



aston pearl
real estate

AREA WATCH

Jumeirah Lake Towers

MAY 2016

A COMPREHENSIVE REPORT



RERA ORN: 2169



AREA WATCH

Jumeirah Lake Towers

One of the most popular mixed-use communities in Dubai, **Jumeirah Lake Towers** is setting new standards in innovative development. Built on the concept of work and play, residents of JLT enjoy a centered location and superior connectivity with two train stations and road access from Sheikh Zayed Road. With more than 64 ready towers, JLT consists of upscale apartment buildings, office buildings, hotels and serviced apartments; all this embedded within lush greenery and built over beautiful artificial lakes. Jumeirah Lake Towers is a self sustained community and offers world class facilities and amenities that include shaded walkways, children's play area, swimming pools and security. JLT has over 1 million square feet of retail area on the upper concourse and lower lakeside promenade levels hosting more than 180 retail outlets.



LIFESTYLE Amenities



Play Ground



Mosque



Hospital



Metro Station



Lake



Hotels



Retail Outlets



Gymnasium



Restaurants

AREA FACT SHEET

Jumeirah Lake Towers



LOCATION/COORDINATES

25.07557°N 55.14536°E



DEVELOPER

DMCC



TOTAL NO. OF PROJECTS

72



ESTIMATED POPULATION

50,000+



NO. OF PROPERTIES

4,172



OCCUPANCY RATE

95%



NO. OF CLUSTERS

26 Cluster



ESTIMATE LAND AREA

1 Square Kilometer*



NO. OF TOWERS

80 Towers



TYPE

Mixed Use



AVERAGE PRICE/FT.² (APARTMENT)

AED 1,195/Ft.²



LAKE AREA

7,900,000 Ft.²

AVERAGE PRICE/FT.² (OFFICE)

AED 936/Ft.²

May 2016 Apartment Statistics

Total Number of Transactions	87 Transactions
Total Value of Transactions	97.80 AED Million
Average Price (Sale-Apartment)	1,195 AED/ft. ²

May 2016 Office Statistics

Total Number of Transactions	35 Transactions
Total Value of Transactions	37.15 AED Million
Average Price (Sale-Office)	936 AED/ft. ²

May 2016 3 Most Valuable Transactions

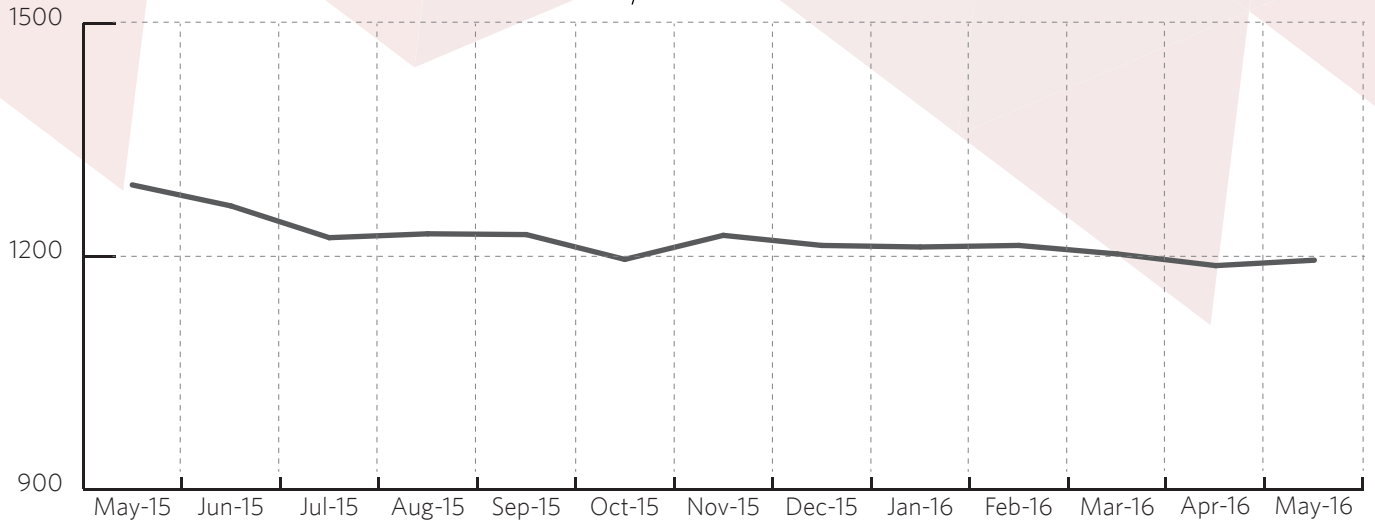
(Includes only apartment
& offices.)

Building Name	Type	Size(sq ft)	Date	Price	AED/sq. ft.
Goldcrest Views 1	Apartment	6,169	8-May-16	4,500,000	729
Almas Tower	Office	1,559	4-May-16	4,200,000	2,694
Al Shera Tower	Apartment	2,737	25-May-16	3,100,000	1,132

May 2015 - May 2016

Average Square Feet Price Movement

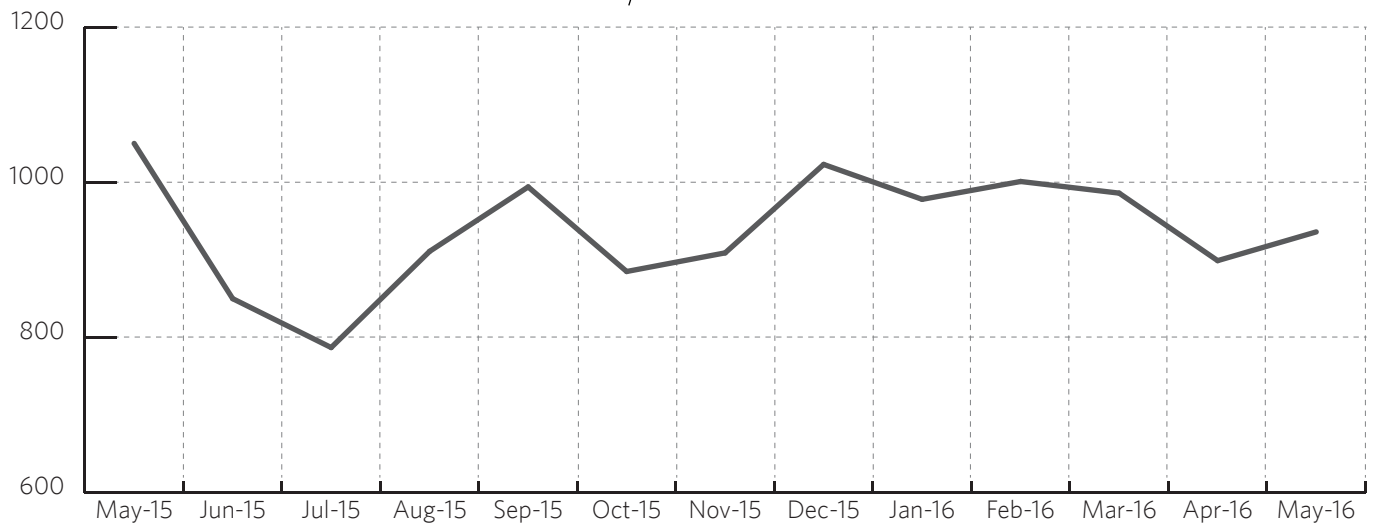
Apartments



May 2015 - May 2016

Average Square Feet Price Movement

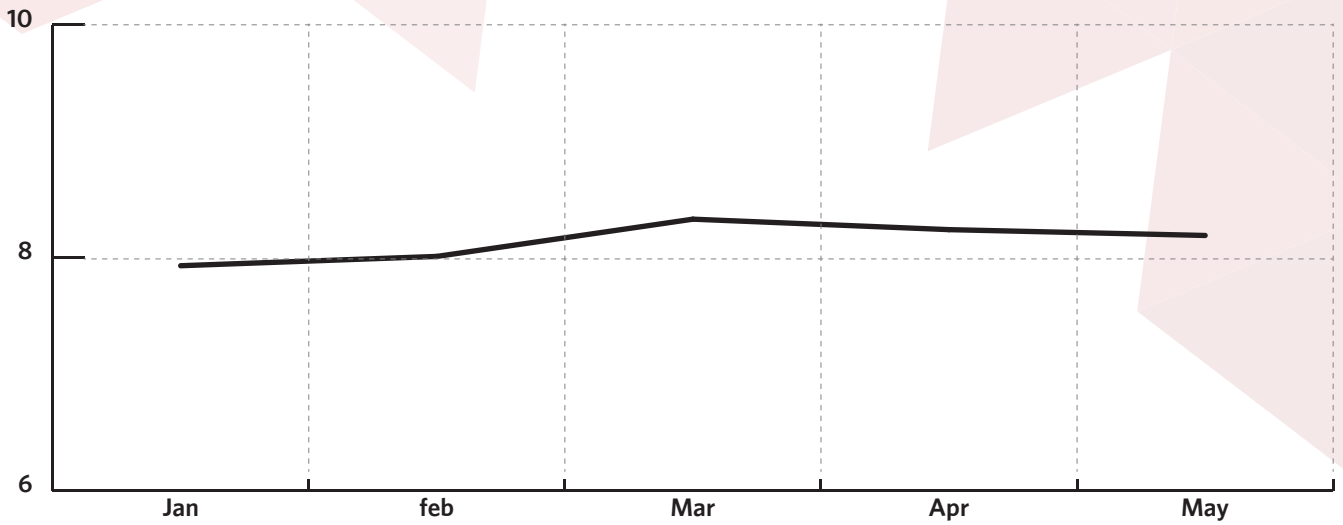
Office



Jan. - May 2016 (Monthly)

Apartments

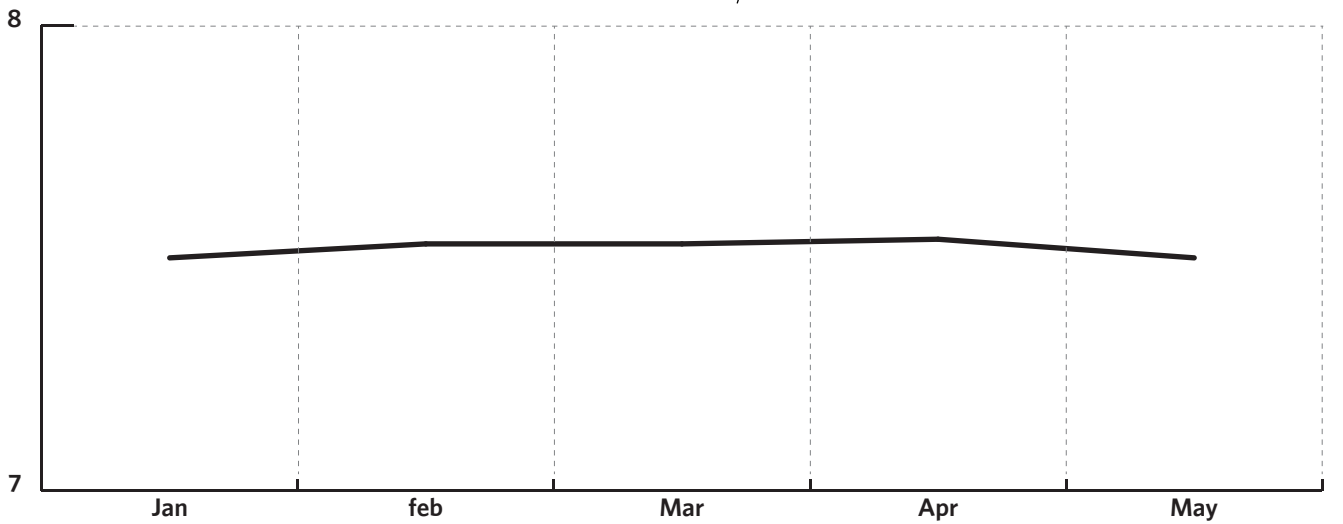
Average Rental Price Movement
(Rent is calculated monthly)



Jan. - May 2016 (Monthly)

Office

Average Rental Price Movement
(Rent is calculated monthly)

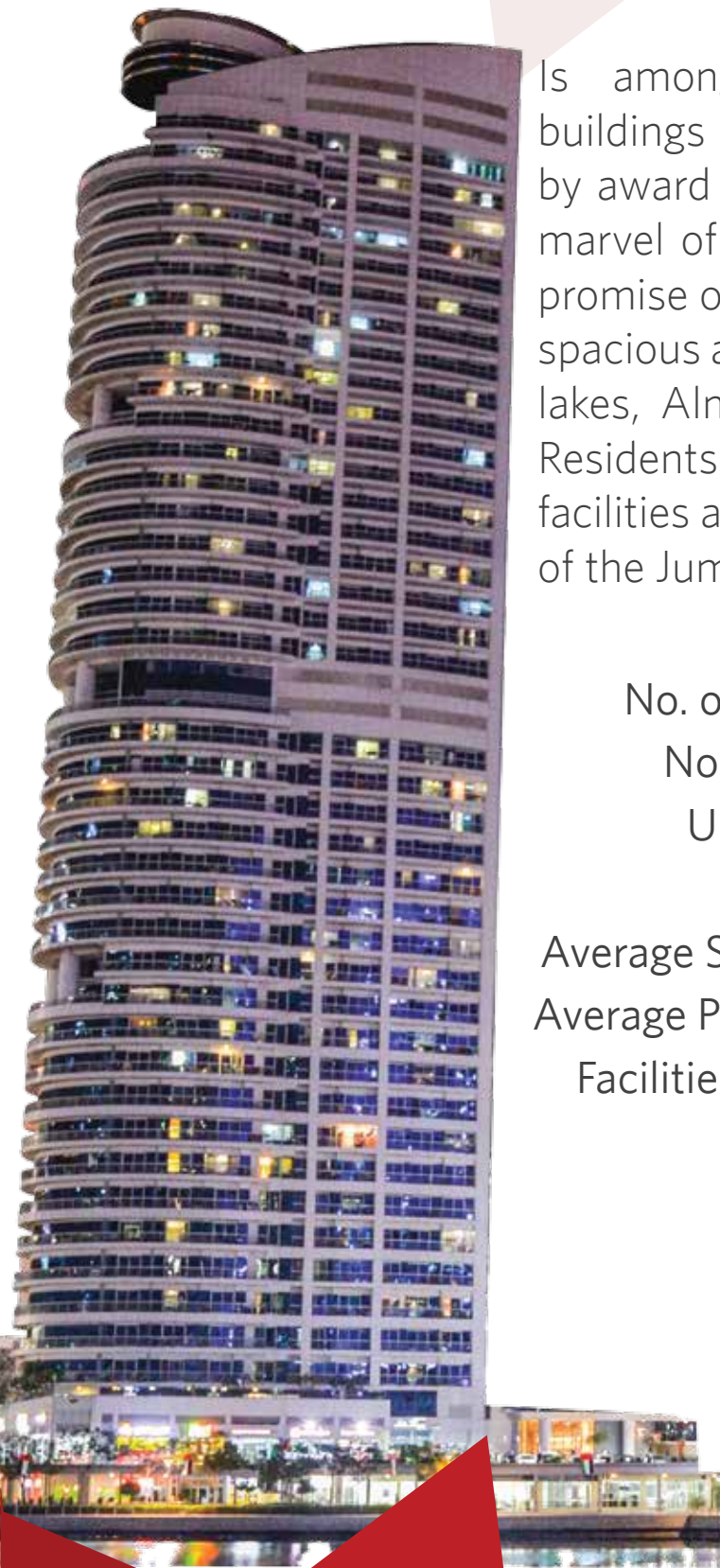


LAKE TERRACE TOWER

Most Popular Building

(Q3-2016)

(Based on the no. of transactions)



Is among the most popular residential buildings in Jumeirah Lake Towers. Designed by award winning architects, this building is a marvel of modern architecture and fulfills the promise of luxurious living. Lake Terrace offers spacious apartments with views of picturesque lakes, Almas Tower and Sheikh Zayed Road. Residents of Lake Terrace enjoy superior facilities and a convenient location, just in front of the Jumeirah Lake Towers Metro station.

No. of Storeys: 40 Storeys

No. of Units: 544 Units

Units Type: Studio, duplex, 1, 2 & 3 bedroom apartments

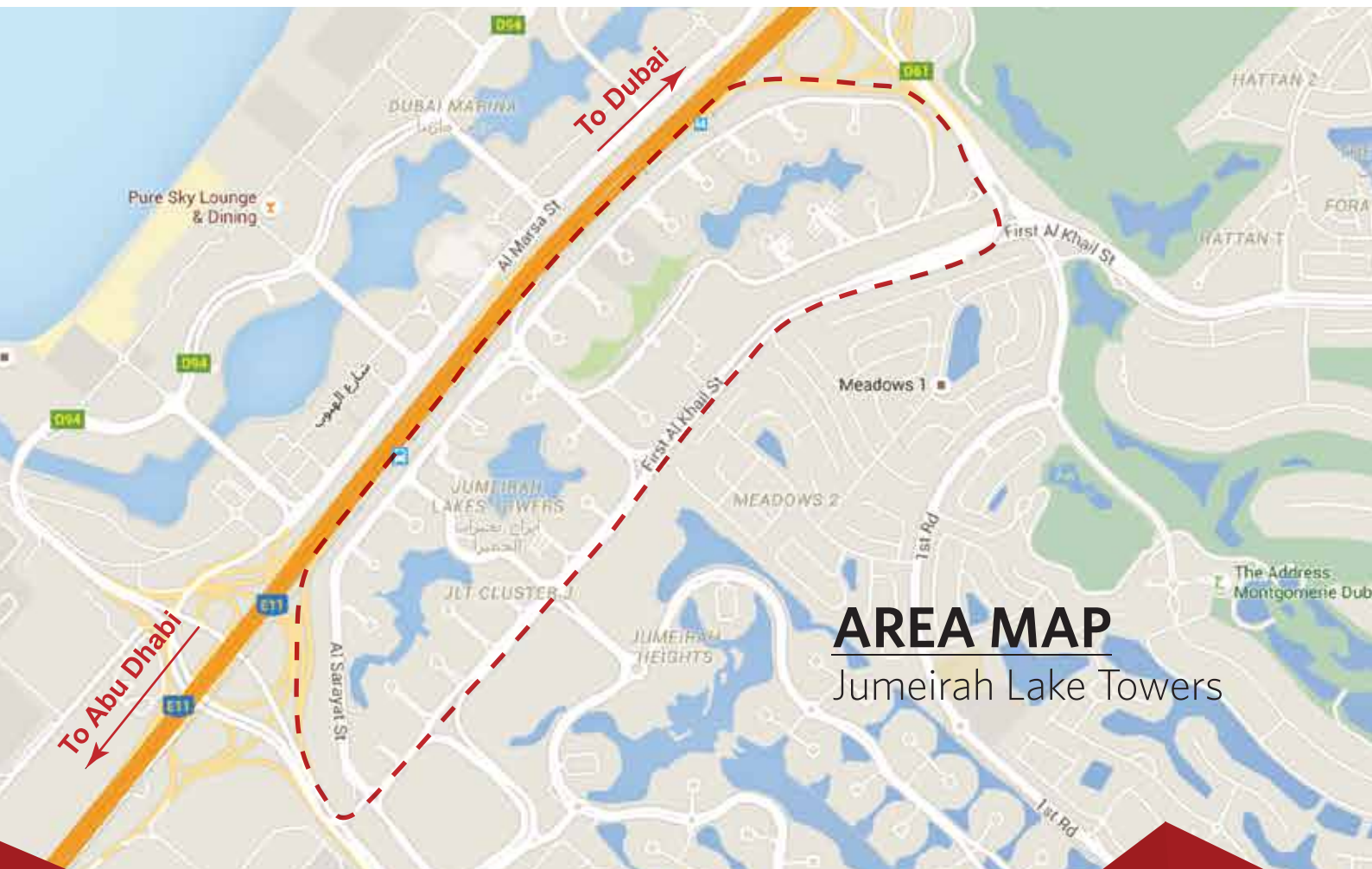
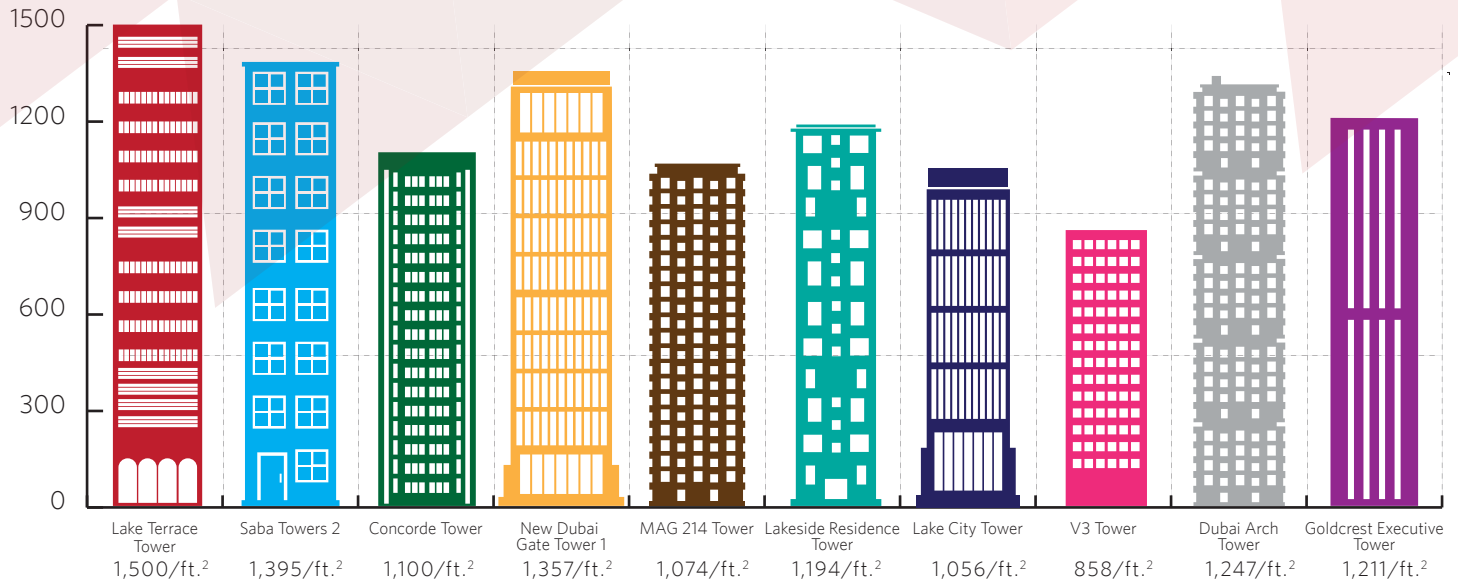
Average Sale Price: 1,500/ft.²

Average Price Rent: 10/ft.²

Facilities Include: Health club, Barbeque area, Infinity swimming pool, Sauna & Jacuzzi, 24-hour security, Day care centre

JUMEIRAH LAKE TOWERS (Average price/ft.²)

10 Most Popular Buildings



AREA MAP
Jumeirah Lake Towers

FEATURED PROPERTIES For Sale & Rent

Visit www.astonpearlre.com for complete selection of apartments, villas & commercial properties for sale & rent.

FOR SALE



PALADIUM
AP-S-15790
2 Bedrooms
1,153 ft.² BUA
SZR view
Decent Layout
AED 1,350,000



GREEN LAKES 1
AP-S-14983
2 Bedrooms
1,680 ft.² BUA
SZR & Marina views
High Floor
AED 2,090,000



GREEN LAKES 3
AP-S-14022
1 Bedroom
1,085 ft.² BUA
Marina view
Vacant
AED 1,400,000

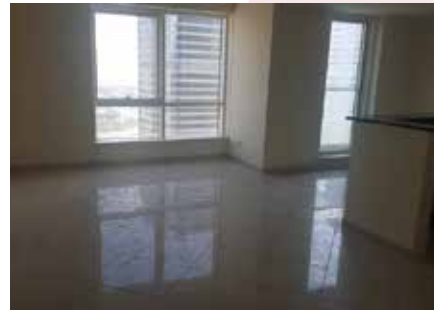


BONNINGTON
AP-S-15632
3 Bedrooms
1,564 ft.² BUA
Jumeirah Islands view
Plus maid's room
AED 2,250,000



FORTUNE TOWER
AP-S-15601
Office space (Fitted)
1,024 ft.² BUA
Lake view
Fully furnished
AED 870,000

FOR RENT



CONCORDE
AP-R-11063
1 Bedroom
783 ft.² BUA
Meadows view
Vacant
AED 85,000/Year



LAKE CITY
AP-R-11146
1 Bedroom
750 ft.² BUA
Lake & Comm. views
Well maintained
AED 72,000/Year



ARMADA 1
AP-R-10371
3 Bedrooms
1,680 ft.² BUA
Lake & P/SZR views
Fully furnished
AED 170,000/Year



GOLDCREST EXECUTIVE
AP-R-11039
1 Bedroom
777 ft.² BUA
Lake view
Fully furnished
AED 85,000/Year



SABA 1
AP-R-10444
Office space (Fitted)
2,440 ft.² BUA
Lake view
Vacant
AED 215,000/Year

DATA SOURCES

The primary data source for the total number of sales transactions, average sales price of properties, average square feet price and rental price of properties over a period of time is www.reidin.com

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We help investors to make the right decisions by guiding them on investment options and best investment practices. Our expert team of consultants have the required experience to speculate the twists and turns of the real estate market helping investors sail smoothly through market fluctuations and make profits whether the market is going up or down.