



Property Review

# Northern Emirates Real Estate Report

Q1 2023

استیکو  
asteco

38  
YEARS

Northern Emirates

# Market Overview ↗

Apartment rental rates across the Northern Emirates recorded modest gains in Q1 2023 with increases of 1 - 2% for 'typical' properties and 2 - 3% for high-end properties. This mirrored the trajectory of previous quarters, with an average annual change of circa 5%.

The Sharjah apartment market recorded similar levels of growth in Q1 with rental rates increasing 2%. Previous quarterly fluctuations resulted in an overall annual change of 2% only.

Sharjah office rental rates also continued their upward trajectory with average growth of 2% over the last 3 months and a noteworthy 10% compared to the same period last year.

On the off-plan launch side; Arada recently launched the 'Sarai' at the Sharjah Forest community, Masaar. Representing the fifth phase of the project, the 36 ultra-luxury mansions are scheduled to be completed by the end of 2025. The launch built on Arada's earlier successes, with total sales revenue increasing by 46% in 2022, compared to 2021.

Another noteworthy event in Q1 2023 was The UAE Ministry of Energy opening registration for the first 3 phases of the 'Al Sayouh 16 Residential Complex', to be developed under the Sheikh Zayed Housing Programme (SZHP). Registration was opened for 438 residential units, with a further 380 units scheduled for release this year, taking the total to 818 units.

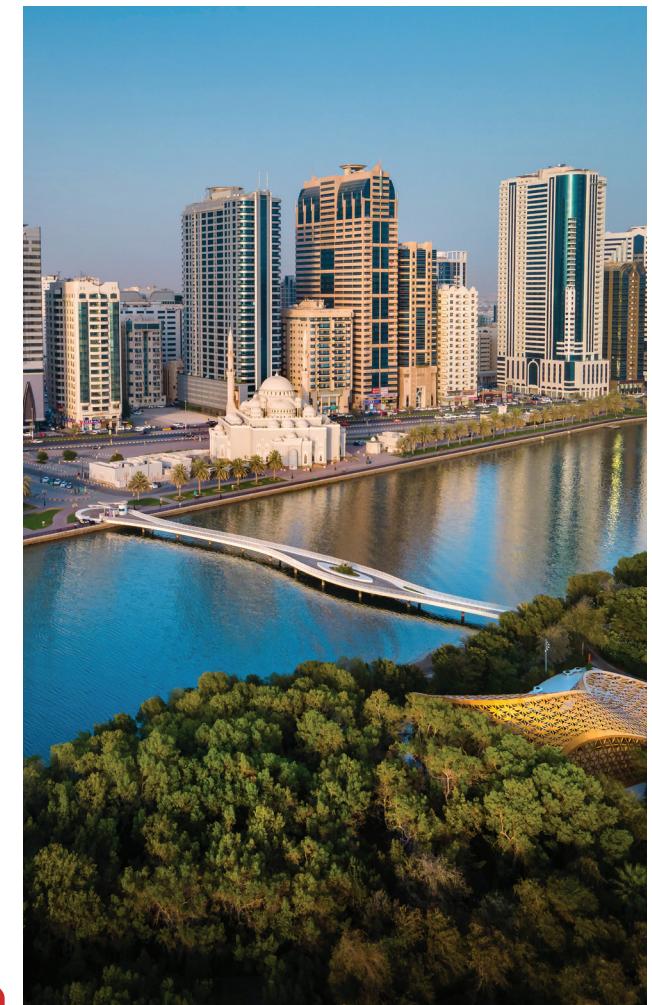
According to the Sharjah Real Estate Registration Directorate (SRERD), the real estate sector recorded 8,592 transactions for the first 3 months of 2023 with a total value of AED 5.9 billion. These numbers represent continued record-setting transactional volumes and values for the Emirate, driven largely by the proliferation of master plan developments and a wider relaxation of ownership restrictions for non-GCC residents. With new project launches being well received, and a latent demand for affordable projects, Asteco anticipates further launches over the course of 2023.

Apartment sales prices in Sharjah have also registered robust levels of growth, recording a 2% increase over the quarter and 9% over the year'.

Al Zorah (Ajman), a premium mixed-use waterfront community released details of its latest project, 'Seaside Hills Residence'. This latest release comprised 90 waterfront residential units. Waterfront apartments within the community are now achieving average sales rates of AED 1,325 to AED 1,525 per sqft and up to AED 1,900 per sqft / sellable area for 4 BR Penthouses. Despite the price point setting notable premiums over the local market, the unique product positioning has ensured that the project has been well received.

Al Hamra Properties (Ras Al Khaimah) similarly made a prominent announcement with the release of the remaining inventory on Falcon Island. The launch comprised premium 4 and 5 BR stand-alone sea view and 3 and 4 BR canal view villas..

The Seaside Hills Residence and Falcon Island releases followed a continuing pattern of upsurging demand for villas and townhouses, lower density destinations away from the city centres.





Northern Emirates

# Apartment Rental Rates ↗

(All figures in AED 000's p.a.)

		STUDIO		1 BEDROOM		2 BEDROOMS		3 BEDROOMS		% CHANGE	
		From	To	From	To	From	To	From	To	Q4 2022 - Q1 2023	Q1 2022 - Q1 2023
SHARJAH	TYPICAL	9	14	11	19	14.5	24	26	34	2%	1%
	HIGH END	15	20	20	34	25	50	35	70	3%	4%
AJMAN	TYPICAL	9	14	12.5	15	14	20	21	30	1%	2%
	HIGH END	15	18	15	26	20	36	34	50	3%	6%
UMM AL QUWAIN		10.5	16	14.5	20	19	30	29	40	2%	5%
RAS AL KHAIMAH	TYPICAL	12	15	16	24	19	29	34	45	2%	5%
	HIGH END	16	25	25	39	35	55	60	90	3%	8%
FUJAIRAH	TYPICAL	14.5	18	16	23	24	30	30	45	1%	5%
	HIGH END	20	25	29	36	35	47.5	50	70	2%	8%





Sharjah

# Apartment Rental Rates ↗

(All figures in AED 000's p.a.)

	STUDIO		1 BEDROOM		2 BEDROOMS		3 BEDROOMS		% CHANGE	
	From	To	From	To	From	To	From	To	Q4 2022 - Q1 2023	Q1 2022 - Q1 2023
AL MAJAZ	14	18	17	30	20	45	30	65	2%	4%
AL QASIMIA	10	16	13	24	17	35	30	45	2%	1%
AL NAHDA	14	20	15	32	17	45	35	65	2%	0%
AL KHAN / AL MAMZAR	15.5	19	17	34	25	50	35	70	1%	6%
ABU SHAGARA	11	17	14	25	20	34	30	42	2%	1%
AL YARMOOK	10	13	13.5	17	17	20	27	40	1%	2%
AL WAHDA STREET	13	18	17	25	22	37	30	50	3%	8%
CORNICHE	14.5	20	20	28	26	45	35	70	2%	4%





Sharjah

# Apartment Sales Prices ↗

(All figures in AED per sq.ft.)

	0	100	200	300	400	500	600	700	800	900	1,000	% CHANGE	
											Q4 2022 - Q1 2023	Q1 2022 - Q1 2023	
GCC FREEHOLD	AL KHAN (MID-END)	300				475						△ 3%	△ 7%
	AL KHAN (HIGH END)				500		700					△ 4%	△ 15%
	AL TAAWUN			350		475						△ 2%	△ 6%
	AL NAHDA			275		500						○ 0%	△ 7%
	AL MAJAZ (MID-END)			350		475						△ 4%	△ 9%
	AL MAJAZ (HIGH END)				475		725					△ 5%	△ 20%
LEASEHOLD*	AL MAMSHA					700			975			△ 2%	△ 13%
	AL ZAHIA					675		825				△ 2%	△ 4%
	ALJADA					725		875				△ 2%	△ 6%



\* Leasehold ownership (up to 100 years) for all nationalities.



Sharjah

# Office Rental Rates ↗

(All figures in AED per sq.ft. p.a.)

	AVERAGE RENTAL RATES		% CHANGE	
	From	To	Q4 2022 - Q1 2023	Q1 2022 - Q1 2023
AL TAAWUN ROAD	25	35	2%	8%
CORNICHE AREA	30	50	2%	14%
AL WAHDA	25	35	3%	11%
AL QASIMIA	20	35	2%	8%
CLOCK R/A	25	35	2%	9%
AL YARMOOK	25	35	2%	11%
INDUSTRIAL AREA	20	35	2%	11%



% Change

2%

Q-o-Q  
Since Q4 2022

10%

Y-o-Y  
Since Q1 2022

-39%

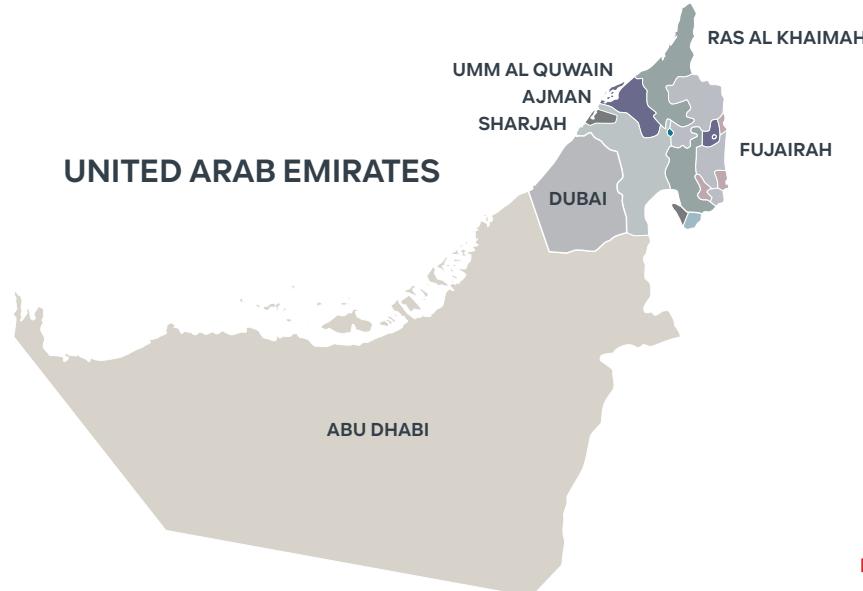
Since Peak  
Q1 2015

-38%

Since market low  
Q4 2012

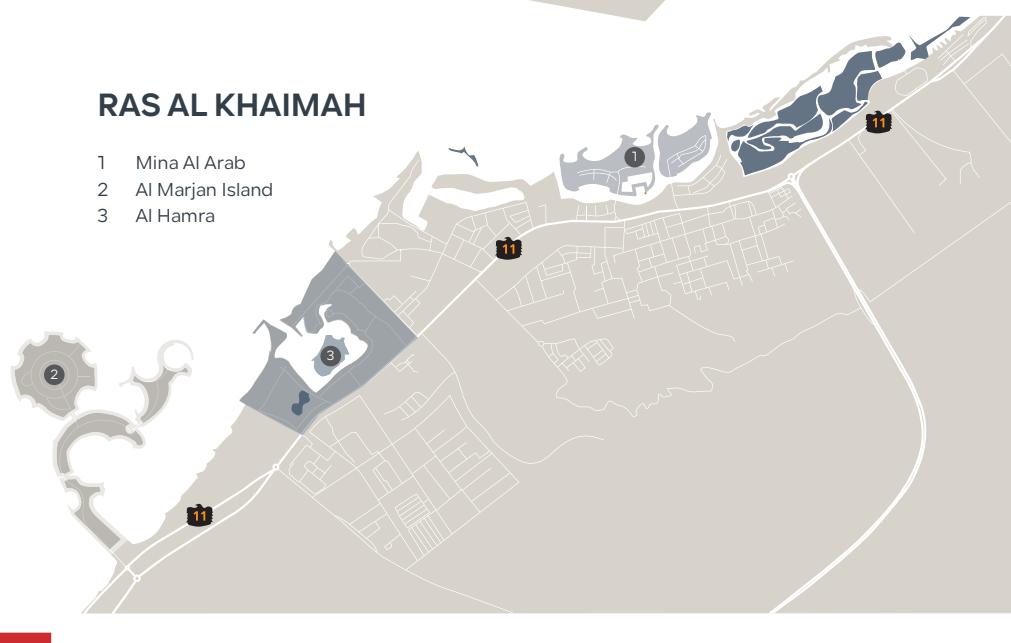
Northern Emirates

# Property Map ↗



## RAS AL KHAIMAH

- 1 Mina Al Arab
- 2 Al Marjan Island
- 3 Al Hamra



## SHARJAH

- 1 Abu Shagara
- 2 Al Khan
- 3 Al Majaz
- 4 Al Nahda
- 5 Al Qasimia
- 6 Al Taawun
- 7 Al Wahda
- 8 Corniche/Buhaira
- 9 Al Khalidiya
- 10 King Faisal and King Abdul Aziz Street



Asteco is a major regional and international award-winning full-service real estate services company that was formed in 1985 and has gained enormous respect for consistently delivering high quality, professional, value-added real estate services in a transparent manner. The company is also widely recognised for its involvement with many of the projects that have defined the landscape and physical infrastructure of the United Arab Emirates.

The world-class company has a distinguished and important combination of local knowledge and international expertise and has been renowned for its application of the latest technological tools and innovations, its commitment to transparency, winning strategies, and human expertise.

Undisputed Real Estate experts with a regional presence to serve its customers, Asteco proudly represents a significant number of the region's top property Owners, Developers, and Investors.

Asteco offers a wide range of services and solutions to its clients from Valuation Advisory and Building Consultancy, Property Management, Sales & Leasing as well as Franchising services. The company applies innovative solutions and cutting-edge technology to add tangible value for its Clients at every stage of the property lifecycle and to continuously elevate customer experiences.

## VALUATION & ADVISORY

Our professional advisory services are conducted by suitably qualified personnel all of whom have had extensive Real Estate experience within the Middle East and internationally.

Our valuations are carried out in accordance with the Royal Institution of Chartered Surveyors (RICS) and International Valuation Standards (IVS) and are undertaken by appropriately qualified valuers with extensive local experience.

The Professional Services Asteco conducts throughout the region include:

- Consultancy & advisory services
- Market research
- Valuation services

## SALES

Asteco has a large property Sales division with multi-lingual representatives based all over the UAE. Our Sales teams have extensive experience in the negotiation and sale of a variety of assets.

## LEASING

Asteco has been instrumental in the Leasing of many high-profile developments across the GCC.

## PROPERTY MANAGEMENT

Asteco provides comprehensive Property Management services to all property Owners, whether a single unit (IPM) or a regional mixed-use portfolio. Our focus is on maximising value for our Clients.

## BUILDING CONSULTANCY

The Building Consultancy Team at Asteco have a wealth of experience supporting their Clients throughout all stages of the built asset lifecycle. Each of the team's highly trained surveyors have an in-depth knowledge of construction technology, building pathology and effective project management methods which enable us to provide our Clients with a comprehensive building consultancy service.

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**Note:** It should be noted that the number of developments/areas has changed over the years in line with the delivery of new stock. As such, the average in the earlier years is derived from a lower number of projects. Whilst representing the apartment/villa/office average at the time, it is not a like for like comparison.