



Area Pricing Report

Date: 09 Sep 2023

Pascal Persoon, Dubai Platinum

To: Owner

Property: Chorisia

Search Criteria: 5 - 5 Beds in Chorisia Villas, Al Barari



Al Barari

Al Barari is an environmentally-conscious community with a focus on sustainability and living in harmony with nature. Known for its luxury properties including spacious apartments and villas for sale in Dubai, Al Barari has succeeded in becoming one of the most exclusive and eco-friendly developments in the UAE. Phase I of the abundantly green development features 189 villas in The Residences, 28 bespoke luxury villas in The Reserve, a destination spa Heart & Soul, Body Language health club and signature restaurant The Farm.

Phase II aims to introduce the development to a wider audience, and will see the creation of a 6-star boutique hotel, retail offerings and further residential development in addition to Ashjar, Seventh Heaven and The Nest.

Literally meaning "wilderness", Al Barari was designed to be a true desert oasis. Eighty percent of the development is made up of green space that envelops the palatial villas. Beautiful themed gardens, naturally landscaped lakes, freshwater streams, cascades and waterways make it the lowest density development in the UAE and more akin to a botanical garden than a residential community.

				
Swimming Pool	Children's Play Area	Living and dining	Mosque	Community Centre
				
Security				

Al Barari Nearby Schools

	Name	Address	Year established	Type of school	Rating	Distance
	Dunecrest American School	Al Barari	2018	American	Good	1.17 KM
	GEMS Winchester School	Dubai Land	2011	UK	Acceptable	2.68 KM
	Lycee Libanis Francophone Prive Meydan	Meydan City	2021	French		5.06 KM
	Kent College Dubai	Nad Al Sheba 2	2016	UK		5.35 KM
	INTERNATIONAL CONCEPT EDUCATION	Meydan City	2012	French	Good	6.17 KM
	GEMS New Millennium School L.L.C	Al Khail	2013	UK - Indian	Very Good	6.22 KM
	Jumeirah English Speaking School (Br)	Arabian Ranches	2005	UK - International Baccalaureate		6.25 KM
	GEMS International School- Al Khail	Al Khail	2013	International Baccalaureate	Good	6.34 KM
	Gems FirstPoint School	Dubai Land	2014	UK	Good	6.39 KM
	Kings School Al Barsha	Al Barsha 2	2014	UK		6.41 KM
	GEMS Wellington Academy- Al Khail	Al Khail	2013	UK	Very Good	6.47 KM
	The Indian International School (DSO Branch)	Dubai Silicon Oasis	2011	Indian	Acceptable	6.58 KM

Al Barari Landmark

	22.37 KM		19.31 KM		5.36 KM
EXPO 2020 Site		Dubai Marina		Hamdan Sports Complex	
	10.33 KM		36.43 KM		1.98 KM
Motor City		Jebel Ali		IMG World of Adventures	
	38.16 KM		27.93 KM		11.26 KM
Dubai Parks & Resorts		Dubai Cycling Course		Sports City & Dubai Swimming Academy	
	11.41 KM		3.5 KM		17.84 KM
Downtown Dubai		Global Village		Dubai International Airport	
	28.34 KM		11.59 KM		11.72 KM
Al Maktoum International Airport		Dubai Mall		Mall of the Emirates	
	16 KM		20.55 KM		
Mirdif City Centre		Ibn Battuta Mall			

Publicly Available Data

OFFPLAN Agreements

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.

OFFPLAN AGREEMENTS - 5 Beds CHORISIA VILLAS, AL BARARI

Evidence date	Sub location	Beds	Built-up area	Sales price	Price/ sq ft
30 Mar 2021	Chorisia Villas	5	6,634	9,500,000	1,432
30 Mar 2021	Chorisia Villas	5	4,760	6,390,712	1,343
31 Mar 2021	Chorisia Villas	5	6,634	8,390,000	1,265
31 Mar 2021	Chorisia Villas	5	6,634	8,190,000	1,235
05 May 2021	Chorisia Villas	5	6,634	6,096,257	919
05 May 2021	Chorisia Villas	5	6,634	7,000,000	1,055
05 May 2021	Chorisia Villas	5	6,634	7,000,000	1,055
05 May 2021	Chorisia Villas	5	6,634	8,200,000	1,236
18 May 2021	Chorisia Villas	5	6,634	8,196,625	1,236
19 May 2021	Chorisia Villas	5	6,634	7,900,000	1,191
01 Jun 2021	Chorisia Villas	5	4,757	8,398,897	1,766
08 Jun 2021	Chorisia Villas	5	6,634	7,500,000	1,131
14 Jun 2021	Chorisia Villas	5	6,634	8,500,000	1,281
14 Jun 2021	Chorisia Villas	5	6,634	9,500,000	1,432
14 Jun 2021	Chorisia Villas	5	6,634	8,500,000	1,281
14 Jun 2021	Chorisia Villas	5	6,634	8,500,000	1,281
14 Jun 2021	Chorisia Villas 1	5	6,634	8,200,000	1,236
14 Jun 2021	Chorisia Villas	5	6,634	6,500,000	980
14 Jun 2021	Chorisia Villas 1	5	6,634	8,200,000	1,236
20 Jun 2021	Chorisia Villas	5	6,635	8,196,625	1,235
20 Jun 2021	Chorisia Villas	5	6,634	9,500,000	1,432
20 Jun 2021	Chorisia Villas	5	6,634	6,800,000	1,025
20 Jun 2021	Chorisia Villas	5	4,758	6,870,000	1,444
22 Jun 2021	Chorisia Villas	5	4,760	7,699,999	1,618
22 Jun 2021	Chorisia Villas	5	4,760	6,687,000	1,405
		# of Transactions	Average Built-up area	Average Sales price	Average Price/ sq ft
		25	6,259	7,856,645	1,270



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.

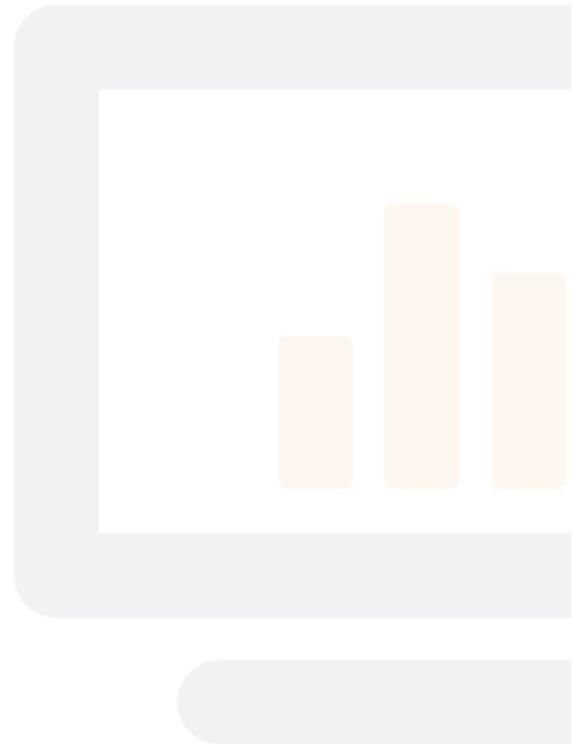
Once a certain value is reached, you will receive a signal to (dis)buy.

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.