

### No. of Transfers

**7**

▲ In Victory Heights, there were 7 transfers registered at the Dubai Land Department during this month.

### Highest Transfer

AED **9.5** M

In accordance with the data collected, the highest transfer registered was a 5 BR in Esmeralda that sold for AED 9,500,000.

### Lowest Transfer

AED **2.6** M

The lowest transfer recorded was a 4 BR in Sevilla that sold for AED 2,600,000.

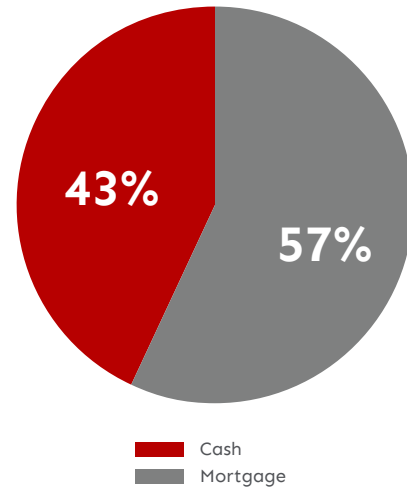
### Average Price

AED **6** M

Currently, the average sales price in Victory Heights is AED 6,085,714. The average price per sq.ft is AED 1,255.

## 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%        |
| <b>Victory Heights</b> | <b>43%</b> | <b>57%</b> |
| 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%        |



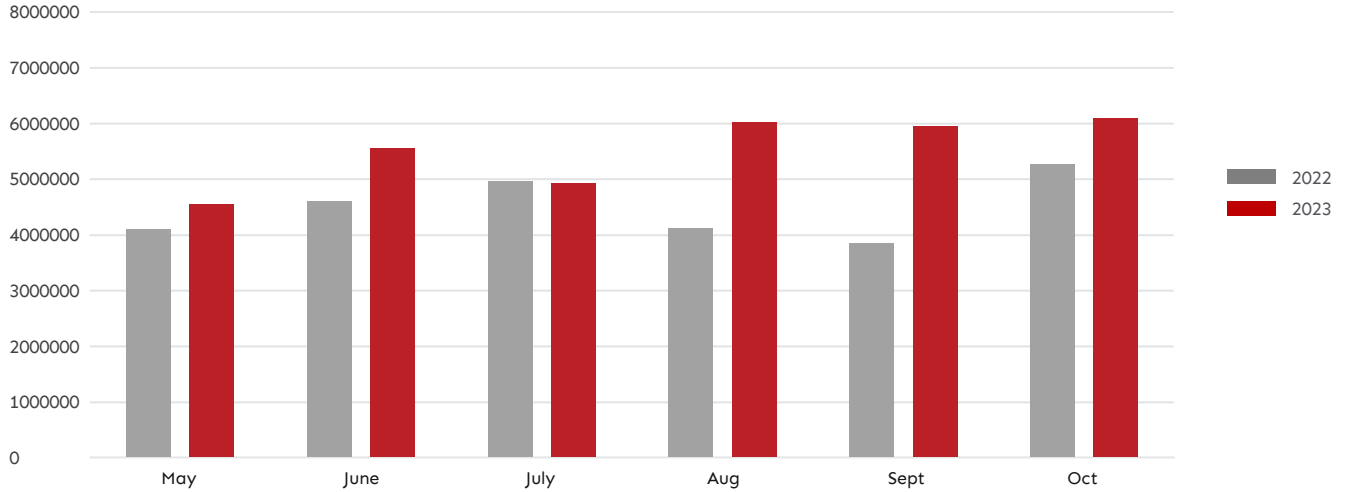
## Average Loan to Value

Victory Heights  
**64%**

| Community              | LTV (%)    |
|------------------------|------------|
| The Meadows            | 51%        |
| Jumeirah Islands       | 61%        |
| Jumeirah Park          | 62%        |
| <b>Victory Heights</b> | <b>64%</b> |
| 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 4,081,250.00 | AED 4,584,516.00 | AED 4,953,167.00 | AED 4,109,792.00 | AED 3,838,033.00 | AED 5,260,333.00 |
| 2023 | AED 4,537,778.00 | AED 5,534,313.00 | AED 4,919,231.00 | AED 6,004,893.00 | AED 5,933,750.00 | AED 6,085,714.00 |

## Our Active Buyer Requirements

# 70+

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

|                            |           |                             |
|----------------------------|-----------|-----------------------------|
| <b>Estella/Carmen</b>      |           | <b>BUDGET AED 8,500,000</b> |
| Type C1                    | 5 Bedroom | Golf Course/Park View       |
| <b>All Sub-Communities</b> |           | <b>BUDGET AED 6,300,000</b> |
| Type C3                    | 4 Bedroom | Park View                   |
| <b>Morella</b>             |           | <b>BUDGET AED 3,800,000</b> |
| Type TH1/2                 | 4 Bedroom | Park View                   |

## Recently Sold in Victory Heights



CALIDA

**SOLD FOR AED 8,850,000**

TYPE B | GOLF COURSE VIEW  
5 BEDROOMS + MAIDS



NOVELIA

**SOLD FOR AED 15,000,000**

TYPE A | GOLF COURSE VIEW  
6 BEDROOMS + MAIDS + STUDY



OLIVA

**SOLD FOR AED 8,400,000**

VILLA | GOLF COURSE VIEW  
5 BEDROOMS

# 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**



### CARMEN

**AED 16,000,000**

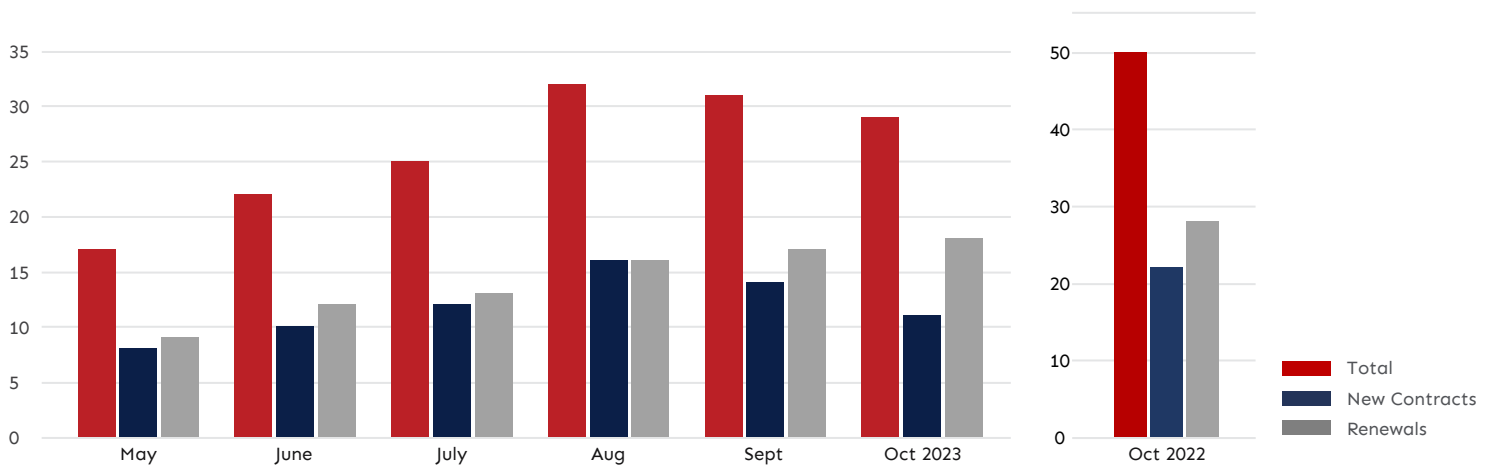
6 Bedrooms + Maids

#### KEY FEATURES:

- Type A
- BUA: 6,661 sqft
- Plot: 13,128 sqft
- Extended & Modified
- Well Maintained

[Learn More](#)

## Trailing 6 Months Rental Transactions



| 2023          | May | June | July | August | September | October |
|---------------|-----|------|------|--------|-----------|---------|
| Total         | 17  | 22   | 25   | 32     | 31        | 29      |
| New contracts | 8   | 10   | 12   | 16     | 14        | 11      |
| Renewals      | 9   | 12   | 13   | 16     | 17        | 18      |

| October 2022 | % Change |
|--------------|----------|
| 50           | ▼ -42%   |
| 22           | ▼ -50%   |
| 28           | ▼ -36%   |