

Apartment

Upper Crest (Burjside Terrace),
Downtown Dubai, Dubai

Property Details

Bedrooms	Studio
Built-Up Area	491 sqft
Mortgage Status	No Mortgage
Property View	Sea View
Upgradation	Highend Fully Upgraded
Furnishing Status	Furnished
Unit Number	3808

Disclaimer: This TruEstimate™ report is for information and educational purposes only and should not be considered an official property estimation report and is not intended to replace professional appraisal services. The estimated property valuation is based on available transaction data and advertised data of similar properties in the area, with the assumption that the property is currently vacant.

The exact valuation of a property can vary depending on the upgrade status, interior fittings and more, which may have not been taken into consideration for this report. You should not rely on the contents of this TruEstimate™ report to make any decision (transactional or otherwise), and Bayut disclaims all liability in connection with such contents.

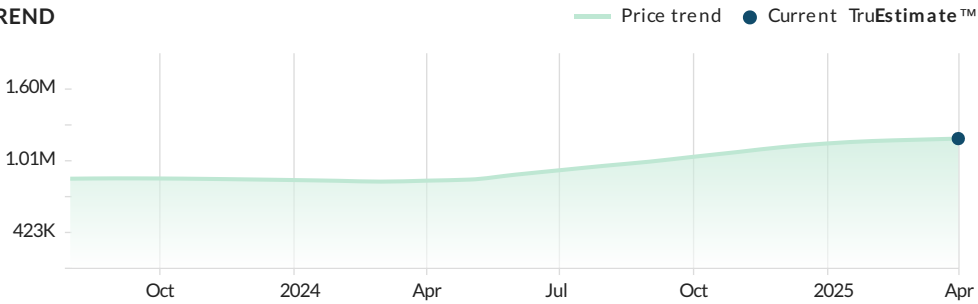
TruEstimate™
AED 1,190,000
Medium Confidence

Last 6 months change
+14.42%

TruEstimate™ Range
AED 1.1M - AED 1.2M

Price per sqft
AED 2,424

TREND



Rental Yield

8.32%

Gross projected rental yield

Rent TruEstimate™
AED 99,000 / year

Annual Service Charge
N/A

Cost Breakdown

Breakdown of the total cost to buy this property

Total Cost to Buy¹
AED 1,267,370

TruEstimate™ Value + Additional Fees

Total cost for acquiring this property

TruEstimate™ Value²
AED 1,190,000

DLD Fee³
AED 48,180

Registration Trustee Fee⁴
AED 4,200

Agency Fee⁵
AED 24,990

5 Similar Apartments Currently Advertised For Sale


Property Location	Beds	Baths	Area (sqft)	Listing Price
 Upper Crest (Burjside Terrace)	Studio	1	441	AED 975,000
 Upper Crest (Burjside Terrace)	Studio	1	497	AED 935,000
 Upper Crest (Burjside Terrace)	Studio	1	495	AED 990,000
 Upper Crest (Burjside Terrace)	Studio	1	497	AED 1,050,000
 Upper Crest (Burjside Terrace)	Studio	1	497	AED 1,000,000














3 Similar Apartments Recently Rented

Between 24th October 2024 and 24th April 2025

Date	Address	Beds	Area (sqft)	Rented At
22nd Jan 2025	Upper Crest (Burjside Terrace)	Studio	498.05	AED 50,000 New Contract 12 Months
11th Nov 2024	Upper Crest (Burjside Terrace)	Studio	442.93	AED 71,000 New Contract 12 Months
31st Oct 2024	Upper Crest (Burjside Terrace)	Studio	495.35	AED 70,000 New Contract 12 Months

14 Similar Apartments Currently Advertised For Rent

Property Location	Beds	Baths	Area (sqft)	Rent
 Upper Crest (Burjside Terrace)	Studio	1	441	AED 68,000 Yearly

Property Location	Beds	Baths	Area (sqft)	Rent
 Upper Crest (Burjside Terrace)	Studio	1	491	AED 9,500 Monthly
 Upper Crest (Burjside Terrace)	Studio	1	497	AED 68,000 Yearly
 Upper Crest (Burjside Terrace)	Studio	1	422	AED 75,000 Yearly
 Upper Crest (Burjside Terrace)	Studio	1	497	AED 70,000 Yearly
 Upper Crest (Burjside Terrace)	Studio	1	497	AED 67,999 Yearly
 Upper Crest (Burjside Terrace)	Studio	1	497	AED 75,000 Yearly
 Upper Crest (Burjside Terrace)	Studio	1	497	AED 70,000 Yearly
 Upper Crest (Burjside Terrace)	Studio	1	497	AED 75,000 Yearly
 Upper Crest (Burjside Terrace)	Studio	1	497	AED 75,000 Yearly
 Upper Crest (Burjside Terrace)	Studio	1	497	AED 68,000 Yearly
 Upper Crest (Burjside Terrace)	Studio	1	498	AED 74,999 Yearly
 Upper Crest (Burjside Terrace)	Studio	1	441	AED 80,000 Yearly
 Upper Crest (Burjside Terrace)	Studio	1	497	AED 75,000 Yearly

Glossary

No.	Term	Definition
1	Cost to Buy	Cost to Buy includes the TruEstimate™ value, DLD fee, agency commission, and other relevant costs.
2	TruEstimate™ Value	The estimated annual rental for the property based on previous transactions.
3	DLD Fee	This is a 4% fee on the property purchase price paid to the Dubai Land Department (DLD) as transfer fees + admin fees.
4	Registration Trustee Fee	This is a variable fee, it is AED 2,000 + 5% VAT for properties priced under AED 500k and AED 4,000 + 5% VAT for properties priced above AED 500k. This is a fee paid to the officially licensed trustee's office to handle the property transfer process.
5	Agency Fee	This is a 2% fee + 5% VAT on the property's transaction price paid to the agency for facilitating the property purchase. Can vary based on the agency you work with.