



# DUBAI REAL ESTATE

MARKET REPORT

2 0 2 4





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20 years

# of Excellence in Dubai Real Estate

**Ali Ashraf Tumbi**

Founder & Chairman



Dubai's real estate market stands as a beacon of resilience and innovation, driven by its strategic vision and global appeal. As the city evolves into a hub of luxury, sustainability, and community-centric living, it continues to attract diverse investors and residents seeking unparalleled opportunities. At AQUA Properties, we are proud to contribute to this dynamic landscape by crafting iconic developments that align with Dubai's ambition to be a global leader in urban excellence."

With nearly two decades of excellence, AQUA Properties has emerged as a pioneer in Dubai's ever-evolving real estate market. Since its establishment in 2005, we have earned a stellar reputation for our focus to quality, innovation, and the creation of community-focused developments. Boasting a portfolio valued at over \$1 billion, AQUA Properties has consistently redefined urban living, setting new benchmarks for modern lifestyles in Dubai. Recognised with prestigious accolades from Arabian Business, The International Property Awards, Construction Innovation Awards, and Forbes, AQUA Properties continues to lead the way in real estate innovation and excellence.

Since launching AQUA Developments in 2010, we have brought to life holistic communities throughout Dubai. Our latest developments include projects in Motor City, Jumeirah Village Triangle (JVT), Arjan and Sports City. With recent offerings reflecting a commitment to spacious layouts, high-end finishes, and sustainable living solutions.

- **The Community in Motor City**

Offering over 414 well-designed units, this development is already 60% complete. It provides residents with a lifestyle rooted in convenience and activity.

- **The Central Downtown in Arjan**

Spanning 7 acres, this flagship development includes nearly 1,200 units and a 150,000-square-foot retail mall. Featuring four towers and more than 25 amenities, it redefines community living for modern families.

- **The Community in Sports City**

A mixed-use development spanning 66,628 sq. ft., this project offers 396 thoughtfully designed units, many with fully integrated home offices. Its range of amenities fosters an active, interconnected lifestyle.

AQUA Properties continues to redefine luxury with groundbreaking projects like Tumbi Hotels by Hilton at the Palm Jumeirah, proudly the UAE's first Tapestry Collection by Hilton. Looking ahead, our ambitious plans for developments on Sheikh Zayed Road highlights our commitment to innovation and sustainability. By consistently pushing boundaries and setting new benchmarks, AQUA Properties solidifies its position as a market leader in Dubai's dynamic real estate sector.

# Executive Insights

**Paul Christodoulou**

CEO



**The Dubai Dream is the new American Dream.**

Dubai's real estate market remains resilient and attractive to international investors, supported by the strategic planning of the Dubai Economic Agenda (D33). This initiative aims to double the economy and solidify Dubai's global standing, thereby ensuring investor confidence and market stability. The market is experiencing a diverse mix of UAE citizens, residents, and foreign investors, particularly from Western countries and wealthy international buyers.

An increasing population, growing demand in emerging districts, rising rents, and interest in high-end properties suggest a shift toward resident investment. Nearly 60% of 2024 sales are off-plan, indicating that many buyers are initially securing profitable assets with plans to potentially transition to living in Dubai within the next few years. These investors often start with a short-term investment mindset but have long-term living plans.

This trend shows no signs of waning. Dubai continues to thrive as a dynamic and evolving global hub, showing strength and resilience in the real estate sector.



### Danyal Tirmazi

Director - Primary

As we reflect on 2024, Dubai's real estate market has proven its resilience, even amidst global economic uncertainties. Despite challenges, the market saw record-breaking sales values and an increasing influx of investors. Off-plan transactions soared by 65.8%, reaching 106,695, with a total sales value of AED 223 Billion – an impressive 46.4% growth from 2023.

The demand for luxury properties, affordable housing, and high-potential off-plan projects is expanding, presenting significant opportunities. Dubai's attractive tax policies, high rental yields, and the success of initiatives like the Golden Visa continue to attract both investors and residents alike. This growth is largely driven by Dubai's supportive government policies, strong economic performance, and the rising presence of high-net-worth individuals.

As Dubai's population of expats continues to grow, the housing demand remains strong. Looking ahead, the market's dynamic growth and investment potential remain robust, reaffirming Dubai's position as a top global real estate hub. We're excited about the opportunities that lie ahead in this ever-evolving landscape and look forward to another record smashing year in 2025.



### Prince Ufuoma

Director - Secondary

2024 was a record-breaking year for Dubai's secondary real estate market, with sales transactions increasing by 14% and sales values surging by 22.1%. This remarkable growth was fueled by strong demand for ready-to-move-in properties and Dubai's position as a global investment hub. The rental market also saw a significant 16.6% rise in total rental value, reflecting growing demand across key communities.

The luxury sector continued to set new benchmarks, with standout deals such as AED 4 million rentals at Dorchester – One at Palm, over 110 transactions in Burj Khalifa, and record-breaking sales including AED 240.5 million on Jumeirah Bay Islands and AED 300 million for land in Jumeirah Golf Estates.

These achievements underscore the strength and resilience of Dubai's real estate market in 2024.



### Yolla Araji

Branch Manager - Serena

Dubailand continues to thrive in 2024, with Serena standing out as a prime destination for family living. Across Dubailand, villa and townhouse communities such as Villanova and Arabian Ranches 2 attract strong interest, thanks to their affordability, spacious layouts, and family-oriented amenities. The market's steady growth reflects rising demand from both investors and end-users. Dubailand remains a vibrant hub for villas and townhouses, with stable prices and growing demand. Established communities like Villanova, Serena, and Arabian Ranches 2 continue to perform well, while new developments such as The Valley and Tilal Al Ghaf attract attention with modern designs and amenities.

Slight price fluctuations have been observed, but the market remains strong, driven by Dubai's population growth and preference for family-friendly housing. Future projects and infrastructure upgrades are set to enhance Dubailand's appeal further, solidifying its position as a top choice for investors and families.



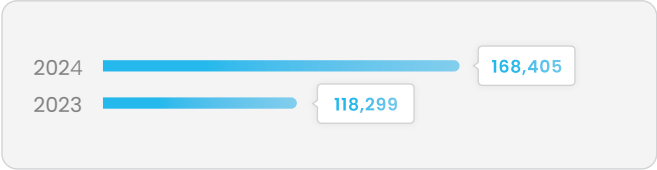
# Dubai Property Market Overview

Dubai has established itself as a premier destination for real estate investments, leveraging its strategic location between Asia and Europe to thrive as a global business hub. Its strong economy, tax-free framework, and modern infrastructure provide substantial advantages for investors. With high rental yields and a booming property market, Dubai continues to deliver competitive returns. Government initiatives to enhance the sector and attract international investors further amplify its appeal.

Below are key transaction trends from Dubai's 2024 real estate market, as reported by Property Monitor.

# 42%

Year-On-Year Growth  
in Number of Transactions



**Off Plan**  
PRIMARY **67%**

**Secondary**  
READY **33%**

### Sales Data

| Metric            | Value       |
|-------------------|-------------|
| TRANSACTIONS      | 168,407     |
| TOTAL SALES VALUE | AED 423.37B |

| Property Type | Percentage |
|---------------|------------|
| APARTMENTS    | 81%        |
| VILLA         | 6%         |
| TOWNHOUSE     | 13%        |

### Rental Data

| Metric             | Value      |
|--------------------|------------|
| TRANSACTIONS       | 526,841    |
| TOTAL RENTAL VALUE | AED 43.97B |

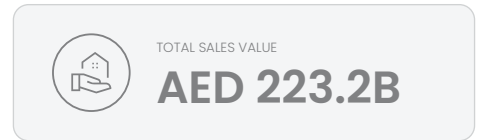
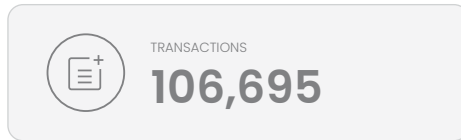
  

| Property Type | Percentage |
|---------------|------------|
| APARTMENTS    | 89%        |
| VILLA         | 7%         |
| TOWNHOUSE     | 4%         |



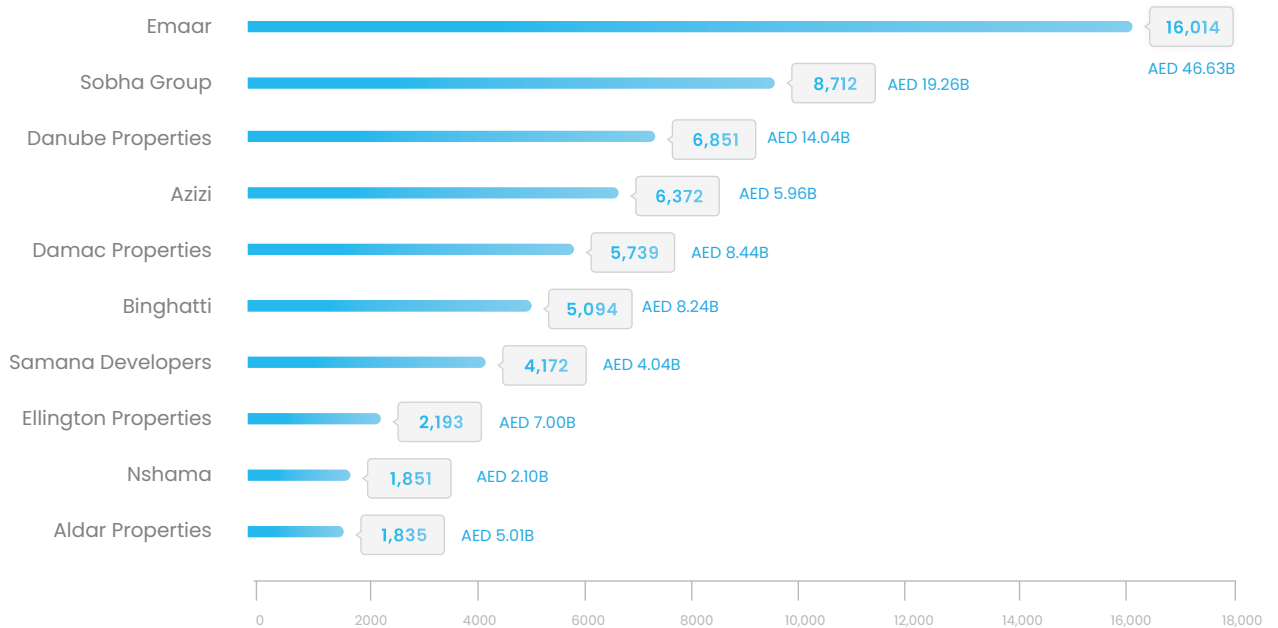
# Off Plan Market Report

The off plan property market in Dubai demonstrated remarkable growth in 2024 compared to 2023, with overall transactions increasing by 66% from 64,348 to 106,695, and total sales value rising by 46% from AED 152.34B to AED 223.2B. In the apartment segment, transactions surged by 68%, from 56,146 in 2023 to 94,456 in 2024, while total sales climbed from AED 126.36B to AED 180.61B, a 43% increase. The average price per sqft for apartments saw a marginal adjustment from AED 1,942 to AED 1,922, suggesting increased affordability or suburban market growth. Townhouses also experienced substantial growth, with transactions rising 48% and total sales increasing 67%. The villa segment saw transactions grow by 63%, from 651 in 2023 to 1,062 in 2024, with total sales climbing 51%.



| Property Type | TRANSACTIONS | TOTAL SALES | AVERAGE PRICE | AVERAGE PRICE/SQ.FT. |
|---------------|--------------|-------------|---------------|----------------------|
| APARTMENT     | 94,456       | AED 180.61B | AED 1.91M     | AED 1,922            |
| TOWNHOUSE     | 11,177       | AED 34.18B  | AED 3.06M     | AED 1,150            |
| VILLA         | 1,062        | AED 8.41B   | AED 7.92M     | AED 1,445            |

## Top Developers (by transaction)







**W Residences JLT**  
Jumeirah Lake Towers



BEDROOM  
**1, 2 & 3**



HANDOVER  
**Q4 2028**



PRICE  
**AED 2.2M**



DEVELOPER  
**Signature Developers**



**Kensington Gardens**  
Greenwood, Dubai



BEDROOM  
**3, 4 & 4**



HANDOVER  
**Q4 2027**



PRICE  
**AED 3.2M**



DEVELOPER  
**LEOS Development**



**Amaal 8**  
Ras Al Khor, Dubai



BEDROOM  
**1, 2, 3 & 4**



HANDOVER  
**Q4 2027**



PRICE  
**AED 1.35M**



DEVELOPER  
**Amaal Emirates**



# THE CENTRAL DOWNTOWN



## LIVE ABOVE A RETAIL HAVEN



The Central Downtown

ARJAN, DUBAI

READY Q2, 2027

THE  
**COMUNITY**  
×  
**SPORTS ARENA**



**LIVE . WORK . PLAY**



The Community Sports Arena

📍 SPORT CITY

📅 READY Q4, 2027





## Featured Blog

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Dubai Real Estate:

# Beyond the Numbers, A Strategic Vision



As we reflect on another remarkable year for Dubai's real estate market, it becomes clear that the emirate's growth is far more than just numbers. The 2024 data showcase strong transaction volumes, rising property values, and heightened investor confidence. But what lies beneath these figures, and where is the market headed in the coming years?

Dubai's real estate market represents unique local dynamism and global influence. Positioned as a gateway between East and West, the city has successfully leveraged its strategic location to attract international investors. From families seeking long-term residences to institutional investors targeting high-yield opportunities, Dubai is solidifying its reputation as a global real estate hub.

The Dubai Economic Agenda (D33) serves as a powerful catalyst, envisioning a doubling of the economy within a decade. Complemented by the Golden Visa scheme and the emirate's ability to serve as a haven during global economic uncertainties, the market has demonstrated remarkable resilience and attractiveness. Emerging market trends reveal a sophisticated evolution beyond traditional real estate dynamics.

Community-centric developments like Jumeirah Village Circle, Dubai Hills Estate, and Tilal Al Ghaf are gaining prominence, prioritising lifestyle and amenities over mere location. Simultaneously, sustainability has become a critical focus, with developers integrating green building practices and eco-friendly designs that reflect global environmental consciousness.

Technological innovation is rapidly transforming the real estate landscape. Virtual property tours, blockchain transactions, and AI-powered market analysis are streamlining processes, positioning Dubai at the forefront of prop-tech advancements.

Looking towards 2025 and beyond, several promising factors indicate continued growth. Potential mortgage rate reductions, a diverse portfolio of investment opportunities, and Expo City Dubai's transformative legacy are creating a multifaceted ecosystem of opportunity. The market is evolving from a landscape of glitzy skyscrapers to a comprehensive urban environment where quality of life, sustainability, and innovation intersect. As you explore the pages ahead, let these insights serve as a lens to interpret the wealth of data presented.

Dubai's real estate market is not just about where we are today but where we're heading tomorrow—a future marked by stability, growth, and limitless potential.



# The Role of Dubai Real Estate in the UAE's Vision



“Under the vision of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Dubai places people at the heart of its development. The emirate continues its journey toward becoming the world’s leading destination for living, investment, and lifelong learning.”



– H.H. Sheikh Hamdan bin Mohammed Al Maktoum, Minister of Defense of the United Arab Emirates on Real Estate Strategy 2033 and how it aligns closely with the Dubai Plan 2033 and the Dubai Social Agenda 33

The UAE’s long-term vision places it at the forefront of global sustainability and innovation, with real estate playing a vital role. For investors, Dubai’s real estate market presents a strong opportunity. As demand grows for smart and sustainable properties, real estate values are expected to rise, making Dubai an ideal location for long-term investment.

As Dubai continues to build world-class infrastructure powered by clean energy and smart technology, its real estate sector will remain a key driver of economic growth. Investors looking for stable, future-focused returns will find Dubai a top destination, offering not just real estate, but a stake in the UAE’s aspiring future.





# Secondary Market Report (Ready Properties)

In 2024, Dubai's real estate market experienced a remarkable surge in both the number of transactions and sales value. The total sales transactions for the year reached 61,712, marking an increase of 14.4% compared to 53,951 transactions in 2023. The total sales value saw a significant rise to AED 200.17B, reflecting a growth of 22.1% from AED 163.82B in 2023.

TRANSACTIONS  
**61,712**

TOTAL SALES VALUE  
**AED 200.17B**

| Property Type | TRANSACTIONS | TOTAL SALES | AVERAGE PRICE | AVERAGE PRICE/SQ.FT. |
|---------------|--------------|-------------|---------------|----------------------|
| APARTMENT     | 41,984       | AED 68.69B  | AED 1.64M     | AED 1,456            |
| TOWNHOUSE     | 10,715       | AED 31.69B  | AED 2.96M     | AED 1,184            |
| VILLA         | 9,013        | AED 99.79B  | AED 11.07M    | AED 1,840            |

## Spotlight on Communities

- Bluewaters
- Dubai Hills Estate
- Port de La Mer
- Serena
- Tilal Al Ghaf
- Downtown
- Al Barari
- Al Furjan



## Secondary: Top 3 Performing Areas



### Jumeirah Village Circle



TOTAL TRANSACTIONS  
**4,803**



TOTAL SALES VALUE  
**AED 5.14B**



### DAMAC Hills 2



TOTAL TRANSACTIONS  
**3,665**



TOTAL SALES VALUE  
**AED 7.42B**



### Business Bay



TOTAL TRANSACTIONS  
**3,409**



TOTAL SALES VALUE  
**AED 6.24B**



**LOCATIONS**  
HOLIDAY HOMES

**EXPLORE DUBAI  
IN STYLE**

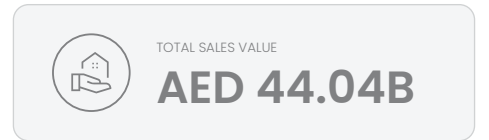
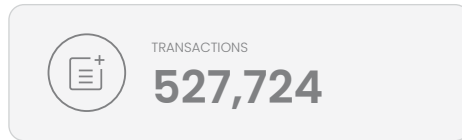






# Dubai Rental Summary

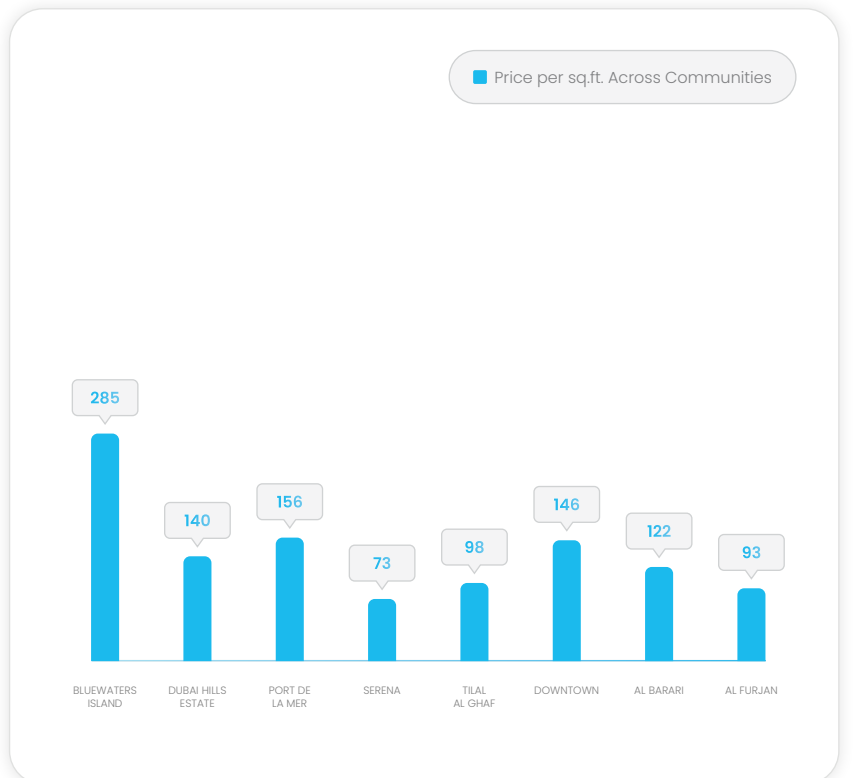
The rental market also showed impressive growth in 2024. The total rent transactions reached 527,724 from 522,338 transactions in 2023. The total rent price for 2024 rose to AED 44.04B, reflecting a 16.6% increase compared to AED 37.77B in 2023.



| Property Type | TRANSACTIONS | TOTAL SALES | AVERAGE PRICE | AVERAGE PRICE/SQ.FT. |
|---------------|--------------|-------------|---------------|----------------------|
| APARTMENTS    | 471,804      | AED 32.61B  | AED 69K       | AED 77               |
| TOWNHOUSE     | 21,320       | AED 3.31B   | AED 155K      | AED 68               |
| VILLA         | 34,600       | AED 8.12B   | AED 234K      | AED 70               |

## Spotlight on Communities

- Bluewaters
- Dubai Hills Estate
- Port de La Mer
- Serena
- Tilal Al Ghaf
- Downtown
- Al Barari
- Al Furjan



# Bluewaters Island

Dubai Real Estate Market Report



## Sales Data



118

TOTAL TRANSACTIONS

118

SECONDARY

0

OFF PLAN

Total Sales Price

AED 1.21B

Ave. Price Per sq.ft.

AED 5,042

Highest Transaction

AED 50M

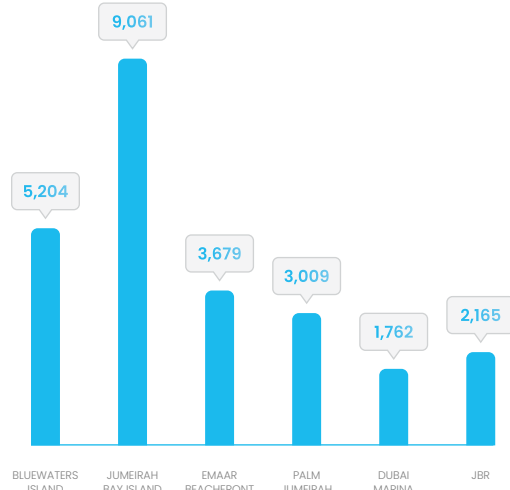
> Bluewaters Residences 9

Lowest Transaction

AED 337K

> Bluewaters Residences 3

## Comparison Data



(Average Price/SqFt)

## Rental Data



275

TOTAL TRANSACTIONS

164

NEW

111

RENEWAL

Total Rental Price

AED 127.47M

Ave. Rental price per sq.ft.

AED 266

Highest Rental Price

AED 4M

> Bluewaters Residences 9

Lowest Rental Price

AED 150K

> Bluewaters Residences 1

## Featured Properties



FOR SALE

Building 5

Bluewaters Residences

2 4 1,641.07 sq.ft.

Price AED 8,500,000



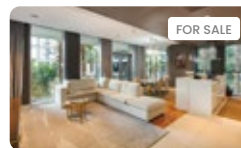
FOR RENT

Building 2

Bluewaters Residences

2 3 1,488.11 sq.ft.

Price AED 550,000



FOR SALE

Building 4

Bluewaters Residences

3 5 1,628.25 sq.ft.

Price AED 10,700,000

# Port de La Mer

Dubai Real Estate Market Report



## Sales Data



120

TOTAL TRANSACTIONS

116

SECONDARY

4

OFF PLAN

Total Sales Price

AED 391.90M

Ave. Price Per sq.ft.

AED 2,762

Highest Sales Transaction

AED 12M

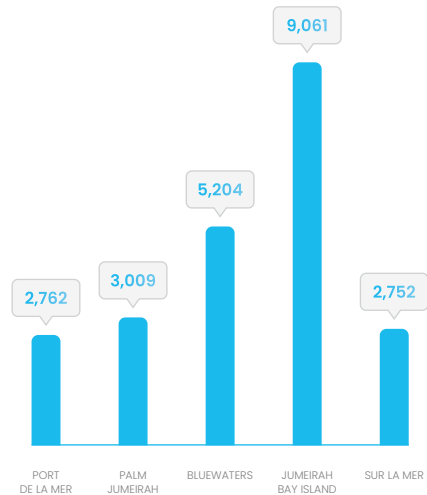
> La Rive Building 3

Lowest Sales Transaction

AED 1.46M

> La Rive Building 1

## Comparison Data



(Average Price/SqFt)

## Rental Data



468

TOTAL TRANSACTIONS

314

NEW

154

RENEWAL

Total Rental Price

AED 77.21M

Ave. Rental price per sq.ft.

AED 153

Highest Rental Price

AED 450K

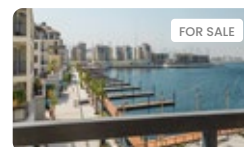
> La Cote Building 1

Lowest Rental Price

AED 65K

> La Rive Building 3

## Featured Properties



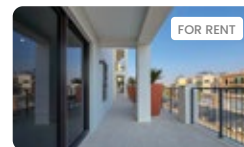
FOR SALE

La Cote Building 2

Port De La Mer

3 4 1,973 sq.ft.

Price AED 8,000,000



FOR RENT

La Sirene, La Mer

Port De La Mer

2 2 1,316 sq.ft.

Price AED 230,000.00



FOR SALE

La Sirene Phase 2 Building 4

Port De La Mer

1 1 799 sq.ft.

Price AED 2,395,000



## Sales Data



138

TOTAL TRANSACTIONS

138

SECONDARY

0

OFF PLAN

Total Sales Price

AED 348.64M

Ave. Price Per sq.ft.

AED 1,261

Highest Sales Transaction

AED 3.85M

> Casa Dora

Lowest Sales Transaction

AED 136K

> Casa Viva

## Comparison Data



■ (Average Price/SqFt)

## Rental Data



653

TOTAL TRANSACTIONS

322

NEW

331

RENEWAL

Total Rental Price

AED 88.32M

Ave. Rental Price per sq.ft.

AED 69

Highest Rental Price

AED 240K

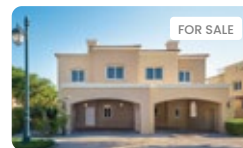
> Casa Dora

Lowest Rental Price

AED 50K

> Casa Viva

## Featured Properties



FOR SALE

Casa Viva

Serena

4 beds 5 baths 2,975.14 sq.ft.

Price AED 4,200,000



FOR RENT

Casa Dora

Serenat

3 beds 4 baths 2,272.00 sq.ft.

Price AED 220,000



FOR SALE

Bella Casa

Serena

3 beds 4 baths 2,280.00 sq.ft.

Price AED 3,425,000

# Dubai Hills Estate

Dubai Real Estate Market Report



## Sales Data



1,592

TOTAL  
TRANSACTIONS

1,454

SECONDARY

138

OFF PLAN

Total Sales Price

AED 9.10B

Ave. Price Per sq.ft.

AED 2,223

Highest Sales Transaction

AED 200M

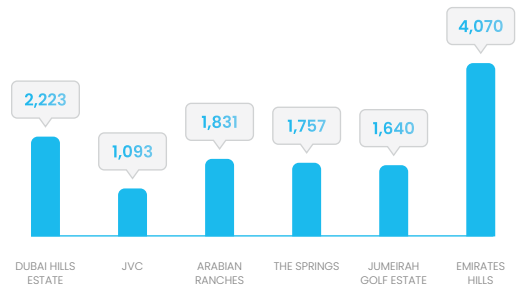
> Dubai Hills Grove

Lowest Sales Transaction

AED 662.71K

> The Pinnacle

## Comparison Data



(Average Price/SqFt)

## Rental Data



5,272

TOTAL  
TRANSACTIONS

2,841

NEW

2,431

RENEWAL

Total Rental Price

AED 1.08B

Ave. Rental Price per sq.ft.

AED 127

Highest Rental Price

AED 12.5M

> Dubai Hills View

Lowest Rental Price

AED 38K

> Sway Residence

## Featured Properties



FOR SALE

**Park Heights 1**

Dubai Hills Estate

3 beds, 4 baths, 1610.07 sq.ft.

Price **AED 3,500,000**



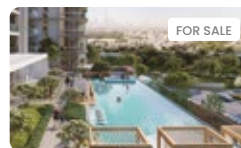
FOR RENT

**Club Villas at Dubai Hills**

Dubai Hills Estate

3 beds, 3 baths, 3,420.00 sq.ft.

Price **AED 520,000**



FOR SALE

**Ellington House II**

Dubai Hills Estate

1 bed, 2 baths, 793 sq.ft.

Price **AED 2,100,000**

# Al Barari

Dubai Real Estate Market Report



## Sales Data



113

TOTAL TRANSACTIONS

113

SECONDARY

0

OFF PLAN

Total Sales Price

AED 1.32B

Ave. Price Per sq.ft.

AED 1,936

Highest Sales Transaction

AED 65M

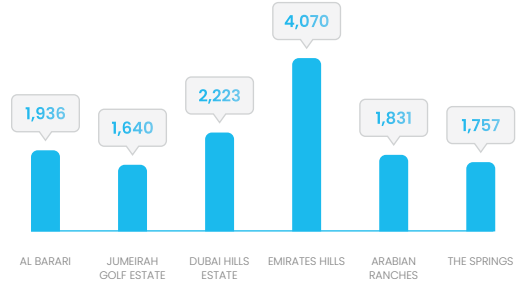
> The Nest

Lowest Sales Transaction

AED 1.11M

> The Neighbourhood

## Comparison Data



(Average Price/SqFt)

## Rental Data



185

TOTAL TRANSACTIONS

124

NEW

61

RENEWAL

Total Rental Price

AED 77.22M

Ave. Rental Price per sq.ft.

AED 118

Highest Rental Price

AED 1.85M

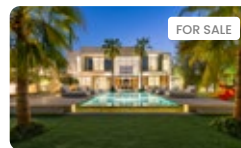
> The Nest

Lowest Rental Price

AED 80K

> The Neighbourhood

## Featured Properties



FOR SALE

The Collection

Al Barari

5 7 10,449 sq.ft.

Price AED 55,000,000



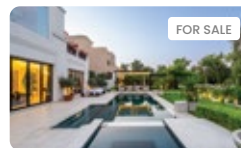
FOR SALE

Al Barari Villas

Al Barari

5 12 14,918.00 sq.ft.

Price AED 27,777,777



FOR SALE

Al Barari Villas

Al Barari

7 12 18,191 sq.ft.

Price AED 71,000,000

# Downtown

Dubai Real Estate Market Report



## Sales Data



1,522

TOTAL  
TRANSACTIONS

1,464

SECONDARY

58

OFF PLAN

Total Sales Price

AED 4.53B

Ave. Price Per sq.ft.

AED 2,264

Highest Sales Transaction

AED 80M

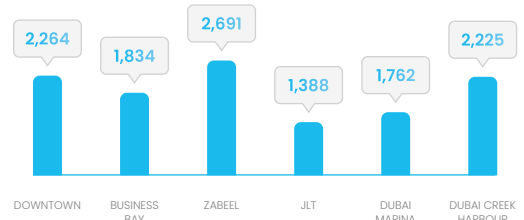
> Kempinski BLVD

Lowest Sales Transaction

AED 510K

> 8 Boulevard Walk

## Comparison Data



(Average Price/SqFt)

## Rental Data



6,856

TOTAL  
TRANSACTIONS

3,928

NEW

2,928

RENEWAL

Total Rental Price

AED 1.06B

Ave. Rental Price per sq.ft.

AED 135

Highest Rental Price

AED 2.25M

> Kempinski BLVD

Lowest Rental Price

AED 120K

> Boulevard Central 1

## Featured Properties



FOR SALE

**DAMAC Maison Mall Street**

Downtown

3 beds, 5 baths, 4,814.80 sq.ft.

Price **AED 12,000,000**



FOR RENT

**The Residences 7**

Downtown

2 beds, 2 baths, 1,452.00 sq.ft.

Price **AED 245,000**



FOR SALE

**The Address Fountain Views**

Downtown

2 beds, 3 baths, 1,445.81 sq.ft.

Price **AED 6,300,000**

# Tilal Al Ghaf

Dubai Real Estate Market Report



## Sales Data



**376**

TOTAL TRANSACTIONS

**316**

SECONDARY

**60**

OFF PLAN

Total Sales Price

**AED 4.96B**

Ave. Price Per sq.ft.

**AED 1,850**

Highest Sales Transaction

**AED 105M**

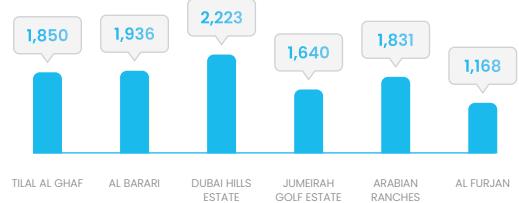
> Loral Island

Lowest Sales Transaction

**AED 2.15M**

> Elan

## Comparison Data



■ (Average Price/SqFt)

## Rental Data



**585**

TOTAL TRANSACTIONS

**419**

NEW

**166**

RENEWAL

Total Rental Price

**AED 142.71M**

Ave. Rental Price per sq.ft.

**AED 94**

Highest Rental Price

**AED 950K**

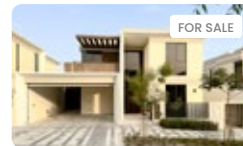
> Harmony

Lowest Rental Price

**AED 145K**

> Elan 2

## Featured Properties



FOR SALE

**Harmony 1**

Tilal Al Ghaf

🛏 5 🔄 6 🏠 4,416.00 sq.ft.

Price **AED 9,600,000**



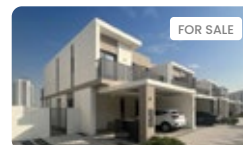
FOR RENT

**Harmony 2**

Tilal Al Ghaf

🛏 4 🔄 5 🏠 4,031.00 sq.ft.

Price **AED 530,000**



FOR SALE

**Elan**

Tilal Al Ghaf

🛏 4 🔄 4 🏠 2,380.00 sq.ft.

Price **AED 4,000,000**



# Al Furjan

Dubai Real Estate Market Report



## Sales Data



1,616

TOTAL TRANSACTIONS

1,302

SECONDARY

314

OFF PLAN

Total Sales Price

AED 4.27B

Ave. Price Per sq.ft.

AED 1,168

Highest Sales Transaction

AED 13.4M

> Al Furjan West

Lowest Sales Transaction

AED 250K

> Starz By Danube Tower 1

## Comparison Data



(Average Price/SqFt)

## Rental Data



5,088

TOTAL TRANSACTIONS

2,746

NEW

2,342

RENEWAL

Total Rental Price

AED 436.85M

Ave. Rental Price per sq.ft.

AED 82

Highest Rental Price

AED 640K

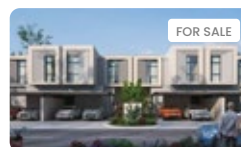
> Al Furjan Villas

Lowest Rental Price

AED 30K

> Starz By Danube Tower 2

## Featured Properties



FOR SALE

Murooj Al Furjan

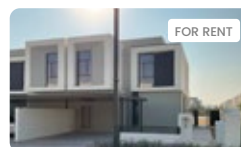
Al Furjan

🚗 4

↔️ 4

🏠 2,893 sq.ft.

Price AED5,200,000



FOR RENT

Murooj Al Furjan

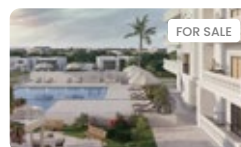
Al Furjan

🚗 4

↔️ 4

🏠 2,586 sq.ft.

Price AED425,000



FOR SALE

Nadine Residences 2

Al Furjan

🚗 3

↔️ 4

🏠 1,557 sq.ft.

Price AED2,300,000



# Community Experts: Your Local Neighbourhood Consultants

## Al Barari



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Associate Director

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carina@aquaproperties.com



**Estefania Abad**  
Property Consultant

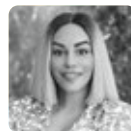
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estefania@aquaproperties.com

## Port de La Mer



**Eyal Ashur**  
Property Consultant

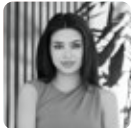
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*the*  
**SELECTION**  
BY AQUA PROPERTIES

# BEYOND LUXURY, BEYOND PRESTIGIOUS

Introducing **The Selection**—our exclusive collection of ultra-luxury properties crafted for those who seek the extraordinary. Each property represents a harmonious blend of opulence, tranquility, and prestige, handpicked from Dubai's most sought-after locations.

From lavish waterfront to palatial residences, The Selection offers bespoke living experiences, unique to your refined taste.





# The Collection

Al Barari, Dubai

# AED 55M



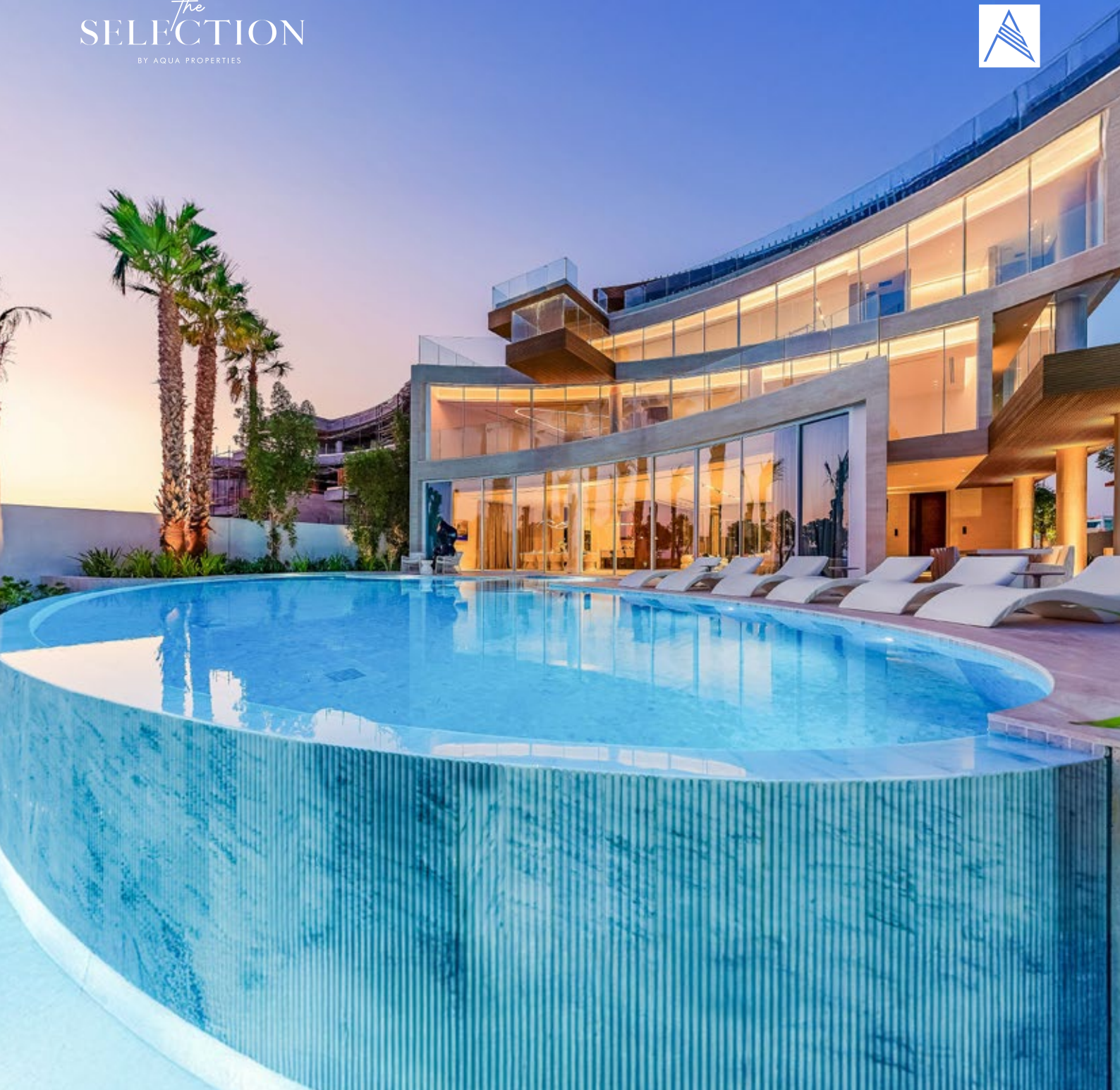


# Al Barari Villas

Al Barari, Dubai

AED 71M





# Zuha Island Villas

The World Islands

AED 67.2M





# Dubai Hills View

Dubai Hills Estate

# AED 160M







TUMBI  
HOTELS

TAPESTRY COLLECTION  
by Hilton™



# LIVE LIFE WELL

A new pinnacle of luxury with this exceptional development by AQUA Properties, located on the iconic Palm West Beach. As the first Tapestry Collection by Hilton in the UAE, this property blends contemporary elegance with world-class hospitality, offering an unparalleled lifestyle in one of Dubai's most prestigious locations.

24/7 Toll free:

**800TUMBI (88624)**



# Why Dubai?



## Safety and Quality of Life

Dubai ranks as the 4th Safest City in the World



## Return on Investment

8% to 10% Outperforming London, New York, and Tokyo's 3% to 6%



## Tax-Free Haven

0% Tax on rental income and capital appreciation



## Economic Resilience

5.6% Gross Domestic Product (GDP) in 2023, going beyond the average worldwide



## Golden Visa

Residency across seven emirates of the UAE



## Favourable Regulatory Environment

Establishment of DLD, RERA, & the enforcement of Escrow Accounts



## Freehold Property Ownership Rights

Freehold transactions accounted for 68% of total property transactions in 2023



## Sustainable Development Initiatives

Dubai Clean Energy Strategy 2050 & the Dubai 2040 Urban Master Plan (20-minute city initiative)



## Infrastructure Development

The Global Competitiveness Report 2023, issued by the World Economic Forum at Davos, ranked the UAE fourth globally in infrastructure quality



## Stable Currency

The UAE Dirham, pegged to the US Dollar since 1973 with a fixed rate since 1997, is among the world's most stable currencies.

# TOP 2

## Most Visited City in the World

### Top 5 City Destinations Index 2023

1. Paris
- 2. Dubai**
3. Madrid
4. Tokyo
5. Amsterdam

### Visitor Trend:

| 2015         | 2016         | 2017         | 2018         | 2019         | 2020        | 2021        | 2022         | 2023         | 2024        |
|--------------|--------------|--------------|--------------|--------------|-------------|-------------|--------------|--------------|-------------|
| »            | »            | »            | »            | »            | »           | »           | »            | »            | »           |
| <b>14.2M</b> | <b>14.9M</b> | <b>15.8M</b> | <b>15.9M</b> | <b>16.7M</b> | <b>5.5M</b> | <b>7.3M</b> | <b>14.7M</b> | <b>17.2M</b> | <b>20+M</b> |
| VISITORS     | VISITORS     | VISITORS     | VISITORS     | VISITORS     | VISITORS    | VISITORS    | VISITORS     | VISITORS     | VISITORS    |

Source: Euromonitor International



# The Road the UAE Has Charted for Itself

## 2025-2030

- **2028**  
Emirati Interplanetary Mission 2028
- **2030**
  - Mohammed bin Rashid Al Maktoum Solar Park
  - Dubai Autonomous Transportation Strategy
  - Dubai Industrial Strategy 2030
  - Dubai 3D Printing Strategy
  - UN Agenda 2030

## 2031-2050

- **2031**
  - National Advanced Sciences Agenda 2031
  - UAE Strategy for Artificial Intelligence
  - 'We the UAE 2031' vision
- **2033**  
Dubai Economic Agenda (D33)
- **2036**  
UAE Water Security Strategy 2036
- **2040**  
Dubai 2040 Urban Master Plan
- **2040**  
Dubai Integrated Waste Management Strategy 2021-2041
- **2050**
  - UAE Energy Strategy 2050
  - Dubai Clean Energy Strategy



## 2051-2117

- **2051**  
Food Security Strategy 2051
- **2071**  
Centennial Plan 2071
- **2117**  
Mars 2117

Source: The United Arab Emirates' Government Portal

# Award-Winning Services and Expertise

## Services We Offer

AQUA Properties is a trusted and award-winning name in Dubai's real estate industry, delivering excellence since 2005. With a diverse team of professionals representing over 45 nationalities, we pride ourselves on offering innovative, comprehensive, and client-focused property services. Our offices are strategically located in some of Dubai's most prestigious areas, ensuring seamless accessibility and convenience for our clients.

## Our Services

AQUA Properties offers a complete suite of real estate services designed to cater to all property sectors and client needs. Our expertise includes:

- **Property Marketing and Brokerage:** Offering comprehensive sales and leasing solutions for residential and commercial properties through highly trained, RERA-certified brokers.
- **Property Management:** Delivering full-service management for property owners and tenants, covering everything from rentals and tenancy contracts to maintenance and repairs.
- **Developer Services:** Collaborating with developers to create innovative, lifestyle-focused communities that set market benchmarks.
- **Real Estate Portfolio Management:** Providing clients with tailored investment strategies to maximise returns and ensure long-term growth, including regular performance reviews.
- **Real Estate Investment Consultancy:** Connecting clients with top financial advisors and wealth management experts to offer curated, high-return investment opportunities.
- **Home Insurance:** Partnering with trusted providers to simplify the process of securing the best property insurance coverage, ensuring complete protection.
- **Foreign Currency Transfer:** Facilitating seamless and secure currency exchange through collaborations with leading international currency partners.

Our commitment to excellence, innovation, and client satisfaction ensures that we deliver value-driven results across every aspect of the real estate market.

## Our Reputation

AQUA Properties has built a legacy of excellence, backed by:

A portfolio valued at billions of dollars.

Recognition with 30+ prestigious awards from leading organisations such as Arabian Business and Forbes.

A commitment to sustainability, innovation, and delivering value-driven solutions.

## Our Team

Our dedicated professionals, certified by RERA and other international standards, bring unmatched expertise and insight. With a collaborative spirit and a focus on excellence, our team consistently goes beyond to exceed client expectations.



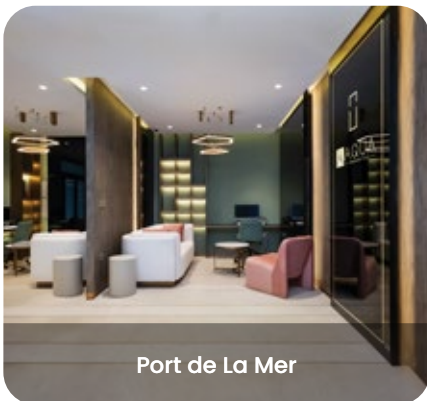


# Our Offices

## Head Office

1st Floor, IST Plaza, Umm Al Sheif,  
Sheikh Zayed Road, Dubai, UAE

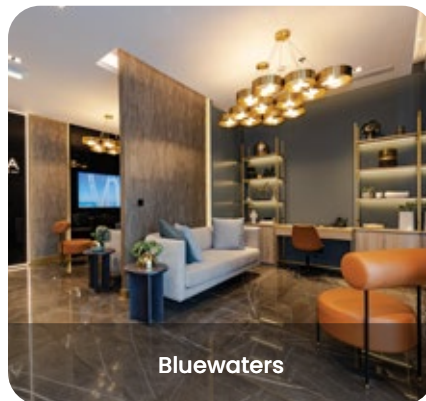
Tel: +971 4 518 7555



Port de La Mer

Shop R-01  
La Cote 5, Port de La Mer,  
Dubai, UAE

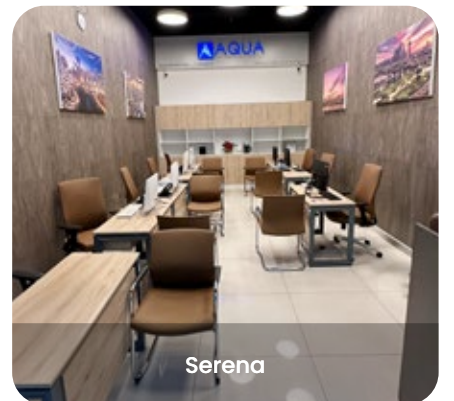
Tel: +971 4 284 8830



Bluewaters

Shop R-20, Building 8, Bluewaters  
Residences, Bluewaters Island  
Dubai, UAE

Tel: +971 4 546 8981



Serena

Serena Marketplace  
Al Qudra Dubailand,  
Dubai, UAE

Tel: +971 4 547 0208





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in Dubai Since 2005