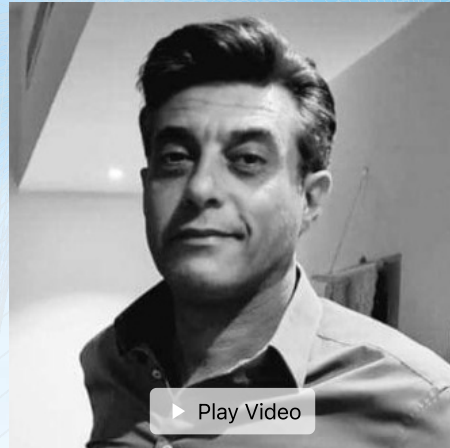


## CMA REPORT 29 Burj Boulevard Tower 1

### Mohammed Ezzat

I'm Mohamed Ezzat, with over 15 years of experience in Dubai's real estate industry. Specializing in strategic planning, development, and market analysis. As Head of Real Estate Strategy & Development at a global company in Dubai, I drive key initiatives in the primary sector, leveraging my market knowledge to shape the city's evolving property landscape.



Real Estate Agency in Dubai offers a comprehensive range of services to help clients navigate the city's dynamic property market. These include property listings, market analysis, sales, and rental transactions, as well as property management. The agency assists buyers, sellers, landlords, and tenants by providing expert guidance on legal processes, valuations, and investment opportunities



@realestateagency



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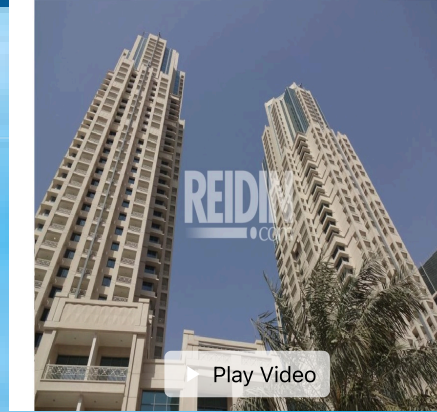
REAL ESTATE  
COMPANY LLC

## 29 Burj Boulevard Tower 1

Company Name: **Real Estate Agency**  
Agent Name: **Mohammed Ezzat**  
Property Type: **Apartment**  
No Of Bedrooms: **All**

Offered Price:

**AED 3,000,000**



The development consists of a high-rise residential tower (44 stories) situated at the prestigious Burj Dubai site.

Year Built:  
**Q2, 2013**

Developer:  
**Emaar Properties PJSC**

Property Status:  
**Existing**

29 Burj Boulevard Tower 1 - Occupancy Rate:  
**85% [H1 2024]**

Number Of Units:  
**321**

29 Burj Boulevard Tower 1 - Service Charges:  
**AED 19.1**

Number Of Floors:  
**45**

### Other Technical Informations and Social Facilities

- ✓ Underground Parking Space
- ✓ Fully Equipped Gym
- ✓ Swimming Pool
- ✓ Table Tennis Room
- ✓ Service Lift
- ✓ Access Card /Biometrics
- ✓ Steam Room - Sauna
- ✓ Barbeque Area
- ✓ Guest Lobby
- ✓ Tennis Court
- ✓ Restaurant Coffee Shop
- ✓ Security
- ✓ CCTV
- ✓ Billards Pool Room
- ✓ Security Cam Entrance
- ✓ Fire Fighting System for Lift

### Location Opportunities

- ✓ High School
- ✓ Medical Center
- ✓ Market Place
- ✓ Bus Stop

### 29 Burj Boulevard Tower 1 Nearest Landmark

- |                                                       |                                                        |                                                              |                                                   |
|-------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------|
| <br>Food & Beverage<br><b>0.02 KM</b><br>Royal Orchid | <br>Market Place<br><b>0.1 KM</b><br>Spinneys          | <br>Nursery School<br><b>0.3 KM</b><br>Blossom Business B... | <br>Mosque<br><b>0.4 KM</b><br>Al Ghafoor Mosque  |
| <br>Shopping Center<br><b>0.5 KM</b><br>Souk Al Bahar | <br>Hospital<br><b>0.6 KM</b><br>Aster Clinic, Busi... | <br>Metro Station<br><b>1.1 KM</b><br>R26 - Business Bay     | <br>School<br><b>1.9 KM</b><br>JSS Private School |

Average Price

Average Price

## Transaction Analysis

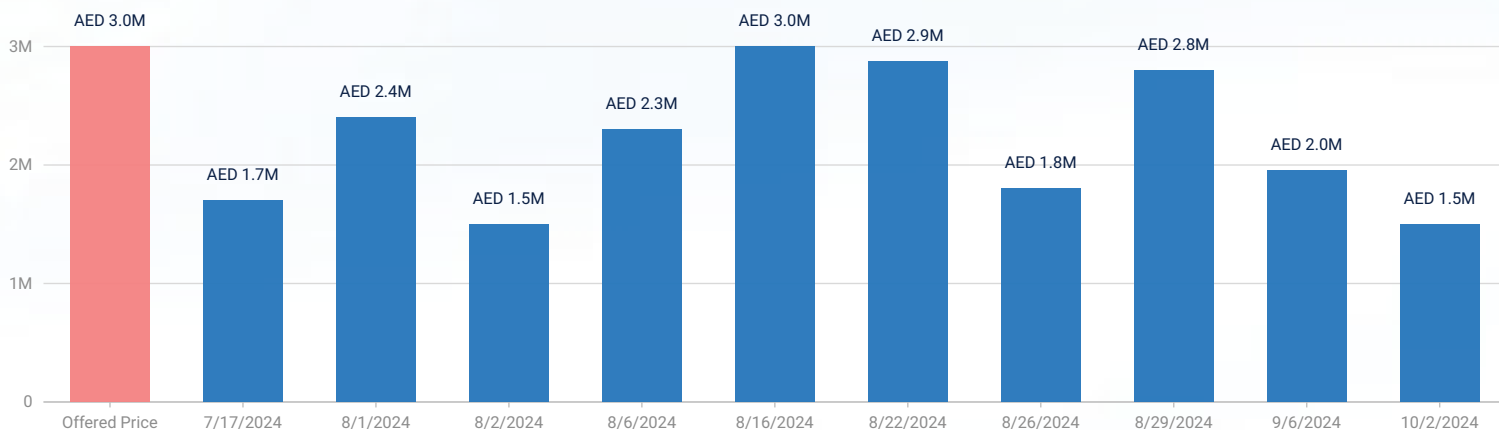
AED 2,182,500

AED 2,030 AED/sqf

## 29 Burj Boulevard Tower 1 / Downtown Dubai / Dubai - Latest Transaction(s)

<input checked="" type="checkbox"/>	Neighbourhood	Property Name	Property Sub Type	Unit	No Of Bedrooms	Size sqf	Type	Date of Transaction	Price AED	AED/ sqf
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	3706	1 B/R	802.1	Sales - Ready	October 2, 2024	AED 1,500,000	AED 1,870.0
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	3503	1 B/R	770.4	Sales - Ready	September 6, 2024	AED 1,950,000	AED 2,531.2
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	1206	2 B/R	1400.8	Sales - Ready	August 29, 2024	AED 2,800,000	AED 1,998.8
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	904	1 B/R	799.0	Sales - Ready	August 26, 2024	AED 1,800,000	AED 2,252.8
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	2506	2 B/R	1400.8	Sales - Ready	August 22, 2024	AED 2,875,000	AED 2,052.4
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	4005	2 B/R	1076.7	Sales - Ready	August 16, 2024	AED 3,000,000	AED 2,786.2
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	3302	1 B/R	1699.8	Sales - Ready	August 6, 2024	AED 2,300,000	AED 1,353.1
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	704	1 B/R	799.0	Sales - Ready	August 2, 2024	AED 1,500,000	AED 1,877.3
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	302	1 B/R	1671.4	Sales - Ready	August 1, 2024	AED 2,400,000	AED 1,435.9
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	2102	1 B/R	793.6	Sales - Ready	July 17, 2024	AED 1,700,000	AED 2,142.1

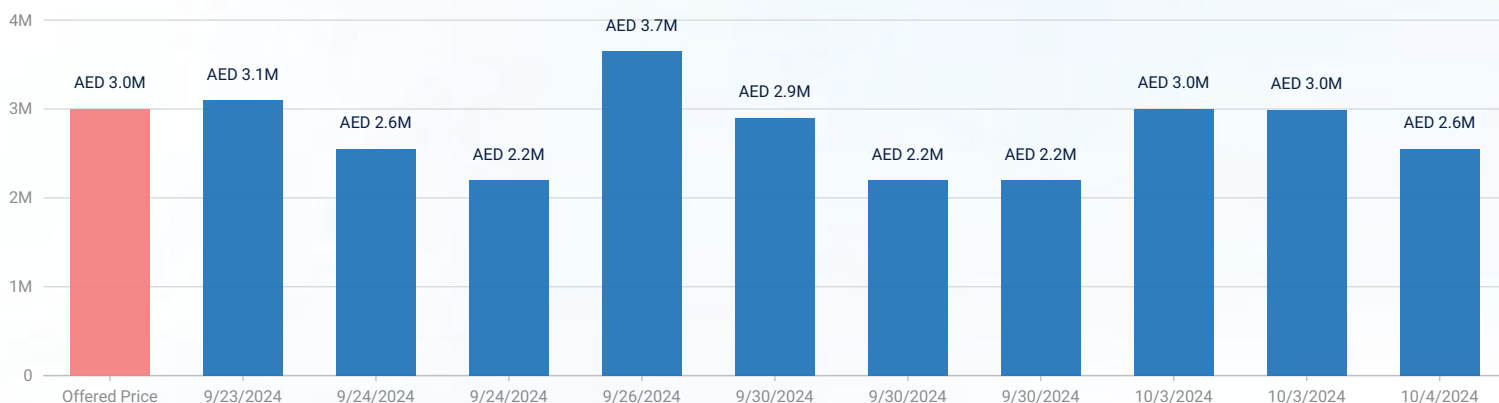
## 29 Burj Boulevard Tower 1 - Sales Transaction(s) Comparison



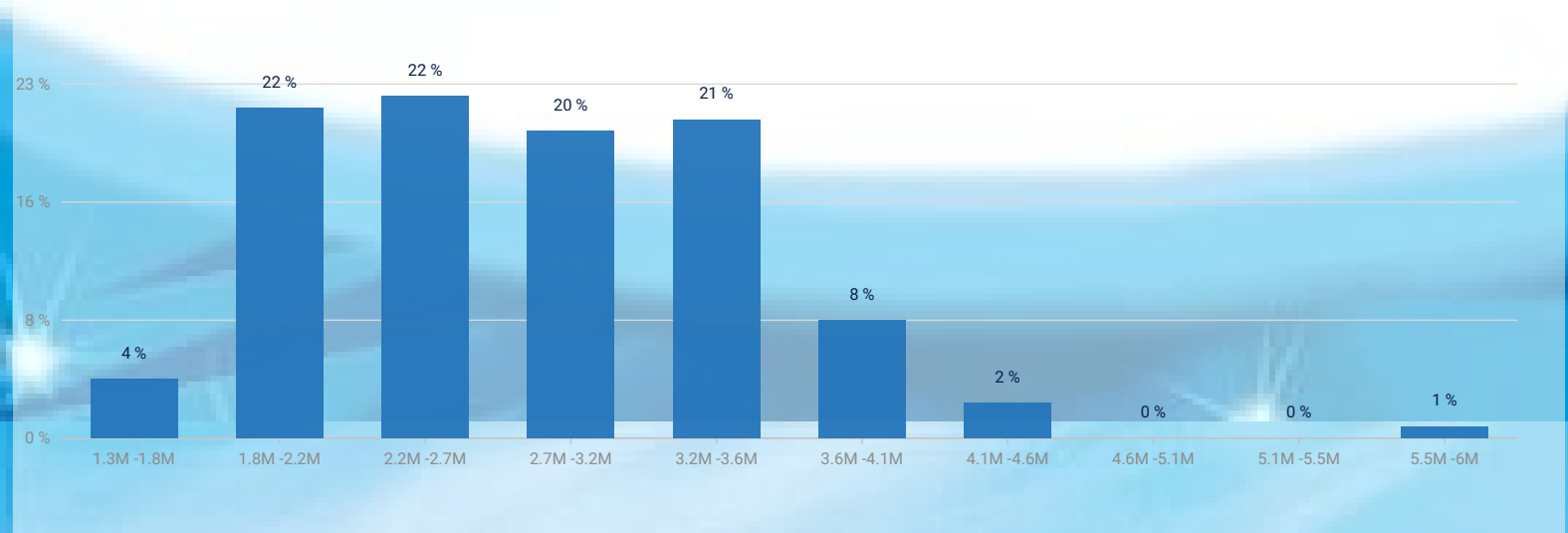
## 29 Burj Boulevard Tower 1 / Downtown Dubai / Dubai - Latest Listing(s)

<input checked="" type="checkbox"/>	Neighbourhood	Property Name	Property Sub Type	No Of Bedrooms	Size sqf	Type	Date of Transaction	Price AED	AED/ sqf
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	2 B/R	2180.0	Sales	October 4, 2024	AED 2,550,000	AED 1,169.7
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	2 B/R	1173.0	Sales	October 3, 2024	AED 2,990,000	AED 2,549.0
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	2 B/R	1400.0	Sales	October 3, 2024	AED 3,000,000	AED 2,142.9
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	1 B/R	770.0	Sales	September 30, 2024	AED 2,200,000	AED 2,857.1
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	1 B/R	770.0	Sales	September 30, 2024	AED 2,200,000	AED 2,857.1
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	2 B/R	1173.0	Sales	September 30, 2024	AED 2,900,000	AED 2,472.3
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	2 B/R	1087.0	Sales	September 26, 2024	AED 3,650,000	AED 3,357.9
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	1 B/R	836.0	Sales	September 24, 2024	AED 2,200,000	AED 2,631.6
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	2 B/R	2180.0	Sales	September 24, 2024	AED 2,550,000	AED 1,169.7
<input checked="" type="checkbox"/>	Downtown Dubai	29 Burj Boulevard Tower 1	Apartment	2 B/R	1155.0	Sales	September 23, 2024	AED 3,100,000	AED 2,684.0

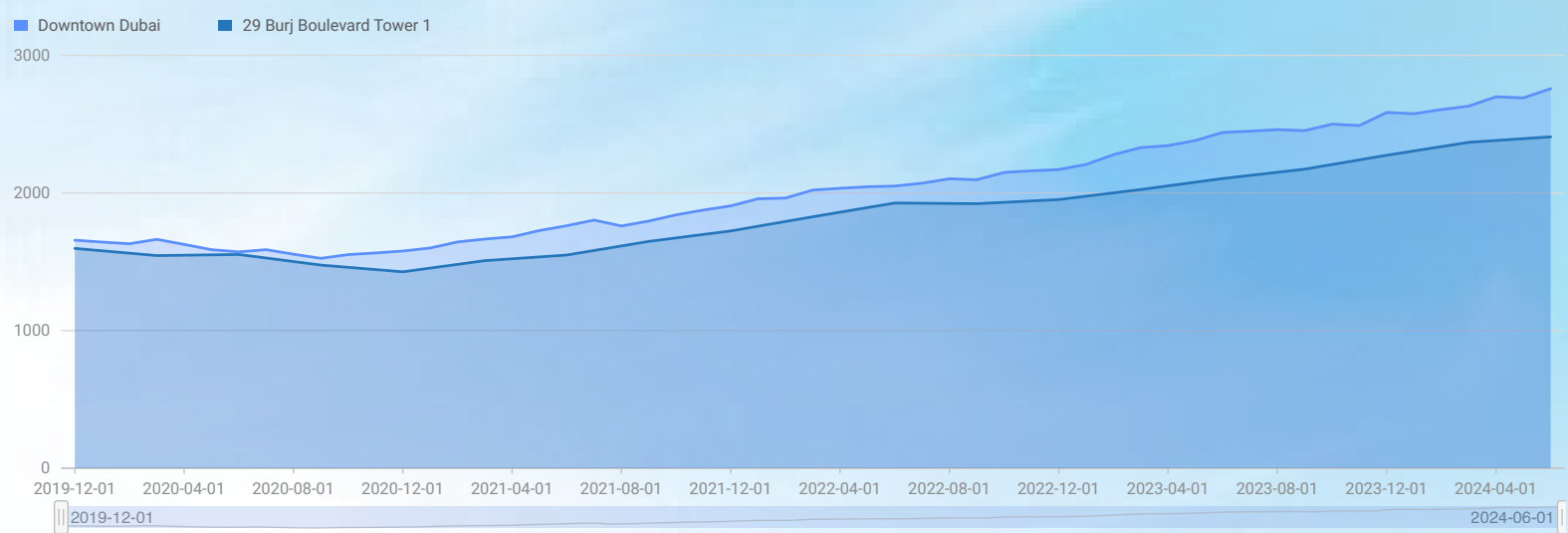
## 29 Burj Boulevard Tower 1 - Listing(s) Sales Price Comparison



Nearby 29 Burj Boulevard Tower 1 Listing(s) Sales AED (AED) Price Distribution (2024-04-18 2024-10-18)



29 Burj Boulevard Tower 1 Area Sales Price Changes (December 2019 - June 2024)



## Price Changes



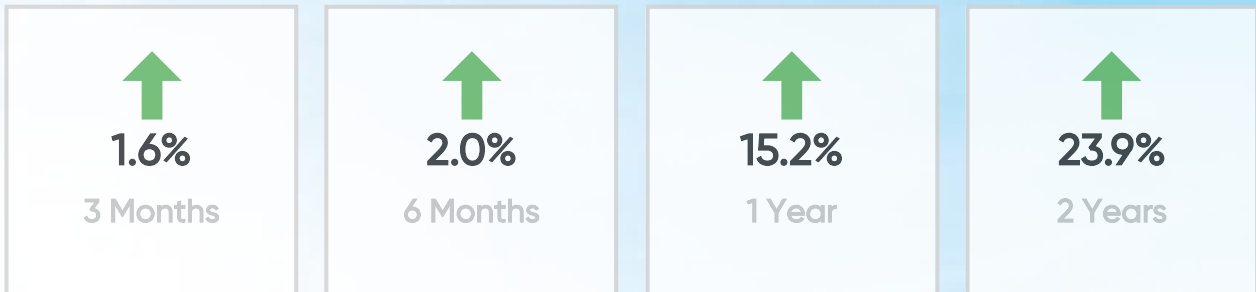
### SALES PRICE CHANGES

Average Sales Price  
AED 2,182,500

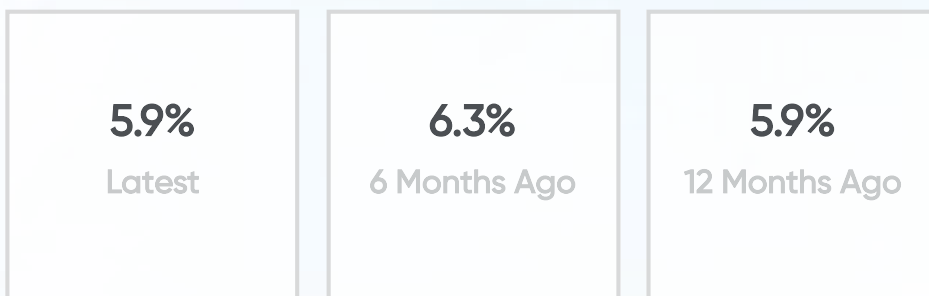


### RENT PRICE CHANGES

Average Rental Price  
AED 104,300



## GROSS YIELD RATE



## Investment



### COST OF PROPERTY

OFFERED PRICE	AED 3,000,000
LAND DEPARTMENT CHARGES	AED 120,000 + 5% VAT
AGENCY CHARGES	AED 60,000 + 5% VAT
MORTGAGE PROCESSING FEE	AED 24,000 + 5% VAT
PROPERTY VALUATION CHARGES	AED 3,000 + 5% VAT
TRANSFER CHARGES	AED 4,000 + 5% VAT
<b>TOTAL COST</b>	<b>AED 3,221,550</b>



### MORTGAGE CALCULATOR

Loan Term <b>25 Years</b>	Property Price <b>AED 3,000,000</b>	Down Payment <b>AED 600,000</b>	Interest Rate <b>4.69%</b>	Monthly Payment <b>AED 13,600</b>
Loan Term <b>10 Years</b>	Property Price <b>AED 3,000,000</b>	Down Payment <b>AED 600,000</b>	Interest Rate <b>4.69%</b>	Monthly Payment <b>AED 25,094</b>

## My Listings



**For Sale - 300.000 AED**

Apartment, 1 Bedrooms

New Apartment | Prime Location | 15 Mins From Airport



**For Rent - 150.000 AED**

Villa, 3 Bedrooms

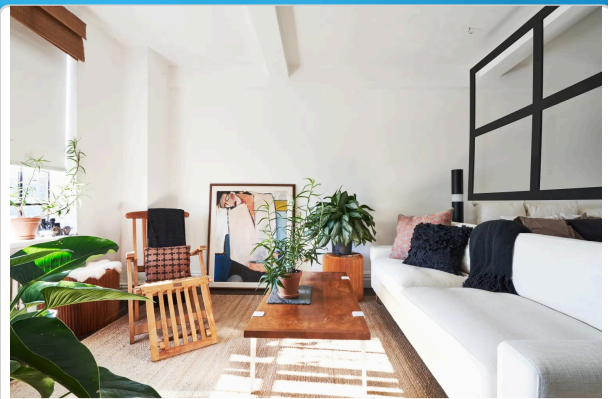
3 Bedroom Villa | Prime Location | With Pool



**For Sale - 2.500.000 AED**

Villa, 3 Bedrooms

Villa For Sale | 3 Bedroom | Prima Location



**For Sale - 1.500.000 AED**

Apartment, 2 Bedrooms

Apartment For Sale | 2 Bedroom | Furnished



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