

An aerial photograph of the Jumeirah Golf Estates during the golden hour of sunset. The image shows a lush green golf course with several sand traps and a central water feature. The course is surrounded by dense greenery and numerous villas with red-tiled roofs. Long shadows are cast across the grass, and the overall atmosphere is warm and serene.

# Jumeirah Golf Estates





## A CLOSER LOOK AT JUMEIRAH GOLF ESTATES



**Jumeirah Golf Estates continues to go from strength to strength, with the second quarter exceeding all expectations.**

A total of 61 villas and townhouses were sold, with the top three transactions all surpassing AED 39 million. The highest sale was a seven bedroom custom built villa in Redwood Avenue, which sold for AED 56,000,000. This was followed by a double plot custom built villa in Wildflower, which achieved AED 40,560,000. The third highest transaction was a seven bedroom villa with an Earth Course view in Sanctuary Falls, which sold for AED 39,000,000. These standout deals highlight the strong buyer and investor confidence in one of Dubai's most sought after communities.

We are currently seeing a strong influx of British and European buyers in JGE, which is helping to drive the positive momentum in the market. The appeal for these high net worth individuals lies in the well established nature of the community, as well as the lifestyle it offers. The greenery, lakes, and central clubhouse create a genuine neighbourhood feel that reminds many of home.

Of the 61 transactions, 32 were cash sales and 29 were financed through mortgages. A remarkable 60% of these properties were sold off market, before being publicly listed. This reinforces the importance of working closely with your area specialist to gain early access to upcoming listings and opportunities that may never reach the wider market.

With demand for Jumeirah Golf Estates continuing to rise among both investors and end users, I would strongly encourage anyone interested in the area to contact myself or a member of my team to secure your dream home.

For regular updates, please follow me on Instagram @darrenmurphydubai, where I share every new listing and sale, giving you the opportunity to stay ahead of the market.

Wishing you a strong and successful second half of the year.

**Branch Director and Partner**  
Jumeirah Golf Estates Branch

Please note all data within this report are legally transferred transactions with Dubai Land Department and any sales that are currently agreed but not yet legally transferred will not appear until the next report



At a glance

Jumeirah Golf Estates

TOTAL SALES TRANSACTIONS

Value

₹ 996,889,998

Volume

61 Units

AVERAGE  
SALES PRICE

₹ 16 M

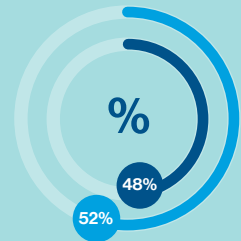
MOST NOTABLE  
SALES

56,000,000  
Redwood Avenue

40,560,000  
Wildflower

39,000,000  
Sanctuary Falls

MORTGAGE VS  
CASH



■ Cash ■ Finance

TOP  
TRANSACTIONING  
COMMUNITY



Jasmine Lane  
12 units



JGE MAP LEGEND

- |                     |                     |
|---------------------|---------------------|
| 01 Sienna Lakes     | 08 Orange Lake      |
| 02 Lime Tree Valley | 09 Redwood Avenue   |
| 03 Wildflower       | 10 Jumeirah Luxury  |
| 04 Sundials         | 11 Redwood Park     |
| 05 Sanctuary Falls  | 12 Flame Tree Ridge |
| 06 Olive Point      | 13 Jasmine Lane     |
| 07 Whispering Pines |                     |

Click on the map to find the recent sales transactions in your community ▶





Spotlight on

# SIENNA LAKES



## SIENNA LAKES SALES OVERVIEW

Average sales price

₹ 11,500,000



Average sales price per square foot

₹ 1,476



Date	BUA (Sq.Ft.)	Type	Bedrooms	View	Sales Price
24.04.25	8,420	Mirabella	5	Community	₹ 12,600,000
20.06.25	7,148	Sonoma	6	Community	₹ 10,400,000





Spotlight on

## LIME TREE VALLEY



### LIME TREE VALLEY SALES OVERVIEW

Average sale price




₪ 25,351,667



Average sale price per square foot

₪ 4,122



Date	BUA (Sq.Ft.)	Type	Bedrooms	View	Sales Price
04.04.25	5,535	Girona	 5	Earth Course	₪ 27,755,000
19.06.25	6,115	Granada	 5	Earth Course	₪ 21,800,000
19.06.25	6,997	Tarragona	 5	Earth Course	₪ 26,500,000







## WILDFLOWER SALES OVERVIEW

Average sales price

₹ 23,121,000



Average sales price per square foot

₹ 2,630



Date	BUA (Sq.Ft.)	Type	Bedrooms	View	Sales Price
11.04.25	6,382	Custom	5	Earth Course	₹ 15,000,000
17.04.25	18,509	Shell and Core	6	Earth Course	₹ 33,200,000
22.04.25	7,686	Custom	6	Community	₹ 11,000,000
10.04.25	9,286	Custom	6	Earth Course	₹ 31,500,000
08.05.25	15,812	Double-Plot Custom	6	Earth Course	₹ 40,560,000
08.05.25	8,588	Custom	5	Earth Course	₹ 22,000,000
26.05.25	5,795	Type C	5	Community	₹ 13,650,000
11.05.25	7,001	Custom	5	Earth Course	₹ 22,700,000
16.06.25	5,733	Custom	5	Earth Course	₹ 17,700,000
16.06.25	6,792	Custom	5	Earth Course	₹ 23,900,000





Spotlight on

# SANCTUARY FALLS



## SANCTUARY FALLS SALES OVERVIEW

Average sale price







₹ 25,104,167



Average sale price per square foot

₹ 2,944



Date	BUA (Sq.Ft.)	Type	Bedrooms	View	Sales Price
09.04.25	5,625	Type A	 5	Earth Course	₹ 16,500,000
21.04.25	10,884	Custom	 6	Earth Course	₹ 34,000,000
23.04.25	11,076	Custom	 6	Earth Course	₹ 34,425,000
06.05.25	10,445	Custom	 7	Earth Course	₹ 39,000,000
13.05.25	5,584	Type C	 5	Internal Road	₹ 12,300,000
27.05.25	5,625	Type B	 5	Lake	₹ 14,400,000





Spotlight on

# OLIVE POINT

## OLIVE POINT SALES OVERVIEW

Average sale price



₹ 23,600,000



Average sale price per square foot

₹ 3,063



Date	BUA (Sq.Ft.)	Type	Bedrooms	View	Sales Price
01.05.25	6,679	Fontana	 6	Community	₹ 14,200,000
07.05.25	8,250	Custom	 5	Earth Course	₹ 33,000,000







WHISPERING PINES SALES OVERVIEW

Average sale price





₹ 8,775,000



Average sale price per square foot

₹ 2,269



Date	BUA (Sq.Ft.)	Type	Bedrooms	View	Sales Price
03.04.25	3,842	Sawgrass	 4	Earth Course	₹ 9,600,000
07.04.25	3,737	Muirfield	 4	Community	₹ 7,700,000
18.04.25	4,135	Firestone	 4	Community	₹ 9,500,000
13.05.25	3,737	Muirfield	 4	Earth Course	₹ 8,300,000





Spotlight on

# ORANGE LAKE

## ORANGE LAKE SALES OVERVIEW

Average sale price

₹ 14,500,000



Average sale price per square foot

₹ 2,094



Date

BUA (Sq.Ft.)

Type

Bedrooms

View

Sales Price

30.05.25

6,923

Custom

 5

Community

₹ 14,500,000





Spotlight on

# REDWOOD AVENUE



## REDWOOD AVENUE SALES OVERVIEW

Average sale price










₹ 28,194,444



Average sale price per square foot

₹ 2,924



Date	BUA (Sq.Ft.)	Type	Bedrooms	View	Sales Price
04.04.25	9,490	Melbourne	 5	Fire Course	₹ 24,000,000
22.04.25	12,500	Custom	 7	Fire Course and Lake	₹ 56,000,000
21.04.25	9,489	Melbourne	 5	Fire Course	₹ 24,000,000
22.04.25	8,319	Sydney	 5	Fire Course	₹ 22,500,000
23.04.25	9,150	County Down	 5	Fire Course	₹ 23,250,000
28.04.25	8,630	Troon	 5	Fire Course	₹ 20,500,000
01.05.25	9,150	County Down	 5	Fire Course	₹ 25,500,000
15.05.25	10,508	Ontario	 6	Fire Course	₹ 28,000,000
24.06.25	8,095	Aberdeen	 5	Fire Course	₹ 30,000,000





Spotlight on

# JUMEIRAH LUXURY



## JUMEIRAH LUXURY SALES OVERVIEW

Average sale price



₹ 8,575,000



Average sale price per square foot

₹ 2,495



Date	BUA (Sq.Ft.)	Type	Bedrooms	View	Sales Price
18.06.25	3,437	GV1	 4	Fire Course	₹ 10,300,000
20.06.25	3,436	GV1	 4	Community	₹ 6,850,000





Spotlight on

# REDWOOD PARK



## REDWOOD PARK SALES OVERVIEW

Average sale price







₹5,841,666



Average sale price per square foot

₹1,932



Date	BUA (Sq.Ft.)	Type	Bedrooms	View	Sales Price
02.05.25	2,853	3 Bed Middle	 3	Community	₹5,000,000
02.05.25	2,853	3 Bed Middle	 3	Fire Course	₹6,050,000
20.05.25	2,853	3 Bed Middle	 3	Community	₹4,999,999
29.05.25	2,853	3 Bed Middle	 3	Community	₹4,999,999
30.05.25	3,649	4 Bed Corner	 4	Fire Course	₹9,100,000
23.06.25	2,853	3 Bed Middle	 3	Community	₹4,900,000





Spotlight on

# FLAME TREE RIDGE



## FLAME TREE RIDGE SALES OVERVIEW

Average sale price




₹ 19,208,333



Average sale price per square foot

₹ 3,340



Date	BUA (Sq.Ft.)	Type	Bedrooms	View	Sales Price
15.04.25	5,533	Oakmont	 5	Fire Course	₹ 19,000,000
20.05.25	5,734	Pinehurst	 5	Fire Course	₹ 19,250,000
19.06.25	6,002	Inverness	 5	Fire Course	₹ 19,375,000





Spotlight on

# JASMINE LANE



## JASMINE LANE SALES OVERVIEW

Average sales price














₹ 4,278,846



Average sales price per square foot

₹ 1,930



Date	BUA (Sq.Ft.)	Type	Bedrooms	View	Sales Price
03.04.25	2,201	3 Bed Middle	 3	Community	₹ 4,500,000
24.04.25	2,404	3 Bed End Unit	 3	Community	₹ 4,200,000
04.05.25	2,201	3 Bed Middle	 3	Lagoon	₹ 4,750,000
05.05.25	2,201	3 Bed Middle	 3	Community	₹ 4,500,000
07.05.25	2,201	3 Bed End Unit	 3	Community	₹ 4,975,000
13.05.25	2,203	3 Bed Middle	 3	Lagoon	₹ 5,300,000
27.05.25	2,193	3 Bed Middle	 3	Lagoon	₹ 4,100,000
27.05.25	2,203	3 Bed Middle	 3	Community	₹ 3,500,000
27.05.25	2,200	3 Bed Middle	 3	Community	₹ 3,500,000
03.06.25	2,200	3 Bed Middle	 3	Community	₹ 4,000,000
04.06.25	2,227	3 Bed Middle	 3	Community	₹ 4,100,000
04.06.25	2,200	3 Bed Middle	 3	Community	₹ 3,900,000
04.06.25	2,200	3 Bed Middle	 3	Community	₹ 4,300,000





# ALLSOPP & ALLSOPP

KEEP MOVING

Want to know more?  
**Contact our team today**



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