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April 7, 2025

Investment report

Marina View Apartments, Dubai Marina

1.800.00 AED, 2 bedrooms, 60 m²

Overall rating

7.0

out of 10

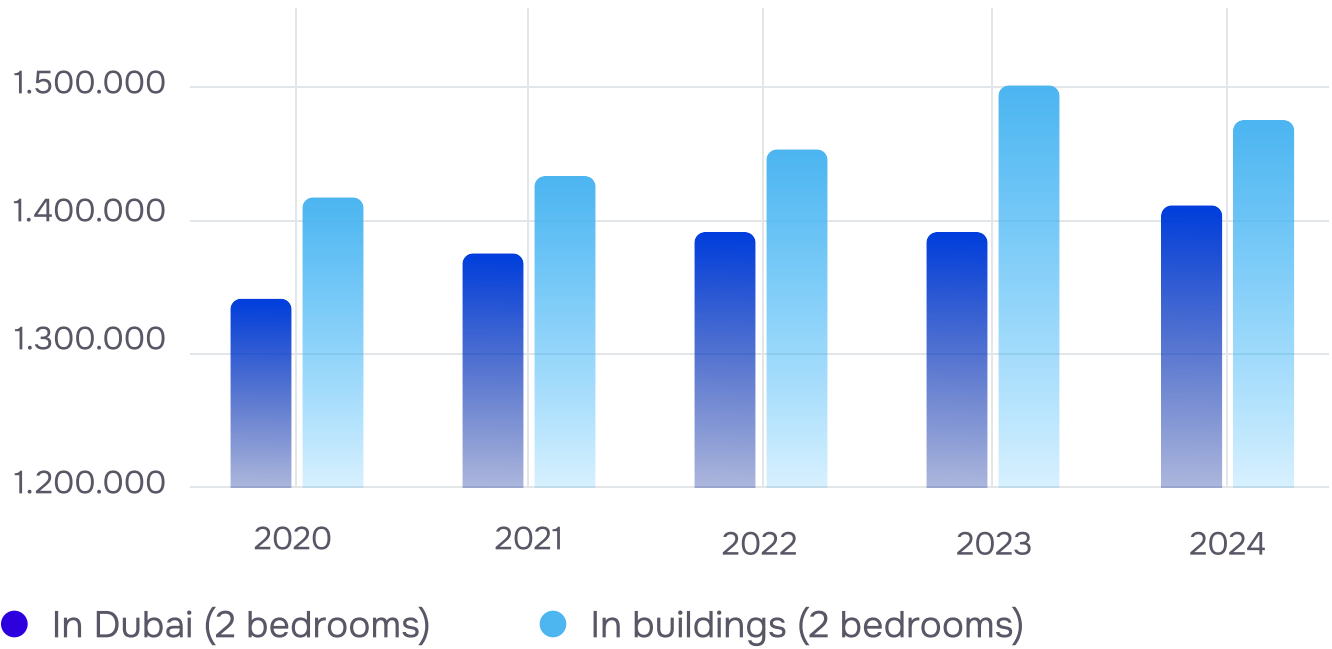
Summary

Overall rating

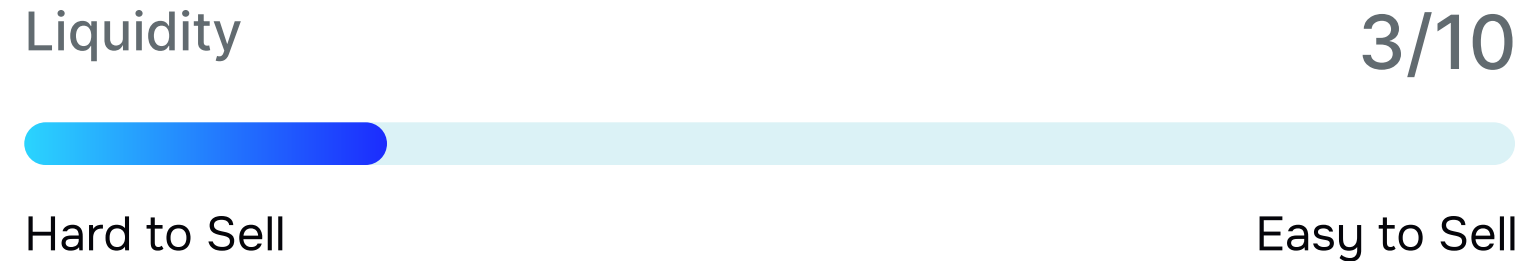
7.0

7 points means that the property is in the **TOP 70%** of the best properties in this category in terms of price and liquidity indicators.

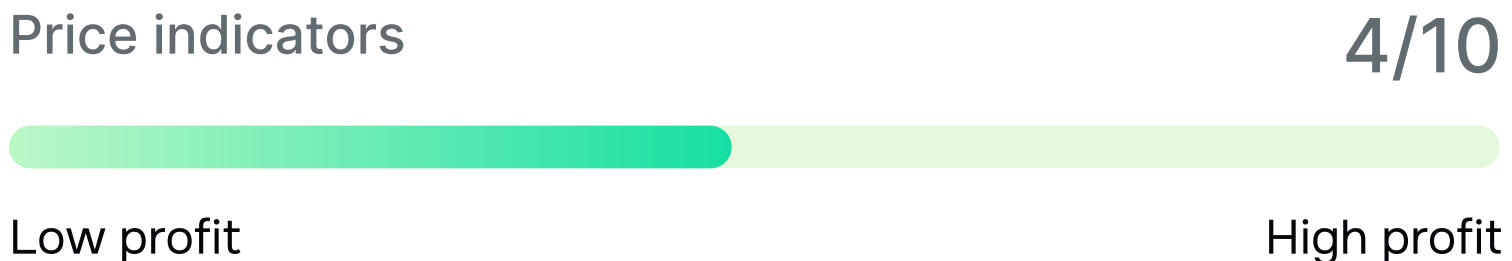
Price dynamics



Sales

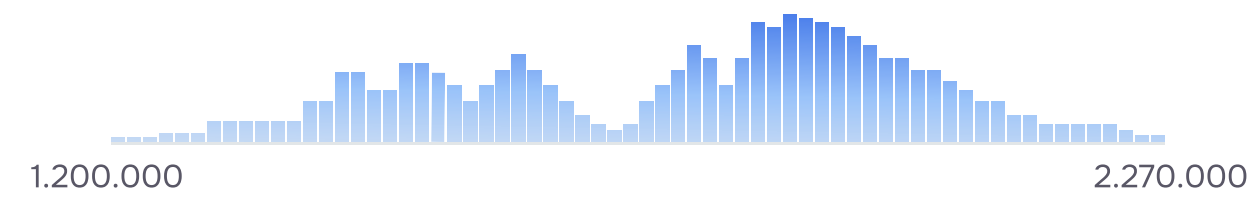


Rent



Analytic: sales

2 Sales

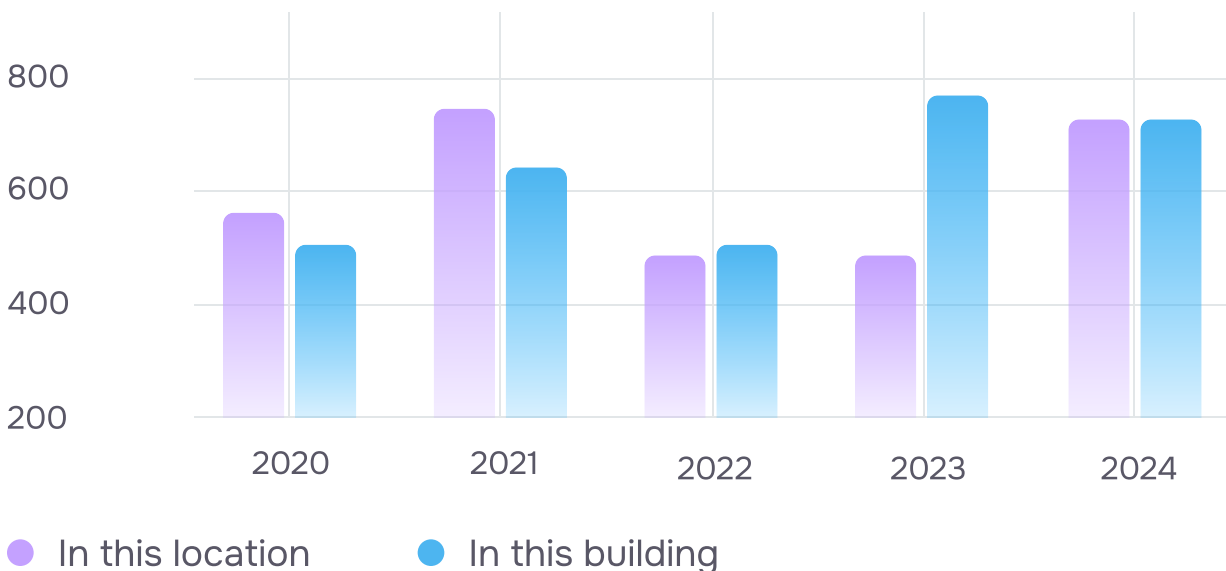


Short comment about sales

2 Price range



2 Transactions



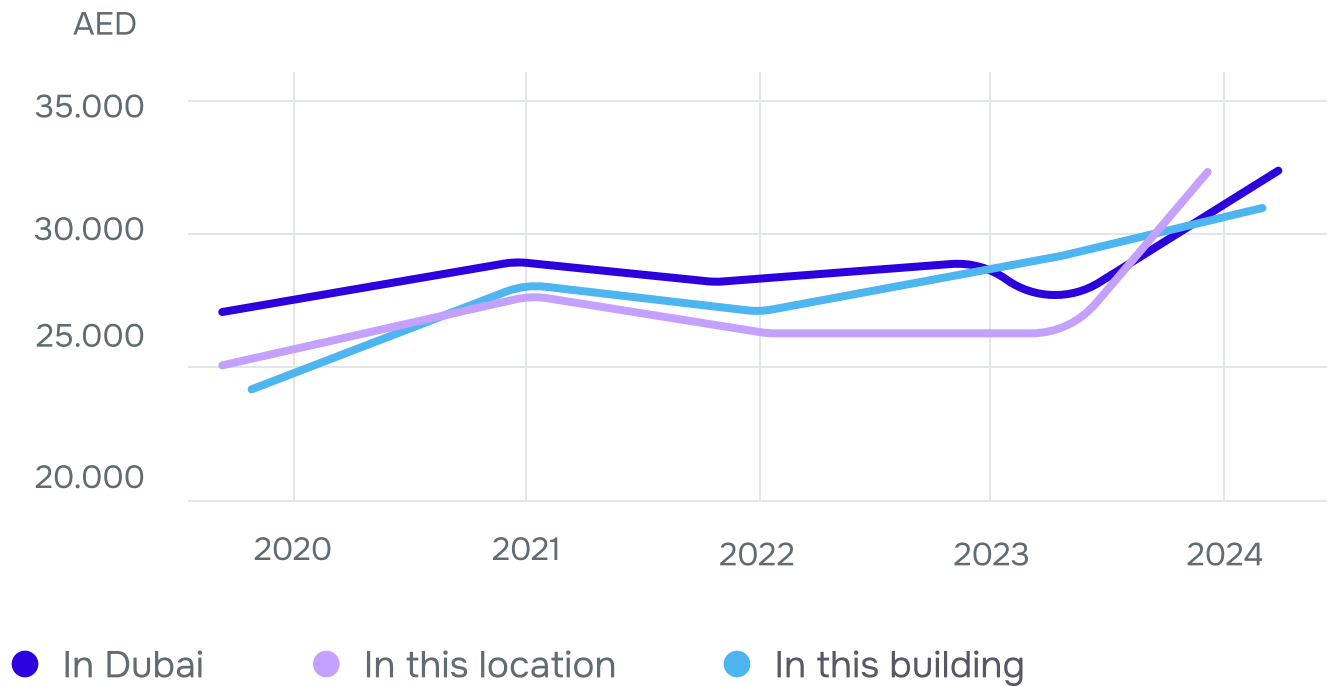
Compare with similar type in building/location/Dubai

GROWTH AND DECREASE ARE INDICATED FOR 1 YEAR

	Price per 1 m ² , AED	DLD Average price, AED	DLD Median price, AED	MP Average price, AED	MP Median price, AED
Your lot	30.000	1.800.790	1.700.790	1.980.190	1.980.190
In this building	32.000 +4.6%	1.900.790 +2.6%	1.778.700 -0.6%	2.200.000 +4.6%	2.200.000 +1.4%
In this location	35.000 +4.6%	1.999.790 -2.6%	1.999.790 +4.0%	2.100.790 -2.6%	1.880.999 +1.0%
In Dubai	33.000 +4.6%	1.500.790 +2.6%	2.200.000 +4.6%	1.800.000 +4.6%	2.200.000 +8.0%

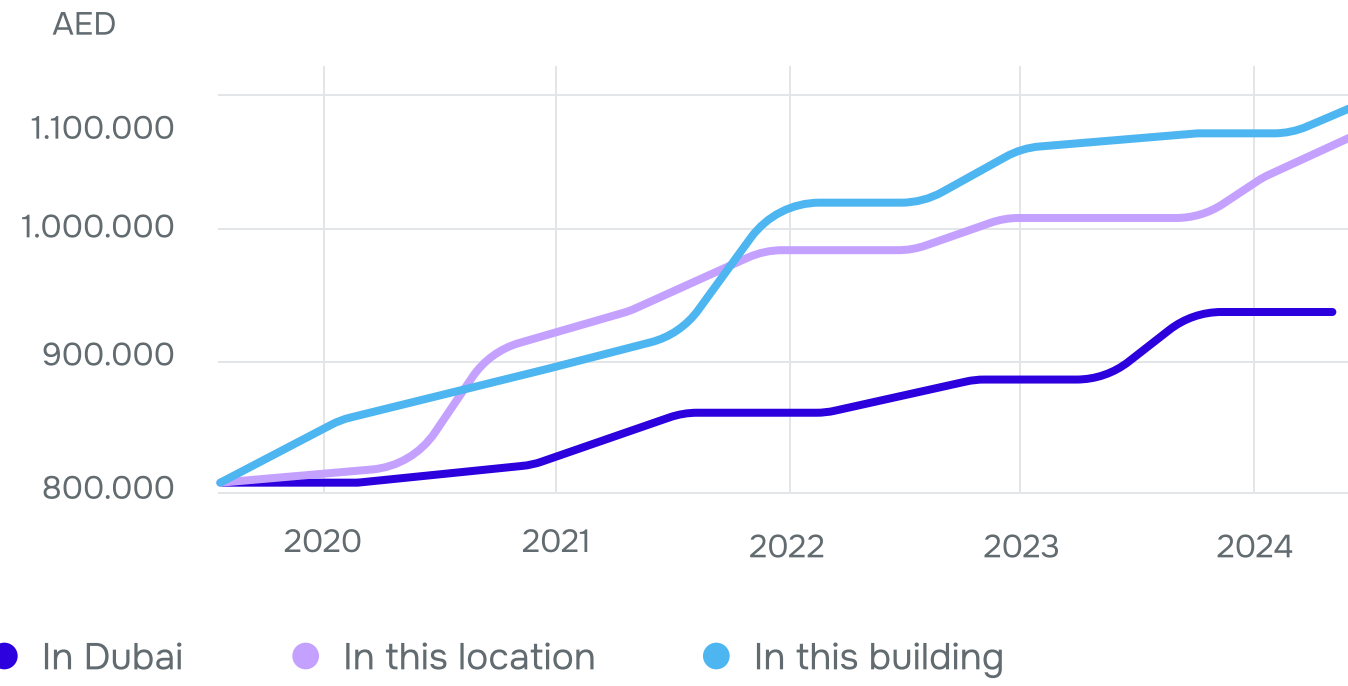
2 Price per 1 m²

DLD



2 Average price

DLD

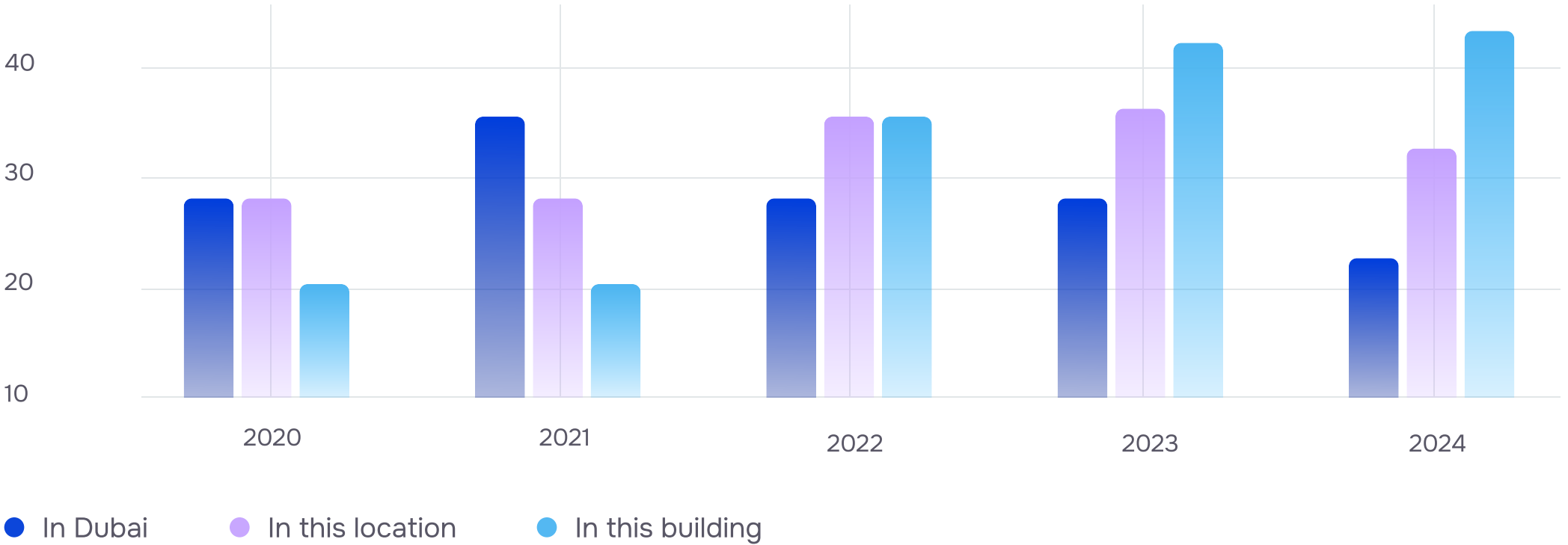


Analytic: sales

Recent building sales: latest transactions

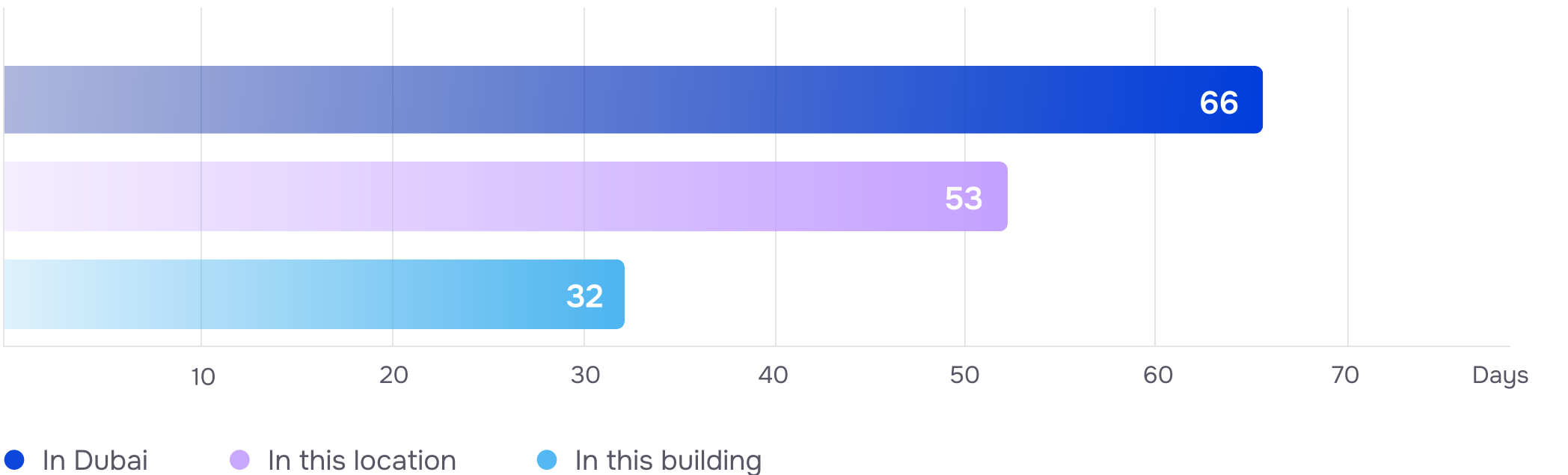
Lot	Data	Sold for, AED	Capital gain, AED	Key details
2-Bedroom Apartment	18.04.2025	1.999.000	43.000	Size: 56 m ² Floor: 4th
2-Bedroom Apartment	14.03.2025	2.099.000	73.000	Size: 56 m ² Floor: 4th
4-Bedroom Apartment	14.03.2025	4.445.000	37.000	Size: 120 m ² Floor: 17th
2-Bedroom Apartment	05.01.2025	1.999.000	43.000	Size: 56 m ² Floor: 4th
3-Bedroom Apartment	05.01.2025	2.800.000	67.000	Size: 92 m ² Floor: 12th
3-Bedroom Apartment	26.12.2024	2.800.000	67.000	Size: 92 m ² Floor: 12th
3-Bedroom Apartment	26.11.2024	2.800.000	67.000	Size: 92 m ² Floor: 12th
3-Bedroom Apartment	12.09.2024	2.800.000	67.000	Size: 92 m ² Floor: 12th
3-Bedroom Apartment	11.09.2024	2.800.000	67.000	Size: 92 m ² Floor: 12th
2-Bedroom Apartment	10.09.2024	2.099.000	73.000	Size: 56 m ² Floor: 4th

Advertisements for sale



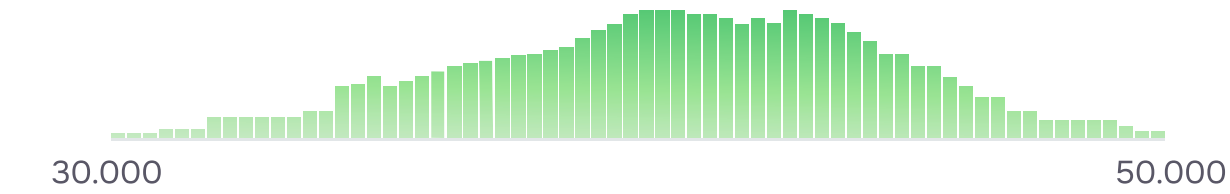
Exposition

The average time from listing to closing at this establishment is 32 days, which is 50% faster than the Dubai average.



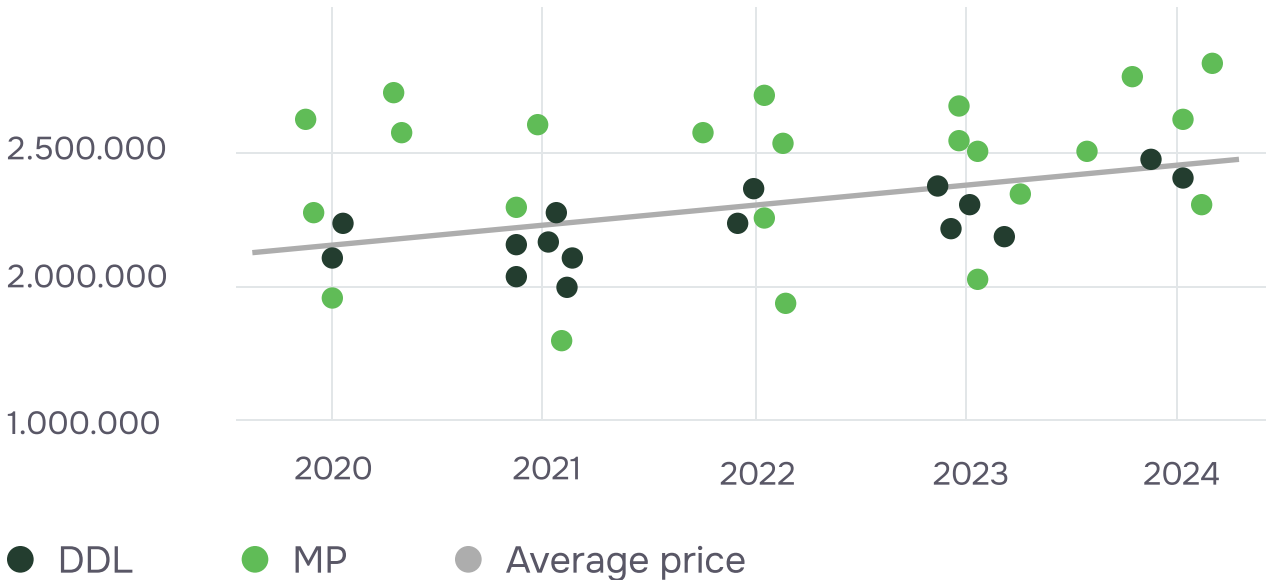
Analytics: rent

2 🏠 Average Rent

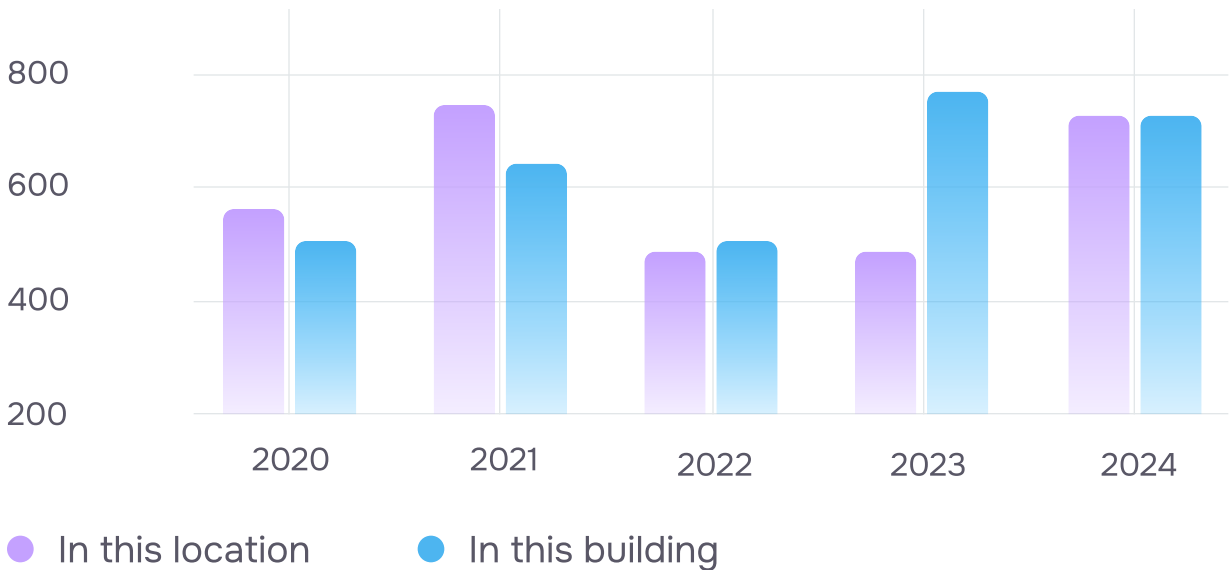


An uncommon find in Dubai Marina - most available units in the area are 2-bedroom apartments and larger. This listing presents exceptionally good terms.

2 🏠 Price range



2 🏠 Transactions

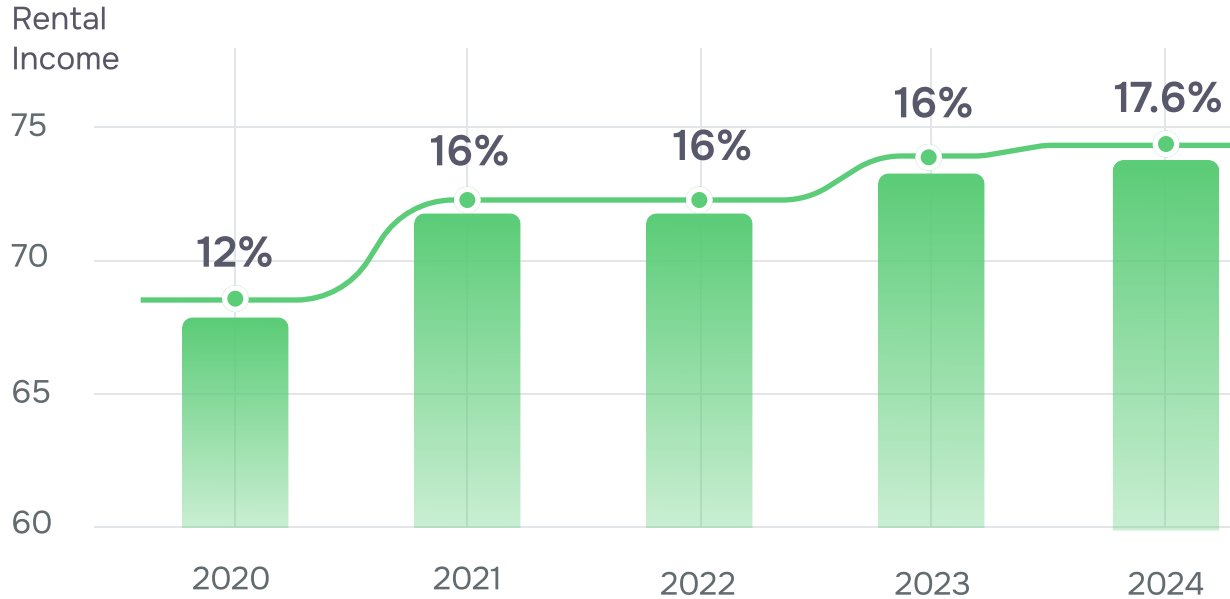


Analysis of similar listings

GROWTH AND DECREASE ARE INDICATED FOR 1 YEAR

	DDL Average price, AED	DDL Median price, AED	MP Average price, AED	MP Median price, AED
In this building	50.000 +4.6%	50.200 -0.6%	51.000 +4.6%	51.100 +4.6%
In this location	48.000 +4.6%	47.900 +4.6%	50.800 +4.6%	49.100 -0.6%
In Dubai	46.000 +4.6%	47.100 +4.6%	49.000 -0.6%	47.100 +4.6%

ROI (Marina Dubai)



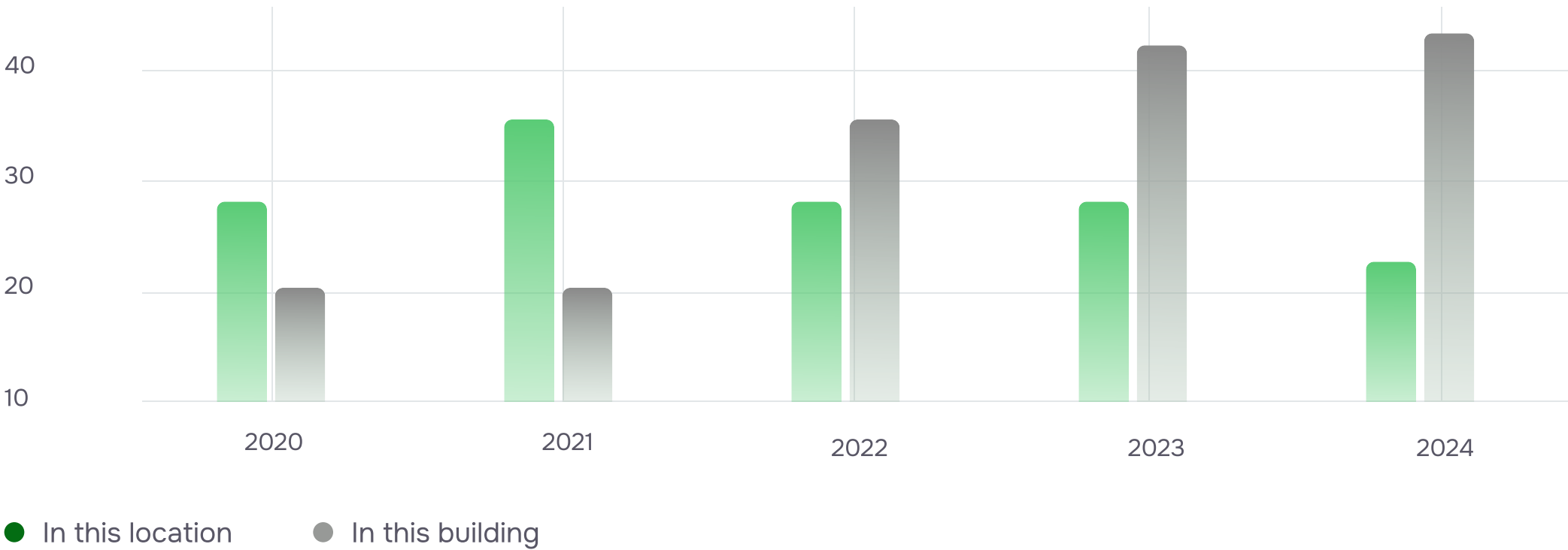
Какой-то комментарий, обобщающий все данные по таблицам, что если вы купите этот лот, то обогатитесь **через 10 лет** от аренды. Так как в этом районе динамика хорошая. В среднем в Дубае уходит 21 год на окупаемость жилья. Это просто как пример, что можно добавить текст.

Analytics

Recent building rents: latest transactions

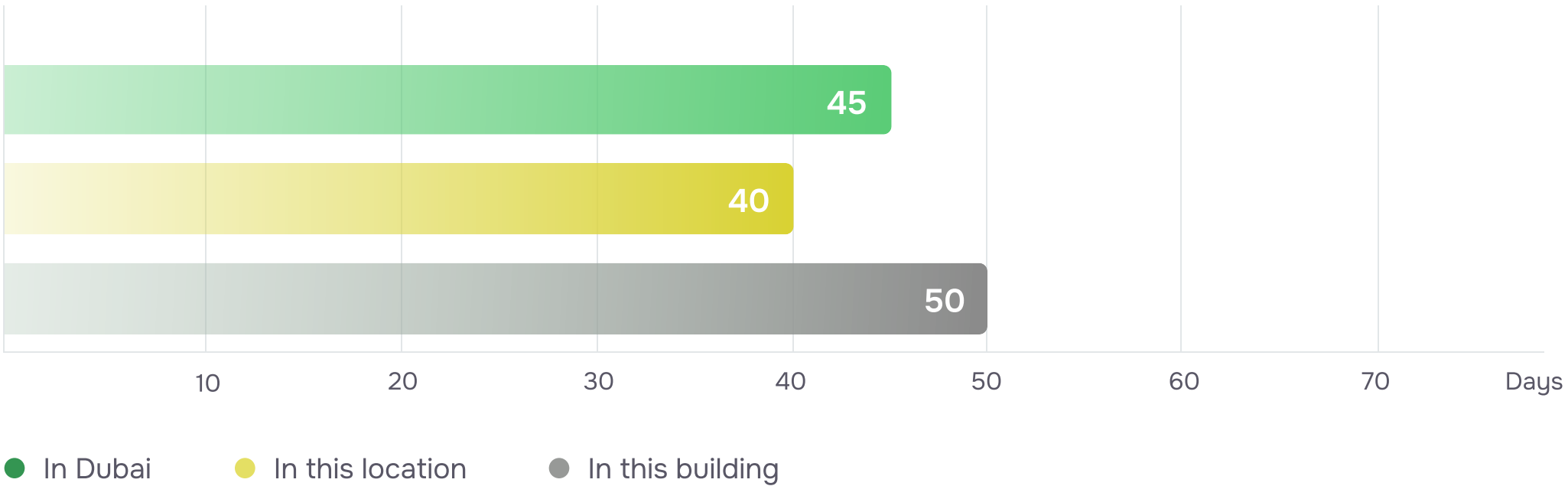
Lot	Data	Rental, AED	Key details	Cost, AED
3-Bedroom Apartment	18.04.2025	55.000	Size: 92 m ² Floor: 12th	155.000
3-Bedroom Apartment	14.03.2025	55.000	Size: 92 m ² Floor: 12th	155.000
3-Bedroom Apartment	14.03.2025	55.000	Size: 92 m ² Floor: 12th	155.000
3-Bedroom Apartment	05.01.2025	65.000	Size: 99 m ² Floor: 12th	465.000
2-Bedroom Apartment	05.01.2025	55.696	Size: 56 m ² Floor: 4th	1.155.696
4-Bedroom Apartment	26.12.2024	77.040	Size: 120 m ² Floor: 17th	277.040
2-Bedroom Apartment	26.11.2024	60.736	Size: 72 m ² Floor: 2th	960.736
2-Bedroom Apartment	12.09.2024	55.696	Size: 56 m ² Floor: 4th	1.155.696
2-Bedroom Apartment	11.09.2024	55.696	Size: 56 m ² Floor: 4th	1.155.696
4-Bedroom Apartment	10.09.2024	77.040	Size: 120 m ² Floor: 17th	277.040

Advertisements for rent



Exposition

The average time from listing to closing at this establishment is 32 days, which is 50% faster than the Dubai average.



Building



Marina View Tower

Marina View Tower, Plot No. 357-1580

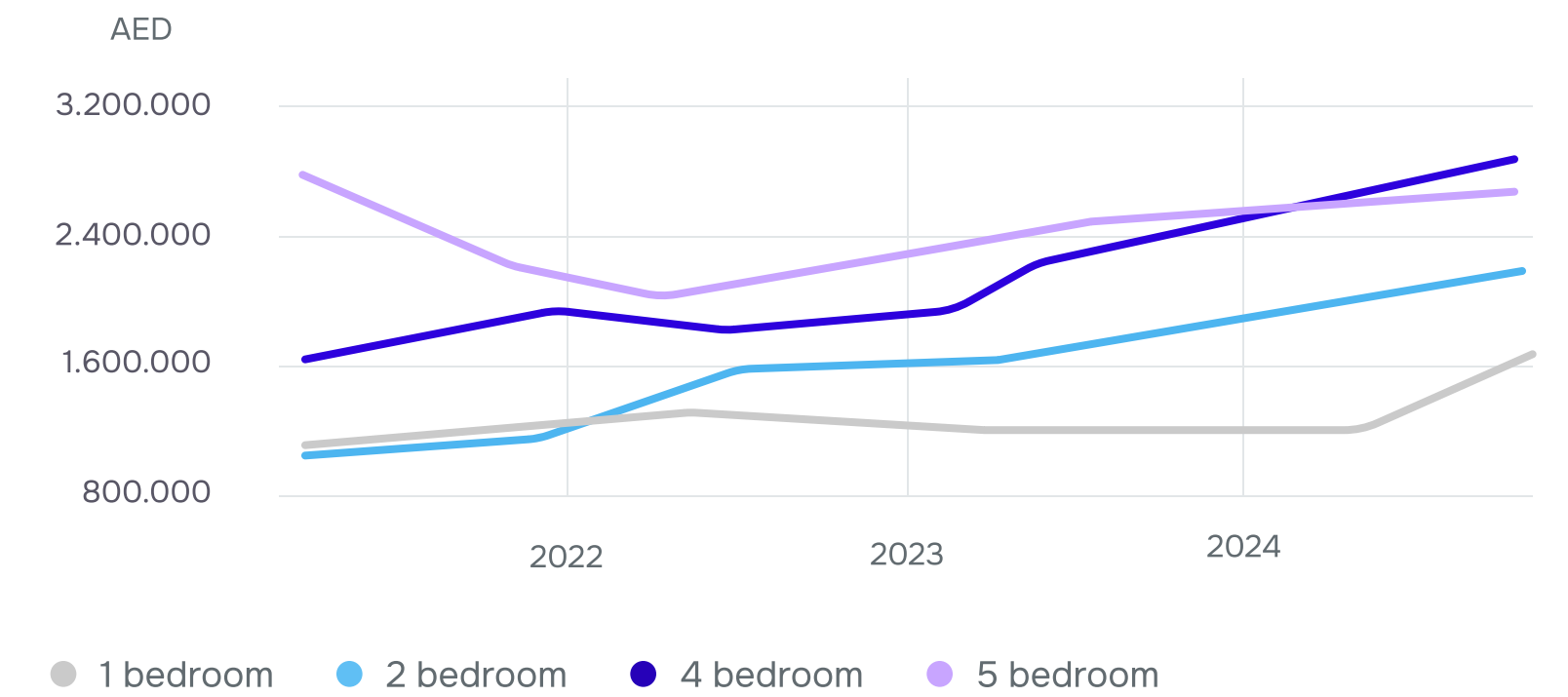
- 33 Floors
- 2010 Year of construction
- 15 Service charge, AED
- 400 Number of apartments

Lost by apartment type

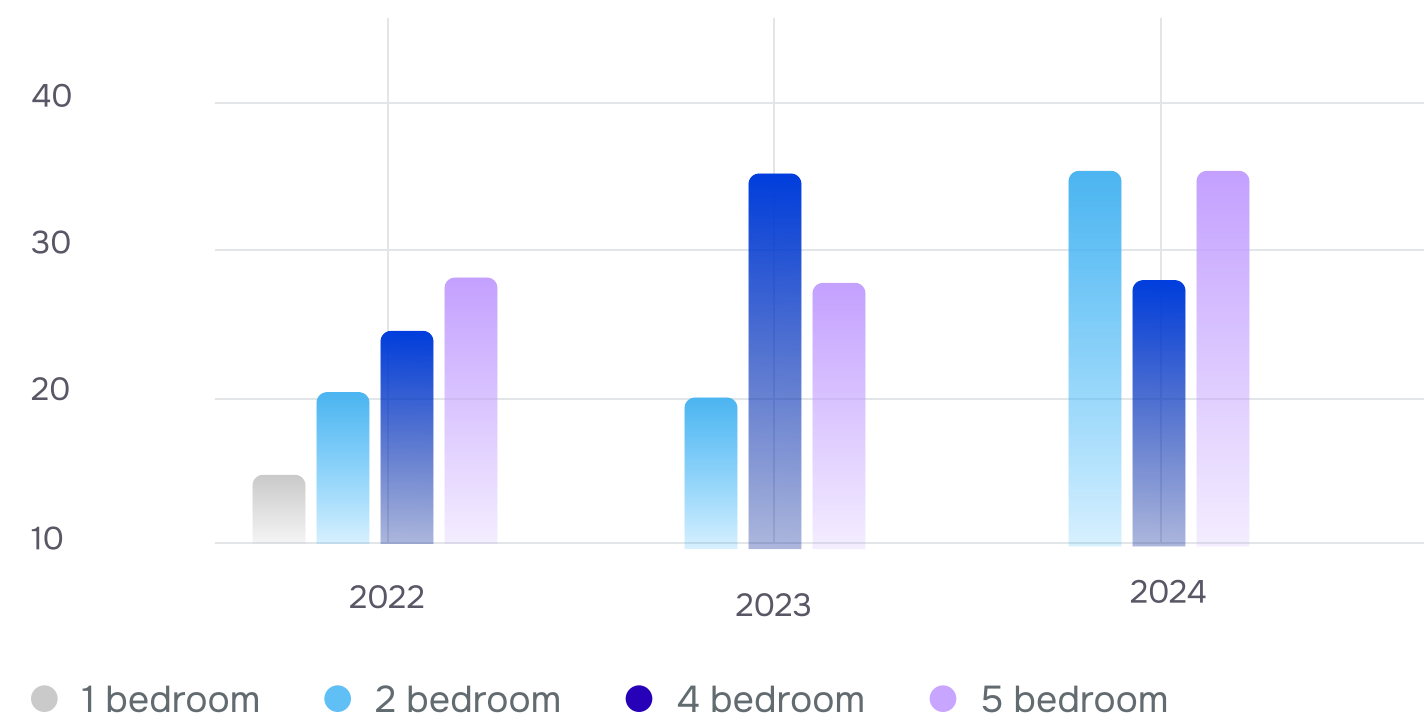


Change in apartment price

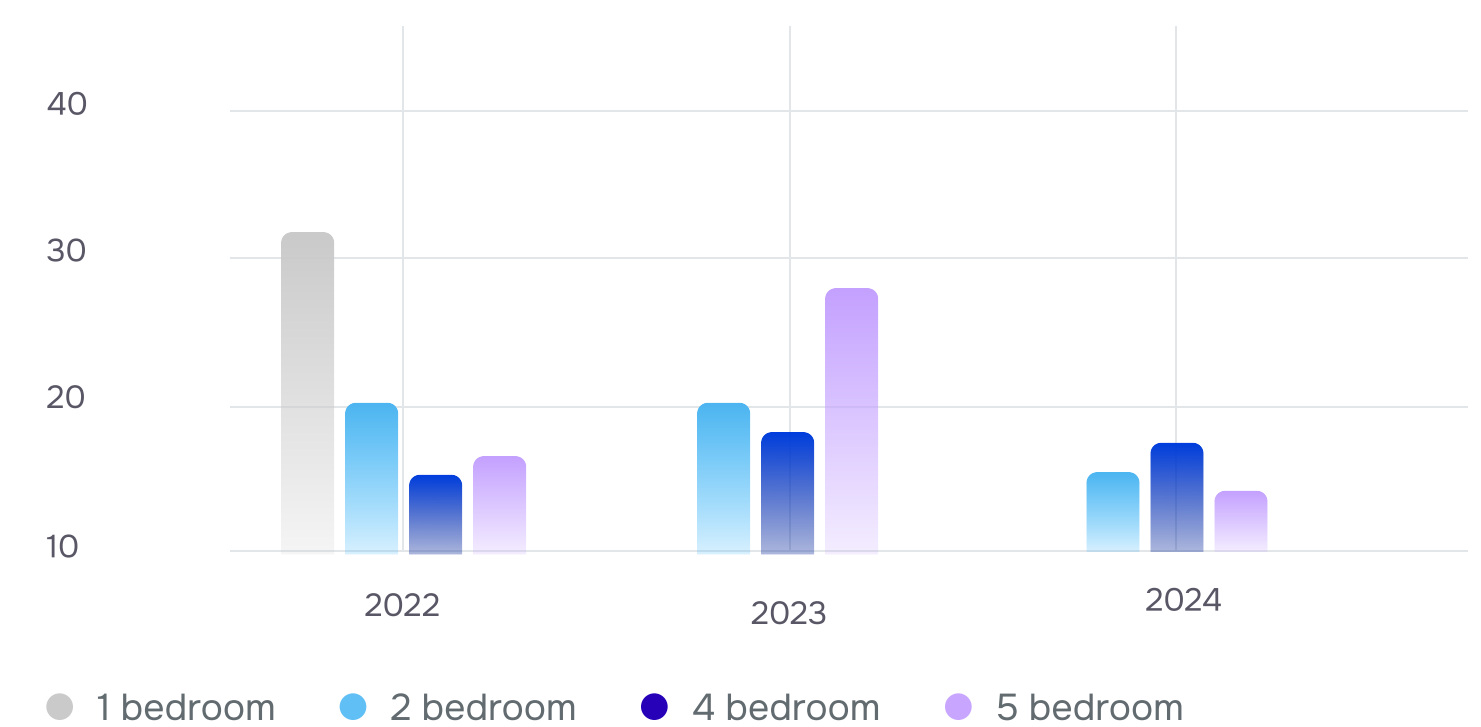
DLD



Number of sales in the building



Number of rentals in the building



Location



Dubai Marina

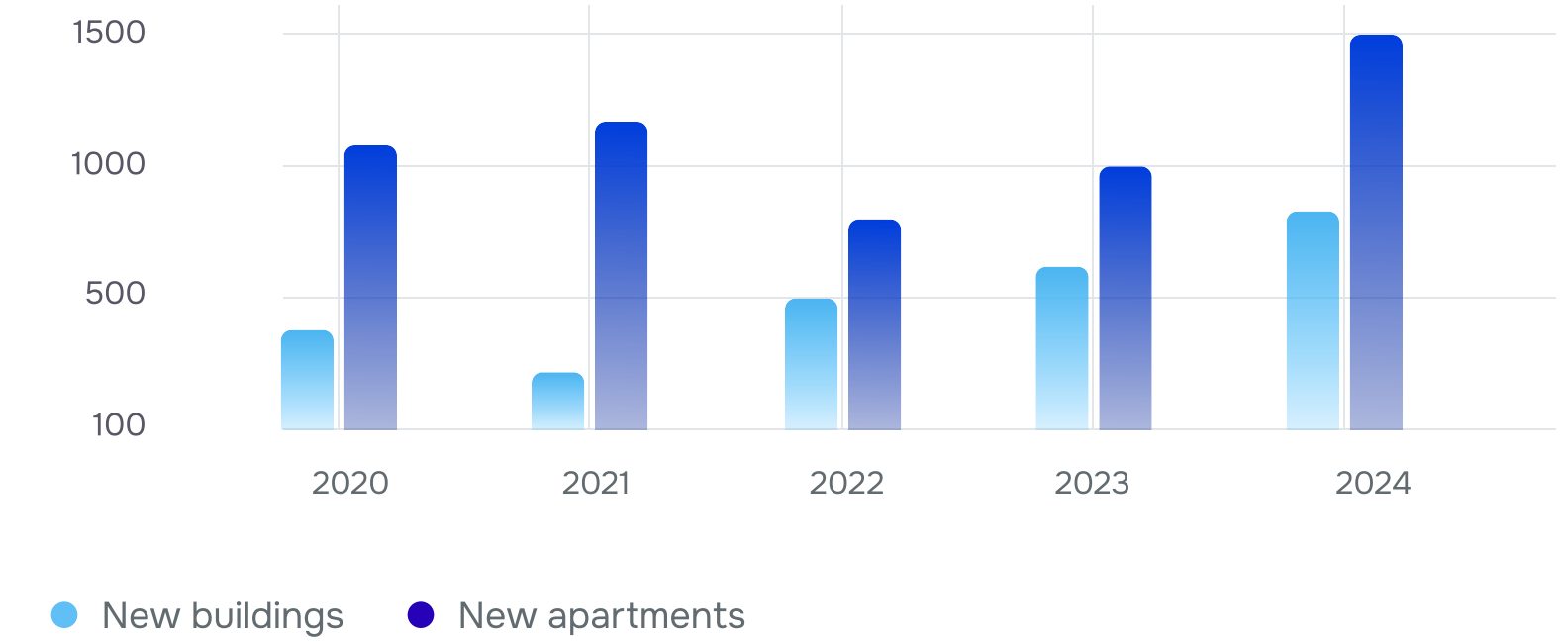
One of the most sought-after areas of Dubai, known for its developed infrastructure and high demand among expats.

- 500 Buildings
- 7.800 Apartments
- 634 on sale now

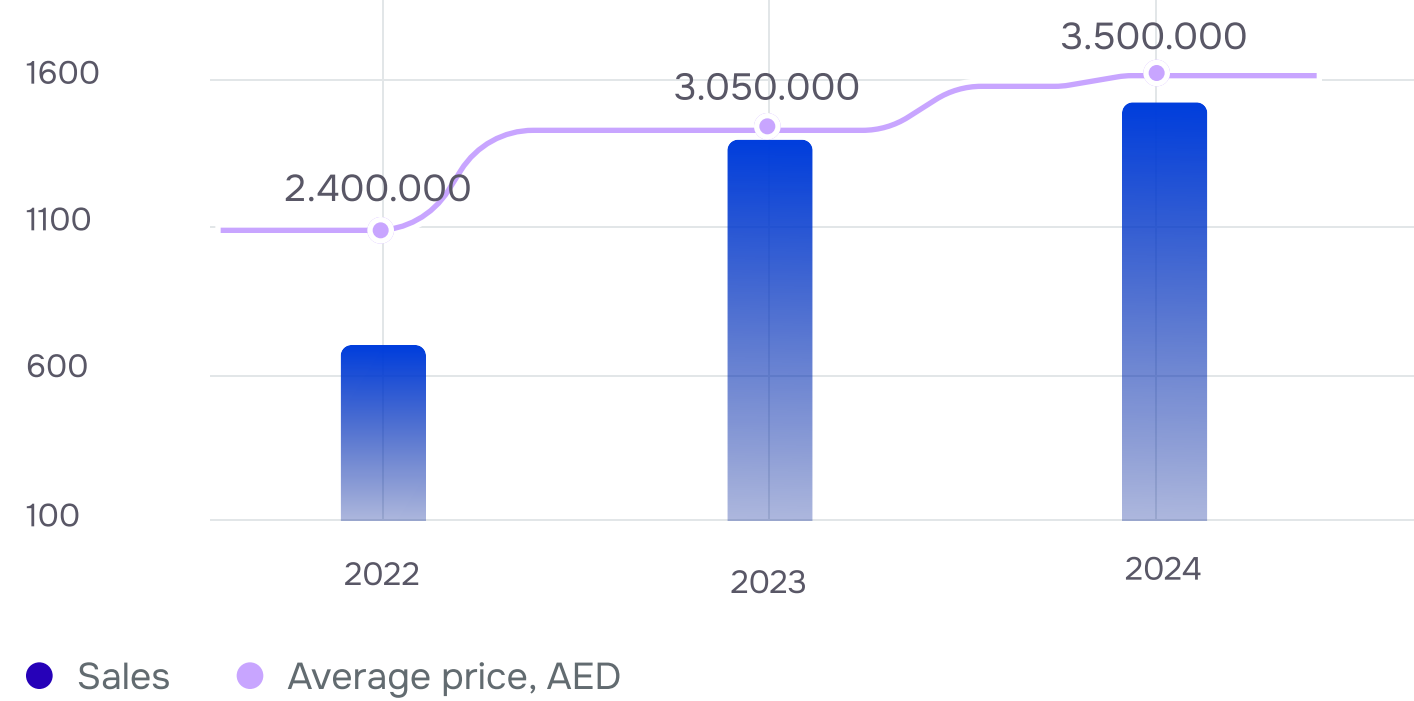
Lost by apartment type



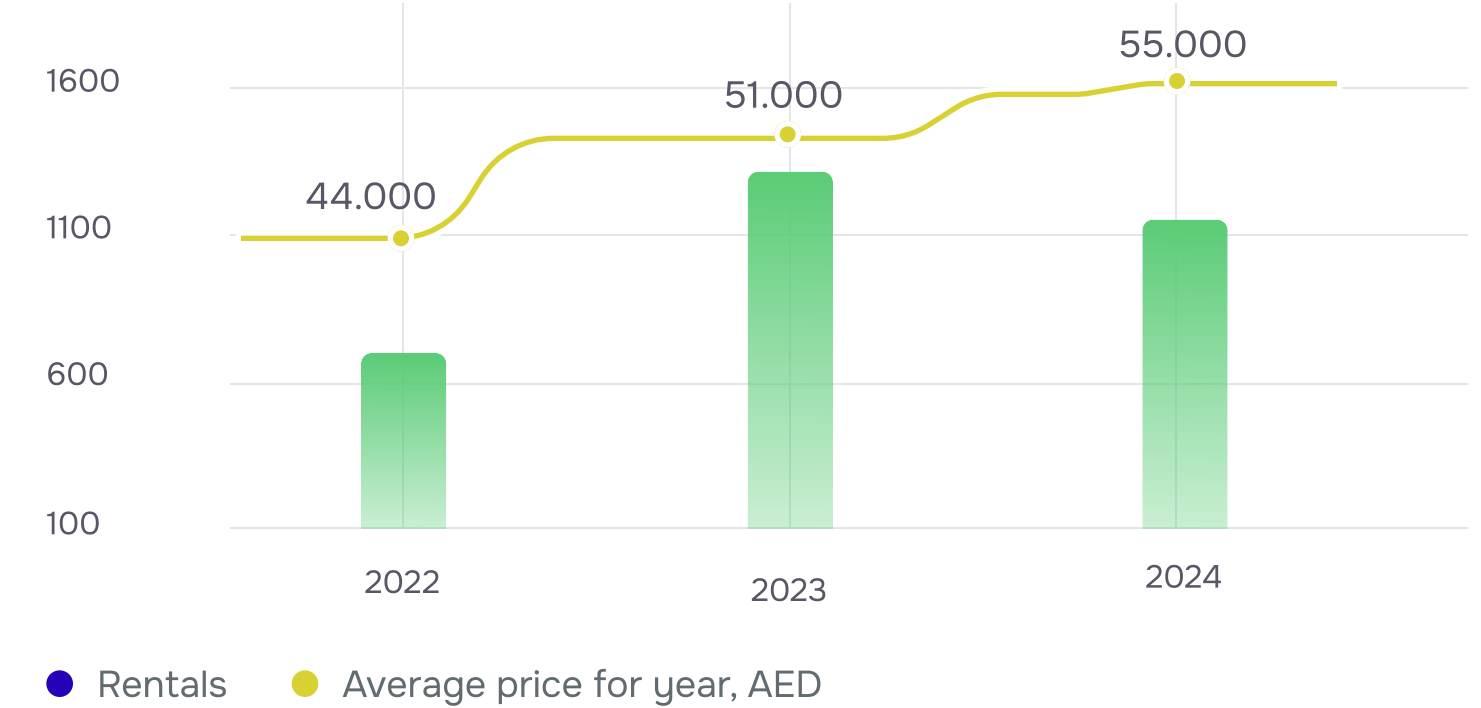
Динамика увеличения зданий



Number of sales in the location



Number of rentals in the location



Developer

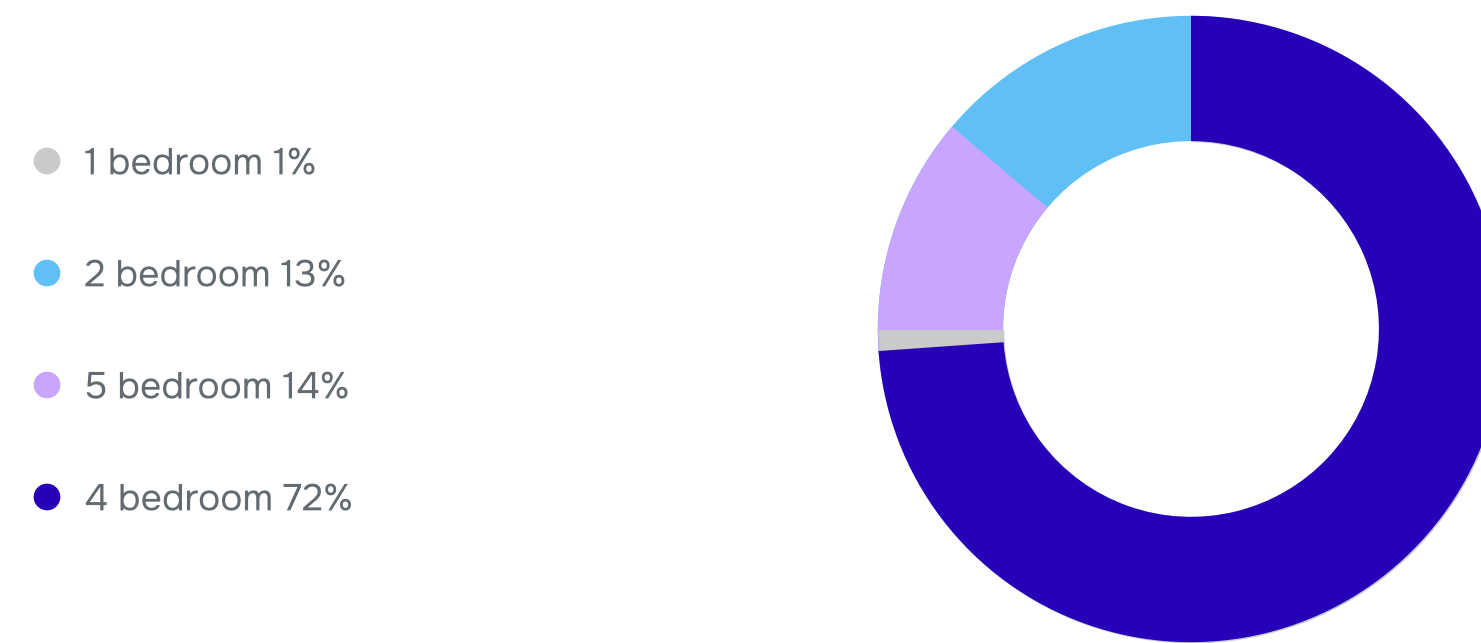


Emaar Properties

5.0 ★★★★★

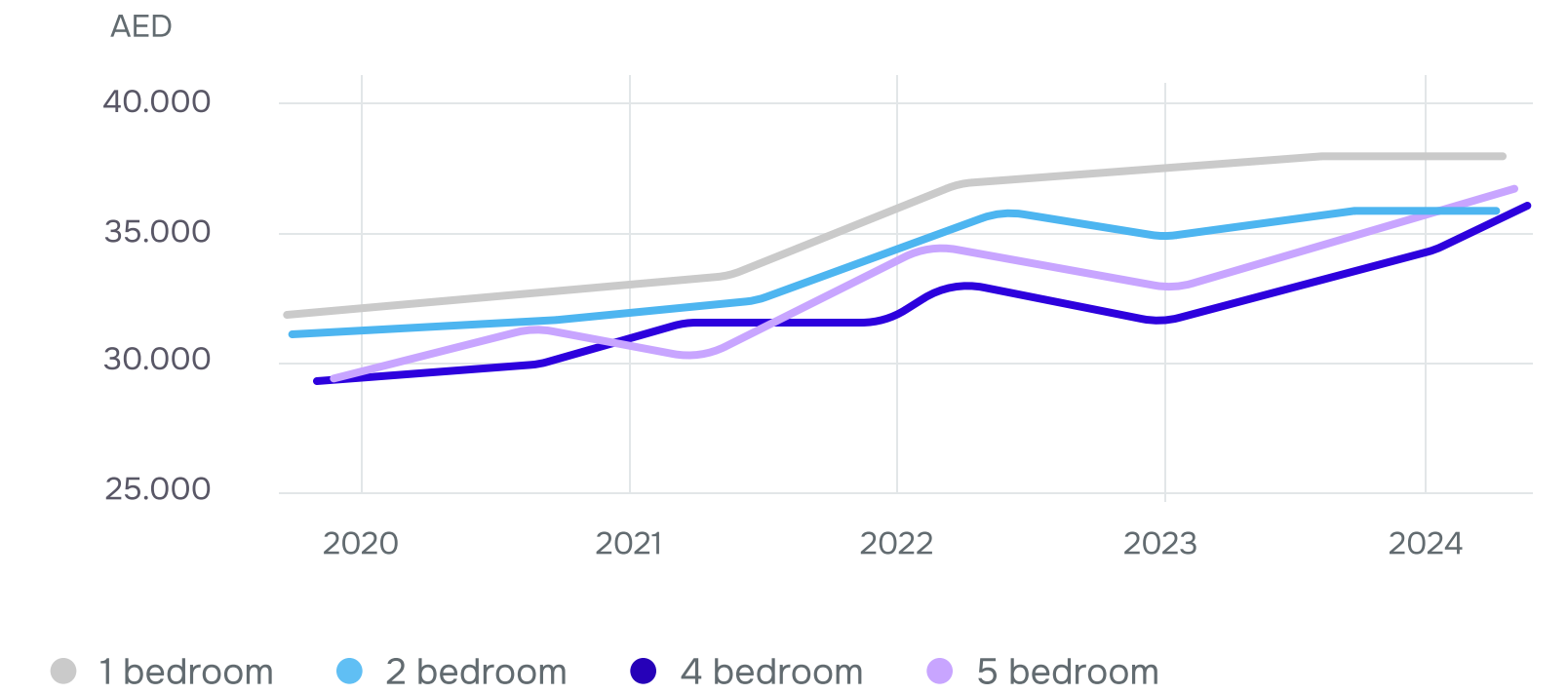
Emaar Properties is a brand name in real estate market, which is established in the year of 1997, it has absolute its proficiency, developing competencies in hospitality, leisure, and retail. It has been shaping landscapes and lives since its beginning and has mastered the development of communities that meet the full continuum of lifestyle needs.

Lost by apartment type

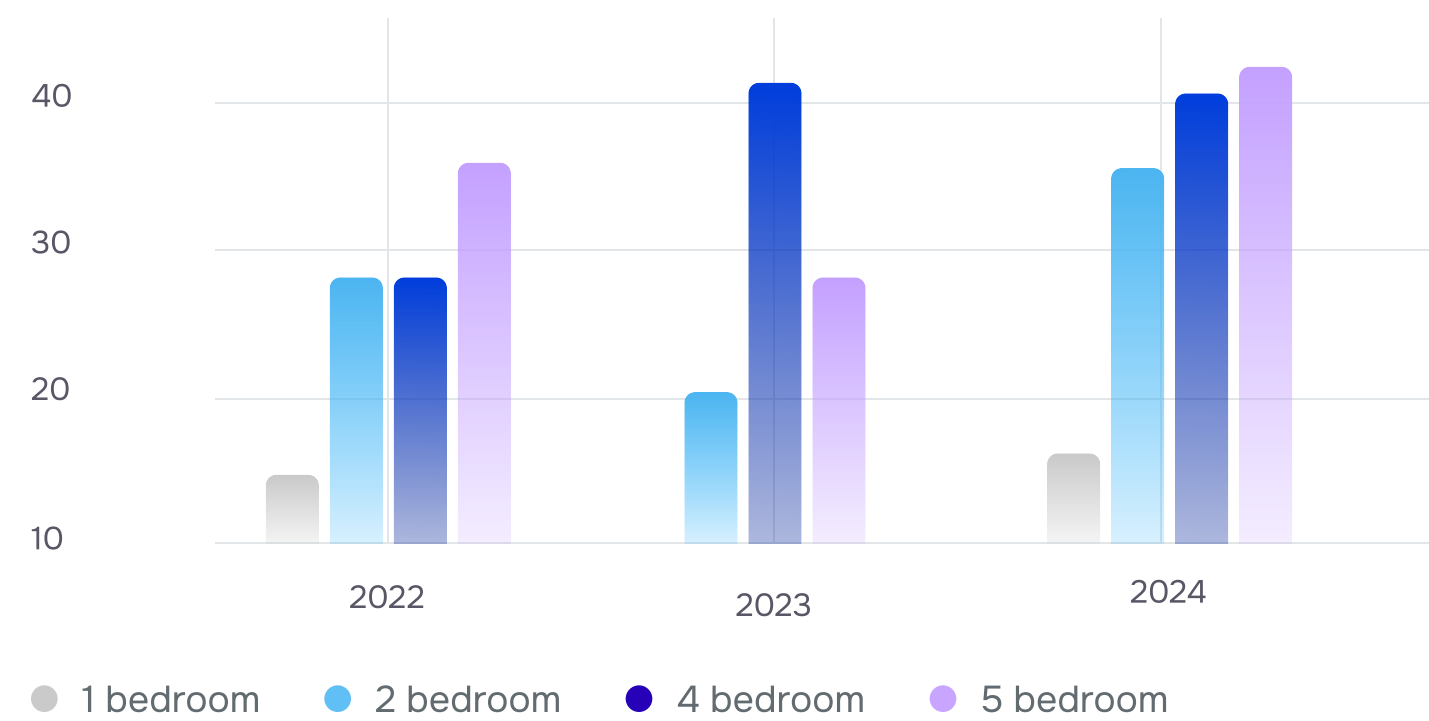


Change in apartment price, 1 m²

DLD



Number of sales EMAAR



Buildings

