



**Property Overview: Downtown Views II**

**Location & Amenities**

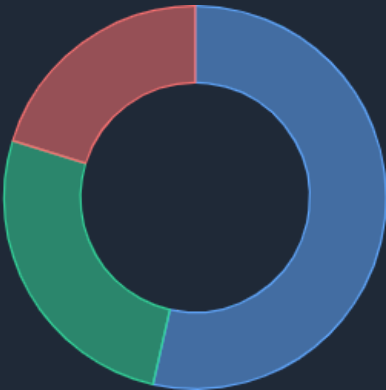
**Area:** Downtown Dubai  
**Developer:** Emaar  
**Status:** Completed

- Direct Mall Access
- Pool & Gym
- Close to Metro
- Burj Khalifa Views

Interactive Map Placeholder

**Historical Performance Analysis**

**Unit Liquidity**



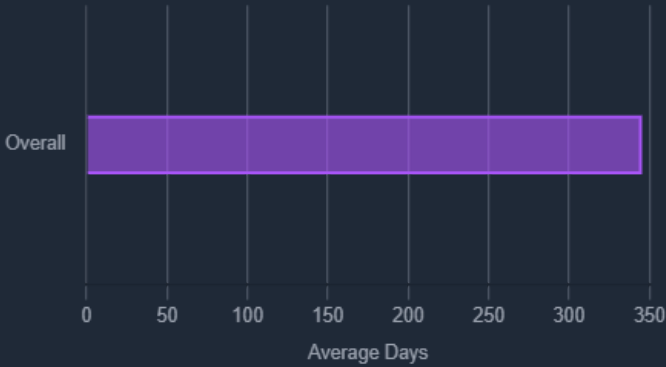
2 B/R most liquid (~53%), followed by 1 B/R (~26%).

**Recent Price / Sqft**

1 B/R: AED 2,700 - 3,000  
 2 B/R: AED 2,600 - 3,400  
 3 B/R: AED 2,700 - 3,260

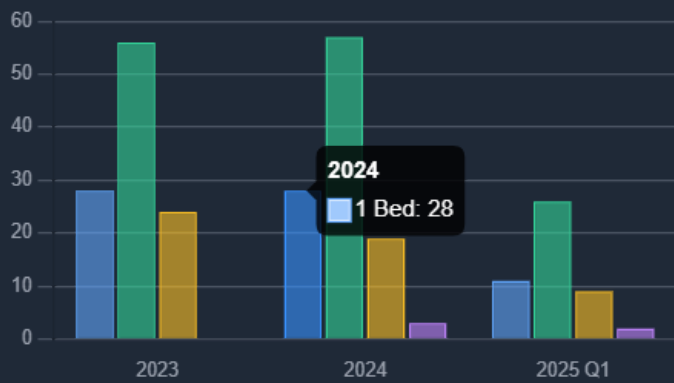
Trend: Consistent Upward

**Avg. Resale Cycle (Days)**



(Faster cycles <9 mo noted)

**Transaction Volume**



Activity steady 2023-2024.

**AI Summary (Simulated)**

Moderate

**Target: 2 B/R Units**

Strong appreciation trend

Potential market slowdown

Confidence: High

\*Enter purchase price for specific ROI potential.

**Key Factors Analysis**

**Opportunities**

- Strong appreciation trend
- High liquidity in 2 B/R
- Prime location

**Risks**

- Potential market slowdown
- Competition from new projects