



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

Evidence date	Sub location	Beds	Built-up area	Sales price	Price/sq ft	Floor level	Views
07 Sep 2023	Forte 1	1	731	1,800,000	2,462		
29 Aug 2023	Forte 2	1	651	1,750,000	2,688		
25 Aug 2023	Forte 2	1	653	1,750,000	2,680		
16 Aug 2023	Forte 2	1	675	1,850,000	2,741		
14 Aug 2023	Forte 2	1	709	1,900,000	2,680		
10 Aug 2023	Forte	1	674	1,900,000	2,819		Sea View
10 Aug 2023	Forte 2	1	676	1,975,000	2,922		
09 Aug 2023	Forte 1	1	697	2,000,000	2,869		
08 Aug 2023	Forte 1	1	697	2,000,000	2,869		
08 Aug 2023	Forte 2	1	697	2,000,000	2,869		
07 Aug 2023	Forte 2	1	653	1,750,000	2,680		
02 Aug 2023	Forte 2	1	697	2,000,000	2,869		
02 Aug 2023	Forte 2	1	697	1,950,000	2,798		
31 Jul 2023	Forte 2	1	697	2,000,000	2,869		
25 Jul 2023	Forte	1	674	1,900,000	2,819		Sea View
25 Jul 2023	Forte	1	674	1,900,000	2,819		Sea View
25 Jul 2023	Forte 2	1	651	1,750,000	2,688		
24 Jul 2023	Forte 2	1	697	1,800,000	2,582		
24 Jul 2023	Forte 2	1	653	1,750,000	2,680		
20 Jul 2023	Forte 2	1	656	1,950,000	2,973		
18 Jul 2023	Forte 2	1	697	2,000,000	2,869		
18 Jul 2023	Forte 2	1	692	1,950,000	2,818		Sea View
18 Jul 2023	Forte 1	1	888	2,600,000	2,928		
18 Jul 2023	Forte 1	1	1,092	2,600,000	2,381		
17 Jul 2023	Forte 2	1	653	1,800,000	2,757		
		# of Listings	Average Built-up area	Average Sales price	Average Price/sq ft		
		25	705	1,945,000	2,765		



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.

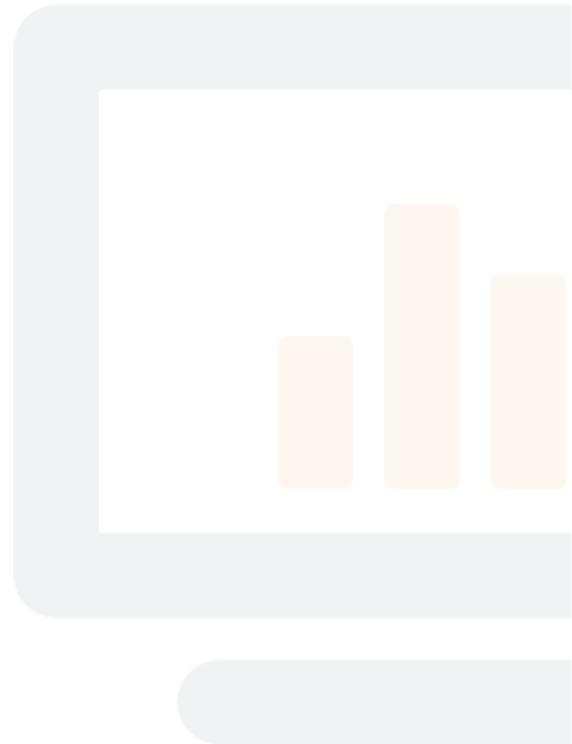
Once a certain value is reached, you will receive a signal to (dis)buy.

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.