



Q1 2014

UAE Real Estate Review

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The upswing in Abu Dhabi's property prices seems to continue with a 15% climb in real estate values so far in 2014. With news of the emirate awarding USD 346 billion in various sectors between 2013 and 2020, we are seeing the launch of numerous lifestyle projects. Expo 2020 is expected to be a growth accelerator, prices per square foot are rising and the removal of the rental cap is making the market more attractive to investors hoping to achieve higher rents.

**RENAN BOURDEAU**  
DEPUTY CEO



**BUYING PROPERTY IN DUBAI**

**AT A GLANCE**

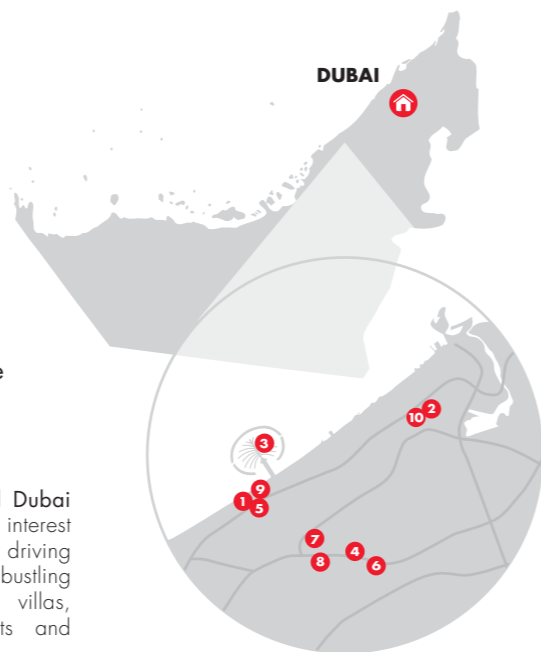
- TOP 1** Dubai Marina continues to top the list of most-searched locations on the site. Phase 1 of the Dubai Tram network, scheduled to open in November, is expected to further boost the community's appeal and prices. West Avenue, a 35-storey residential tower inspired by the architecture of Manhattan is set for handover in Q2.
- TOP 2** Downtown Dubai, retaining its second position, seems geared for a lot of activity. Emaar's BLVD Crescent, a stylish development offering expansive city views and Vida Residence Downtown Dubai located close to the Mohammed Bin Rashid Boulevard are some of the exciting projects we've seen this quarter.
- TOP 3** Palm Jumeirah remains a firm favourite. The Palm Tower Residences, Nakheel's new, 50-storey development, Nakheel Mall, featuring cinemas, fitness centres, cafés and restaurants, The Boardwalk and a new retail and entertainment project called The Pointe are some of the projects on the Palm that have grabbed attention so far this year.

**TOP 10**

**MOST-SEARCHED COMMUNITIES %**

- 18.60% Dubai Marina
- 10.60% Downtown Dubai
- 8.23% Palm Jumeirah
- 6.48% Dubailand
- 5.40% Jumeirah Lake Towers
- 5.38% Arabian Ranches
- 5.35% Jumeirah Village Circle
- 4.49% Dubai Sports City
- 3.53% Jumeirah Beach Residence
- 2.68% Business Bay

- TOP 7** Jumeirah Village Circle and Dubai Sports City continue to enjoy interest with increasing infrastructure driving these areas to become bustling neighbourhoods featuring villas, jogging tracks, supermarkets and landscaped greenery.
- TOP 8**



**BUYING PROPERTY IN ABU DHABI**

**AT A GLANCE**

**TOP 10**

**MOST-SEARCHED COMMUNITIES %**

- 28.14% Al Reem Island
- 16.29% Al Reef
- 12.92% Al Raha Beach
- 10.03% Al Ghadeer
- 8.40% Saadiyat Island
- 5.48% Al Raha Gardens
- 4.95% Hydra Village
- 3.41% Al Raha Golf Gardens
- 2.76% Khalifa City
- 1.46% Al Bateen

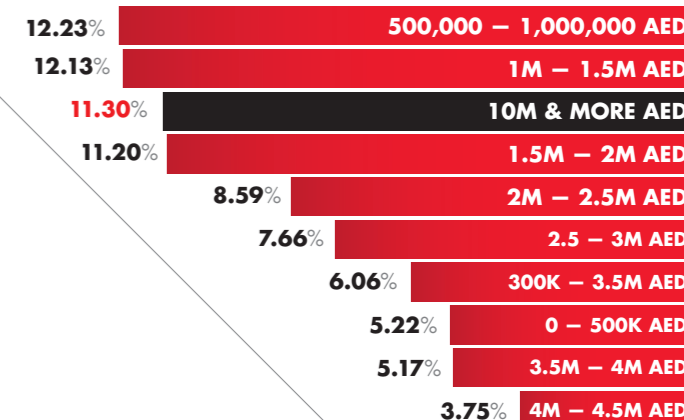
- TOP 1** Al Reem Island, Al Reef and Al Raha Beach continue to be popular with prospective buyers. A modern district popular with expats, Al Reem offers a high quality lifestyle, is well connected to the city centre and has seen huge investment in recent years. With additional supply scheduled to be delivered in the community in 2014, property prices are likely to have an impact.
- TOP 4** Al Ghadeer has moved up 4 places, quarter-on-quarter. Aldar, which announced the handover of its first phase of villas in the area late last year, could have contributed to the increase in interest in the community, located on the border of Abu Dhabi and Dubai.
- TOP 5** Saadiyat Island, just minutes away from downtown Abu Dhabi and the airport, has been in the top 10 for over a year. The community is expected to become a leisure, residential, business and cultural hub and house world-class projects such as the Zayed National Museum, Louvre Abu Dhabi and Guggenheim Abu Dhabi.

**TOP 10**

**MOST-SEARCHED PRICE RANGES IN THE UAE**

**AT A GLANCE**

Whilst the top 2 price bands have stayed the same for the past year, the AED 10 million and more band which placed 4th in Q1 2013, moved up one place to secure 3rd spot this quarter. This is an indication of rising property prices in prime as well as secondary/ perhaps more affordable locations throughout 2013.



**MICHAEL LAHYANI**  
CEO & FOUNDER

An increase in transfer fees from 2 to 4 percent, tighter credit standards for mortgages, the capping of the loan-to-value limit and Emaar banning agents from reselling off-plan properties until handover are some of the recent regulatory measures that have been brought in to streamline Dubai's property market and manage the frenzy that was expected to kick in post the Expo win.

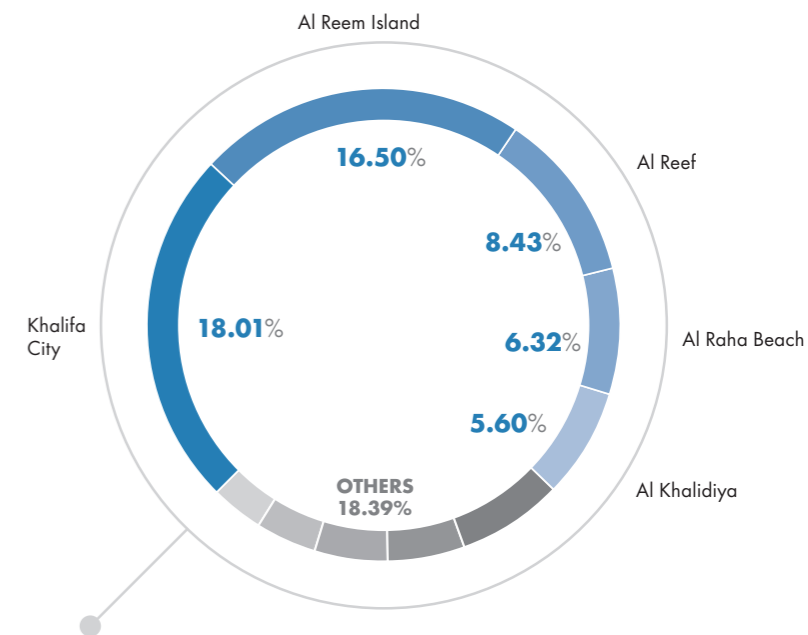




“ People often live in suburbs rather than in cities, and up until a few years ago, there were only a handful of such addresses in Dubai. Today, parts of Dubai’s map that were once blank are being filled in by mega developments. As many more move into these neighbourhoods, development will follow, in turn, increasing the number of residents furthermore. ”



**MICHAEL LODGE**  
SALES DIRECTOR



## RENTING PROPERTY IN DUBAI

### AT A GLANCE

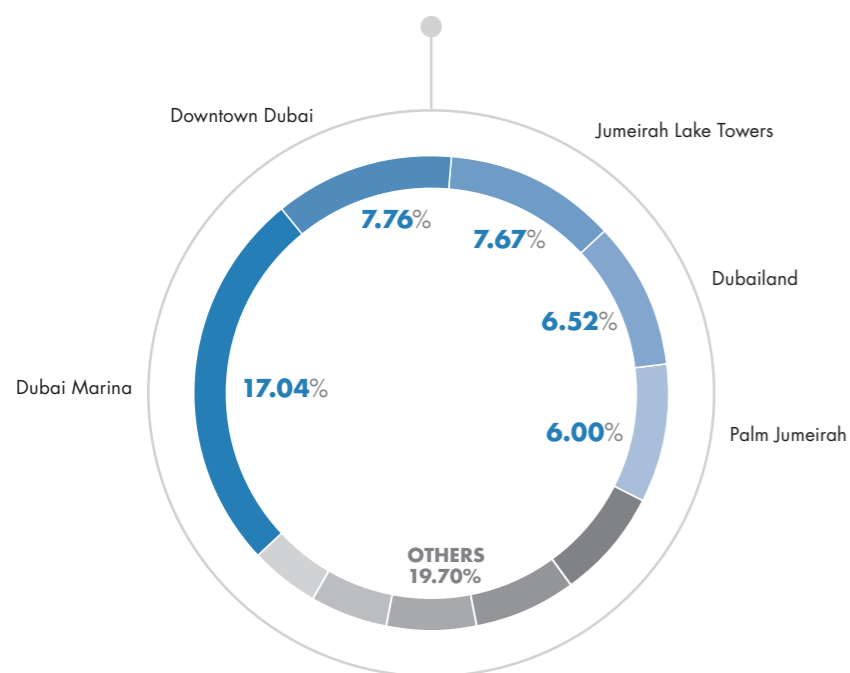
**TOP 1** Dubai Marina remains in top spot yet again. Jumeirah Beach Residence has moved up one spot, quarter-on-quarter. The community’s recent makeover – featuring a revamped beach, an open-air cinema and a running track as part of ‘The Beach’ project – is likely to be responsible for the appeal.

**TOP 9** We also see Dubai Sports City, which placed 11th in Q1 2013, move up 2 places to secure 9th spot this quarter. The majority of stock this year is expected to come up in Dubailand, Dubai Sports City and Jumeirah Village as they offer good value amidst rising rents in the emirate, driving more people to live in these areas.

## TOP 10

### MOST-SEARCHED COMMUNITIES %

- ▲ **17.04%** Dubai Marina
- ▲ **7.76%** Downtown Dubai
- ▲ **7.67%** Jumeirah Lake Towers
- ▲ **6.52%** Dubailand
- ▲ **6.00%** Palm Jumeirah
- ▲ **4.85%** Jumeirah Village Circle
- ▲ **4.45%** The Springs
- ▲ **4.10%** Jumeirah Beach Residence
- ▲ **3.33%** Dubai Sports City
- ▲ **2.97%** Al Barsha



“ Whilst high rents in the capital have always been a concern for residents, the recent removal of the rental cap has caused rents to rise further. A rent index, expected to be introduced soon, will use market data to set fair rents for each of Abu Dhabi’s 10-12 residential zones. Up until the beginning of 2013, rents in Abu Dhabi were traditionally considered to be higher than those in Dubai. However, the price gap between the two emirates has now narrowed. ”

## RENTING PROPERTY IN ABU DHABI

### AT A GLANCE

## TOP 10

### MOST-SEARCHED COMMUNITIES %

- ▲ **18.01%** Khalifa City
- ▲ **16.50%** Al Reem Island
- ▲ **8.43%** Al Reef
- ▲ **6.32%** Al Raha Beach
- ▲ **5.60%** Al Khalidiya
- ▲ **5.32%** Airport Road
- ▲ **3.80%** Corniche Road
- ▲ **3.77%** Mohamed Bin Zayed City
- ▲ **2.99%** Muroor Area
- ▲ **2.51%** Al Raha Gardens

**TOP 1** Taking top spot, Khalifa City’s reputation as a highly sought-after neighbourhood continues to grow. With construction set to begin on the massive New Khalifa City project – one of the key aspirations of Plan Abu Dhabi 2030 – located in a triangle between Khalifa City A, Khalifa City B and Mohammed Bin Zayed City, the community’s high rental demand is likely to continue. However, Hydra Village, which took 10th spot quarter-on-quarter, did not find a place in the top 10 this quarter.

**TOP 2** Additional supply is expected to enter the market this year. Aldar, for instance, commenced the phased handover of 3,500 units at the Gate Towers on Reem Island late last year. Factors likely to contribute to rental demand in the capital include government-funded infrastructure projects such as the AED 10.8 billion Midfield Terminal Building project at Abu Dhabi International Airport, the Etihad railway and the relocation decree.

**BHARAT KUMAR**  
MARKETING DIRECTOR

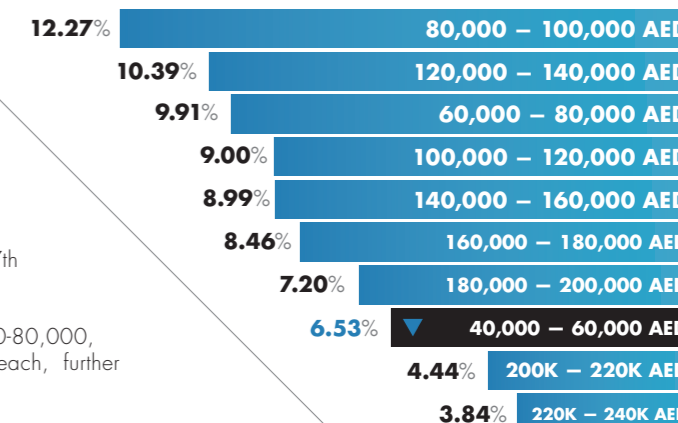


## TOP 10 MOST-SEARCHED PRICE BANDS IN THE UAE

### AT A GLANCE

Evidence for UAE’s rising rents can be seen from the AED 40,000-60,000 price band falling to 8th place from 4th spot in Q1 2013. Also, the AED 180,000-200,000 band moved up 2 places from 7th spot in Q1 2013.

Quarter-on-quarter, we see price bands such as AED 60,000-80,000, 160,000-180,000 and AED 200,000-220,000 move up 1 spot each, further pointing towards a rise in asking rents across the country.



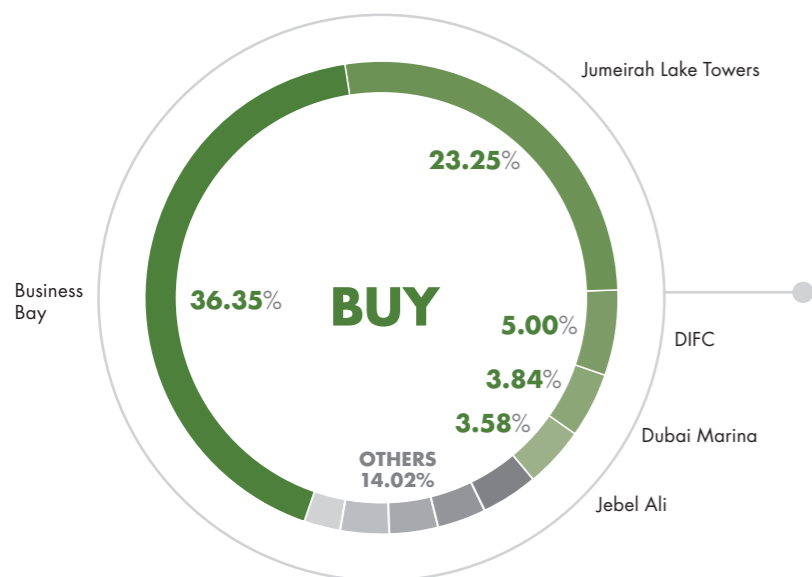


“Demand for office space is growing; we’ve seen a 40 percent rise in buyer interest in Business Bay since Q3 2013. With the Expo opening up trade opportunities, Jebel Ali and the new airport are likely to see increased interest. Over 1 million sq. m. of office space is also anticipated to enter the market by 2016. Business Bay is expected to account for the majority of the new stock, followed by Jumeirah Lake Towers, Dubai Investment Park and Dubai World Central.”

**LUKMAN HAJJE**  
CHIEF COMMERCIAL OFFICER



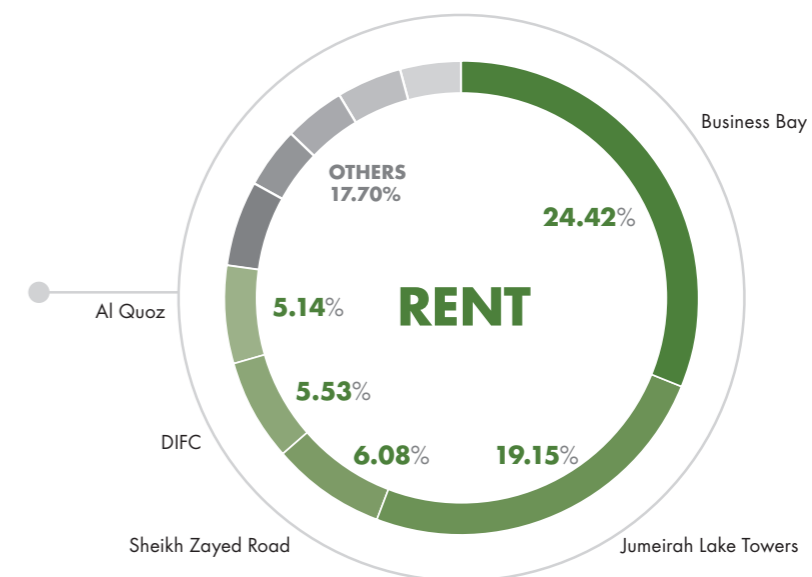
**BUYING COMMERCIAL PROPERTY IN THE UAE**



**TOP 10 MOST-SEARCHED COMMUNITIES %**

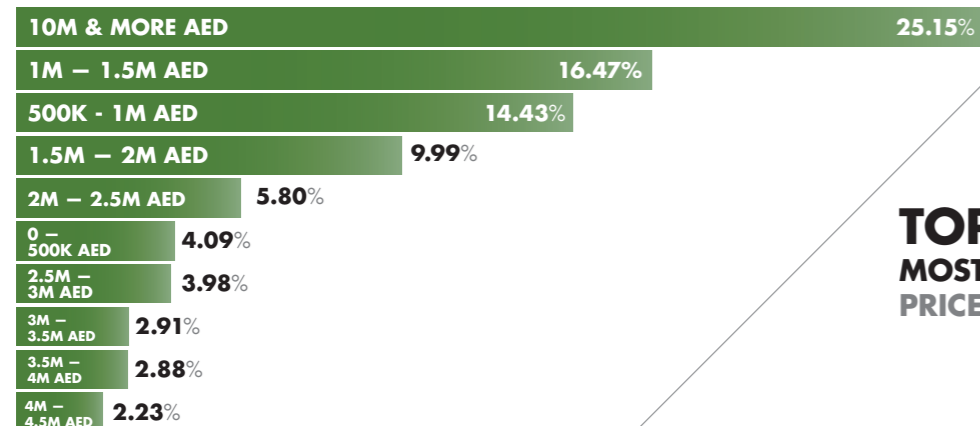
- 36.35% Business Bay
- 23.25% Jumeirah Lake Towers
- 5.00% DIFC
- 3.84% Dubai Marina
- 3.58% Jebel Ali
- 3.47% Tecom
- 2.89% Dubai Investment Park
- 2.86% Downtown Dubai
- 2.67% Dubai Silicon Oasis
- 2.13% Jumeirah Village Circle

**RENTING COMMERCIAL PROPERTY IN THE UAE**



**TOP 10 MOST-SEARCHED COMMUNITIES %**

- 24.42% Business Bay
- 19.15% Jumeirah Lake Towers
- 6.08% Sheikh Zayed Road
- 5.53% DIFC
- 5.14% Al Quoz
- 4.52% Tecom
- 3.34% Jumeirah
- 3.30% Dubai Silicon Oasis
- 3.29% Dubai Marina
- 3.25% Deira



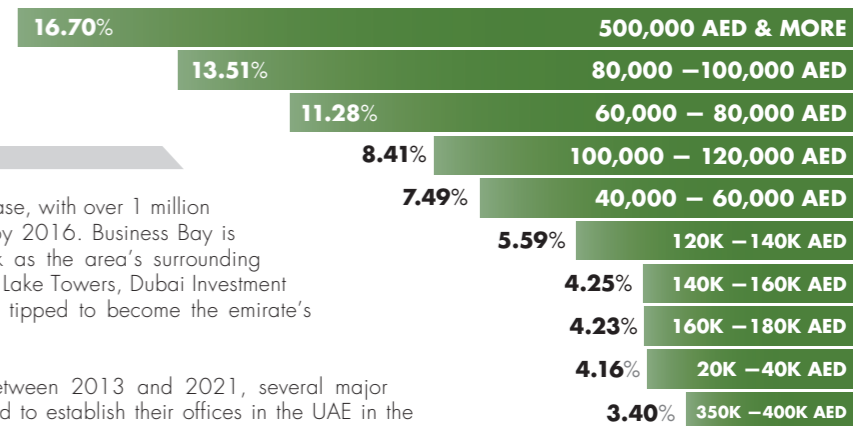
**TOP 10 MOST-SEARCHED PRICE BANDS IN THE UAE**

**TOP 10 MOST-SEARCHED PRICE BANDS IN THE UAE**

**AT A GLANCE**

The amount of commercial space in Dubai is set to increase, with over 1 million sq. m. of realty space anticipated to enter the market by 2016. Business Bay is expected to account for the majority of the new stock as the area’s surrounding infrastructure continues to improve, followed by Jumeirah Lake Towers, Dubai Investment Park and Dubai World Central, a development that is tipped to become the emirate’s strategic location for business and trade.

With over 277,000 jobs estimated to be created between 2013 and 2021, several major international corporates and many start-ups are expected to establish their offices in the UAE in the years leading to the Expo.



To get additional information about this report or related topics, please contact :

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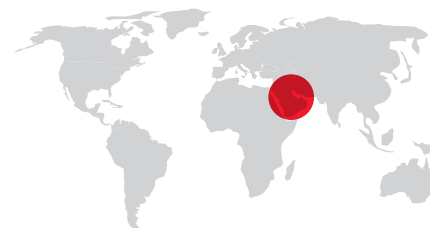
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Consumer experience is paramount in everything we do and this is reflected in the design, content and navigation of all our portals. Our current traffic statistics show us as a leader in the industry with 900,000 visits and 120,000 enquiries per month. Visits have grown by over 105% in the last 12 months and an impressive 298% in the last two years.

A winner of the 'Dubai SME 100' for the second consecutive cycle, the 2013 SMEinfo 'Online Business of the Year' and the Arabian Business Start-Up 'SME of the Year' titles and the 'Arabia Fast Growth 500' award in 2012 and with a presence in the UAE, Qatar, Egypt, Lebanon, Bahrain and Morocco, the propertyfinder group is one of the fastest growing companies in the region. The Group aims to be in a total of nine countries, with a focus on the GCC and other parts of the Middle East in the coming months.



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