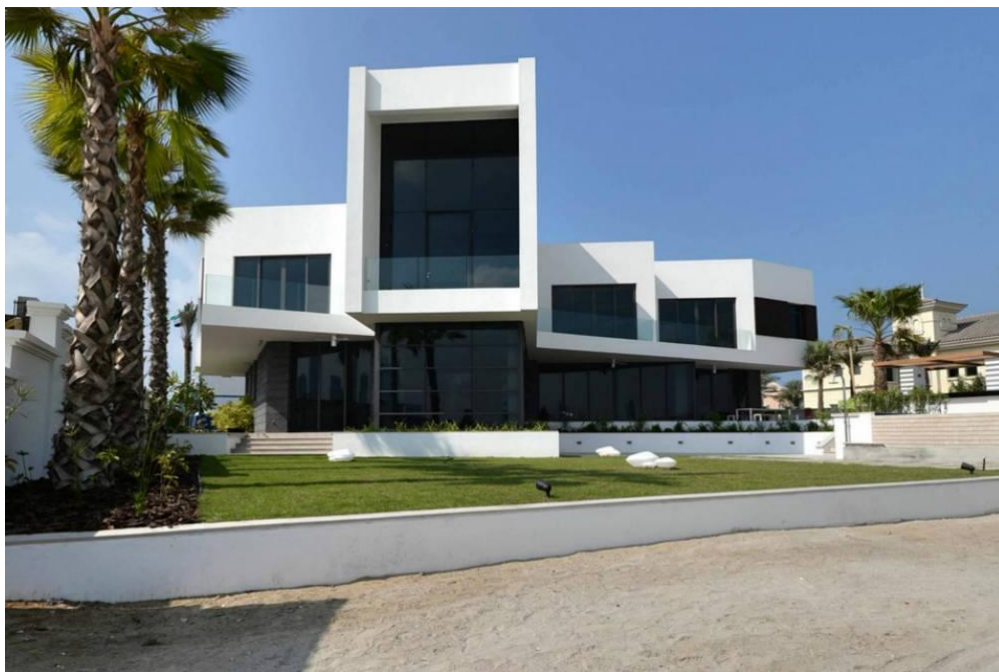


# LUXHABITAT

## PALM JUMEIRAH LEADS THE LUXURY VILLA MARKET IN 2014 WITH AED1.4B TRANSACTED

DUBAI, 8TH MARCH 2015



Contemporary Villa for Sale in Palm Jumeirah – [View details](#)

LUXHABITAT, Dubai's exclusive luxury real estate company has conducted an analysis on villas above AED 5 million sold in 2014. This analysis reveals that over 60% of the villas sold last year were from Arabian Ranches, Palm Jumeirah and Emirates Hills.

### HIGHLIGHTS:

- 1) In 2014, Arabian Ranches was the high-end residential villa development with the highest number of villas sold above AED 5 million.
- 2) In terms of value of transactions, Palm Jumeirah sold the most with AED 1.35 billion.
- 3) The average price per square feet at the Palm was more than twice than in Arabian Ranches.
- 4) The area with the highest average transaction per villa was Emirates Hills at AED 29 million. Emirates Hills also offered the highest average built-up area (BUA) at 12,763 square feet.
- 5) The most expensive villa sold last year in Dubai was a 7,613 square feet villa in the Palm Jumeirah at AED 58.5 million.



## VILLAS SOLD ABOVE AED5M IN 2014 BY RESIDENTIAL AREA

Neighbourhood	Value transacted, AED	Number of villas sold above AED5M
Palm Jumeirah	1,354,914,500	74
Emirates Hills	558,404,452	19
Arabian Ranches	542,115,000	82
Springs and Meadows	451,260,600	70
Jumeirah Park	387,200,285	61
Jumeirah Islands	288,751,845	31
Victory Heights	287,100,000	44
The Lakes	188,525,740	24
Others	109,545,000	17
<b>Grand Total</b>	<b>4,167,817,422</b>	<b>422</b>

Source: Luxhabitat Analysis, March 2015

In 2014, the number of villas sold above AED 5 million exceeded 420 units, of which over 60% of these villas were in 3 established villa communities: Arabian Ranches, Palm Jumeirah and Emirates Hills. While Palm Jumeirah is the only high-end villa development that allows beachfront living, both Arabian Ranches and Emirates Hills on the other hand are viewed as golf communities.

The highest total value transacted for villas was in Palm Jumeirah, reporting AED 1.3 billion, with an average price of AED 2,975 per square feet sold. The Palm also reported the second highest number of units sold last year for luxury properties above AED 5 million with 74 villas sold in 2014.

In terms of total value transacted, Emirates Hills accounted for less than half of the value of the villa transactions in Palm Jumeirah.

## COMPARISON OF AVERAGE BUILTUP AREA (BUA) AND AVERAGE AED/SQ FT FOR VILLAS ABOVE AED 5M

Neighbourhood	Average Built Up Area (BUA)	Average AED/SQFT
Palm Jumeirah	5,982	2,975
Emirates Hills	12,763	2,343
Arabian Ranches	4,903	1,391
Springs and Meadows	3,894	1,706
Jumeirah Park	4,252	1,582
Jumeirah Islands	5,719	1,620
Victory Heights	4,596	1,418
The Lakes	3,235	1,656

Source: Luxhabitat Analysis, March 2015

Analysis from LUXHABITAT reveals that the average price per square feet at the Palm was more than twice than in Arabian Ranches, which offered an average rate of AED 1,391 per square feet for properties over AED 5 million.



FEATURED VILLAS FOR SALE IN THE MOST RELEVANT VILLA DEVELOPMENTS:

PALM JUMEIRAH



Signature Villa for Sale in Palm Jumeirah – Asking Price AED 64,900,000 - [View details](#)

ARABIAN RANCHES





Villa for Sale in La Avenida, Arabian Ranches – Asking Price AED 11,200,000 - [View details](#)

## EMIRATES HILLS



Villa for Sale in Emirates Hills – Asking Price AED 175,000,000 - [View details](#)



## ABOUTLUXHABITAT

LUXHABITAT is Dubai's only high-end real estate company focused on marketing, selling and designing the most exclusive real estate properties in the region above AED5 million. Last year, our average property transaction was AED 14 million. We are focused in sourcing the best quality properties in premium residential areas such as Emirates Hills, Palm Jumeirah, Al Barari, Jumeirah Islands, Jumeirah Golf Estates, Meadows, Lakes and Arabian Ranches. We also operate in the best apartments and penthouses in Dubai-based upscale buildings such as Le Rêve, Index Tower, Six Towers, Burj Khalifa, and The Address Hotels among others. For more information, visit our award-winning website at [www.luxhabitat.ae](http://www.luxhabitat.ae)

[WWW.LUXHABITAT.AE](http://WWW.LUXHABITAT.AE)

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