Ledgard

Peninsula Three

Business Bay · Dubai

Issued 14 August 2026 · Reference LG-2608-H6AJ

Independent Property Intelligence Report

The unit measures 85 sq m and is offered at AED 2,450,000 (USD 667,000 / EUR 578,000 / GBP 494,000). The analysis that follows is built on registered sale transactions, not on marketing material. Rates used: 1 EUR = AED 4.2373, 1 GBP = AED 4.9595, retrieved 14 August 2026.

THIS UNIT · PER SQUARE METRE

AED 28,824

USD 7,849

What this property is being asked for, per square metre.

AREA MEDIAN · PER SQUARE METRE

AED 18,778

USD 5,113

The middle sale. Half of the 622 registered sales went for more, half for less.

POSITION

Asking more per square metre than 3 in every 4 registered sales

622 registered sales in this area, last 12 months.

SALES MATCHED

622

2025-08-14 to 2026-08-11

Every figure in this report is drawn from these registered sales.

1. Legal Ownership and Registration

This review concerns Peninsula Three. The submitted area is Business Bay. The ownership structure, title status, seller's authority and any restriction or charge affecting the property are not verified. The buyer should obtain the title document, the seller's identification and authority documents, and a current property status record from the seller. A conveyancing lawyer should check those documents against the official property record and confirm that the seller can transfer clear title.

2. Developer Check

The registered developer's identity, the project's registration and escrow position, and its completion and handover record are not verified. The buyer should obtain the project registration and escrow documents from the seller or developer, together with the handover and defect records. A conveyancing lawyer should check those documents against the official project record.

Registered Project Record

- Project number: 2372
- Registered project name: Peninsula Three
- Developer: SELECT GLOBAL DEVELOPMENT L.L.C
- Master developer: BUSINESS BAY (L.L.C)
- Status: ACTIVE
- Percentage completed: 93.06
- Start date: 2022-06-01
- End date: 2025-06-01
- Completion date: 2025-06-01
- Escrow agent: Dubai Islamic Bank PJSC
- Units: 853
- Buildings: 1

This record is drawn from the Dubai Land Department registered projects dataset, current as at 2026-06-15. It is the registered record; it is not a guarantee of completion or delivery.

3. Title Classification

The submitted unit size is 85 square metres. The title classification is not verified. The buyer should obtain the title document, the sale and purchase agreement and the building rules from the seller. A conveyancing lawyer should confirm whether the property has standard residential title or a hotel-apartment structure, and whether any operator appointment or rental-pool obligation binds the owner.

4. Micro-Location Reality

Map: Open the location in Google Maps (https://www.google.com/maps/search/?api=1&query=Peninsula%20Three%2C%20Business%20Bay%2C%20Dubai) No distance, no drive time, no travel time and no named nearby facility is verified for this property, and none is stated here. The buyer should open the map link above, confirm the exact tower and plot against the sale and purchase agreement and the title document, and visit the location in person at different times of day before making an offer.

5. Total Cost of Ownership

Every figure in this section is calculated in code from the submitted purchase price. Nothing here is estimated.

Item	Amount (AED)
Purchase price	2,450,000
Land Department transfer fee (4 per cent)	98,000
Title deed issuance fee	580
Agency commission (2 per cent)	49,000
VAT on agency commission (5 per cent)	2,450
Registration trustee office fee	4,200
Total acquisition costs, excluding the purchase price	**154,230**
Purchase price plus acquisition costs	**2,604,230**

No service charge, cooling charge, utility charge, insurance premium, management fee or maintenance cost is verified for this property, so no ongoing cost of ownership is stated here. The buyer should obtain the current approved service charge budget and any planned special levy from building management, and a written fee schedule from each service provider, before totalling the annual cost of ownership.

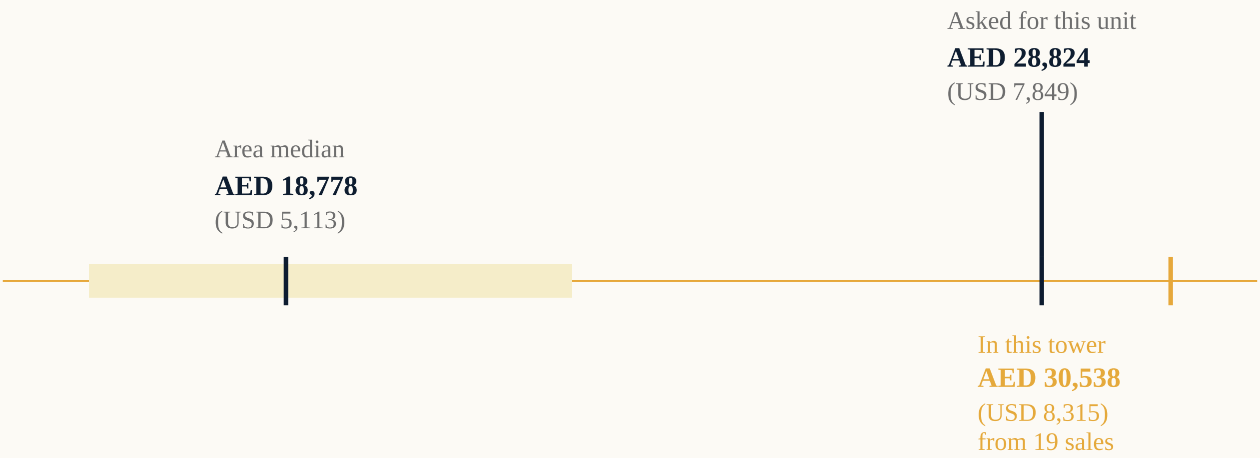
6. Service Charges and Building Finances

The service charge, approved budget, payment history, reserve fund balance and any planned special levy are not verified. The buyer should obtain the current approved budget, recent service charge invoices, the reserve fund statement and details of planned major works from the seller, building management and owners' association. These records should be checked for arrears, unusual expenditure and unfunded works before purchase.

7. Registered Price Evidence

Price per square metre: this unit against the area

Registered sales from 14 August 2025 to 11 August 2026, 2 B/R only.



Middle half of the 622 sales: AED 16,164 to 22,576
(USD 4,401 to 6,147)

The median is the middle sale. Line every registered sale up by price per square metre, from cheapest to dearest, and take the one in the middle. Half sold for more and half sold for less. The band holds the middle half: a quarter of sales sold below it and a quarter above it.

Registered transactions in this sample are current to 2026-08-11. The effective sample span is 2025-08-14 to 2026-08-11, which is the period the returned registered sales actually cover, not a fixed twelve-month window.

Every figure in this section is calculated in code from the matched sample of publicly registered sale transactions for this area. Nothing here is estimated.

- Registered sales in the matched sample: 622
- Transaction dates covered: 2025-08-14 to 2026-08-11
- This property's asking price per square metre: AED 28,824 (approx. USD 7,800)

Closest comparison

- Registered sales in this property's own project: 19 registered sales, median AED 30,538 (approx. USD 8,300)
- Difference against the same-project median: 5.6 per cent below
- Basis: this comparison is computed on registered sales in this project matching the submitted bedroom count (2 B/R).

This is the closest like-for-like comparison in this report, because it measures the asking price against registered sales in the property's own project.

Wider context

- Size band containing this unit: 75 to 99, 138 registered sales, median AED 19,653 (approx. USD 5,400)
- Median price per square metre, whole sample: AED 18,778 (approx. USD 5,100)
- 25th to 75th percentile band, price per square metre: AED 16,164 (approx. USD 4,400) to AED 22,576 (approx. USD 6,100)

The figures under Wider context cover a broader set of properties than this unit, so no difference against them is stated.

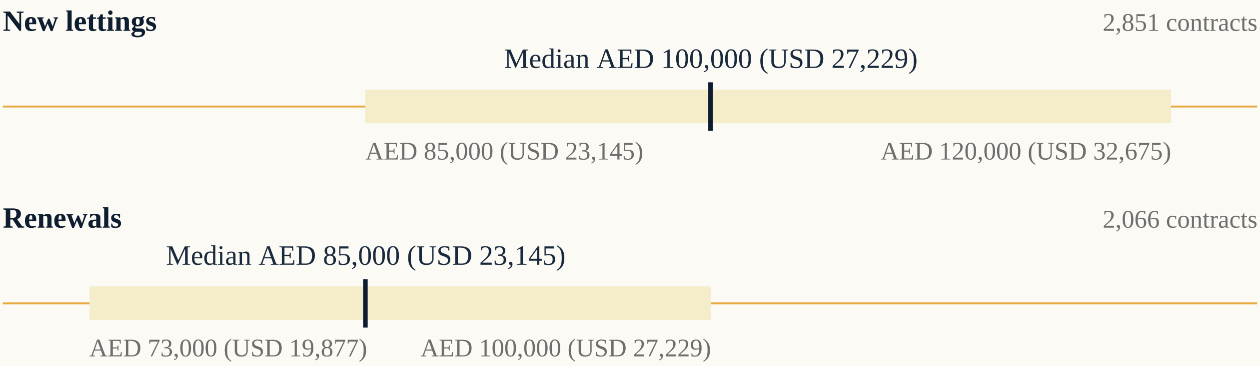
A registered area can contain several separately named communities whose price levels differ, so the size-band median above blends them. The breakdown by project is in the appendix.

These figures record what has been registered. They are not a valuation of this unit, and no explanation of the difference above or below the medians is offered here.

8. Tenant Demand and Rental Market

Annual rent for flats of this size

4,917 matched contracts in Business Bay, starting between 14 August 2025 and 14 August 2026.



Each bar holds the middle half of contracts: a quarter were cheaper and a quarter dearer. Renewal rents usually sit below rents on new lettings, so the two are shown separately. Tenancy records do not state the number of bedrooms, so these are flats between 68 and 102 square metres.

Registered Rental Evidence

Every figure below is calculated in code from registered tenancy contracts for this area. Nothing here is estimated.

- Matched registered tenancy contracts: 4,917
- New contracts: 2,851
- Renewal contracts: 2,066
- Median annual rent, new contracts: AED 100,000 (approx. USD 27,200)
- 25th to 75th percentile band, new contracts: AED 85,000 (approx. USD 23,100) to AED 120,000 (approx. USD 32,700)
- Median annual rent, renewal contracts: AED 85,000 (approx. USD 23,100)
- 25th to 75th percentile band, renewal contracts: AED 73,000 (approx. USD 19,900) to AED 100,000 (approx. USD 27,200)
- Contract start dates covered: 2025-08-14 to 2026-08-14

Renewal contracts typically sit below current market rents, so the two groups are shown separately.

Registered tenancy contracts do not record whether a letting was furnished or unfurnished, so the medians above make no distinction between the two.

The rental sample is matched on area, property type and unit size, within 20 per cent above or below. Bedroom count is not recorded in a usable form in the registered tenancy records, so no bedroom filter is applied to the rental figures, even where one is applied to the sales figures.

9. Yield: How It Is Calculated

The submitted purchase price for the yield basis is AED 2,450,000 (approx. USD 667,000). Gross yield: 4.1 per cent

This figure is calculated in code: the median annual rent from new registered contracts, AED 100,000 (approx. USD 27,200), divided by the submitted asking price of AED 2,450,000 (approx. USD 667,000).

No net yield is stated, because service charges and other ownership costs are not verified in this report.

10. Resale Comparables

Transaction date	Project	Size (sqm)	Price per sqm (AED)	Price (AED)
2026-08-11	Peninsula Three	85.9	30,839	2,650,000
2026-08-11	Peninsula Two	85.3	24,024	2,050,000
2026-08-06	AYKON CITY 2	75.9	19,892	1,510,000
2026-08-06	Peninsula Three	91.7	32,174	2,950,000
2026-08-04	AYKON CITY 2	75.2	19,607	1,475,000
2026-08-03	AYKON CITY 2	75.2	17,024	1,280,000
2026-07-23	Peninsula Three	87.9	29,760	2,616,200
2026-07-17	Peninsula Two	87.7	23,712	2,080,000
2026-07-16	VERA TOWER	82.7	18,301	1,513,848
2026-07-16	Peninsula Two	87.6	25,676	2,250,000
2026-07-10	Peninsula Two	84.6	27,184	2,300,000
2026-07-09	MERANO TOWER	88.8	13,512	1,200,000
2026-07-03	CLAYTON RESIDENCY	99.1	16,152	1,600,000
2026-06-30	Peninsula Two	86	25,012	2,150,000
2026-06-29	Peninsula Two	89.2	26,342	2,350,000
2026-06-29	PARK CENTRAL	95.7	12,279	1,175,000
2026-06-25	Peninsula One	83.9	34,279	2,875,000
2026-06-24	WEST HEIGHTS 2	75.2	16,156	1,214,269
2026-06-16	Peninsula Three	91.7	29,883	2,740,000
2026-06-09	AYKON CITY 2	83.4	17,988	1,500,000
2026-06-04	Peninsula Three	91.7	37,081	3,400,000

Transaction date	Project	Size (sqm)	Price per sqm (AED)	Price (AED)
2026-05-15	AYKON CITY 2	76.6	16,967	1,300,000
2026-05-11	MERANO TOWER	82.8	13,589	1,125,000
2026-05-05	VERA TOWER	84.1	25,193	2,118,000
2026-04-29	Peninsula Three	85.9	25,602	2,200,000
2026-04-22	Peninsula Three	87.8	22,784	2,000,000
2026-04-20	VERA TOWER	83.4	23,390	1,950,000
2026-04-10	Peninsula Three	85.8	33,232	2,850,000
2026-04-09	AYKON CITY 2	76	31,202	2,372,000
2026-04-03	Peninsula One	84	30,963	2,600,000
2026-03-18	AYKON CITY 2	75.4	19,096	1,440,000
2026-03-17	PARK CENTRAL	95.9	13,349	1,280,000
2026-03-17	MERANO TOWER	82.8	16,910	1,400,000
2026-03-03	Peninsula One	88	20,591	1,812,829
2026-03-02	VERA TOWER	84.1	22,581	1,900,000
2026-03-02	AYKON CITY 2	87.9	18,535	1,630,000
2026-02-27	Peninsula One	88	30,668	2,700,000
2026-02-26	VERA TOWER	84.1	19,491	1,640,000
2026-02-26	MERANO TOWER	82.8	17,273	1,430,000
2026-02-25	AYKON CITY 2	83.3	16,801	1,400,000
2026-02-24	Peninsula Three	87.9	27,301	2,400,000
2026-02-24	PARK CENTRAL	93	14,252	1,325,000
2026-02-24	Peninsula Three	86	33,074	2,844,000
2026-02-24	Peninsula Three	85.8	31,716	2,720,000

Transaction date	Project	Size (sqm)	Price per sqm (AED)	Price (AED)
2026-02-20	Peninsula Three	85.9	32,003	2,750,000
2026-02-20	ONTARIO TOWER	91.2	16,511	1,506,299
2026-02-19	ONTARIO TOWER	91.2	13,702	1,250,000
2026-02-18	ONTARIO TOWER	91.2	16,660	1,519,924
2026-02-16	AYKON CITY 2	75.2	18,955	1,425,000
2026-02-12	MAG 318	89.8	22,267	2,000,000

The 50 most recent of 138 matched registered sales in the same size band (75 to 99 sq m) are listed above.

Every registered sale in this property's own project that is present in the matched sample is listed in the Verified Transaction Evidence appendix at the end of this report.

Registered DLD valuations, Business Bay, flats within 20 per cent of this size, last 12 months: 22 valuations, median AED 19,707 (approx. USD 5,400) per sq m (dates 2025-08-20 to 2026-08-10).

These are valuations of other properties registered with the Dubai Land Department. They are not a valuation of this unit.

11. Supply Pipeline and Competing Stock

The figures below are counted in code from the official registered project list for this area. Nothing here is estimated.

- Registered projects in this area: 156
- FINISHED: 103 projects, 39,011 units in total
- ACTIVE: 39 projects, 17,008 units in total
- NOT_STARTED: 11 projects, 8,063 units in total
- PENDING: 3 projects, 290 units in total

The registered project list is current to 2026-06-15, the date it was last loaded by the data provider.

The buyer should ask building management how many units in the building are currently listed for sale or for rent. Competing supply affects both resale liquidity and achievable rent, so it should be checked before an offer is made.

12. Financing and Cash Flow

No loan-to-value limit, deposit requirement, interest rate, arrangement fee, valuation fee or payment plan is verified for this purchase, and none is stated here. If the purchase is financed, the buyer should obtain a written mortgage offer from a lender or a licensed mortgage broker setting out the loan amount, the rate, the term, every fee and every condition, and should confirm in writing the amount and the date of each payment required at each stage. Where the seller offers a payment plan, the buyer should obtain that plan in writing as part of the sale and purchase agreement. The cash required to complete is the purchase price plus the acquisition costs set out in section 5.

13. Community Rules

The building's rules on occupancy, letting, pets, alterations, access and moving are not verified. The buyer should obtain the current community declaration, building rules and owners' association decisions from building management and the seller. Any intended use should be confirmed in writing with building management before purchase.

14. Golden Visa

Qualification is not verified. The buyer should obtain the current written criteria and a case-specific assessment from an immigration adviser before relying on the property as part of a residence application.

15. Currency Exposure

The purchase price, the acquisition costs and any future sale proceeds are set in dirhams. A buyer whose income, savings or borrowing sits in another currency therefore carries currency risk on the purchase, on the ongoing costs and on the eventual sale. The exchange rate that will apply to any of those payments is not verified, and no forecast of it is given here. The buyer should obtain current rates and written transfer terms from their bank or a licensed payment provider, and confirm the timing and the currency of every payment in the sale and purchase agreement before committing funds. Where borrowing is involved, the buyer should confirm with the lender the currency of the loan and of the repayments.

16. Tax Flag

The buyer's tax position is not verified. The buyer should obtain written advice from a tax adviser in every relevant jurisdiction covering ownership, rental income, disposal and inheritance before completing the purchase.

17. Succession and Inheritance

The succession position is not verified. The buyer should obtain advice from a UAE lawyer and, where relevant, a lawyer in the buyer's home jurisdiction on ownership structure, wills, heirs and the transfer process on death.

18. Exit Scenarios

Item	Amount (AED)
Assumed sale price	2,450,000
Brokerage commission (2 per cent)	49,000
VAT on brokerage commission (5 per cent)	2,450
Total cost of sale	**51,450**

Total cost of sale as a percentage of the assumed sale price: 2.1 per cent

The assumed sale price above is the purchase price used as a proxy. It is not a forecast of the resale value, and no view is taken here on how long a sale would take. The 4 per cent Land Department transfer fee and the AED 580 title deed issuance fee are paid by the buyer on purchase and again by the next buyer on resale, so they are not a cost of sale. No other cost of sale is verified, and none is stated here.

19. Condition and Building Assessment

The unit's condition, the common areas, the building systems and the management records are not verified. The buyer should obtain an independent inspection and written defect schedule from a property inspector, together with maintenance records, planned works and unresolved defect records from building management and the seller.

20. Data and Methodology

Registered sales are read from the nightly copy of the registered records, current to 2026-08-12. Registered tenancies are read from the nightly copy of the registered records, current to 2026-08-13. Registered projects are read from the nightly copy of the registered records, current to 2026-06-15.

Registered transactions in this sample are current to 2026-08-11. The effective sample span is 2025-08-14 to 2026-08-11, which is the period the returned registered sales actually cover, not a fixed twelve-month window.

The registered price evidence in this report comes from publicly registered property sale transactions, retrieved live at the time this report was generated. Every statistic and every table is calculated and rendered in code from the same filtered sample.

- Area matched: Business Bay
- Registered sales in the matched sample: 622
- Transaction dates covered: 2025-08-14 to 2026-08-11
- Filters applied: residential flat sales only.
- Completion status filter: Filtered to existing properties resales, as submitted.
- Bedroom filter: registered sales were filtered to the submitted bedroom count (2 B/R).
- Registered sales excluded: 21. Registered sales with a recorded unit size below 15 square metres are excluded, because a size that small is not a plausible flat. Registered sales whose price per square metre falls outside the 1st to 99th percentile range are excluded, as are exact duplicate registrations, because they typically represent part-share transfers or related-party registrations rather than open-market sales.
- Of those, excluded by the absolute price floor: 5. Registered sales with a total registered price below AED 100,000 (approx. USD 27,200), or a price per square metre below AED 3,000 (approx. USD 817), are excluded, because a registration at that level is a part-share or non-market transfer rather than the sale of a whole unit.

The registered rental evidence in section 8 is taken from publicly registered tenancy contracts, matched on the same area, on residential lettings only, on the same property type as this property, and on contracts within 20 per cent of the submitted unit size, above or below. Duplicate contract registrations are removed, and contracts with no recorded annual rent are excluded from the rent statistics while remaining in the contract counts.

- Matched registered tenancy contracts: 4,917
- Contract start dates covered: 2025-08-14 to 2026-08-14
- Grouping: new contracts and renewal contracts are separated using the contract registration type

field, and are reported separately.

The supply pipeline in section 11 is taken from the publicly registered project list published by the Dubai Land Department, filtered to this area by area name and de-duplicated by project identifier. Unit counts are as registered and may include commercial units. The submitted project name is matched within the registered sales records to its Dubai Land Department project number, and that number is looked up in the registered projects dataset; the resulting record is dated as at the dataset's own load date, which updates on a slower cycle than the transactions data.

Any rental figure not listed above is not verified in this report, and nothing has been estimated in its place.

The registered valuation reference in section 10 is taken from valuation records publicly registered with the Dubai Land Department, matched on the same area, on a flat property sub-type, and on records within 20 per cent of the submitted unit size, above or below, with a valuation date within the twelve months before this report was generated. The dataset carries no project, building or usage field, so no project matching is attempted. Records with no registered valuation amount or no registered size, records with a zero size or amount, and exact duplicate records are excluded. The amount per square metre is calculated per record as the registered valuation amount divided by the registered size, and the median is then taken.

- Matched registered valuations: 22
- Valuation dates covered: 2025-08-20 to 2026-08-10
- Minimum count: where fewer than 20 registered valuations match, section 10 states no valuation figures at all.

Any valuation figure not listed above is not verified in this report, and nothing has been estimated in its place.

Every section of this report is assembled in code from that sample, from the submitted property details and from fixed rate constants, so the same input produces the same report every time. Any figure not listed in this section is not verified in this report, and nothing has been estimated in its place.

21. Summary of Registered Evidence and Costs

- Registered sales in this property's own project: 19 registered sales, median AED 30,538 (approx. USD 8,300)
- Difference against the same-project median: 5.6 per cent below
- Basis: this comparison is computed on registered sales in this project matching the submitted bedroom count (2 B/R).

- Total acquisition costs, excluding the purchase price: AED 154,230 (approx. USD 42,000)
- Total cost of sale, on the assumptions in section 18: AED 51,450 (approx. USD 14,000)

No conclusion, rating or recommendation is drawn from the figures above. They are the registered evidence and the calculated costs, and nothing more.

Before committing, the buyer should obtain and read: the title document and a current property status record; the seller's identification and authority to sell; the sale and purchase agreement; the current approved service charge budget, recent invoices, the reserve fund statement and any planned special levy; the building rules and any owners' association decisions; any existing tenancy contract and its remaining term; an independent inspection report and defect schedule; written confirmation of every acquisition cost from the conveyancer and the brokerage; and, where the purchase is financed, a written mortgage offer. A conveyancing lawyer should check each of those documents against the official record before any deposit is paid.

22. Title Deed Verification

The title deed for this unit has not been verified in this report. To check it yourself: ask the seller for a copy of the title deed, open the title deed verification service in the Dubai REST app, the Dubai Land Department's official mobile application, and enter the certificate number and year printed on the deed. The result should match this property's area, building and size.

Official instructions:
https://dubailand.gov.ae/en/about-dubai-land-department/title-deed-verification/

Alternatively, send the deed number to contact@ledgard.app and you will receive an updated version of this report, with this verification completed, within 24 hours.

Verified Transaction Records

These are verified, publicly registered sale transactions, filtered to like-for-like residential flat sales in the same area. 622 comparable sales matched.

Median price per square metre: AED 18,778 (approx. USD 5,100)

25th to 75th percentile band (price per square metre): AED 16,164 (approx. USD 4,400) to AED 22,576 (approx. USD 6,100)

Dates shown are the recorded transaction dates of each registered sale. Sales in this sample cover 2025-08-14 to 2026-08-11.

21 registered sales were excluded from this sample. Registered sales whose price per square metre falls outside the 1st to 99th percentile range are excluded, as are exact duplicate registrations,

because they typically represent part-share transfers or related-party registrations rather than open-market sales. Registered sales with a recorded unit size below 15 square metres are also excluded, because a size that small is not a plausible flat. Of those, 5 registered sales were excluded by an absolute price floor of AED 100,000 (approx. USD 27,200) on the total registered price and AED 3,000 (approx. USD 817) per square metre, because a registration at or below those levels is a part-share or non-market transfer rather than the sale of a whole unit. The same filtered sample is used for every figure and every table in this report.

Matched sales by project

Project	Sales	Median price per sqm (AED)
Canal Bay	68	22,285
AYKON CITY 2	43	19,553
AL HABTOOR CITY	35	19,054
DAMAC TOWERS BY PARAMOUNT	27	14,312
URBAN OASIS	25	23,133
NOBLES	23	17,648
Peninsula One	23	26,124
WEST HEIGHTS 1	21	16,240
CHURCHILL TOWER	20	16,370
PARAMOUNT TOWER HOTEL & RESIDENCES	19	21,164
Peninsula Three	19	30,538
Binghatti Canal	16	19,191
MERANO TOWER	13	16,890
ONTARIO TOWER	13	13,702
Peninsula Five	13	32,048
VERA TOWER	13	18,785
TERRACES MARASI DRIVE	12	23,388

Project	Sales	Median price per sqm (AED)
EAST HEIGHTS 3	11	14,256
J ONE	9	35,807
REVA RESIDENCES	9	18,830
PARK CENTRAL	8	12,413
PRIVE BY DAMAC	8	19,215
Trillionaire Residences by Binghatti	8	22,979
WEST HEIGHTS 2	8	15,994
EAST HEIGHTS 4	7	17,059
Millennium Binghatti Residences Business Bay	7	16,029
THE BAY	7	15,509
THE COSMOPOLITAN	7	15,030
WATER'S EDGE	7	15,742
Peninsula Two	6	25,344
SLS DUBAI	6	22,569
WEST FIVE BUSINESS BAY RESIDENCES	6	22,200
WEST HEIGHTS 4	6	16,322
AG TOWER	5	13,468
CAPITAL BAY A	5	12,835
CAPITAL BAY B	5	13,042
Waves tower	5	17,655
EAST HEIGHTS 1	4	14,485
THE ATRIA	4	16,108
The Paragon By IGO	4	19,121

Project	Sales	Median price per sqm (AED)
U-BORA TOWERS	4	13,058
WEST HEIGHTS 6	4	15,783
15 Northside	3	21,699
ELITE BUSINESS BAY RESIDENCE	3	15,620
MAG 318	3	23,215
MARQUISE SQUARE TOWER	3	21,453
SCALA TOWER	3	17,320
THE PAD	3	26,104
THE RESIDENCE AT BUSINESS CENTRAL	3	19,774
THE STERLING WEST HOUSE	3	21,395
Vezul Residence	3	15,120
WINDSOR MANOR	3	13,186
Century	2	not stated
CLAYTON RESIDENCY	2	not stated
EAST HEIGHTS 2	2	not stated
EXECUTIVE BAY B	2	not stated
Luxury Family Residence II	2	not stated
Royal Regency	2	not stated
THE STERLING EAST HOUSE	2	not stated
THE VOGUE	2	not stated
WEST HEIGHTS 3	2	not stated
WEST WHAREF TOWER	2	not stated
Ahad Residences	1	not stated

Project	Sales	Median price per sqm (AED)
AVANTI TOWER	1	not stated
BAY'S EDGE	1	not stated
Bayz Tower	1	not stated
FAIR VIEW RESIDENCY	1	not stated
PLAZA BOUTIQUE - 15	1	not stated
Residence-110	1	not stated
SAFEER TOWER 1	1	not stated
THE OPUS BY OMNIYAT	1	not stated

Matched sales by size band

Size band (sqm)	Sales	Median price per sqm (AED)
Under 50	1	not stated
50 to 74	11	19,390
75 to 99	138	19,653
100 to 149	389	18,654
150 to 199	72	16,617
200 and above	11	21,368

Matched sales by month

Month	Sales	Median price per sqm (AED)
2026-08	11	19,607
2026-07	37	16,240
2026-06	48	18,420

Month	Sales	Median price per sqm (AED)
2026-05	24	17,513
2026-04	43	19,503
2026-03	31	18,198
2026-02	70	19,016
2026-01	64	19,344
2025-12	70	19,461
2025-11	63	20,100
2025-10	65	18,533
2025-09	65	18,941
2025-08	31	18,189

These groupings are calculated from the matched sample of registered sales. Nothing in them is estimated.

Where fewer than three registered sales fall in a row, the count is shown but no median is stated, because a median on so few sales is not meaningful.

Registered sales in Peninsula Three

Transaction date	Size (sqm)	Price per sqm (AED)
2026-08-11	85.9	30,839
2026-08-06	91.7	32,174
2026-07-23	87.9	29,760
2026-06-30	100.4	32,865
2026-06-16	91.7	29,883
2026-06-04	91.7	37,081
2026-04-29	85.9	25,602

Transaction date	Size (sqm)	Price per sqm (AED)
2026-04-22	87.8	22,784
2026-04-10	85.8	33,232
2026-04-07	100.4	27,886
2026-02-24	87.9	27,301
2026-02-24	86	33,074
2026-02-24	85.8	31,716
2026-02-23	100.4	28,384
2026-02-20	85.9	32,003
2026-02-06	85.9	31,421
2026-02-04	100.4	28,633
2026-02-03	91.7	30,538
2026-01-27	100.4	26,193

These figures are verified transaction records, not a valuation.

Registered transactions in this sample are current to 2026-08-11. The effective sample span is 2025-08-14 to 2026-08-11, which is the period the returned registered sales actually cover, not a fixed twelve-month window.

Conversions are approximate, based on the Central Bank of the UAE daily rate on 14 August 2026.

ABOUT THIS REPORT

What it is	Independent analysis of publicly registered sale transactions for this area.
What it is not	Not a valuation of this unit. Not financial, investment, legal or tax advice.
Currency	Conversions use an exchange rate retrieved when this report was generated from the Central Bank of the UAE and are indicative only. The dirham is pegged to the US dollar at AED 3.6725. Rates used: 1 EUR = AED 4.2373, 1 GBP = AED 4.9595, retrieved 14 August 2026.

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