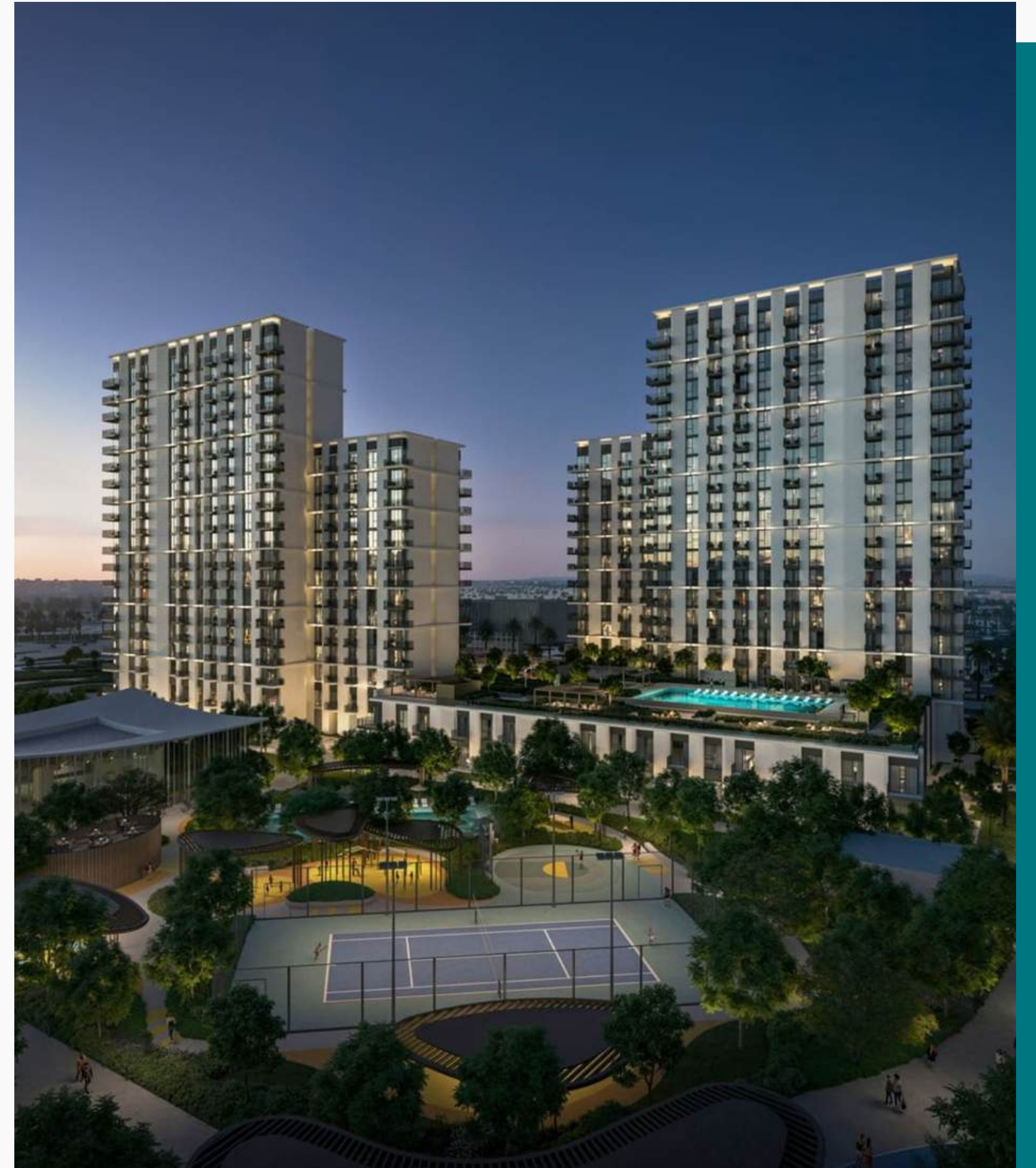


Off-Plan Analysis: Dubai's Apartments Vs Townhouses

Conducted on April 06, 2025.

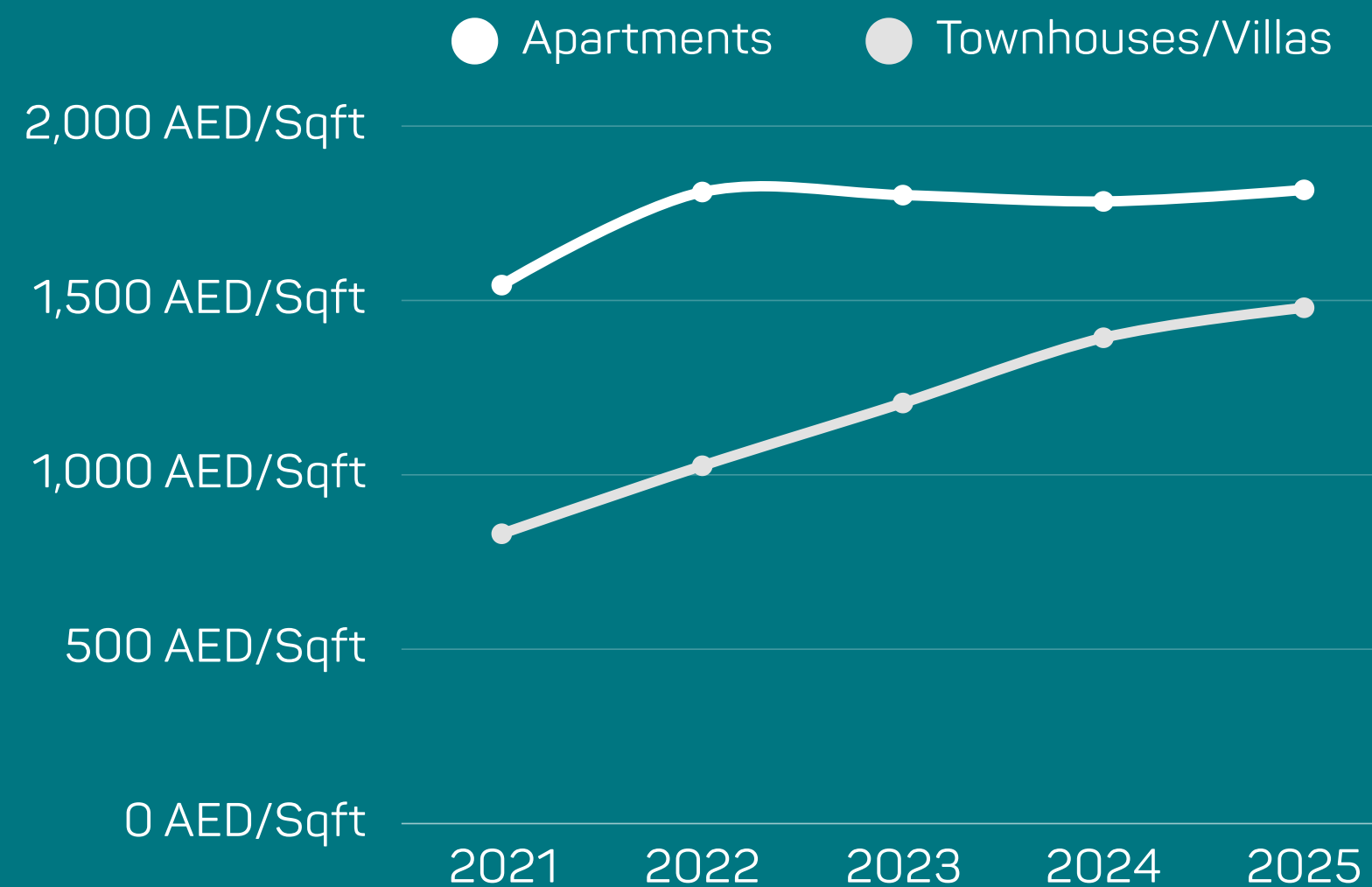
All details in this analysis are based on estimates and projections using data from the Dubai Land Department and other reliable sources that reference Dubai Land Department statistics. Actual figures may vary.



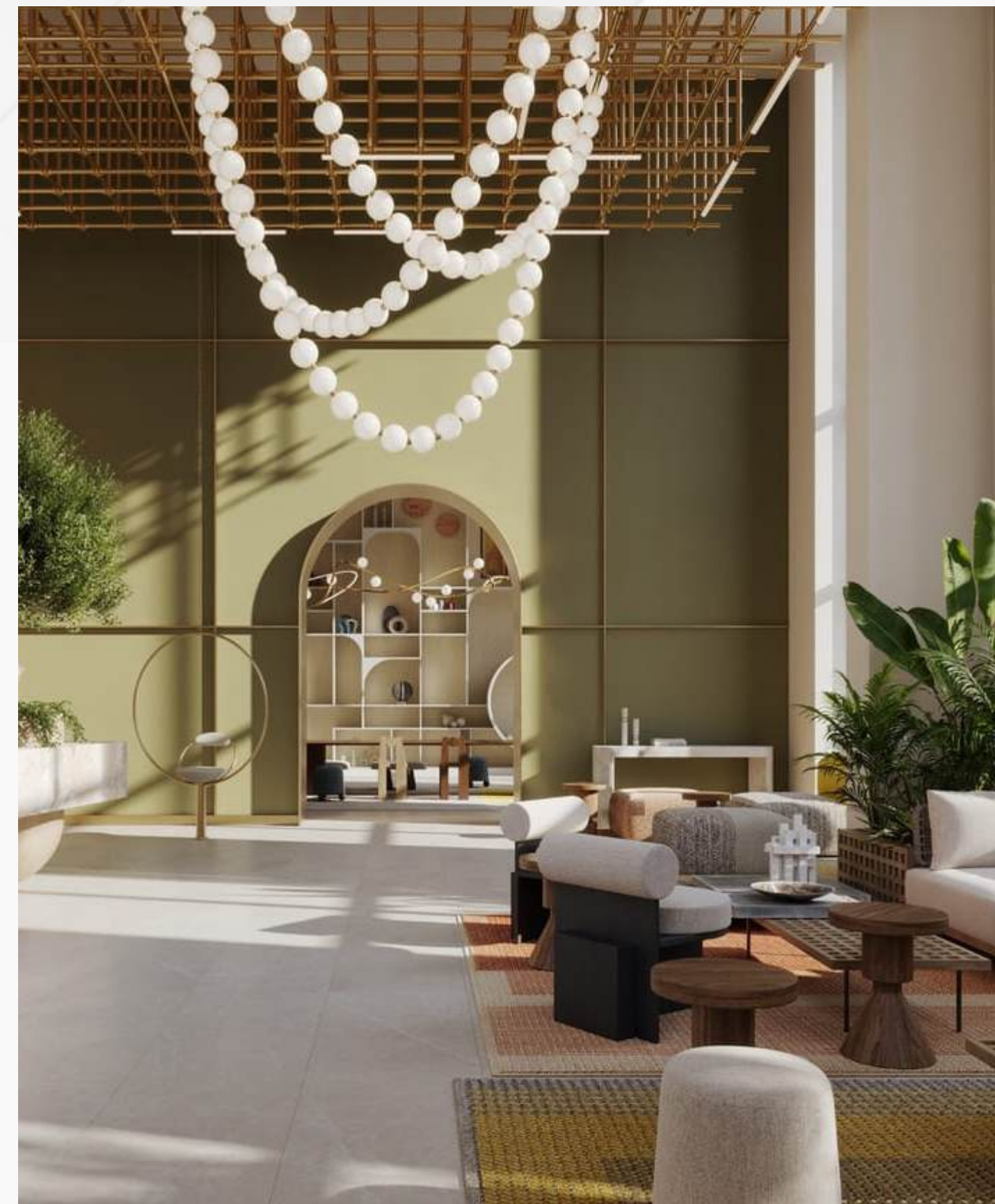
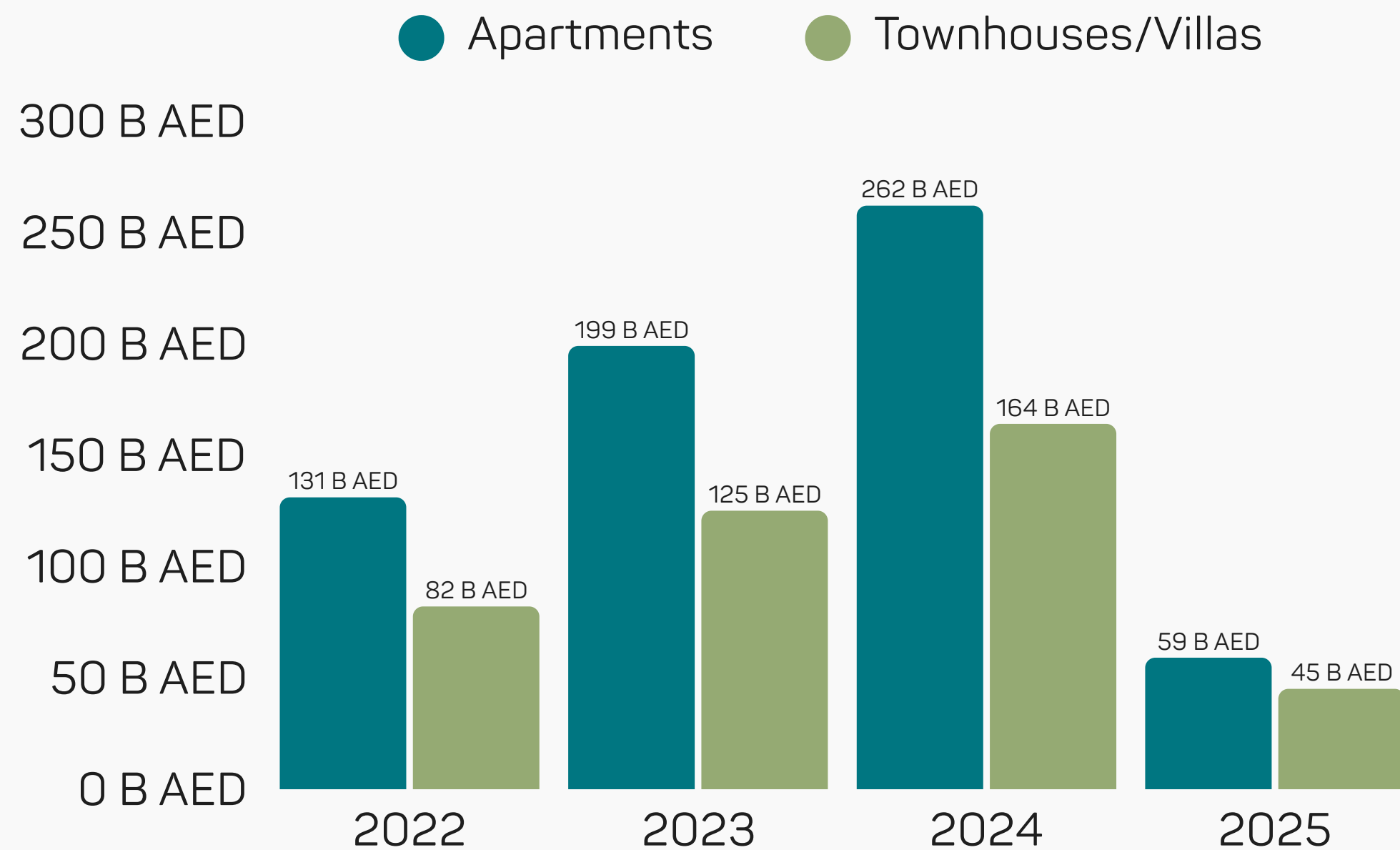
Dubai's Market: Brief



Price Per Square Foot Trend for Dubai: Apartments Vs Townhouses/Villas

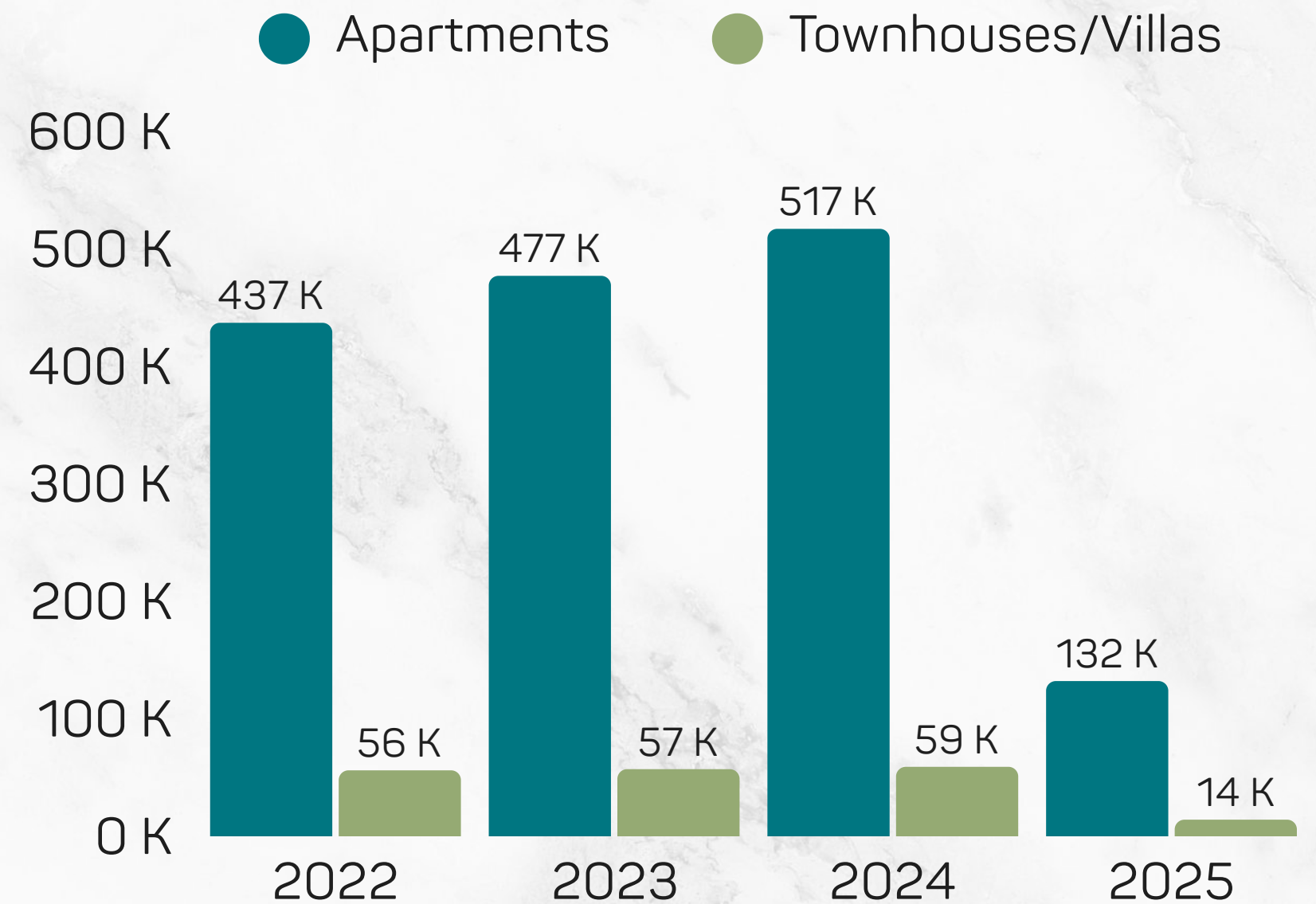


Value of Apartments Sales Transactions in Dubai (2022–2025)





Volume of All Apartments Leases in Dubai (2022–2025)





Property Types, Bedroom Sizes, Price, and Size Ranges in Dubai

1 Bedroom Apartment

AVG: 1,500,000 AED

AVG: 787 Sqft

2 Bedroom Apartment

AVG: 2,600,000 AED

AVG: 1,303 Sqft

3 Bedroom Apartment

AVG: 4,800,000 AED

AVG: 2,088 Sqft

3 Bedroom Townhouse/Villa

AVG: 3,200,000 AED

AVG: 1,930 Sqft

4 Bedroom Townhouse/Villa

AVG: 3,900,000 AED

AVG: 2,683 Sqft

5 Bedroom Townhouse/Villa

AVG: 8,000,000 AED

AVG: 4,390 Sqft

Dubai Real Estate Performance in 2025 (YoY)

Apartments
Transactions

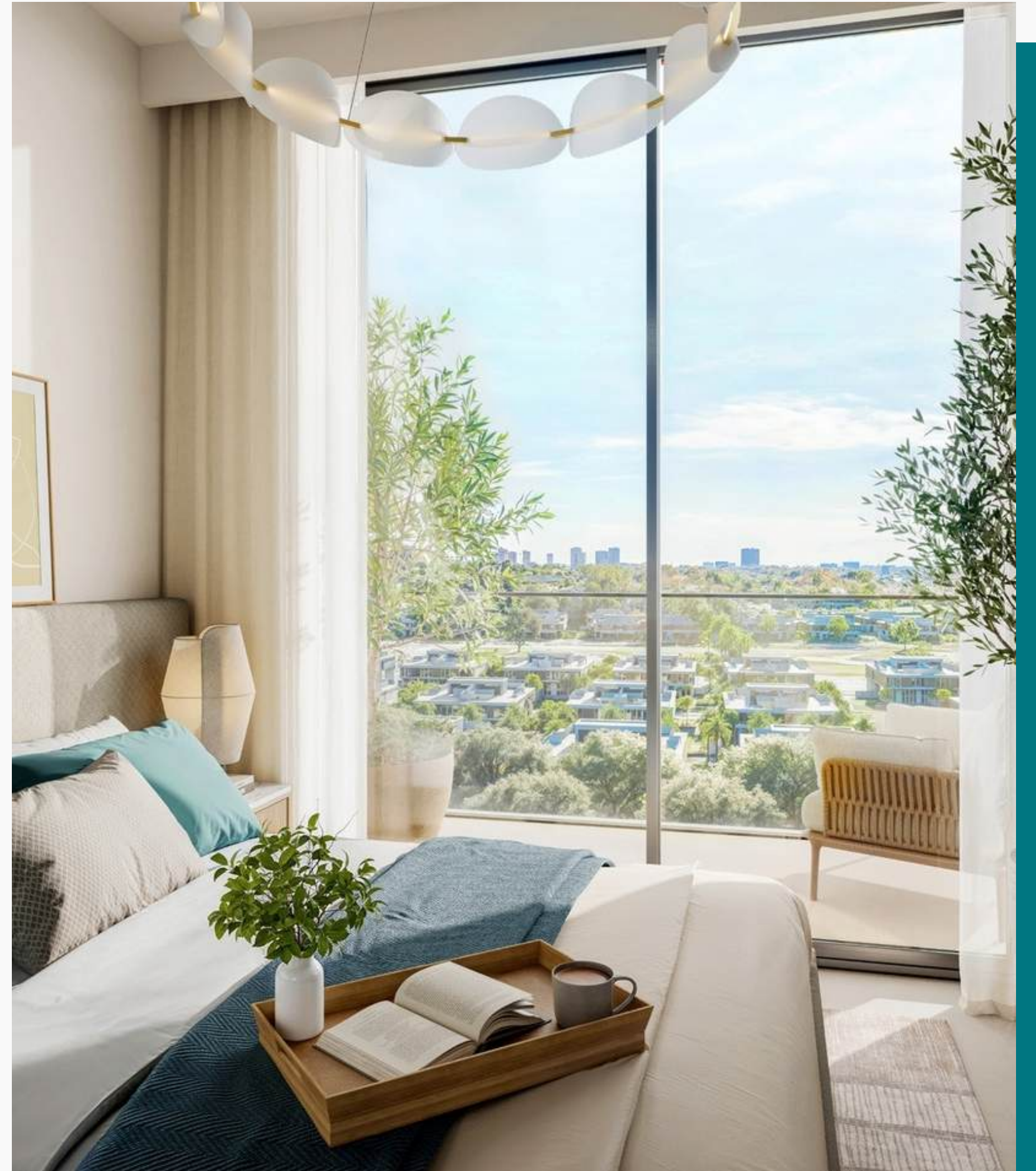
+ 13.25%

Townhouses/Villas
Transactions

+ 67.54%



ROI Analysis



Median Size	1 BR Apartments	2 BR Apartments	3 BR Apartments	3 BR Townhouse/Villa	4 BR Townhouse/Villa	5 BR Townhouse/Villa
Total area (sqft)	787 Sqft	1,303 Sqft	2,088 Sqft	1,930 Sqft	2,683 Sqft	4,390 Sqft
Internal area	724 Sqft	1,108 Sqft	1,775 Sqft	N/A	N/A	N/A
Balcony area	63 Sqft	195 Sqft	313 Sqft	N/A	N/A	N/A

	1 BR Apartments	2 BR Apartments	3 BR Apartments	3 BR Townhouse/Villa	4 BR Townhouse/Villa	5 BR Townhouse/Villa
Median Cost	1,506,235 AED	2,611,176 AED	4,806,824 AED	3,200,000 AED	3,900,000 AED	8,000,000 AED
Median Cost per sqft	1,914 AED/Sqft	2,004 AED/Sqft	2,302 AED/Sqft	1,658 AED/Sqft	1,454 AED/Sqft	1,822 AED/Sqft

Payment Plan							
Type	%	1 BR Apartments	2 BR Apartments	3 BR Apartments	3 BR Townhouse/Villa	4 BR Townhouse/Villa	5 BR Townhouse/Villa
Oqood DLD registration (+ 40 Innovation fee)	4%	60,289 AED	104,487 AED	192,313 AED	128,040 AED	156,040 AED	320,040 AED
Admin charges to developer	Fixed	4,000 AED	4,000 AED	4,000 AED	4,000 AED	4,000 AED	4,000 AED
Downpayment	20%	301,247 AED	522,235 AED	961,365 AED	640,000 AED	780,000 AED	1,600,000 AED
During construction	40%	602,494 AED	1,044,470 AED	1,922,730 AED	1,280,000 AED	1,560,000 AED	3,200,000 AED
Handover payment	40%	602,494 AED	1,044,470 AED	1,922,730 AED	1,280,000 AED	1,560,000 AED	3,200,000 AED
Total	104% + Fixed	1,570,524 AED	2,719,663 AED	5,003,137 AED	3,332,040 AED	4,060,040 AED	8,324,040 AED

Projected Rental Returns & Yield Breakdown

	Yearly Rental					
	1 BR Apartments	2 BR Apartments	3 BR Apartments	3 BR Townhouse/Villa a	4 BR Townhouse/Villa a	5 BR Townhouse/Villa a
Property Management Fees	9,819 AED	18,941 AED	30,353 AED	17,533 AED	22,436 AED	37,791 AED
Service Charges	15,535 AED	24,292 AED	38,918 AED	10,133 AED	14,086 AED	23,048 AED
Rental Revenue By Handover Time	122,731 AED	236,767 AED	379,408 AED	219,157 AED	280,455 AED	472,392 AED
Net Rental Revenue	97,378 AED	193,533 AED	310,137 AED	191,492 AED	243,933 AED	411,553 AED
Gross Rental Yield	8.1%	9.1%	7.9%	6.8%	7.2%	5.9%
Net Rental Yield	6.2%	7.1%	6.2%	5.7%	6.0%	4.9%



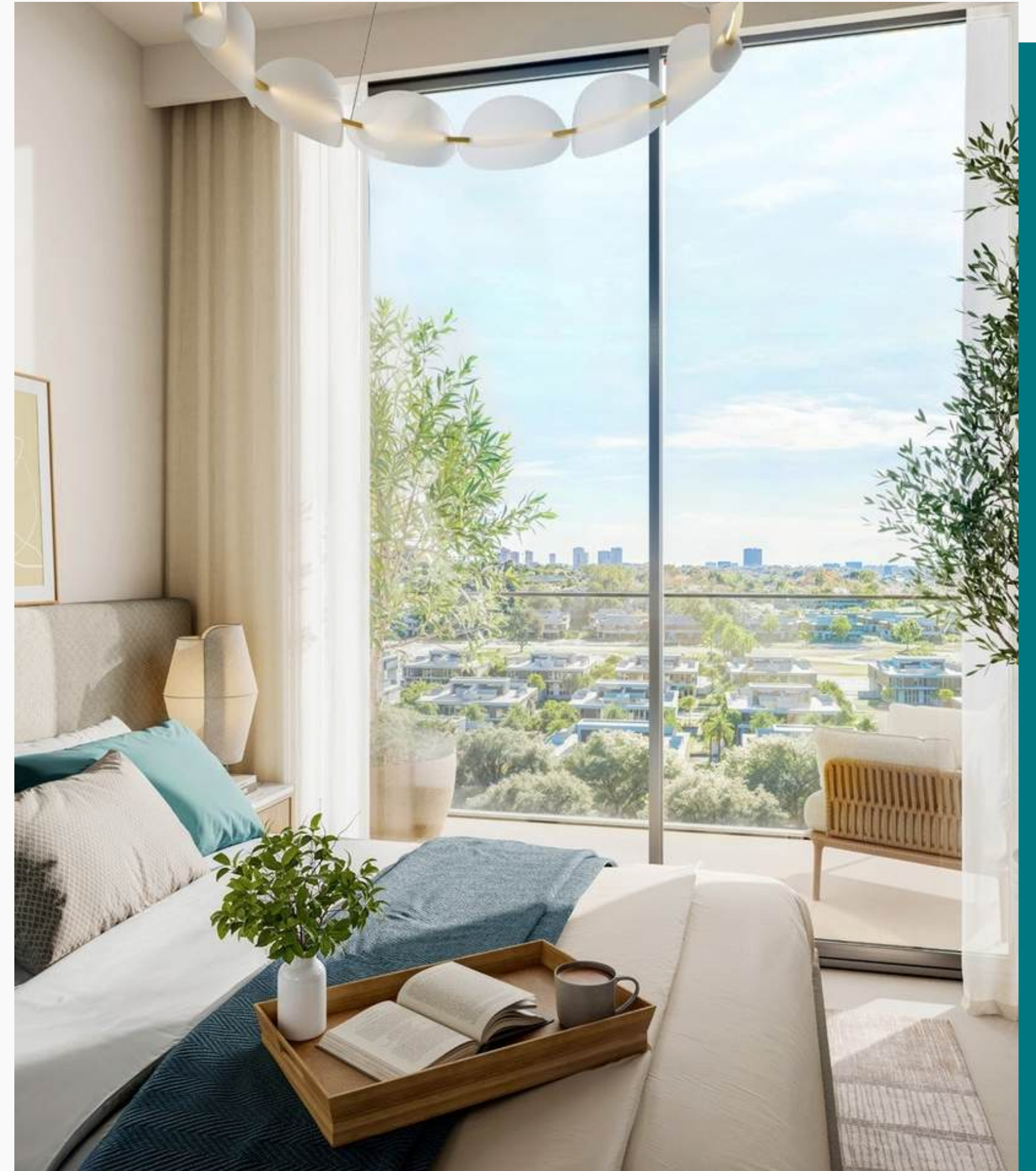
How Much Can Your Property Value Increase?

Expected appreciation						
	1 BR Apartments	2 BR Apartments	3 BR Apartments	3 BR Apartments	3 BR Apartments	3 BR Apartments
Property Price	1,506,235 AED	2,611,176 AED	4,806,824 AED	3,200,000 AED	3,900,000 AED	8,000,000 AED
Time Of Resale	5 Years	5 Years	5 Years	5 Years	5 Years	5 Years
Potential Selling Price After 5 Year(S)	1,907,101 AED	3,699,541 AED	7,111,197 AED	5,975,853 AED	7,573,182 AED	16,832,041 AED
Net Profit	296,527 AED	902,188 AED	1,958,725 AED	2,518,320 AED	3,354,105 AED	8,154,528 AED
Net Profit (%)	18.4%	32.3%	38.0%	72.8%	79.5%	94.0%
Net Profit Per Year (%)	3.4%	5.7%	6.7%	11.6%	12.4%	14.2%





The Top 3 Projects To Look At in 2025



Damac Islands by Damac



Location:

Dubai Land



Handover Date:

December 2028



Payment Plan:

20% on booking, 55% during construction, 25% on handover



Properties Available:

4, 5 bedroom townhouses
& 6, 6.5, 7 bedroom villas



Size:

Starting 2,208 sqft



Price:

Starting 2,330,000 AED



Parkwood by Emaar



Location:

Dubai Hills Estate



Handover Date:

January 2029



Payment Plan:

10% on booking, 70% during construction, 20% on handover



Properties Available:

1, 2 & 3 bedroom apartments



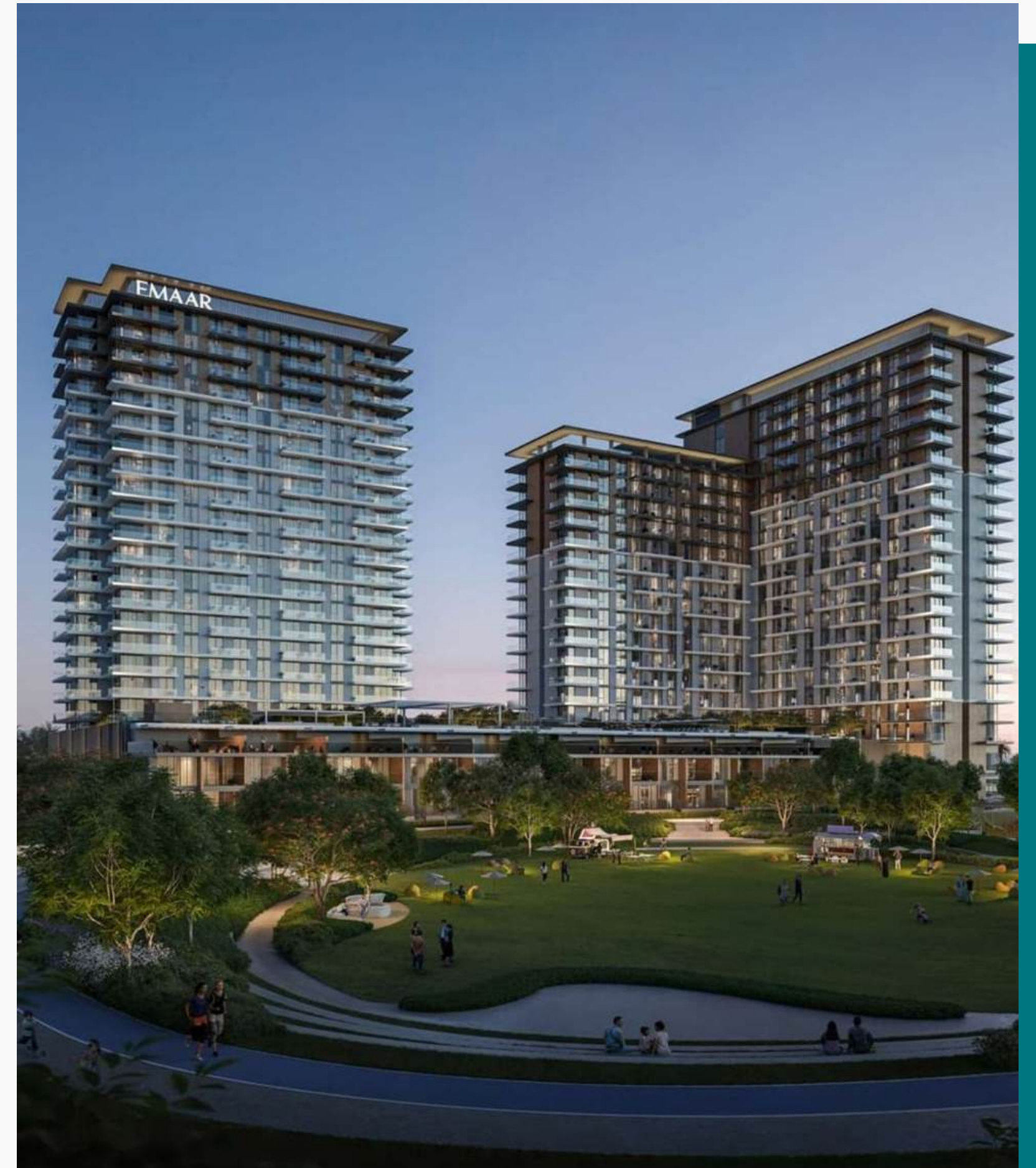
Size:

Starting 728 sqft



Price:

Starting 1,770,000 AED



Bay Grove Residences by Nakheel



Location:

Dubai Islands



Handover Date:

March 2029



Payment Plan:

20% on booking, 50% during construction, 30% on handover



Properties Available:

1, 2, 3 bedroom apartments & 4 bedroom penthouses



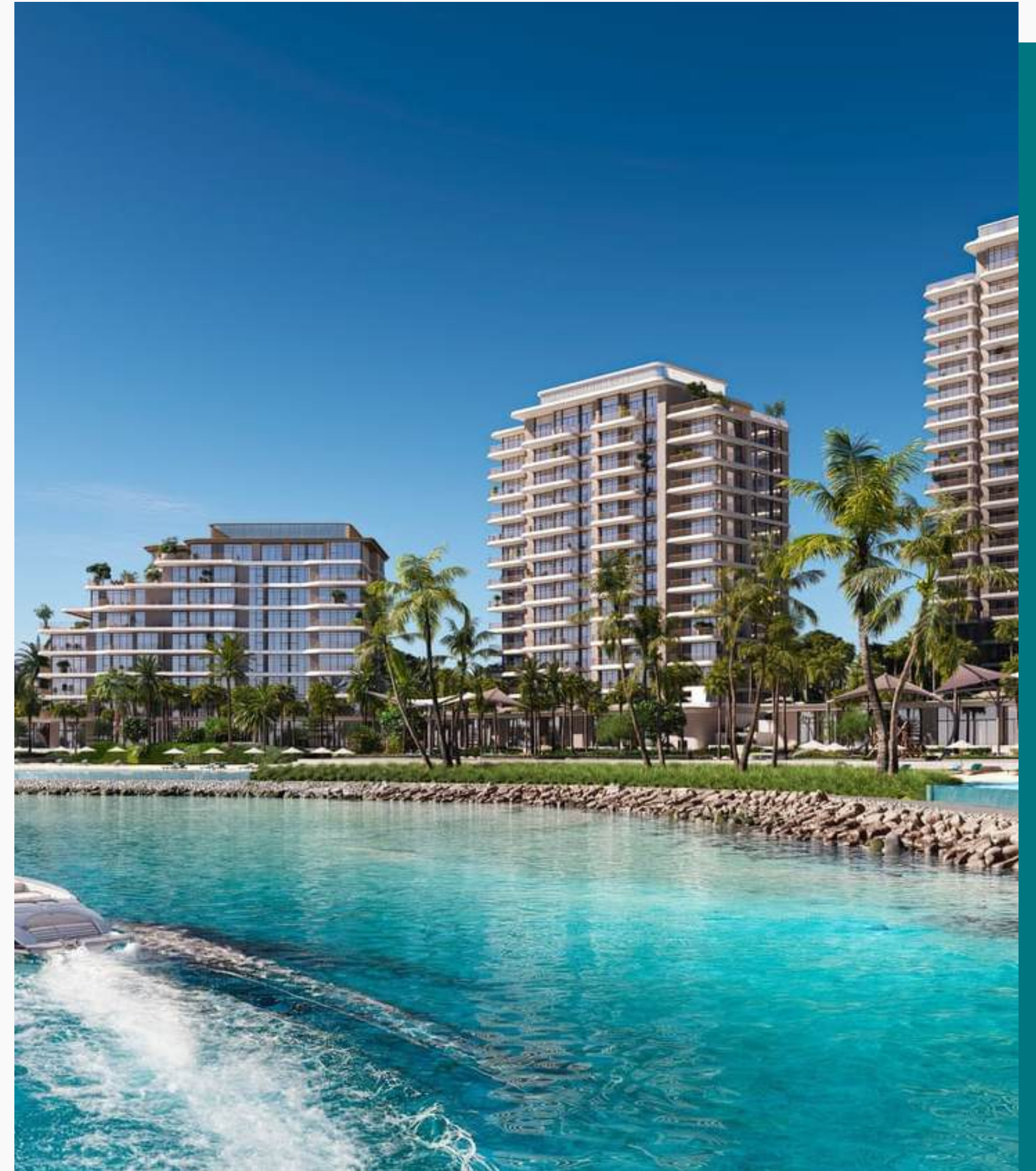
Size:

Revealed soon



Price:

Starting 2,000,000 AED





Book Your Free Consultation

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