



Area Pricing Report

Date: 09 Sep 2023

Pascal Persoon, Dubai Platinum

To: Owner

Property: La Rosa

Search Criteria: 3 - 3 Beds in La Rosa, Villanova























Villanova

Wake up to a vibrant atmosphere, where the sound of birds chirping in the vast green expanse blends in with the soft murmur of kids playing in the neighbourhood. Take a stroll on beautifully landscaped walking trails, along efficiently laid out 3 and 4 bedroom villas, cluster homes and apartments at Villanova, inspired by Mediterranean architecture.

Situated within the most serene settings. Villanova offers spacious 3, 4, and 5 bedroom villas and townhouses enriched with the flair of modern Spanish architecture. Home is not the house you buy. It's not the walls, the rooms or the doorways. It's the warmth you create with your loved ones, the memories you make together and that cozy feeling you get as soon as you walk through the door.


















Embrace the feeling of home with all the things that bring you closer, from the wide open spaces to the thoughtfully planned amenities that appeal to every kind. Life at Villanova is a choice of neighborhoods - La Quinta & Amaranta, lifestyle that finds pride of place in the heart of this family-centric community.

				
Swimming Pool	Gymnasium	Children's Play Area	Elevators	Key card security access
				
Nursery / Day Care Center	Children's Pool	Living and dining	Maintenance	Mosque
				
Restaurant	Spa/Sauna Room	BBQ Area	Sports Area	Community Centre
				
Jogging Track	24 hours Concierge	Security		

Villanova Nearby Schools

	Name	Address	Year established	Type of school	Rating	Distance
	Gems FirstPoint School	Dubai Land	2014	UK	Good	2.39 KM
	GEMS Winchester School	Dubai Land	2011	UK	Acceptable	2.75 KM
	The Aquila School	Dubai Land	2018	UK	Good	3.03 KM
	The Indian International School (DSO Branch)	Dubai Silicon Oasis	2011	Indian	Acceptable	4.81 KM
	Lycee Francais International Georges Pompidou School (Dubai Branch)	Al Rowaiyah	1998	French		5.08 KM
	Dunecrest American School	Al Barari	2018	American	Good	5.38 KM
	Dubai English Speaking private college -branch	Academic City	2005	UK		5.46 KM
	Kent College Dubai	Nad Al Sheba 2	2016	UK		5.48 KM
	GEMS WELLINGTON ACADEMY -FZE	Dubai Silicon Oasis	2011	UK - UK/IB		5.67 KM
	German International School Dubai	Academic City	2004	German		5.74 KM
	Lycee Libanis Francophone Prive Meydan	Meydan City	2021	French		5.82 KM
	Sheikh Rashid Bin Saeed Islamic Institute	Al Rowaiyah	2003	Ministry of Education	Good	6.14 KM

Villanova Landmark

	23.56 <i>KM</i>		23.07 <i>KM</i>		4.04 <i>KM</i>
EXPO 2020 Site		Dubai Marina		Hamdan Sports Complex	
	12.46 <i>KM</i>		38.81 <i>KM</i>		3.63 <i>KM</i>
Motor City		Jebel Ali		IMG World of Adventures	
	39.97 <i>KM</i>		24.43 <i>KM</i>		13.2 <i>KM</i>
Dubai Parks & Resorts		Dubai Cycling Course		Sports City & Dubai Swimming Academy	
	16.12 <i>KM</i>		4.92 <i>KM</i>		20.49 <i>KM</i>
Downtown Dubai		Global Village		Dubai International Airport	
	28.47 <i>KM</i>		16.16 <i>KM</i>		16.26 <i>KM</i>
Al Maktoum International Airport		Dubai Mall		Mall of the Emirates	
	17.26 <i>KM</i>		23.58 <i>KM</i>		
Mirdif City Centre		Ibn Battuta Mall			

Publicly Available Data

Active Listings

Until an agreed standard for transaction data exists in the UAE market, any supplementary views can add value. Asking prices alone are not reliable indicators of the market, but these listings have been sourced as part of a valuation process, and are seen by RICS-accredited valuers to be relatively in-line with market prices.

ACTIVE LISTINGS - 3 Beds LA ROSA, VILLANOVA

Evidence date	Sub location	Beds	Built-up area	Sales price	Price/sq ft	Floor level	Views
03 Sep 2023	La Rosa Phase 5	3	1,950	1,899,999	974	G+1	
03 Sep 2023	La Rosa Phase 5	3	1,950	1,999,999	1,026	G+1	
30 Aug 2023	La Rosa	3	1,729	2,200,000	1,272	G+1	
30 Aug 2023	La Rosa Phase 4	3	1,946	2,200,000	1,131	G+1	
26 Aug 2023	La Rosa Phase 3	3	1,950	2,200,000	1,128	G+1	
25 Aug 2023	La Rosa	3	1,740	2,000,000	1,149	G+1	
24 Aug 2023	La Rosa Phase 5	3	1,733	1,798,900	1,038	G+1	
23 Aug 2023	La Rosa Phase 5	3	1,750	1,950,000	1,114	G+1	
22 Aug 2023	La Rosa	3	1,946	1,850,000	951	G+1	
20 Aug 2023	La Rosa Phase 5	3	1,951	1,899,999	974	G+1	
19 Aug 2023	La Rosa Phase 5	3	1,951	1,850,000	948	G+1	
19 Aug 2023	La Rosa Phase 5	3	1,951	1,900,000	974	G+1	
19 Aug 2023	La Rosa Phase 4	3	1,776	2,000,000	1,126	G+1	
12 Aug 2023	La Rosa	3	1,949	2,050,000	1,052	G+1	
11 Aug 2023	La Rosa Phase 1	3	1,942	1,900,000	978	G+1	
11 Aug 2023	La Rosa	3	1,754	1,800,000	1,026	G+1	
11 Aug 2023	La Rosa	3	1,947	1,950,000	1,002	G+1	
03 Aug 2023	La Rosa	3	1,947	2,050,000	1,053	G+1	
03 Aug 2023	La Rosa	3	1,946	2,050,000	1,053	G+1	
02 Aug 2023	La Rosa	3	1,733	1,850,000	1,068	G+1	
31 Jul 2023	La Rosa Phase 4	3	1,965	1,850,000	941	G+1	
27 Jul 2023	La Rosa Phase 3	3	2,000	2,100,000	1,050	G+1	
26 Jul 2023	La Rosa	3	1,965	1,950,000	992	G+1	
26 Jul 2023	La Rosa	3	1,965	1,900,000	967	G+1	
26 Jul 2023	La Rosa	3	1,965	1,850,000	941	G+1	
		# of Listings	Average Built-up area	Average Sales price	Average Price/sq ft		
		25	1,896	1,961,956	1,037		



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.

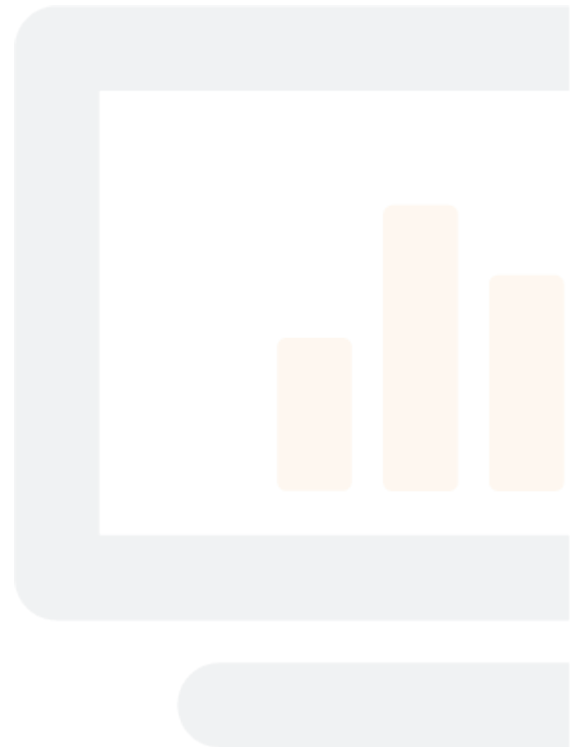
Once a certain value is reached, you will receive a signal to (dis)buy.

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.