

Area Pricing Report

Date: 09 Sep 2023

Pascal Persoon, Dubai Platinum

To: Owner

Property: 15 northside

Search Criteria: 1 - 1 Beds in 15 Northside,
Business Bay














Business Bay

















Dubai's Business Bay is the same in nature to Manhattan or Ginza which are the business centers for the cities of New York and Tokyo. The legendary Dubai Creek - an important aspect of Dubai's trading past that have shaped Dubai from a fishing and pearl diving center to international port; has been extended considering its significance as a trade centre that havens the stance of Dubai as the business hub of the region. Business Bay is a symbol of Dubai's progress as it embodies the crucial role the Creek played in Dubai's past as well its future.

Dubai Internet City, Dubai Media City, Dubai International Financial Center and others have seen determination initiatives this past few years. To extend the international role of the UAE, Business Bay is the foundation of the new economic. UAE is looking forward to play as a leading international commercial and business center that reflect the determination image and the role of Dubai and was undertaken after broad studies by some of the world's top consultancies.


















Business Bay is emerging as the main business district of Dubai. As of Q4 2016: there are about 75 ready buildings and at least 35 under-construction. Business Bay is primarily made up of office buildings, but a number of residential & hospitality projects are ready and under-construction We consider Business Bay a real estate hotspot with high growth potential.

				
Swimming Pool	Gymnasium	Children's Play Area	Elevators	Children's Pool
				
Maintenance	Mosque	Restaurant	Jogging Track	Security

Business Bay Nearby Schools

	Name	Address	Year established	Type of school	Rating	Distance
	GEMS Our Own Indian School	Al Quoz 1	1991	Indian	Good	1.78 KM
	Iranian Towheed Boys School	Al Quoz 1	2000	Iranian - International Baccalaureate	Good	1.78 KM
	Global Indian International School L.L.C	Al Quoz 1	2017	Indian	Good	1.8 KM
	Dubai International private School - BR	Al Quoz 1	1999	American		1.84 KM
	Japanese School	Al Wasl	1980	Japanese	Good	2.16 KM
	JSS PRIVATE SCHOOL LLC	Al Wasl	2011	Indian	Very Good	2.23 KM
	Clarion School	Al Quoz 1	2016	American	Good	2.31 KM
	Lyc?e Fran?ais Jean Mermoz	Al Quoz 1	2017	French	Good	2.41 KM
	Horizons English School	Al Wasl	1989	UK		2.42 KM
	Citizens School	Al Satwa	2022	UK		2.99 KM
	Jumeirah English Speaking School	Al Safa 1	1976	UK		3.02 KM
	Hartland International School	Meydan City	2015	UK/IB	Very Good	3.12 KM
	Al Ittihad Private School (BR)	Al Safa 1	1998	American	Good	3.24 KM
	Safa British School	Al Safa 1	2005	UK	Very Good	3.26 KM
	North London Collegiate School Dubai	Meydan City	2017	International Baccalaureate	Good	3.44 KM
	GEMS Jumeirah Primary School	Jumeirah 3	1994	UK		3.54 KM
	The English College Dubai	Umm Suqueim 1	1992	UK	Good	3.75 KM

Business Bay Landmark

	27.25 KM		18.81 KM		15.28 KM
EXPO 2020 Site		Dubai Marina		Hamdan Sports Complex	
	15.96 KM		37.92 KM		12.1 KM
Motor City		Jebel Ali		IMG World of Adventures	
	40.79 KM		37.74 KM		16.89 KM
Dubai Parks & Resorts		Dubai Cycling Course		Sports City & Dubai Swimming Academy	
	1.27 KM		12.96 KM		11.99 KM
Downtown Dubai		Global Village		Dubai International Airport	
	34.4 KM		1.77 KM		10.42 KM
Al Maktoum International Airport		Dubai Mall		Mall of the Emirates	
	13.85 KM		21.92 KM		
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 - 1 Beds 15 NORTHSIDE, BUSINESS BAY

Evidence date	Sub location	Beds	Built-up area	Sales price	Price/sq ft	Floor level	Views
06 Sep 2023	15 Northside	1	547	1,600,000	2,925		
17 Aug 2023	15 Northside	1	656	2,100,000	3,201		
09 Aug 2023	15 Northside	1	576	1,550,000	2,691		
09 Aug 2023	15 Northside	1	641	1,550,000	2,418		
01 Aug 2023	15 Northside	1	641	1,670,000	2,605		
01 Aug 2023	15 Northside	1	707	1,730,000	2,447		
31 Jul 2023	15 Northside	1	562	1,330,000	2,367		["Burj Khalifa View"]
28 Jul 2023	15 Northside	1	776	1,550,000	1,997		
26 Jul 2023	15 Northside	1	626	1,350,000	2,157		
11 Jul 2023	15 Northside	1	639	1,650,000	2,582		
06 Jul 2023	15 Northside	1	707	1,765,000	2,496		
06 Jul 2023	15 Northside	1	708	1,660,000	2,345		
19 Jun 2023	15 Northside	1	626	1,350,000	2,157		
16 Jun 2023	15 Northside	1	554	1,300,000	2,347		
06 Jun 2023	15 Northside	1	621	1,750,000	2,818		
05 Jun 2023	15 Northside	1	708	1,660,000	2,345		
23 May 2023	15 Northside	1	661	1,750,000	2,648		
19 May 2023	15 Northside	1	641	1,480,000	2,309		
16 May 2023	15 Northside	1	667	1,450,000	2,174		
11 May 2023	15 Northside	1	641	1,450,000	2,262		
11 May 2023	15 Northside	1	641	1,500,000	2,340		
02 May 2023	15 Northside	1	752	1,500,000	1,995		
01 May 2023	15 Northside	1	618	1,525,000	2,468		
26 Apr 2023	15 Northside	1	640	1,333,000	2,083		Canal View
25 Apr 2023	15 Northside	1	737	1,253,500	1,701		
		# of Listings	Average Built-up area	Average Sales price	Average Price/sq ft		
		25	652	1,552,260	2,395		



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.

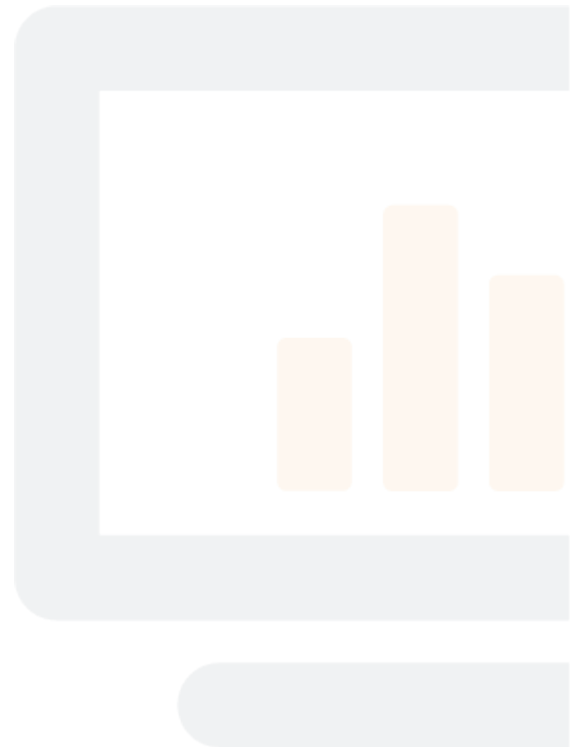
Once a certain value is reached, you will receive a signal to (dis)buy.

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.