

No. of Transfers

9

▲ In the Lakes, there were 9 transfers registered at the Dubai Land Department during this month.

Highest Transfer

AED **8.2** M

In accordance with the data collected, the highest transfer registered was a 5 BR in Maeen 5 that sold for AED 8,200,000.

Lowest Transfer

AED **4.25** M

The lowest transfer recorded was a 3 BR in Zula 2 that sold for AED 4,250,000.

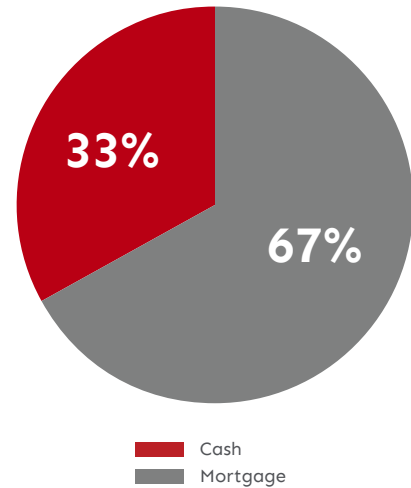
Average Price

AED **5.9** M

Currently, the average sales price in the Lakes is AED 5,984,654. The average price per sq.ft is AED 1,894.

Mortgage Vs Cash Transactions

| Community | Cash | Mortgages |
|-----------------------|------------|------------|
| Jumeirah Islands | 91% | 9% |
| The Meadows | 88% | 12% |
| Downtown Dubai | 81% | 19% |
| Jumeirah Golf Estates | 76% | 24% |
| Palm Jumeirah | 72% | 28% |
| Dubai Marina | 68% | 32% |
| JBR | 67% | 33% |
| Dubai Hills Estate | 58% | 42% |
| Victory Heights | 43% | 57% |
| Jumeirah Park | 40% | 60% |
| Arabian Ranches | 36% | 64% |
| The Lakes | 33% | 67% |
| The Springs | 30% | 70% |
| Green Community | 29% | 71% |
| Arabian Ranches 2 | 6% | 94% |



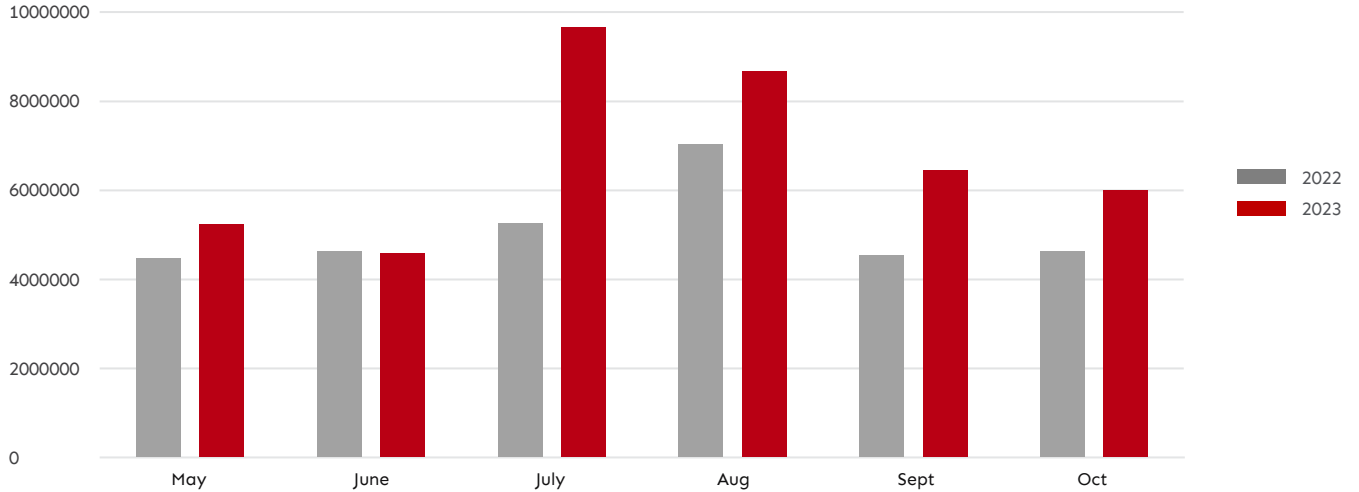
Average Loan to Value

The Lakes
81%

| Community | LTV (%) |
|-----------------------|------------|
| The Meadows | 51% |
| Jumeirah Islands | 61% |
| Jumeirah Park | 62% |
| Victory Heights | 64% |
| Palm Jumeirah | 67% |
| Downtown Dubai | 71% |
| Green Community | 71% |
| Jumeirah Golf Estates | 72% |
| Arabian Ranches | 73% |
| JBR | 74% |
| Arabian Ranches 2 | 75% |
| Dubai Hills Estate | 75% |
| Dubai Marina | 75% |
| The Springs | 76% |
| The Lakes | 81% |



Trailing 6 Months Average Price



| | May | June | July | August | September | October |
|------|------------------|------------------|------------------|------------------|------------------|------------------|
| 2022 | AED 4,467,857.00 | AED 4,624,678.00 | AED 5,235,571.00 | AED 7,006,786.00 | AED 4,534,620.00 | AED 4,616,130.00 |
| 2023 | AED 5,219,375.00 | AED 4,560,556.00 | AED 9,651,770.00 | AED 8,650,556.00 | AED 6,444,333.00 | AED 5,984,654.00 |

Our Active Buyer Requirements

192+
ACTIVE GREEN BUYERS

Espace Real Estate defines a green buyer as an individual who has expressed interest in purchasing a property within the past two months or is actively engaged in viewing properties.

TOP 3 BUYER REQUIREMENTS

| | | |
|--|-----------|--------------------|
| Deema BUDGET AED 6,700,000 | | |
| Any Type | 3 Bedroom | Away From Road |
| Any BUDGET AED 5,500,000 | | |
| Type B End | 3 Bedroom | Back to Back & VoT |
| Maeen BUDGET AED 8,000,000 | | |
| Type 2/14 | 4 Bedroom | Large Plot & Vastu |

Recently Sold in The Lakes



ZULAL 3

SOLD FOR AED 6,300,000

TYPE B END | BACK TO BACK
3 BEDROOMS + MAIDS + STUDY



ZULAL 1

SOLD FOR AED 4,800,000

TYPE F MIDDLE | PARK & POOL VIEW
3 BEDROOMS + MAIDS + STUDY



HATTAN 2

SOLD FOR AED 22,500,000

TYPE L1 | GOLF COURSE VIEW
6 BEDROOMS + MAIDS

ESPACE Mortgage Services

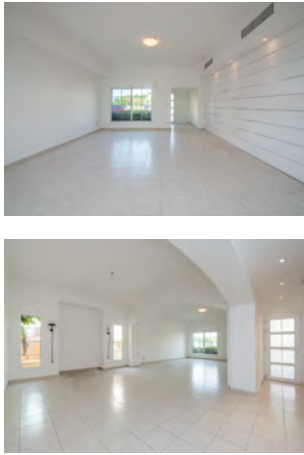
At Espace Mortgage Services, we work hard on your behalf, providing a high-quality, flexible service to get you the best mortgage deal possible to suit your needs, while giving you the guidance you need. Discover the best mortgage products available in Dubai right now.

4.24%
3 years fixed

4.44%
5 years fixed

5.73%
Variable Rate

Featured Property **EXCLUSIVE**



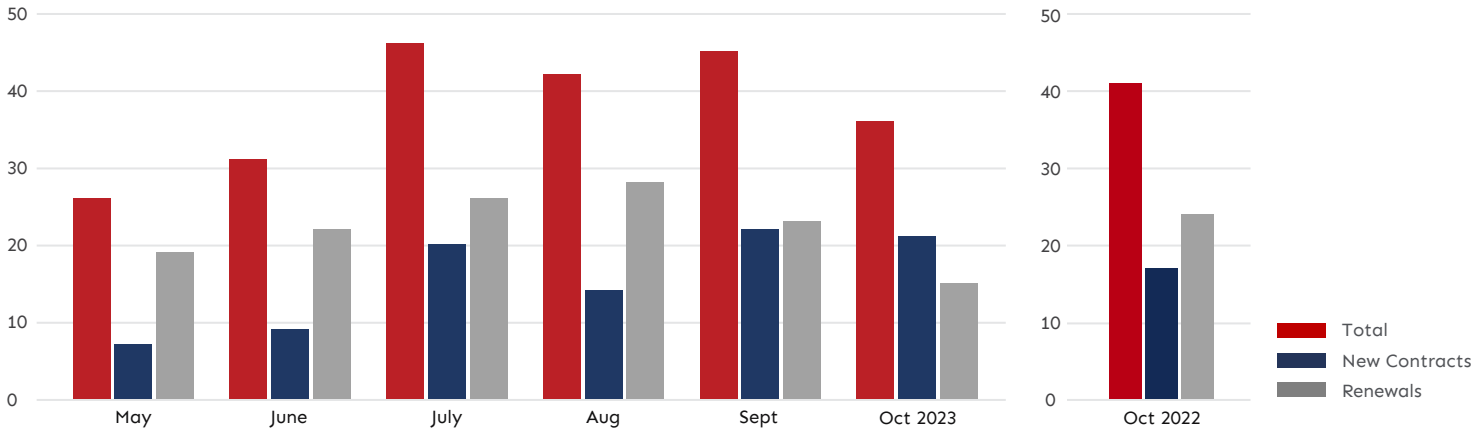
DEEMA 4
AED 7,850,000
4 Bedrooms + Maids + Study

KEY FEATURES:

- Type 2
- BUA: 4,019 Sqft
- Plot: 5,000 Sqft
- Upgraded Throughout
- Back-to-Back

[Learn More](#)

Trailing 6 Months Rental Transactions



| 2023 | May | June | July | August | September | October |
|---------------|-----|------|------|--------|-----------|---------|
| Total | 26 | 31 | 46 | 42 | 45 | 36 |
| New contracts | 7 | 9 | 20 | 14 | 22 | 21 |
| Renewals | 19 | 22 | 26 | 28 | 23 | 15 |

| October 2022 |
|--------------|
| 41 |
| 17 |
| 24 |

▼ -12%
▲ 24%
▼ -38%