

Area Pricing Report

Date: 04 Jun 2023

Pascal Persoon, Dubai Platinum

To: Dubai Platinum Investors

Property: Al Fattan Marine Towers
















Search Criteria: Al Fattan Marine Towers,
Jumeirah Beach Residence




















Jumeirah Beach Residence

Imagine luxurious waterfront apartments envisioned and developed in the Mediterranean and Arabic architectural styles in one of the greatest cities in the world and you've just conjured the image of Jumeirah Beach Residence. Beachside apartments surrounded by every convenience and created with modern design and aesthetic beauty as primary goals. This is the seaside dream life and at jumeirah-beach-residence.com we're here to help make it come true for you.


















JBR is a major local and tourist destination with its beach, retail activity and carnival-like atmosphere. The area is home to many of Dubai's most popular hotels & resorts. Jumeirah Beach Residence is both an individual project and a master-community. JBR mainly comprises of 41 cream colored high-rise towers. Besides these towers, there are a few other individual residential & commercial developments.

				
Swimming Pool	Gymnasium	Children's Play Area	Elevators	Children's Pool
				
Living and dining	Maintenance	Mosque	Restaurant	Spa/Sauna Room
				
Sports Area	Community Centre	Jogging Track	24 hours Concierge	Security

Jumeirah Beach Residence Nearby Schools

	Name	Address	Year established	Type of school	Rating	Distance
	Emirates International School (Meadows)	Meadows	2006	International Baccalaureate	Very Good	2.6 KM
	Icademy Middle East FZ.LLC	Dubai Knowledge Village	2008	American		3.84 KM
	Regent International Private School	The Greens	1992	UK		4.18 KM
	The Winchester School	Jebel Ali	2003	UK		4.32 KM
	Dubai British School	Emirates Hills	2005	UK		4.36 KM
	Delhi Private School	Jebel Ali	2003	Indian	Very Good	4.37 KM
	Dubai British School Jumeirah Park	Jumeirah Park	2015	UK	Very Good	4.43 KM
	Dubai International Academy	Emirates Hills	2005	International Baccalaureate		4.52 KM
	The International School of Choueifat	Al Sufouh 1	1994	SABIS (UK/US)	Acceptable	5.06 KM
	Dubai College	Al Sufouh 1	1978	UK		5.13 KM
	American School of Dubai	Al Barsha 2	1973	American	Good	5.52 KM
	Ghaf Private School	Jebel Ali	2020	UK		5.62 KM
	GEMS Dubai American Academy	Barsha South	1997	American		5.64 KM
	Arcadia School	Jumeirah Village Triangle	2016	UK		5.98 KM
	The Arbor School	Al Furjan	2018	UK	Good	5.99 KM
	Next Generation School	Al Barsha 1	2016	American	Acceptable	6.1 KM
	Arcadia High School	Jumeirah Village Triangle	2019	UK	Good	6.18 KM

Jumeirah Beach Residence Landmark

	12.33 KM		1.41 KM		18.52 KM
EXPO 2020 Site		Dubai Marina		Hamdan Sports Complex	
	10.27 KM		19.63 KM		18.47 KM
Motor City		Jebel Ali		IMG World of Adventures	
	22.64 KM		32.89 KM		10.07 KM
Dubai Parks & Resorts		Dubai Cycling Course		Sports City & Dubai Swimming Academy	
	18.84 KM		16.91 KM		30.28 KM
Downtown Dubai		Global Village		Dubai International Airport	
	19.93 KM		19.77 KM		7.93 KM
Al Maktoum International Airport		Dubai Mall		Mall of the Emirates	
	31.41 KM		3.95 KM		
Mirdif City Centre		Ibn Battuta Mall			

Proprietary Property Monitor Data

Signed Sale and Purchase Agreements

Property Monitor captures market activity the moment that pricing is established: when the buyer and seller agree on a price, i.e. a Sale and Purchase Agreement is signed. This real-time data also captures more data than government transfers, providing visibility not only into specific sub-communities and buildings, but often into floor #, villa type and views.

SIGNED CONTRACTS - AL FATTAN MARINE TOWERS, JUMEIRAH BEACH RESIDENCE

Evidence date	Sub location	Beds	Built-up area	Sales price	Price/ sq ft	Floor level	Views
10 Apr 2023	Al Fattan Marine Tower	3	2,172	2,830,000	1,303	12	Sea
21 Oct 2022	Al Fattan Marine Towers	3	2,173	2,300,000	1,058		
22 Sep 2022	Al Fattan Marine Tower	3	2,229	3,500,000	1,570	27	Restricted Dubai Eye
		# of MOU	Average Built-up area	Average Sales price	Average Price/ sq ft		
		3	2,191	2,876,667	1,310		

Publicly Available Data

Government Transfers

While government transfer data represents factual, completed transactions, it only specified the master community (e.g. Arabian Ranches or Dubai Marina) where a transaction occurred, and not a sub-community (e.g. Al Reem) or building (The Torch). While the date for these records is always the final transfer date, the actual market that these prices represent could vary. In most cases, the time between signed agreement (where price is established) and transfer is only 30-45 days, but in others it can be more significant.

GOVERNMENT TRANSFERS - AL FATTAN MARINE TOWERS, JUMEIRAH BEACH RESIDENCE

Evidence date	Sub location	Beds	Built-up area	Plot size	Sales price	Price/sq ft	Floor level	Views
19 May 2023	Al Fattan Marine Tower	3	2,048	-	3,500,000	1,709	30	
18 May 2023	Al Fattan Marine Tower	2	1,648	-	2,000,000	1,214	11	
15 May 2023	Al Fattan Marine Tower	2	2,173	-	2,500,000	1,151	29	
15 May 2023	Al Fattan Marine Tower	3	2,048	-	2,000,000	976	6	
26 Apr 2023	Al Fattan Marine Tower	3	2,186	-	2,600,000	1,189	5	
19 Apr 2023	Al Fattan Marine Tower	2	2,173	-	2,830,000	1,303	12	
13 Apr 2023	Al Fattan Marine Tower	3	2,600	-	3,800,000	1,462	16	
12 Apr 2023	Al Fattan Marine Tower	2	2,173	-	2,050,000	943	17	
24 Mar 2023	Al Fattan Marine Tower	2	1,653	-	2,150,000	1,301	36	
22 Mar 2023	Al Fattan Marine Tower	3	2,599	-	2,997,700	1,153	34	
15 Mar 2023	Al Fattan Marine Tower	2	2,173	-	2,700,000	1,243	34	
14 Mar 2023	Al Fattan Marine Tower	2	2,173	-	2,500,000	1,150	25	
03 Mar 2023	Al Fattan Marine Tower	2	2,173	-	2,650,000	1,220	20	
02 Mar 2023	Al Fattan Marine Tower	2	2,173	-	2,567,800	1,182	29	
02 Mar 2023	Al Fattan Marine Tower	3	2,173	-	2,333,000	1,074	7	
23 Feb 2023	Al Fattan Marine Tower	2	1,657	-	1,730,000	1,044	46	
08 Feb 2023	Al Fattan Marine Tower	3	4,080	-	7,000,000	1,716	48	
02 Feb 2023	Al Fattan Marine Tower	3	2,229	-	2,637,000	1,183	4	
14 Dec 2022	Al Fattan Marine Tower	3	4,155	-	7,100,000	1,709	42	
13 Dec 2022	Al Fattan Marine Tower	3	2,048	-	2,800,000	1,367	40	
06 Dec 2022	Al Fattan Marine Tower	3	4,080	-	5,600,000	1,373	45	
05 Dec 2022	Al Fattan Marine Tower	3	2,173	-	2,300,000	1,058	12	
16 Nov 2022	Al Fattan Marine Towers	2	1,648	-	1,500,000	910	11	
09 Nov 2022	Al Fattan Marine Tower	4	3,305	-	3,200,000	968	50	
04 Nov 2022	Al Fattan Marine Tower	3	4,080	-	9,750,000	2,390	48	
		# of Transactions	Average Built-up area	Average Plot size	Average Sales price	Average Price/sq ft		
		25	2,465	-	3,311,820	1,280		

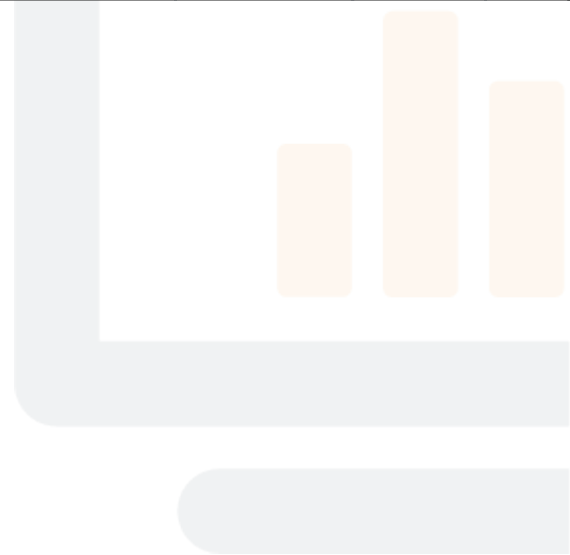
Confidential Valuation Data

Valuations

Valuations represent the professional opinion of achievable prices. All valuations in Property Monitor are issued by RICS accredited professionals, and can be viewed as the price banks are willing to lend against.

VALUATIONS - AL FATTAN MARINE TOWERS, JUMEIRAH BEACH RESIDENCE

Evidence date	Sub location	Beds	Built-up area	Plot size	Valuation averages	Price/ sq ft	Villa/Apt. type	Views
01-31 Mar 2023	Al Fattan Marine Tower	2	1,648		1,938,800 - 2,075,800	1,180 - 1,230	-	-
01-30 Sep 2022	Al Fattan Marine Tower	3	2,229		2,992,050 - 3,139,975	1,341 - 1,414	-	-
		# of Valuations	Average Built-up area	Average Plot size	Average Sales price	Average Price/ sq ft		
		2	1,939	-	2,525,000	1,291		



Mortgage Registrations

Mortgage Registrations

These are all mortgage registrations recorded by the Dubai Land Department. These records are created when a home loan is secured against a physical property. These registrations will include new purchases, buy-outs and equity releases. The value recorded for the mortgage registration would normally be lower than the actual value of the property as it only includes the loan proportion.

MORTGAGE REGISTRATIONS - AL FATTAN MARINE TOWERS, JUMEIRAH BEACH RESIDENCE

Evidence date	Sub location	Beds	Built-up area	Plot size	Mortgage amount	Price/sq ft	Floor level	Views
15 May 2023	Al Fattan Marine Towers	3	2,173	-	2,000,000	921		
15 May 2023	Al Fattan Marine Towers	2	1,648	-	1,250,000	759	37	
10 Apr 2023	Al Fattan Marine Towers	3	2,229	-	1,800,000	808		
04 Apr 2023	Al Fattan Marine Towers	3	4,080	-	7,150,000	1,752		
23 Feb 2023	Al Fattan Marine Tower	2	1,657	-	1,467,040	885	46	
21 Oct 2022	Al Fattan Marine Tower	3	2,173	-	1,025,000	472	10	
30 Sep 2022	Al Fattan Marine Towers	2	1,648	-	1,745,788	1,059	16	
04 Jul 2022	Al Fattan Marine Towers	3	2,183	-	1,200,000	550	8	
15 Jun 2022	Al Fattan Marine Towers	3	2,173	-	1,958,212	901	28	
		# of Transactions	Average Built-up area	Average Plot size	Average Sales price	Average Price/sq ft		
		9	2,218	-	2,177,338	901		

Gifts

Gifts

Registrations of a grant/gift of a Land by Title Deed to individuals or entities by His Highness the Ruler of Dubai or his authorised representative. Sales values of these transactions will likely be significantly under present market value and represent a "non-arms length" transaction.

GIFTS - AL FATTAN MARINE TOWERS, JUMEIRAH BEACH RESIDENCE

Evidence date	Sub location	Beds	Built-up area	Plot size	Mortgage amount	Price/sq ft	Floor level	Views
09 May 2023	Al Fattan Marine Towers	2	1,653	-	2,149,202	1,300		
04 May 2023	Al Fattan Marine Towers	2	1,653	-	1,075,175	651		
25 Apr 2023	Al Fattan Marine Tower	2	1,648	-	1,033,743	627	8	
27 Oct 2022	Al Fattan Marine Tower	3	1,086	-	1,253,077	1,154	19	
24 Oct 2022	Al Fattan Marine Tower	3	2,183	-	2,514,195	1,152	17	
24 Oct 2022	Al Fattan Marine Tower	2	840	-	985,617	1,173	43	
		# of Transactions	Average Built-up area	Average Plot size	Average Sales price	Average Price/sq ft		
		6	1,511	-	1,501,835	1,010		



About Dubai Platinum

Dubai Platinum is a boutique investment firm and offers real estate projects with high potential resales.

We offer:

1. Bulk deals with discounts up to 25% before launch
2. Distressed sales
3. Discounted Pre-Launches

Dubai Platinum is using the latest realized transaction data and market statistics.

This warrants an investment in line with market conditions and high returns.

We do not believe in fairy tales and baseless arguments to advise our customers.

Our clients are loyal, returning customers, as they reward the Dubai Platinum approach.



About Pascal Persoon

NEDERLANDS

Dubai Platinum helpt beleggers slimmer beslissingen te nemen over investeringen in onroerend goed in Dubai.

Ons team analyseert uw financiële situatie, en creëert een beleggersprofiel.

Bij het investeren in vastgoed hebt u eigenlijk maar één doel voor ogen: maximaal rendement zonder zorgen.

Zowel de ervaren investeerder als diegene die start met beleggen in vastgoed krijgt persoonlijke begeleiding en professioneel advies op maat.

Ons inhouse datateam verzamelt en analyseert vervolgens de historische transactiedata en combineert dit met uw profiel.

Onze analisten komen vervolgens met een aanbevelingsrapport passende bij uw wensen.

Hierna kunt u beslissen om al dan niet in deze projecten te investeren.

Wij kunnen ook aan- en verkoop alerts instellen.

Zodra een bepaald waarde is bereikt, krijgt u een signaal om te (ver)kopen.

Zie onze korte video met onze werkwijze:

<https://www.dubaiplatinum.com/video>

Dank u voor het werken met Dubai Platinum.

Pascal G.M. Persoon MBA
CEO

ENGLISH

Dubai Platinum helps investors make smarter decisions about investing in real estate in Dubai.

Our team analyses the financial situation, and first of all creates an investor profile.

When investing in real estate, you really only have one goal in mind: maximum returns without worries.

Both experienced investors and those starting out in real estate investing receive personal guidance and professional advice tailored to their needs.

Our in-house data team then collects and analyses historical transaction data and combines it with your profile.

Our analysts then come up with a recommendation report suited to your needs.

After this, you can decide whether or not to invest in these projects.

We can also set up buy and sell alerts.

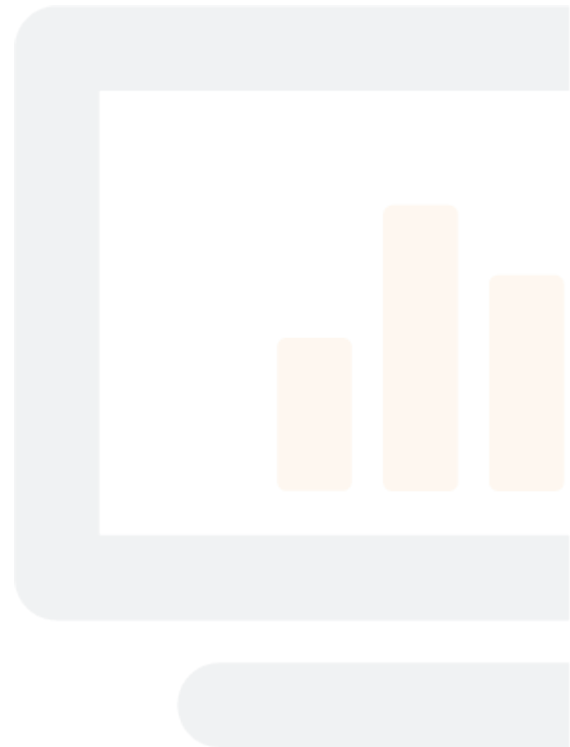
Once a certain value is reached, you will receive a signal to (dis)buy.

See our short video showing how we work:

<https://www.dubaiplatinum.com/video>

Thank you for working with Dubai Platinum.

Pascal G.M. Persoon MBA
CEO



About Property Monitor



Property Monitor is the UAE's leading real estate data analytics and market intelligence platform, bringing unprecedented transparency and accuracy to local property markets. Through Property Monitor, market stakeholders can directly access real-time, transparent and accurate intelligence, unmatched anywhere else in the region. The platform empowers investors, property specialists and banking professionals with authoritative data, analytics and insights that closely correlate with market movements, empowering confident and informed property-related decisions.

We offer more comprehensive house price data, both public and proprietary, than anyone else in the market. We source our data from the UAE's top valuation companies and from a growing network of reputable real estate brokers who provide data to us exclusively.

Our data and insight are available to the market in a fast-growing set of products and solutions, online and offline, out-of-the-box and customisable.

About this report



This report offers comparable market evidence and agent opinion, based on transactional data the real estate agent selected to represent in this report.