

Al Barari, Dubailand

- Al Barari is an established residential community within Dubai. It offers ready to move-in high-end apartments and villas along with ample retail and F&B outlets, surrounded by mature landscaping accounting for 60% of its total area.
- The demand for properties in Al Barari has increased significantly post lockdown measures were lifted in Dubai as a desire for more outdoor space and larger dwelling units was observed, which is an offshoot of individuals spending a large part of their time at home. As per the Savills Lockdown Living Survey report which was conducted in June 2020, close to 28% of the respondents said they were keen on moving from their existing residential unit to upgrade their lifestyle in some form. This included moving from an apartment to a villa / townhouse, moving to a place with better community facilities, having additional space to incorporate a home office as well as the benefits of a bigger garden or a private pool.
- Our survey results were corroborated by a 25% increase in transactions for townhouses and villa developments across Dubai in H2 2020 compared to H1 2020. Al Barari has been among the key sub-markets in Dubai where an increase in transactions and enquiry levels were observed. It also follows the trend of high-end luxury villa demand that Savills have witnessed since summer 2020. It has also witnessed strong interest from inbound UAE residents from Europe, in particular, with sizeable budgets, planning to stay in the UAE for a longer term.
- However, an increase in demand for ready properties over the last few months has been met with limited supply. The brand new apartments in Seventh Heaven have seen a significant uptake with residents moving out of more built up areas to enjoy spacious contemporary living.
- Due to the limited new supply in the sub-market, there is a copious stream of refurbishment and upgrades taking place in The Residences where it is estimated that 25% of the villas have now taken on a new look, making the properties more individualistic and modern.
- Limited availability and sustained demand levels has led to a subsequent increase in asset pricing across the community.
- The developer has recently launched Chorisia, a collection of 60 semi-detached villas which has received strong interest.

DUBAI MARKET HIGHLIGHTS

1. Transaction activity remained upbeat in Q1 2021 as close to 10,000 units were transacted across the city, an increase of 5% y-o-y.
2. Demand for ready properties continues to outstrip off plan sales, a trend we have witnessed since H2 2020. Close to 65% of the transactions in Q1 2021 were observed for ready properties.
3. The Central Bank of the UAE projects real GDP to recover to positive growth of 2.5% in 2021, with non-oil GDP growing by 3.6%.
4. The recently launched Dubai 2040 master plan, which is the seventh such plan for the city, envisages upgrading Dubai's urban areas and will be a key factor driving growth of the residential sector in the city.
5. Demand for rental properties is likely to remain strong as the one year virtual working visa programme may continue to attract professionals to the region.



Transactions up by

109% ↑

in H2 2020 compared to H1 2020

Transactions up by

16% ↑

in Q1 2021 compared to Q1 2020

Top three projects with most transactions in the last three months

Seventh Heaven

45%

Al Barari Villas

32%

The Nest

9%

1. The Residences

189 original villas

Indicative asking sales price
AED 10m to 16m

Indicative asking rentals
From AED 600k per annum

2. The Reserve

28 plots of 20-40,000 sq ft

Indicative asking sales price
AED 10m to 22m

3. The Nest

55 contemporary villas

Indicative asking sales price
AED 10m to 15m

Indicative asking rentals
From AED 600k per annum

4. Ashjar

9 buildings, 120 garden apartments

Indicative asking sales price
AED 1.7m to 7.7m

Indicative asking rentals
AED 125k to 300k per annum

5. Seventh Heaven

2 buildings, 157 apartments

Indicative asking sales price
AED 1.7m to 7.7m

Indicative asking rentals
AED 125k to 300k per annum

6. The Neighbourhood

4 buildings under construction

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