



# Area Pricing Report

Date: 09 Sep 2023

, Dubai Platinum

To: Owner

Property: La Voile

Search Criteria: 2 - 2 Beds in La Voile, La Mer


















## La Mer










La Mer is a world-class beachfront in the prestigious Jumeira 1 neighbourhood that incorporates a minimalist and contemporary design with shops, restaurants and cafés, leisure and entertainment along 2.5 kilometres of relaxing white sand.

La Mer presents the best of sun, sea and outdoor fun in Dubai. A fine addition to the city's urban beach cred, the inspirational destination features wide open spaces with palm tree-lined boulevards, graffiti art murals and laidback charm. La Mer is sure to become your favourite address to eat, play and unwind.


















La Mer Dubai is a beach destination that offers fun, shopping and entertainment for residents of Dubai. This property has been developed by Meraas, which also developed other famous new properties like Last Exit, Citywalk Dubai, Al Seef Dubai, Outlet Village, Bluewaters Island, etc.

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

## La Mer Nearby Schools

	Name	Address	Year established	Type of school	Rating	Distance
	Jumeira Baccalaureate School	Jumeirah 1	2010	International Baccalaureate		1.4 KM
	Al Shurooq Private School	Jumeirah 1	1986	Ministry of Education	Acceptable	1.73 KM
	Citizens School	Al Satwa	2022	UK		2.63 KM
	DEWA Academy	Al Hudaiba	2017	Ministry of Education/BTEC	Good	3.53 KM
	Japanese School	Al Wasl	1980	Japanese	Good	3.94 KM
	JSS PRIVATE SCHOOL LLC	Al Wasl	2011	Indian	Very Good	4.02 KM
	Horizons English School	Al Wasl	1989	UK		4.23 KM
	New Academy School	Al Raffa	1990	American	Acceptable	4.24 KM
	Ambassador School	Al Mankhool	2010	Indian	Very Good	4.32 KM
	Al Ittihad Private School (BR)	Al Safa 1	1998	American	Good	5.34 KM
	Jumeirah English Speaking School	Al Safa 1	1976	UK		5.41 KM
	The Apple International Community School	Al Karama	2021	UK		5.43 KM
	Safa British School	Al Safa 1	2005	UK	Very Good	5.64 KM
	Lyc?e Fran?ais Jean Mermoz	Al Quoz 1	2017	French	Good	5.88 KM
	GEMS Jumeirah Primary School	Jumeirah 3	1994	UK		5.9 KM
	Jumeirah College	Al Safa 1	2000	UK		5.92 KM
	Global Indian International School L.L.C	Al Quoz 1	2017	Indian	Good	6.11 KM

## La Mer Landmark

	15.81 KM		2.62 KM		21.15 KM
EXPO 2020 Site		Dubai Marina		Hamdan Sports Complex	
	13.43 KM		20.47 KM		20.6 KM
Motor City		Jebel Ali		IMG World of Adventures	
	24.1 KM		36.62 KM		13.39 KM
Dubai Parks & Resorts		Dubai Cycling Course		Sports City & Dubai Swimming Academy	
	18.4 KM		19.28 KM		29.93 KM
Downtown Dubai		Global Village		Dubai International Airport	
	23.29 KM		19.36 KM		8.55 KM
Al Maktoum International Airport		Dubai Mall		Mall of the Emirates	
	31.76 KM		6.83 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 - 2 Beds LA VOILE, PORT DE LA MER, LA MER

Evidence date	Sub location	Beds	Built-up area	Sales price	Price/sq ft	Floor level	Views
17 Aug 2023	La Voile	2	1,226	3,000,000	2,447		
13 Aug 2023	La Voile	2	1,207	3,800,000	3,148		
04 Aug 2023	La Voile	2	1,164	4,100,000	3,522		
26 Jul 2023	La Voile	2	1,163	3,800,000	3,267		
20 Jul 2023	La Voile	2	1,229	3,100,000	2,522		
03 Jul 2023	La Voile	2	1,539	4,000,000	2,599		
03 Jul 2023	La Voile	2	1,539	4,000,000	2,599		
05 Jun 2023	La Voile	2	1,539	4,000,000	2,599		
01 Jun 2023	La Voile	2	1,200	3,000,000	2,500		
31 May 2023	La Voile	2	1,200	3,299,999	2,750		
30 May 2023	La Voile	2	1,204	3,800,000	3,156		
23 May 2023	La Voile	2	1,226	3,499,999	2,855		Sea View
01 May 2023	La Voile	2	1,229	3,100,000	2,522		
01 May 2023	La Voile	2	1,970	3,900,000	1,980		
27 Apr 2023	La Voile	2	1,200	3,000,000	2,500		
23 Mar 2023	La Voile	2	1,230	3,700,000	3,008		
28 Feb 2023	La Voile	2	1,201	3,000,000	2,498		
20 Feb 2023	La Voile	2	1,216	3,500,000	2,878		
09 Feb 2023	La Voile	2	1,086	3,200,000	2,947		
04 Jan 2023	La Voile	2	1,085	4,000,000	3,687		
07 Oct 2022	La Voile	2	1,227	3,500,000	2,852		Sea View
18 Sep 2022	La Voile	2	1,241	3,900,000	3,143		
09 Sep 2022	La Voile	2	1,227	3,200,000	2,608		
02 Sep 2022	La Voile	2	1,202	2,098,000	1,745		
25 Aug 2022	La Voile	2	1,163	2,600,000	2,236		
		# of Listings	Average Built-up area	Average Sales price	Average Price/sq ft		
		25	1,269	3,443,920	2,743		



## 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.

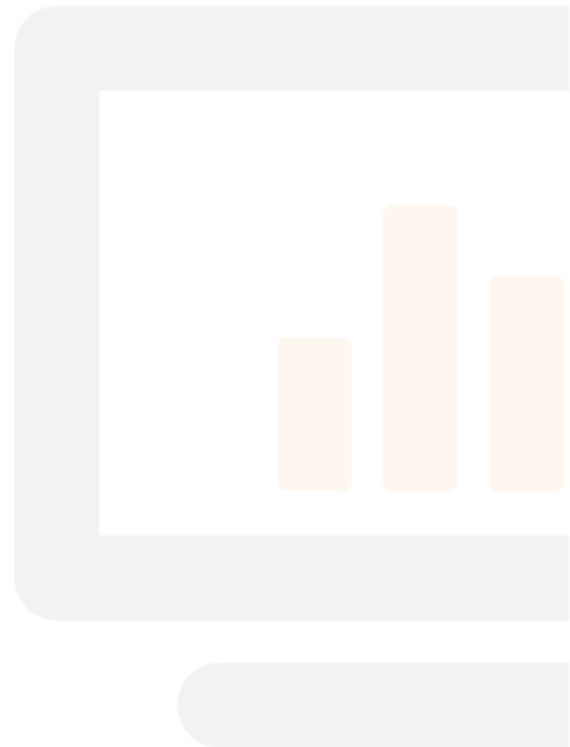
Once a certain value is reached, you will receive a signal to (dis)buy.

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.