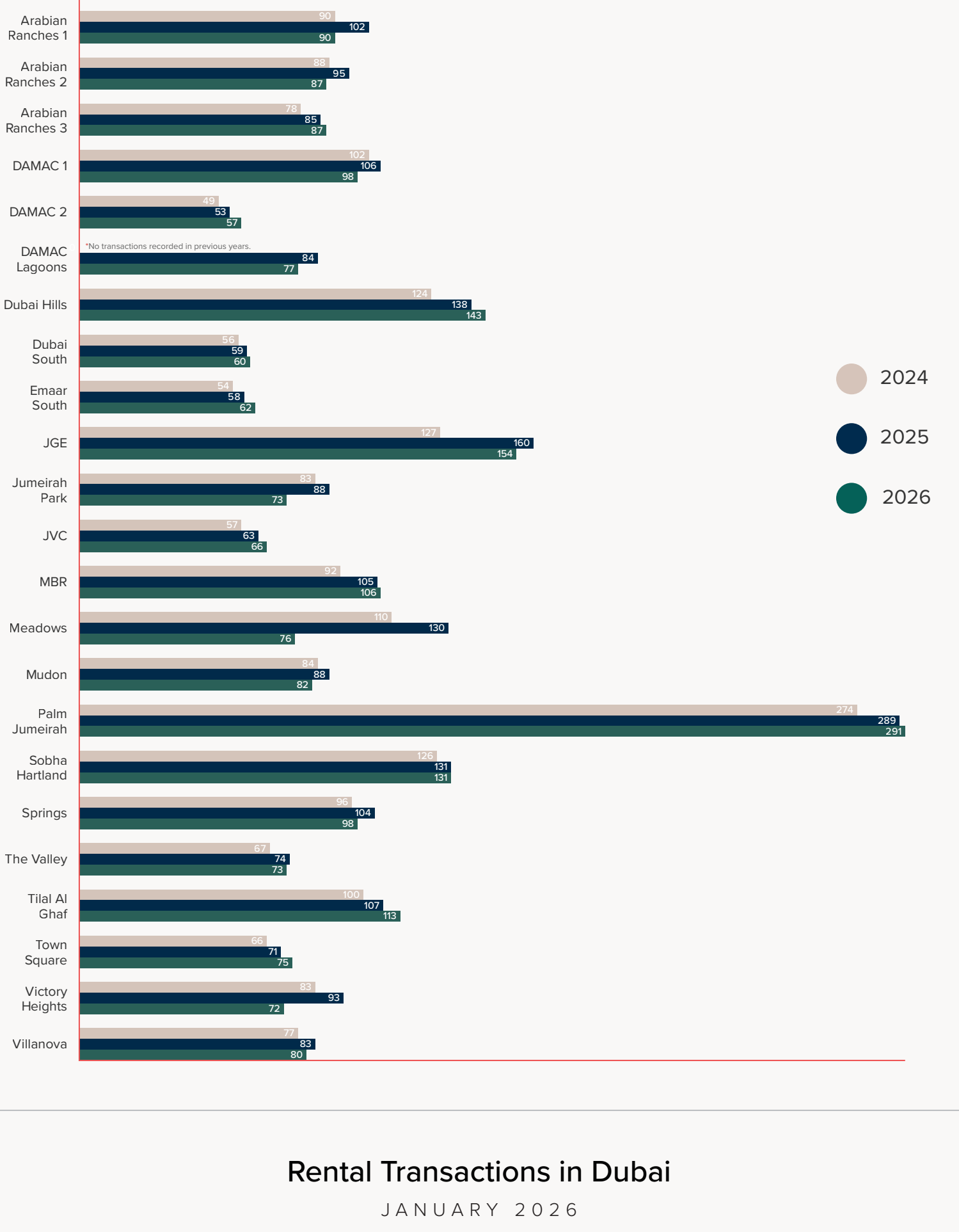
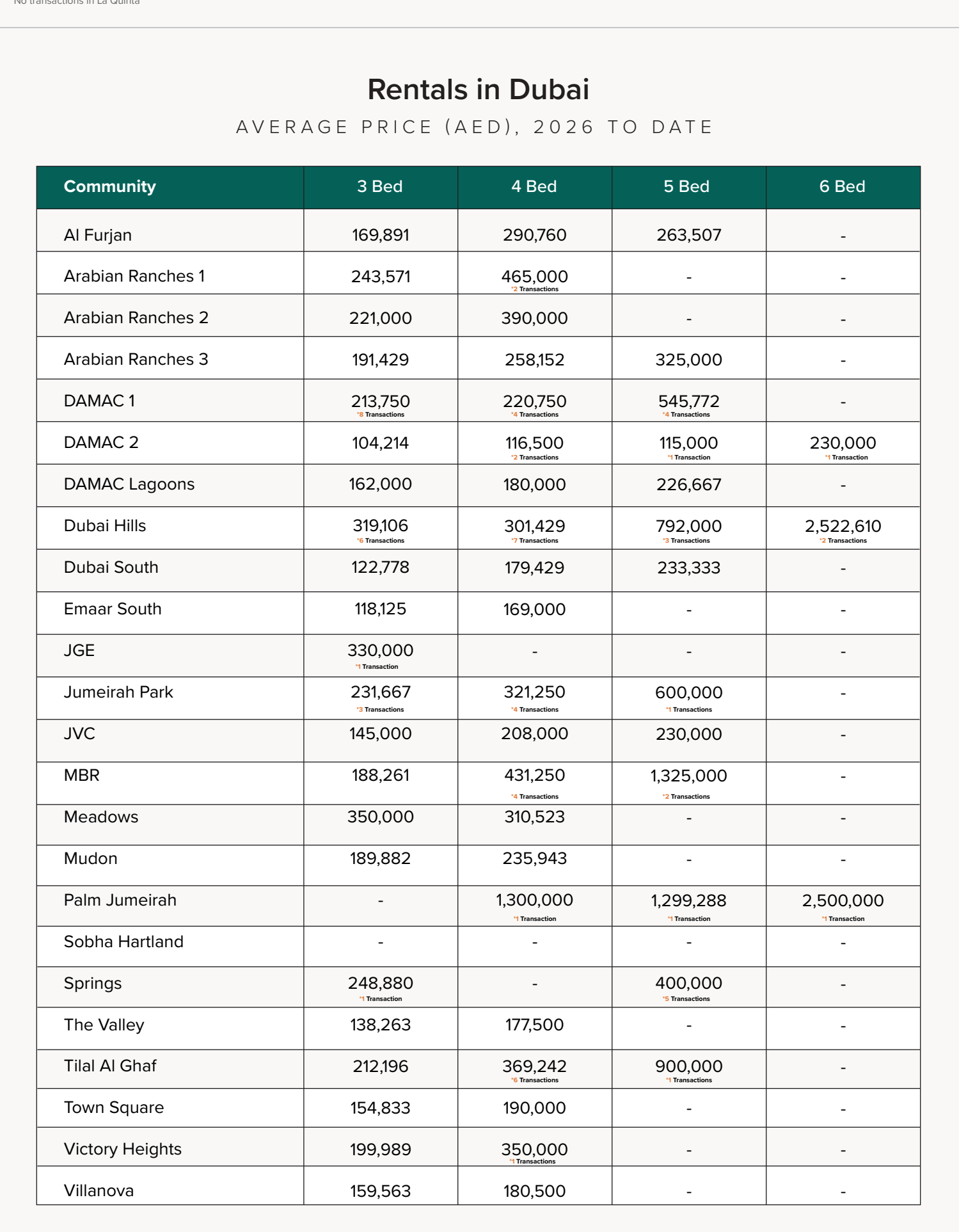
Hot Properties for Rent

Property	Price (AED)	3 Bed	4 Bed	5 Bed	6 Bed
Amaranta Villanova	AED 170,000	4	5	2,313	
La Rosa 1, Villanova	AED 199,995	4	4	2,997	
Amaranta 2, Villanova	AED 199,998	4	4	2,670	
La Rosa 2, Villanova	AED 200,000	4	4	2,342	

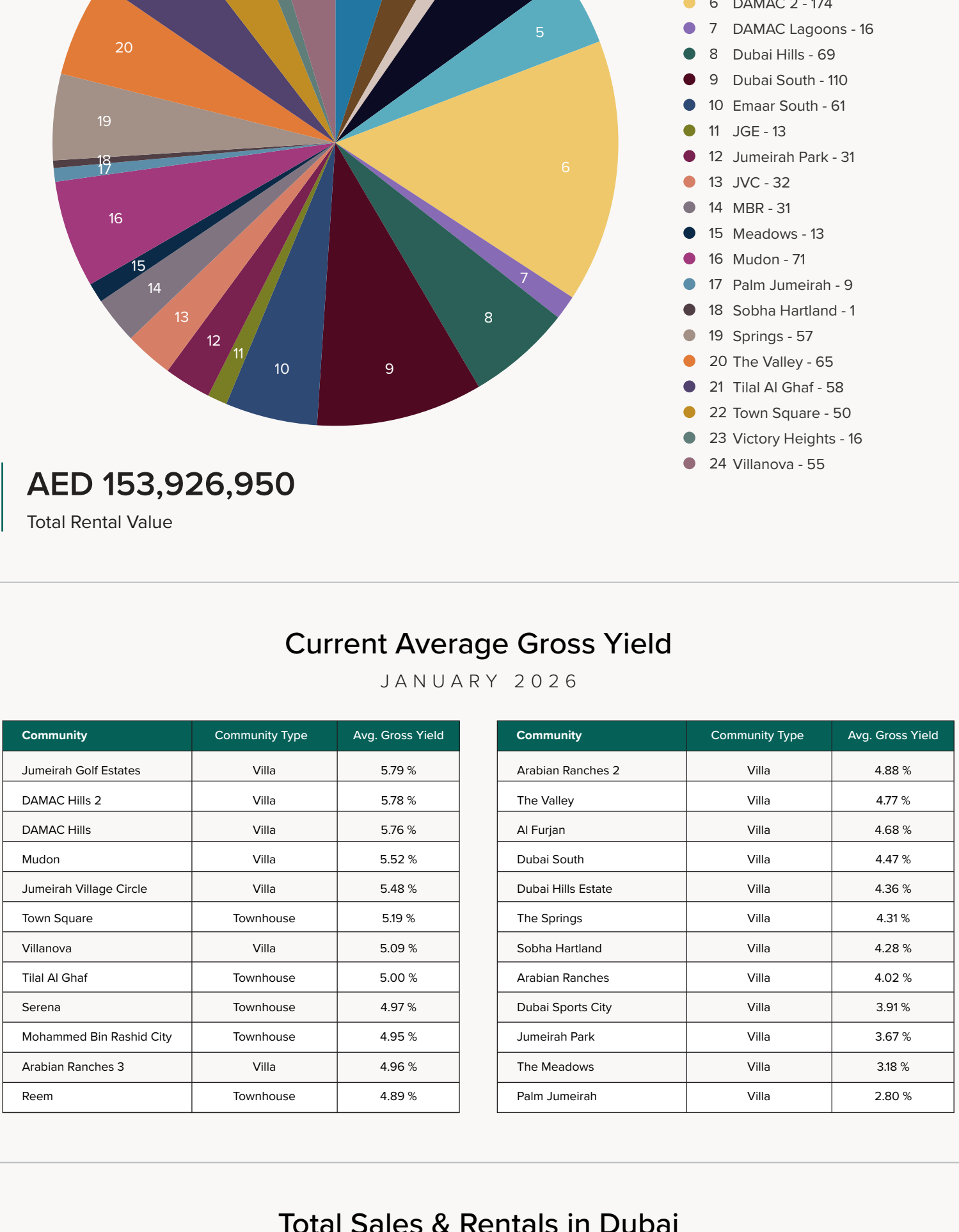
Rentals in Villanova AVERAGE PRICE (AED), 2026 TO DATE

Property Type	Average Price (AED)
3 Bed	~1,500,000
4 Bed	~2,000,000
5 Bed	~2,500,000
6 Bed	~2,000,000

La Rosa



A pie chart showing the distribution of responses for 'How often do you use the Internet?'. The chart is divided into four segments. Segment 3 is a small light blue slice, and segment 4 is a larger dark blue slice. The other two segments are not labeled with numbers.



1,143,897	Dubai Se
500,622	Villanov

Arabian Ranches 1	41	394,405,000	Mudon	24	4,879,600
MBR	40	534,775,000	The Valley	23	3,337,000
Town Square	38	16,687,000	Emaar South	21	2,735,000
DAMAC 2	37	72,699,757	Al Furjan	20	5,370,827
Spring	37	172,625,000	Town Square	20	3,272,500
Al Furjan	36	221,445,000	Arabian Ranches 3	19	4,571,520
Mudon	34	134,980,000	Dubai Hills	18	11,445,854
Emaar South	33	95,010,000	Spring	17	3,394,399
DAMAC 1	30	141,863,360	DAMAC 1	16	4,776,088
Dubai Hills	30	443,780,000	Titel Al Ghaf	14	4,600,626
Arabian Ranches 3	28	157,820,000	MBR	13	5,692,827
Titel Al Ghaf	28	309,922,000	Arabian Ranches 1	12	3,195,000
JGE	26	355,764,000	JVC	10	1,915,000
Jumeirah Park	21	224,745,000	Jumeirah Park	8	2,580,000
Villanova	16	52,375,000	Arabian Ranches 2	6	1,495,000
Meadows	15	200,150,000	DAMAC Lagoons	5	1,022,000