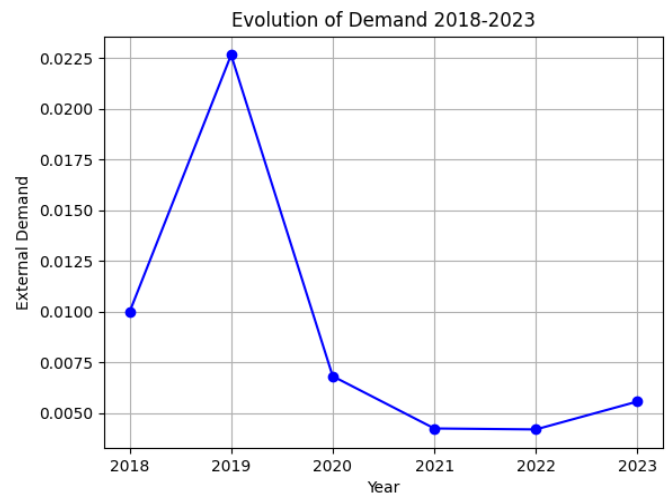
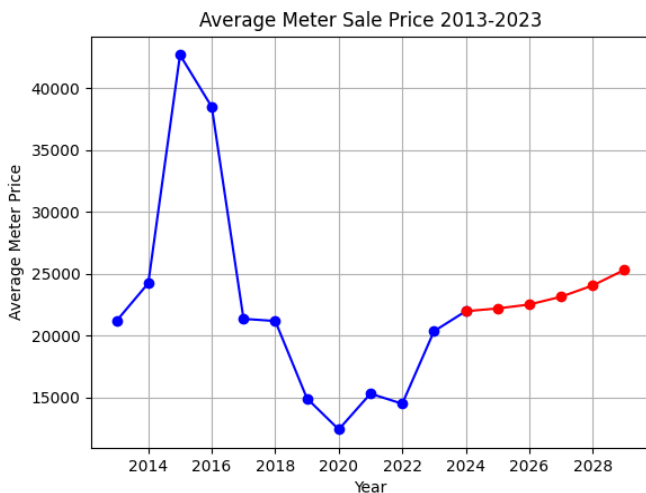


# AZURE RESIDENCE

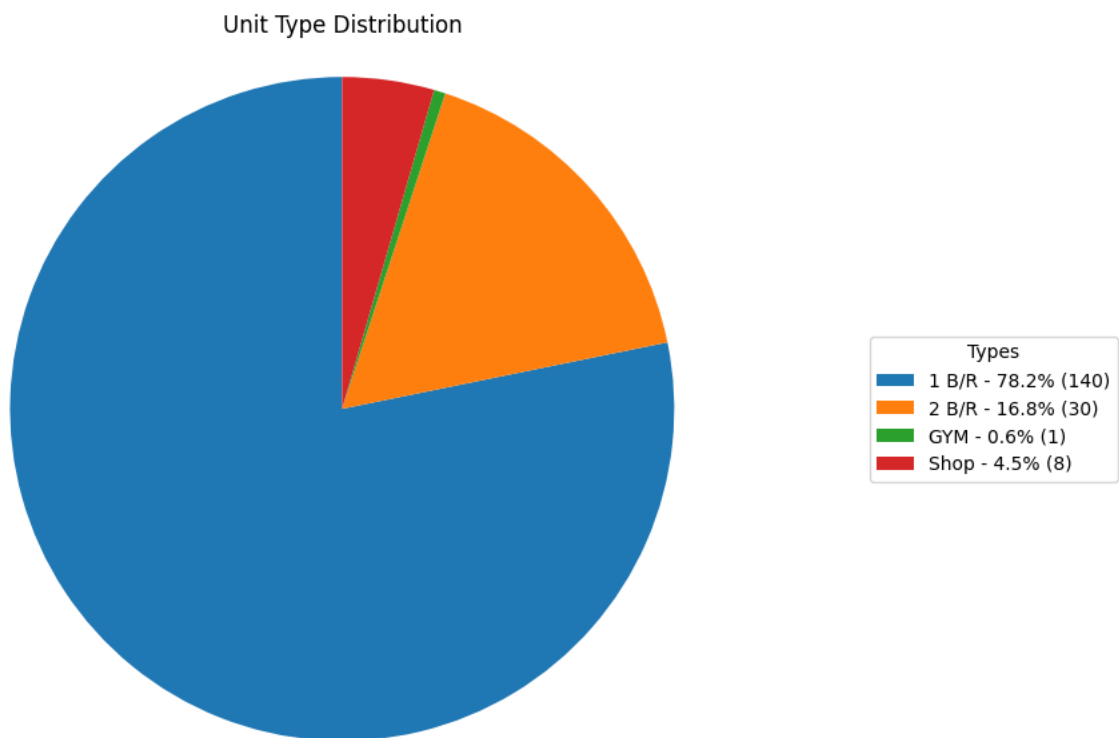
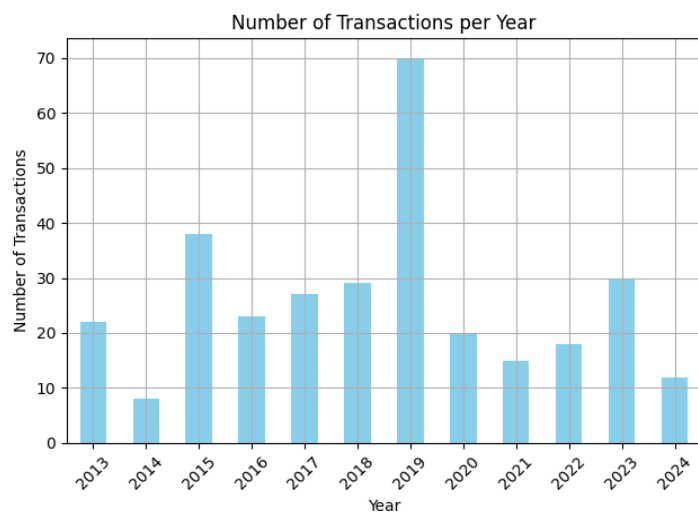
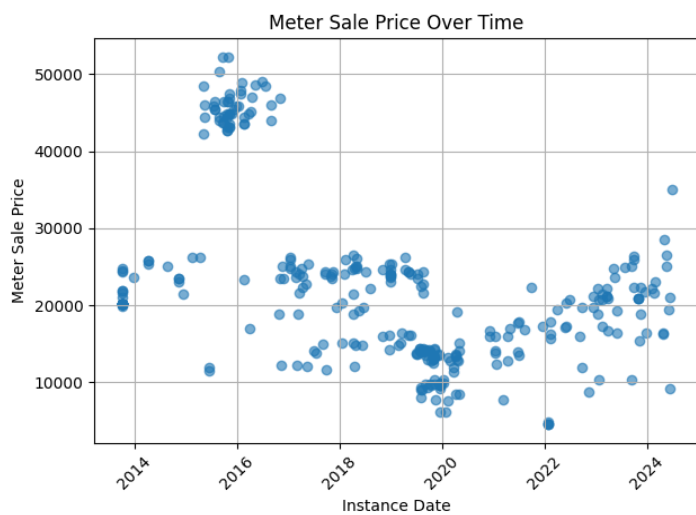
Main Building: Residential+Retail 1B+G+10+2R and Round Restaurant Building G+1+R.

| Description                       | Value      |
|-----------------------------------|------------|
| Project status:                   | FINISHED   |
| Nbr of Buildings:                 | 1          |
| Nbr of Units:                     | 179        |
| Start Date:                       | 2013-12-30 |
| Completion Date:                  | 2015-12-30 |
| Percent Completed:                | 100 %      |
| Average Capital Appreciation 10Y: | -3.93 %    |
| Average Capital Appreciation 5Y:  | -3.89 %    |
| Average Gross Rental Yield:       | 5.89 %     |
| Internal Demand <sup>1</sup> :    | 16.76 %    |
| External Demand <sup>2</sup> :    | 0.56 %     |



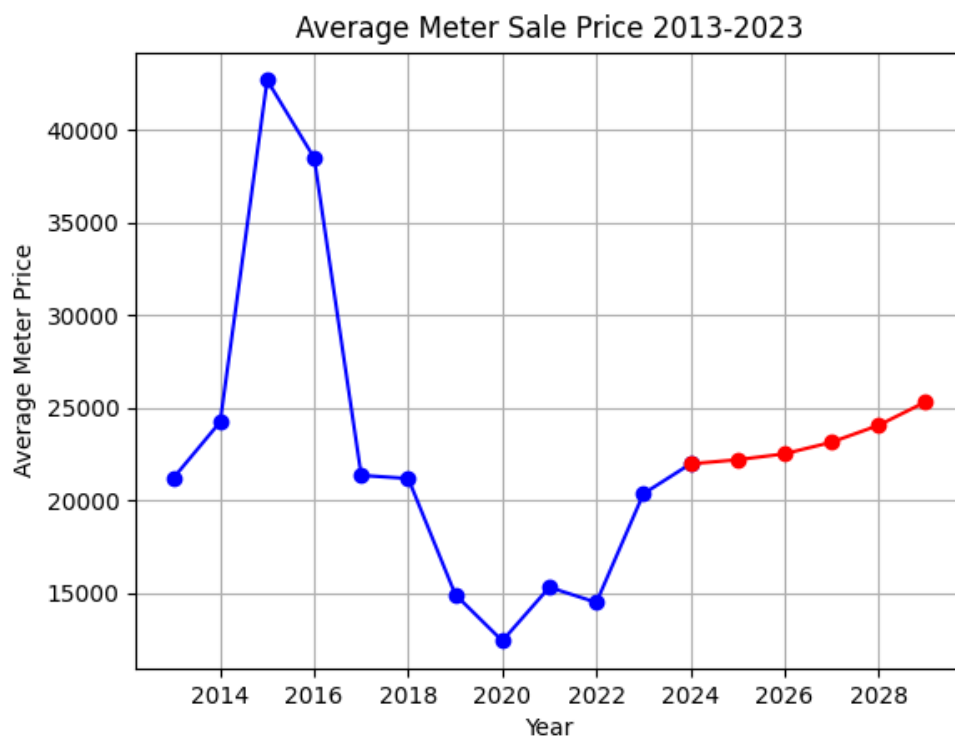
<sup>1</sup>: (Number of transaction in the project in year 2023) / (Number of units in the project) \* 100

<sup>2</sup>: (Number of transaction in the project in year 2023) /(Total number of transactions in 2023) \* 100



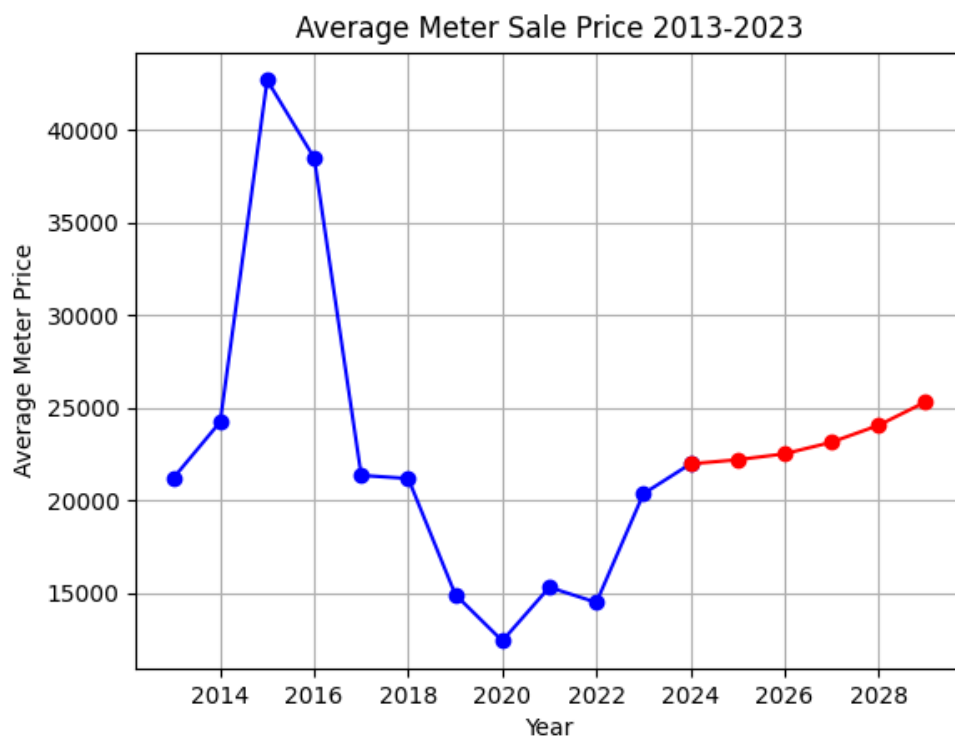
# Residential / AZURE RESIDENCE

| Description                       | Value   |
|-----------------------------------|---------|
| Average Capital Appreciation 10Y: | -3.93 % |
| Average Capital Appreciation 5Y:  | -3.89 % |
| Average Gross Rental Yield:       | 5.89 %  |



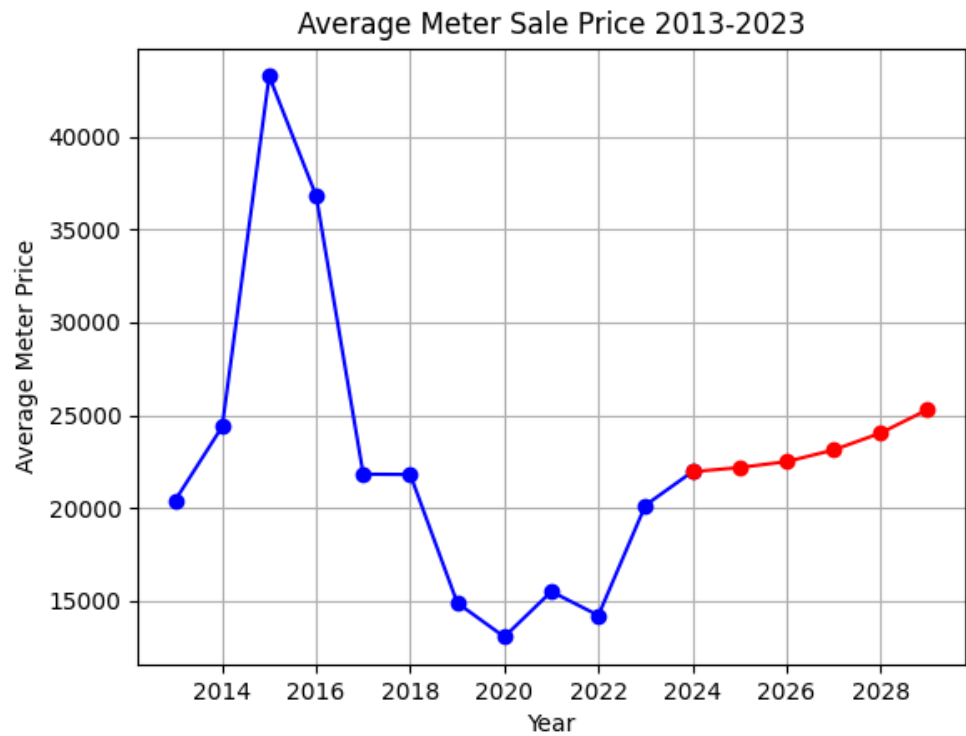
# Flat / Residential / AZURE RESIDENCE

| Description                       | Value   |
|-----------------------------------|---------|
| Average Capital Appreciation 10Y: | -3.93 % |
| Average Capital Appreciation 5Y:  | -3.89 % |
| Average Gross Rental Yield:       | 5.89 %  |



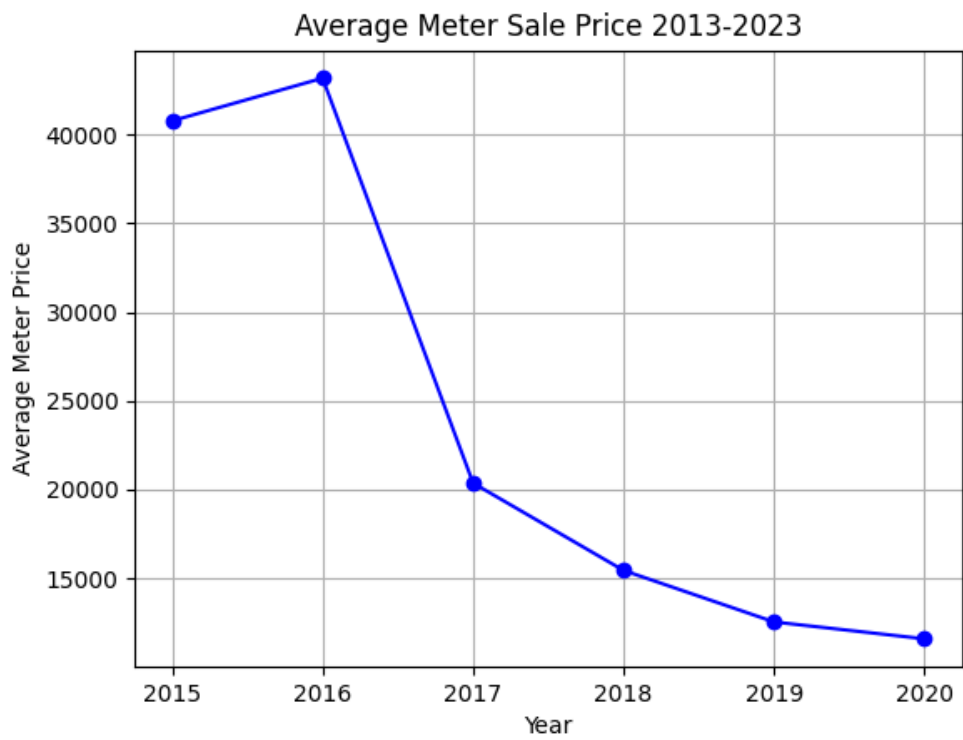
# 1 B/R / Flat / Residential / AZURE RESIDENCE

| Description                       | Value   |
|-----------------------------------|---------|
| Average Capital Appreciation 10Y: | -1.27 % |
| Average Capital Appreciation 5Y:  | -7.58 % |
| Average Gross Rental Yield:       | 6.18 %  |



# 2 B/R / Flat / Residential / AZURE RESIDENCE

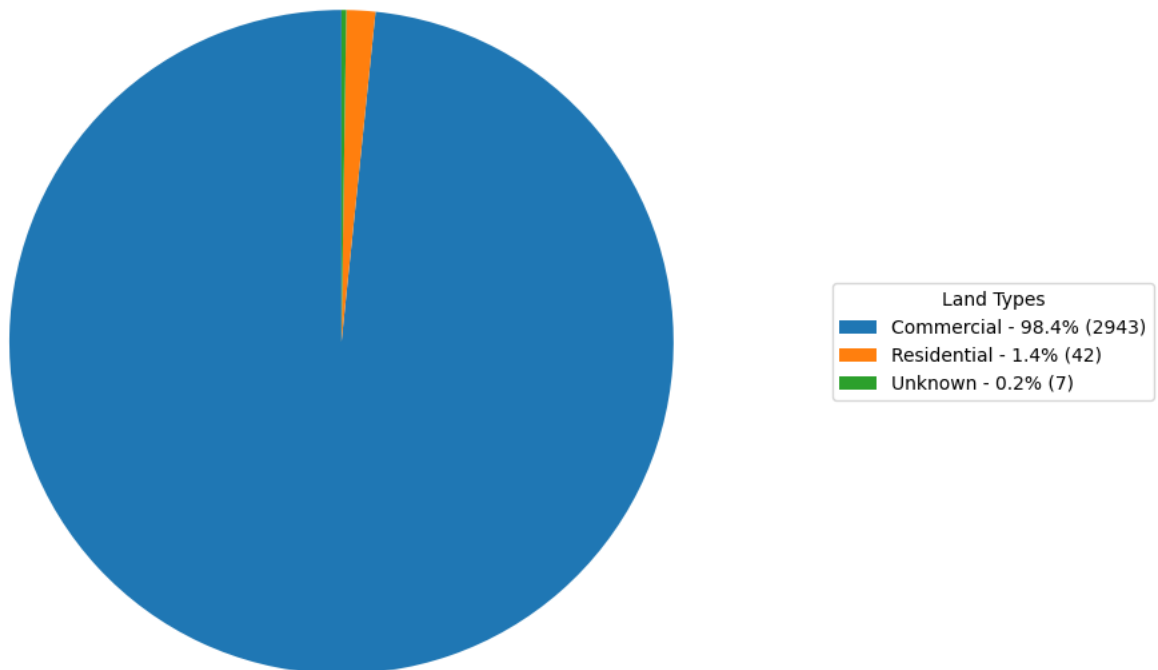
| Description                       | Value  |
|-----------------------------------|--------|
| Average Capital Appreciation 10Y: | N/A %  |
| Average Capital Appreciation 5Y:  | N/A %  |
| Average Gross Rental Yield:       | 4.04 % |



# Area : palm jumeirah

| Metric                           | Value         |
|----------------------------------|---------------|
| Acquisition Demand 2023          | 14.16 %       |
| Rental Demand 2023 <sup>1</sup>  | 21.33 %       |
| Average Sale Price               | 28,026.22 AED |
| Average Capital Appreciation 10Y | 57.89 %       |
| Average Capital Appreciation 5Y  | 57.1 %        |
| Average Gross Rental Yield       | 6.01 %        |
| Supply of Finished Projects      | 33            |
| Supply of Off-Plan Projects      | 20            |
| Supply of Lands                  | 2992          |

Land Type Distribution



<sup>1</sup>: (Number of rental contracts in year 2023) / (Number of units in the area) \* 100

Contact us for any inquiries or personalised market research: [contact@estatesnipers.com](mailto:contact@estatesnipers.com)

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