Area Pricing Report

Date: 09 Sep 2023

, Dubai Platinum

To: Owner

Property: Forte

Search Criteria: 1 - 1 Beds in Forte, Downtown Dubai

Downtown Dubai

Downtown Dubai, previously known as **Downtown Burj Dubai**, is a large-scale, mixed-use complex under development in Dubai, United Arab Emirates. It is the home of some of the city's largest landmarks including Burj Khalifa, Dubai Mall, and Dubai Fountain. It covers an area of 2 square kilometres (0.77 sq mi), at an estimated cost of US$20 billion (Dh73 billion) upon completion.

The complex is situated along Sheikh Zayed Road, across from Al Wasl locality on the Northwest. It is bounded to the South by Business Bay and to the Northeast by Financial Centre Road, which separates it from Zabeel 2 and Trade Center 2. It is connected to the Dubai Metro via the Burj Khalifa/Dubai Mall Metro Station. The First Interchange, which is in its last phases of construction, will guarantee the free flow of traffic to and from the area.

Swimming Pool	Gymnasium	Children's Play Area	Elevators	Children's Pool
Maintenance	Mosque	Restaurant	Spa/Sauna Room	Sports Area
Community Centre	Security			

Downtown Dubai Nearby Schools

	Name	Address	Year established	Type of school	Rating	Distance
	Citizens School	Al Satwa	2022	UK		2 *KM*
	Japanese School	Al Wasl	1980	Japanese	Good	2.46 *KM*
	JSS PRIVATE SCHOOL LLC	Al Wasl	2011	Indian	Very Good	2.59 *KM*
	Horizons English School	Al Wasl	1989	UK		2.91 *KM*
	Al Shurooq Private School	Jumeirah 1	1986	Ministry of Education	Acceptable	3.08 *KM*
	Global Indian International School L.L.C	Al Quoz 1	2017	Indian	Good	3.12 *KM*
	Hartland International School	Meydan City	2015	UK/IB	Very Good	3.12 *KM*
	GEMS Our Own Indian School	Al Quoz 1	1991	Indian	Good	3.17 *KM*
	Iranian Towheed Boys School	Al Quoz 1	2000	Iranian - International Baccalaureate	Good	3.18 *KM*
	Jumeira Baccalaureate School	Jumeirah 1	2010	International Baccalaureate		3.23 *KM*
	Dubai International private School - BR	Al Quoz 1	1999	American		3.26 *KM*
	North London Collegiate School Dubai	Meydan City	2017	International Baccalaureate	Good	3.38 *KM*
	Lyc?e Fran?ais Jean Mermoz	Al Quoz 1	2017	French	Good	3.56 *KM*
	Clarion School	Al Quoz 1	2016	American	Good	3.7 *KM*
	Jumeirah English Speaking School	Al Safa 1	1976	UK		3.93 *KM*
	Al Ittihad Private School (BR)	Al Safa 1	1998	American	Good	4.11 *KM*
	Safa British School	Al Safa 1	2005	UK	Very Good	4.21 *KM*

Downtown Dubai Landmark

28.68 KM	EXPO 2020 Site
20.05 KM	Dubai Marina
16.41 KM	Hamdan Sports Complex
17.37 KM	Motor City
39.19 KM	Jebel Ali
13.15 KM	IMG World of Adventures
42.12 KM	Dubai Parks & Resorts
38.94 KM	Dubai Cycling Course
18.31 KM	Sports City & Dubai Swimming Academy
0.92 KM	Downtown Dubai
14.14 KM	Global Village
10.73 KM	Dubai International Airport
35.83 KM	Al Maktoum International Airport
0.41 KM	Dubai Mall
11.74 KM	Mall of the Emirates
13.01 KM	Mirdif City Centre
23.24 KM	Ibn Battuta Mall

Publicly Available Data

Off-Plan Sales (Oqood Registrations)

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.

OQOOD TRANSFERRED (DLD) - 1 Beds FORTE, OPERA DISTRICT, DOWNTOWN DUBAI

Evidence date	Sub location	Beds	Built-up area	Plot size	Sales price	Price/ sq ft	Floor level	Views
19 Jan 2016	Forte 2	1	656	-	1,291,888	1,969	14	
19 Jan 2016	Forte 2	1	697	-	1,369,888	1,965	10	
19 Jan 2016	Forte 2	1	656	-	1,311,888	2,000	22	
19 Jan 2016	Forte 2	1	656	-	1,281,888	1,954	10	
19 Jan 2016	Forte 2	1	621	-	1,249,888	2,013	29	
26 Jan 2016	Forte 2	1	656	-	1,308,888	1,995	21	
26 Jan 2016	Forte 2	1	656	-	1,286,888	1,962	12	
26 Jan 2016	Forte 2	1	621	-	1,203,888	1,939	9	
27 Jan 2016	Forte 2	1	621	-	1,216,888	1,960	15	
27 Jan 2016	Forte 2	1	656	-	1,318,888	2,011	25	
27 Jan 2016	Forte 2	1	621	-	1,209,888	1,948	12	
28 Jan 2016	Forte 2	1	656	-	1,276,888	1,946	8	
28 Jan 2016	Forte 2	1	697	-	1,398,888	2,007	21	
28 Jan 2016	Forte 2	1	677	-	1,352,888	1,998	23	
31 Jan 2016	Forte 2	1	697	-	1,379,888	1,980	14	
31 Jan 2016	Forte 2	1	697	-	1,363,888	1,957	8	
31 Jan 2016	Forte 2	1	621	-	1,200,888	1,934	8	
31 Jan 2016	Forte 2	1	677	-	1,345,888	1,988	20	
02 Feb 2016	Forte 2	1	677	-	1,368,888	2,022	29	
02 Feb 2016	Forte 2	1	656	-	1,328,888	2,026	29	
02 Feb 2016	Forte 2	1	697	-	1,419,888	2,037	29	
02 Feb 2016	Forte 2	1	656	-	1,301,888	1,985	18	
02 Feb 2016	Forte 2	1	677	-	1,330,888	1,966	14	
02 Feb 2016	Forte 2	1	621	-	1,214,888	1,956	14	
02 Feb 2016	Forte 2	1	697	-	1,390,888	1,996	18	
		# of Oqood	Average Built-up area	Average Plot size	Average Sales price	Average Price/ sq ft		
		25	661	-	1,309,048	1,981		

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.
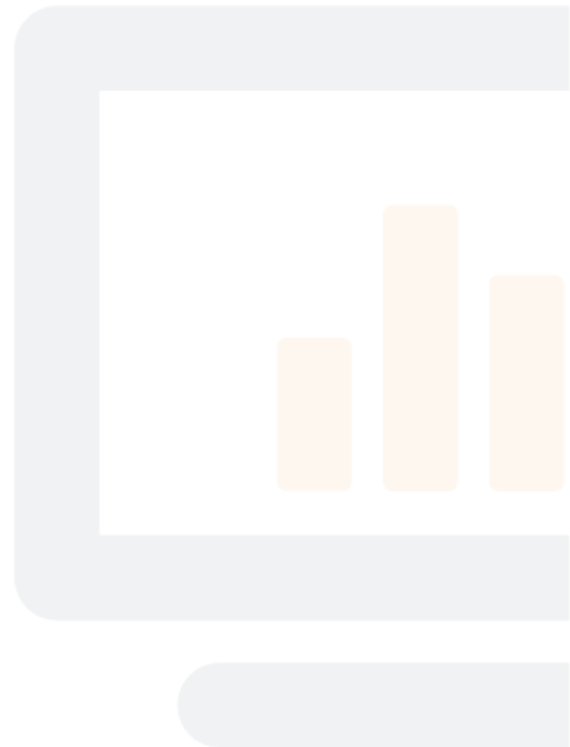Once a certain value is reached, you will receive a signal to (dis)buy.
See our short video showing how we work:

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 con dent 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 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.