

01 / PROPERTY BRIEF

# Princess Tower

2026-09-05 · Apartment · 900 sqft · 1 beds

**HOME PULSE CONCLUSION**

## Ask what justifies the premium.

The entered price is AED 115,836 above the upper quartile. Request evidence of differences in view, floor, condition and contract before a deposit.

**REGISTERED RANGE**

### AED 1,304,655 – AED 1,384,164

Registered evidence, not a guaranteed sale price.

**ENTERED PRICE**

### AED 1,500,000

Input provided for this analysis.

**EVIDENCE**

### 5 records

This building · 6 months · quality 53/100

The entered price is AED 115,836 above the upper quartile. Request evidence of differences in view, floor, condition and contract before a deposit.

SAMPLE · Illustrative inputs, not a live listing.

## 02 / PRICE &amp; EVIDENCE

# Put the price in perspective.

This building · 5 selected records

## MEDIAN REFERENCE

# AED 1,325,485

Weighted for size and recency.

## DIFFERENCE FROM MEDIAN

# AED 174,515

13.2%

## YOUR PRICE



Weighted 25th–75th percentiles

The band describes selected registrations. It is not your maximum offer or an official valuation.

## A CLOSER LOOK AT COMPARABLES

### PRINCESS TOWER

2026-08-27 · 923.4 sqft · Existing Properties

## AED 1,360,000

### PRINCESS TOWER

2026-08-06 · 922.6 sqft · Existing Properties

## AED 1,250,000

### PRINCESS TOWER

2026-08-31 · 862.3 sqft · Existing Properties

## AED 1,250,000

### PRINCESS TOWER

2026-05-06 · 862.3 sqft · Existing Properties

## AED 1,334,357

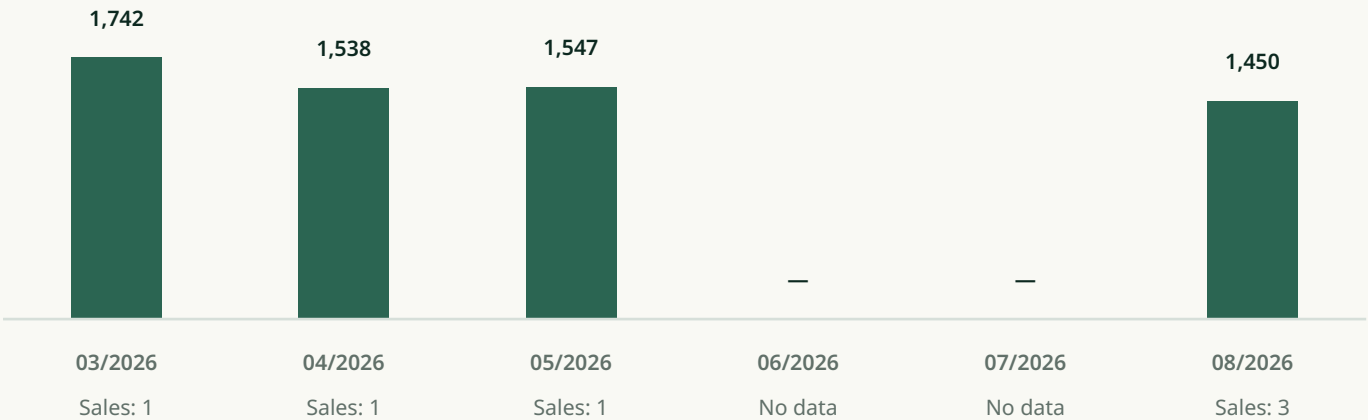
All selected records, identifiers and weights are in the appendix.

03 / MARKET HISTORY

# See the records over time.

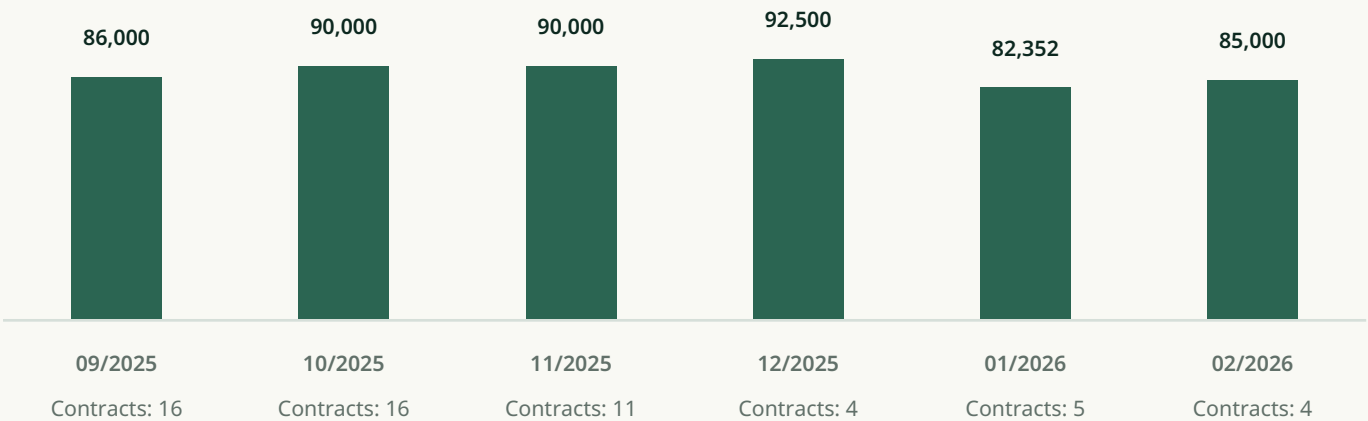
Monthly medians. Each month shows how many sales or rental contracts support the figure.

SALES · AED / SQFT



Building history is a separate sample from the weighted valuation. Changes in the mix of units affect medians.

RENT · AED / YEAR



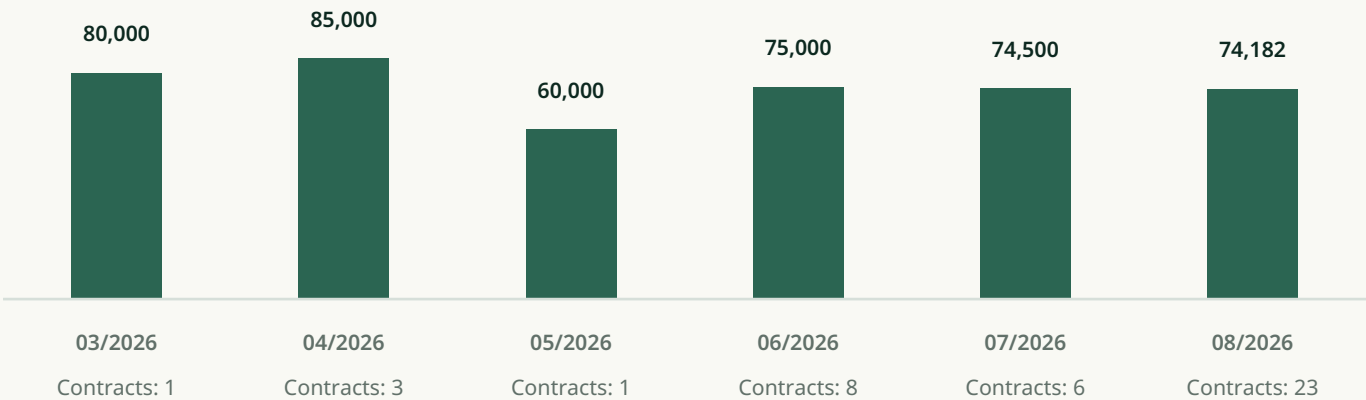
Selected Ejari contracts. The open records do not contain bedrooms; a project match does not establish an exact tower.

04 / MARKET HISTORY

# See the records over time.

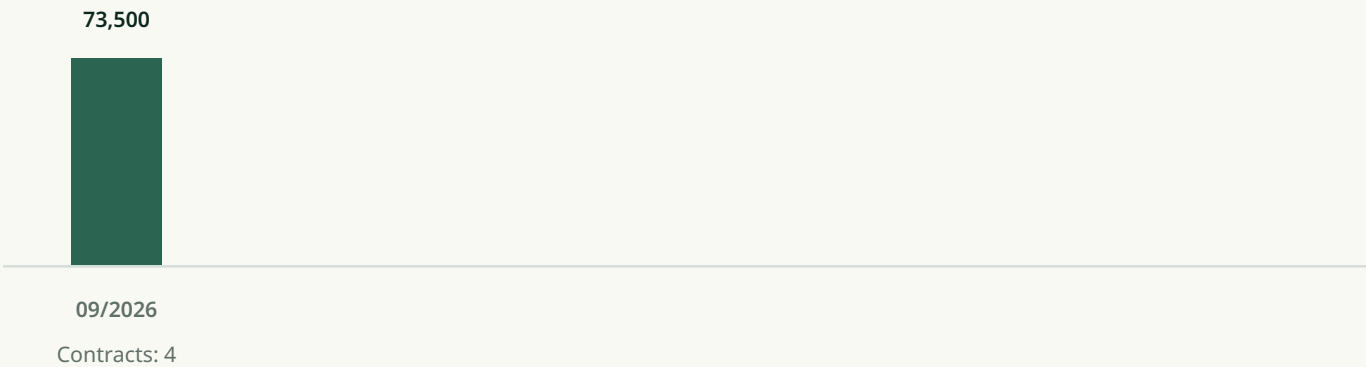
Monthly medians. Each month shows how many sales or rental contracts support the figure.

RENT · AED / YEAR



Selected Ejari contracts. The open records do not contain bedrooms; a project match does not establish an exact tower.

RENT · AED / YEAR



Selected Ejari contracts. The open records do not contain bedrooms; a project match does not establish an exact tower.

## 05 / YOUR ECONOMICS

# What remains after costs.

Inputs and model assumptions are shown separately. Missing costs remain unknown.

**NET OPERATING INCOME / YEAR**

## AED 58,500

Before financing

**MODELED YIELD**

## 3.9%

Before purchase costs and financing

**Annual rent**
**AED 80,000**

Selected contracts

**Service charge**
**AED 13,500**

15 AED/sqft · Assumption

**Operating reserve**
**AED 8,000**

10.0% · Assumption

**IF SERVICE CHARGES ARE HIGHER**

|             |             |      |
|-------------|-------------|------|
| 15 AED/sqft | <div></div> | 3.9% |
| 25 AED/sqft | <div></div> | 3.3% |
| 35 AED/sqft | <div></div> | 2.7% |

Only the service-charge assumption changes. These are scenarios, not verified tariffs or forecasts.

<https://dubailand.gov.ae/en/eservices/service-charge-index-overview/service-charge-index/>

## 06 / PERSONAL SCENARIOS

# Price is only part of the commitment.

Calculated from this report's inputs; update them when you receive confirmed figures.

## PRICE + PURCHASE COSTS

**AED 1,580,000**

Before financing

## ANNUAL CASH AFTER MORTGAGE

**AED 10,500**

Using your entered payment

Purchase costs

**AED 80,000**

Mortgage payment per month

**AED 4,000**

## Your income target changes the price

At your target yield 5.0%: AED 1,170,000. Derived from modeled net income; not a market valuation or a seller's accepted price.

## What could change the decision

A vacancy, repair, financing change or selling delay changes the outcome. Confirm the property condition and contract. Future prices and time to sell are not established by these records.

## 07 / THE AREA AROUND YOUR PROPERTY

# Understand the wider market.

Area snapshot · 2026-09-03

REGISTERED SALES / 12 MONTHS

**3,857**

Across the cadastral area

EJARI CONTRACTS / 12 MONTHS

**13,526**

Area total, not this building

REGISTERED PROJECTS

**28**

Active at the snapshot date

FUTURE UNIT PIPELINE

**8,875**

Timing and delivery are not guaranteed

## What this changes for you

Ask which nearby projects compete for the same tenants or buyers, and when units may enter the market. The pipeline is a prompt for investigation, not proof of oversupply or a price forecast.

Area statistics include a wider property mix than your valuation sample. Keep these two levels separate when negotiating. Explore current area comparisons for free in Home Pulse.

08 / ALTERNATIVES

# Where else the budget has worked.

Historical registrations, not available listings. Check availability and the actual unit before comparing offers.

## MARINA DIAMOND 4

Marsa Dubai

**AED 1,010,000**

2 matching sales

777 sqft · size difference -13.7% · 2026-03-31

Budget difference: AED -490,000. View, floor and condition still need checking.

ID: 1-11-2026-12191

## ELITE RESIDENCE

Marsa Dubai

**AED 1,220,000**

11 matching sales

737 sqft · size difference -18.1% · 2026-09-03

Budget difference: AED -280,000. View, floor and condition still need checking.

ID: 1-11-2026-27243

## 09 / ACTION PLAN

# Turn the evidence into questions.

Take this page to your next conversation.

## 01 Resolve the price question

The entered price is AED 115,836 above the upper quartile. Request evidence of differences in view, floor, condition and contract before a deposit.

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## 02 Confirm the costs

Request the actual service-charge statement, maintenance obligations and financing terms. Replace model assumptions with verified figures.

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## 03 Inspect and verify

Check condition, usable area, view, noise, owner/agent authority, unit identity and occupancy. The report has not verified title or legal clearance.

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## 04 Set conditions for proceeding

Proceed only when the property identity, costs, documents and payment terms are clear. Resolve material discrepancies before a non-refundable commitment.

## 10 / METHOD &amp; SOURCES

# Know what supports the conclusion.

A dated snapshot of registered market evidence.

## MATCHING SCOPE

## This building

5 / 6 candidates

## EVIDENCE QUALITY INDEX

## 53/100

Internal index, not accuracy probability

|                   |            |
|-------------------|------------|
| Period            | 6 months   |
| Size tolerance    | 15.0%      |
| Outliers excluded | 0          |
| Area data as of   | 2026-09-03 |

The weighted 25th–75th percentiles and median use the selected records and their size/recency weights. The quality index reflects sample size, scope, tolerance and age. Monthly history uses unweighted medians and can include a different sample. Area totals do not establish individual-property certainty.

### Dubai Land Department / Data Dubai

<https://dubailand.gov.ae/en/open-data/real-estate-data/>

## 11 / EVIDENCE APPENDIX

# Selected sale registrations

5 records retained in full

| DATE / ID / PROPERTY                                                                   | AMOUNT / SIZE / WEIGHT                       |
|----------------------------------------------------------------------------------------|----------------------------------------------|
| <b>1. 2026-08-31 · 1-11-2026-26734</b><br>PRINCESS TOWER · Existing Properties · 1 B/R | <b>AED 1,250,000</b><br>862.3 sqft · w=0.882 |
| <b>2. 2026-08-27 · 1-11-2026-26515</b><br>PRINCESS TOWER · Existing Properties · 1 B/R | <b>AED 1,360,000</b><br>923.4 sqft · w=0.918 |
| <b>3. 2026-08-06 · 1-11-2026-24326</b><br>PRINCESS TOWER · Existing Properties · 1 B/R | <b>AED 1,250,000</b><br>922.6 sqft · w=0.885 |
| <b>4. 2026-05-06 · 1-11-2026-15453</b><br>PRINCESS TOWER · Existing Properties · 1 B/R | <b>AED 1,334,357</b><br>862.3 sqft · w=0.706 |
| <b>5. 2026-04-08 · 1-11-2026-12982</b><br>PRINCESS TOWER · Existing Properties · 1 B/R | <b>AED 1,418,883</b><br>922.6 sqft · w=0.704 |

## 12 / EVIDENCE APPENDIX

# Selected rental contracts

102 records retained in full

| DATE / ID / PROPERTY                                    | AMOUNT / SIZE / WEIGHT             |
|---------------------------------------------------------|------------------------------------|
| 1. 2026-09-05 · CNT2137034576<br>PRINCESS TOWER · New   | AED 70,000<br>922.6 sqft · w=0.928 |
| 2. 2026-09-01 · CRT2136197076<br>PRINCESS TOWER · Renew | AED 77,709<br>922.6 sqft · w=0.920 |
| 3. 2026-09-01 · CNT2137000680<br>PRINCESS TOWER · New   | AED 77,000<br>863.7 sqft · w=0.879 |
| 4. 2026-09-01 · CRT2136917976<br>PRINCESS TOWER · New   | AED 65,000<br>864.7 sqft · w=0.882 |
| 5. 2026-08-31 · CRT2136832234<br>PRINCESS TOWER · New   | AED 82,000<br>922.6 sqft · w=0.919 |
| 6. 2026-08-26 · CRT2136908516<br>PRINCESS TOWER · New   | AED 72,000<br>863.7 sqft · w=0.869 |
| 7. 2026-08-25 · CNT2136944784<br>PRINCESS TOWER · New   | AED 80,000<br>862.3 sqft · w=0.864 |
| 8. 2026-08-25 · CRT2136839537<br>PRINCESS TOWER · New   | AED 72,000<br>863.7 sqft · w=0.868 |
| 9. 2026-08-25 · CNT2136915187<br>PRINCESS TOWER · New   | AED 75,000<br>864.2 sqft · w=0.869 |
| 10. 2026-08-22 · CRT2136839093<br>PRINCESS TOWER · New  | AED 78,000<br>923.7 sqft · w=0.900 |
| 11. 2026-08-15 · CRT2136741502<br>PRINCESS TOWER · New  | AED 70,000<br>923.4 sqft · w=0.889 |
| 12. 2026-08-15 · CNT2136813859<br>PRINCESS TOWER · New  | AED 65,000<br>862.3 sqft · w=0.847 |
| 13. 2026-08-13 · CNT2136802704<br>PRINCESS TOWER · New  | AED 65,000<br>863.7 sqft · w=0.848 |

## 13 / EVIDENCE APPENDIX

# Selected rental contracts

102 records retained in full

## DATE / ID / PROPERTY

## AMOUNT / SIZE / WEIGHT

14. 2026-08-10 · CNT2136612107  
PRINCESS TOWER · New

**AED 68,000**  
864.2 sqft · w=0.845

15. 2026-08-10 · CNT2136711596  
PRINCESS TOWER · New

**AED 68,000**  
864.7 sqft · w=0.846

16. 2026-08-07 · CRT2136647006  
PRINCESS TOWER · New

**AED 75,000**  
922.6 sqft · w=0.878

17. 2026-08-07 · CNT2136715756  
PRINCESS TOWER · Renew

**AED 78,000**  
923.4 sqft · w=0.875

18. 2026-08-05 · CRT2136786576  
PRINCESS TOWER · Renew

**AED 72,000**  
864.7 sqft · w=0.838

19. 2026-08-05 · CRT2136643146  
PRINCESS TOWER · New

**AED 70,000**  
923.4 sqft · w=0.872

20. 2026-08-05 · CNT2136584768  
PRINCESS TOWER · New

**AED 74,182**  
862.3 sqft · w=0.831

21. 2026-08-04 · CRT2136647416  
PRINCESS TOWER · New

**AED 80,000**  
923.4 sqft · w=0.870

22. 2026-08-01 · CRT2136542946  
PRINCESS TOWER · Renew

**AED 108,000**  
922.1 sqft · w=0.869

23. 2026-08-01 · CRT2136460856  
PRINCESS TOWER · New

**AED 75,000**  
922.7 sqft · w=0.868

24. 2026-08-01 · CRT2136621596  
PRINCESS TOWER · Renew

**AED 81,000**  
864.7 sqft · w=0.832

25. 2026-08-01 · CNT2136507391  
PRINCESS TOWER · New

**AED 70,000**  
863.7 sqft · w=0.829

26. 2026-08-01 · CNT2135514325  
PRINCESS TOWER · New

**AED 113,333**  
863.7 sqft · w=0.829

## 14 / EVIDENCE APPENDIX

# Selected rental contracts

102 records retained in full

| DATE / ID / PROPERTY                                     | AMOUNT / SIZE / WEIGHT             |
|----------------------------------------------------------|------------------------------------|
| 27. 2026-08-01 · CRT2136557907<br>PRINCESS TOWER · New   | AED 70,000<br>922.7 sqft · w=0.868 |
| 28. 2026-07-30 · CRT2136600866<br>PRINCESS TOWER · New   | AED 89,000<br>923.7 sqft · w=0.861 |
| 29. 2026-07-25 · CNT2136276666<br>PRINCESS TOWER · New   | AED 67,000<br>922.6 sqft · w=0.856 |
| 30. 2026-07-19 · CNT2136432009<br>PRINCESS TOWER · New   | AED 74,000<br>864.2 sqft · w=0.810 |
| 31. 2026-07-15 · CNT2136212861<br>PRINCESS TOWER · Renew | AED 75,000<br>863.7 sqft · w=0.803 |
| 32. 2026-07-04 · CNT2136487085<br>PRINCESS TOWER · Renew | AED 75,000<br>922.6 sqft · w=0.823 |
| 33. 2026-07-01 · CNT2136235499<br>PRINCESS TOWER · Renew | AED 70,957<br>864.2 sqft · w=0.783 |
| 34. 2026-06-30 · CNT2136251573<br>PRINCESS TOWER · Renew | AED 62,000<br>922.7 sqft · w=0.816 |
| 35. 2026-06-27 · CNT2136203066<br>PRINCESS TOWER · New   | AED 75,000<br>922.6 sqft · w=0.812 |
| 36. 2026-06-20 · CNT2135905460<br>PRINCESS TOWER · New   | AED 84,000<br>922.6 sqft · w=0.801 |
| 37. 2026-06-15 · CNT2136102623<br>PRINCESS TOWER · Renew | AED 72,000<br>922.6 sqft · w=0.794 |
| 38. 2026-06-13 · CNT2136032121<br>PRINCESS TOWER · New   | AED 75,000<br>922.7 sqft · w=0.790 |
| 39. 2026-06-04 · CNT2135911599<br>PRINCESS TOWER · New   | AED 72,000<br>922.6 sqft · w=0.777 |

## 15 / EVIDENCE APPENDIX

# Selected rental contracts

102 records retained in full

DATE / ID / PROPERTY

AMOUNT / SIZE / WEIGHT

40. 2026-06-01 · CNT2136359994  
PRINCESS TOWER · Renew

**AED 85,000**  
923.4 sqft · w=0.771

41. 2026-06-01 · CNT2135746789  
PRINCESS TOWER · New

**AED 78,000**  
922.7 sqft · w=0.773

42. 2026-05-01 · CNT2135538694  
PRINCESS TOWER · New

**AED 60,000**  
923.4 sqft · w=0.727

43. 2026-04-26 · CNT2135660800  
PRINCESS TOWER · New

**AED 85,000**  
922.6 sqft · w=0.722

44. 2026-04-10 · CNT2135344723  
PRINCESS TOWER · Renew

**AED 85,000**  
922.6 sqft · w=0.700

45. 2026-04-01 · CNT2135440537  
PRINCESS TOWER · Renew

**AED 84,000**  
863.7 sqft · w=0.658

46. 2026-03-20 · CNT2134732407  
PRINCESS TOWER · New

**AED 80,000**  
923.4 sqft · w=0.671

47. 2026-02-26 · CNT2134801867  
PRINCESS TOWER · New

**AED 85,000**  
862.3 sqft · w=0.614

48. 2026-02-02 · CNT2134493814  
PRINCESS TOWER · New

**AED 85,000**  
861.7 sqft · w=0.585

49. 2026-02-01 · CNT2134644712  
PRINCESS TOWER · Renew

**AED 79,430**  
923.4 sqft · w=0.614

50. 2026-02-01 · CNT2134315336  
PRINCESS TOWER · New

**AED 90,000**  
864.2 sqft · w=0.589

51. 2026-01-18 · CNT2134280532  
PRINCESS TOWER · Renew

**AED 80,000**  
863.7 sqft · w=0.572

52. 2026-01-10 · CNT2134114203  
PRINCESS TOWER · New

**AED 90,000**  
864.2 sqft · w=0.565

## 16 / EVIDENCE APPENDIX

# Selected rental contracts

102 records retained in full

| DATE / ID / PROPERTY                                     | AMOUNT / SIZE / WEIGHT              |
|----------------------------------------------------------|-------------------------------------|
| 53. 2026-01-09 · CNT2134148311<br>PRINCESS TOWER · New   | AED 90,000<br>864.7 sqft · w=0.565  |
| 54. 2026-01-06 · CNT2134067352<br>PRINCESS TOWER · Renew | AED 82,352<br>922.6 sqft · w=0.586  |
| 55. 2026-01-01 · CNT2134196958<br>PRINCESS TOWER · Renew | AED 82,284<br>863.7 sqft · w=0.554  |
| 56. 2025-12-23 · CRT2133703956<br>PRINCESS TOWER · Renew | AED 88,000<br>861.7 sqft · w=0.541  |
| 57. 2025-12-05 · CRT2133683476<br>PRINCESS TOWER · Renew | AED 92,000<br>922.6 sqft · w=0.551  |
| 58. 2025-12-04 · CNT2133696402<br>PRINCESS TOWER · New   | AED 95,000<br>864.2 sqft · w=0.527  |
| 59. 2025-12-01 · CRT2133631566<br>PRINCESS TOWER · Renew | AED 93,000<br>923.4 sqft · w=0.546  |
| 60. 2025-11-25 · CRT2133579006<br>PRINCESS TOWER · New   | AED 120,000<br>867.1 sqft · w=0.523 |
| 61. 2025-11-25 · CRT2133648626<br>PRINCESS TOWER · New   | AED 91,000<br>864.2 sqft · w=0.518  |
| 62. 2025-11-20 · CNT2133560145<br>PRINCESS TOWER · New   | AED 90,000<br>862.3 sqft · w=0.509  |
| 63. 2025-11-16 · CRT2133543806<br>PRINCESS TOWER · New   | AED 105,000<br>922.6 sqft · w=0.532 |
| 64. 2025-11-14 · CNT2133521866<br>PRINCESS TOWER · Renew | AED 89,250<br>862.3 sqft · w=0.504  |
| 65. 2025-11-11 · CNT2133539291<br>PRINCESS TOWER · New   | AED 160,000<br>922.7 sqft · w=0.526 |

## 17 / EVIDENCE APPENDIX

# Selected rental contracts

102 records retained in full

## DATE / ID / PROPERTY

## AMOUNT / SIZE / WEIGHT

66. 2025-11-10 · CNT2133628636  
PRINCESS TOWER · New

AED 80,000  
862.3 sqft · w=0.500

67. 2025-11-02 · CRT2133254986  
PRINCESS TOWER · Renew

AED 88,000  
922.6 sqft · w=0.518

68. 2025-11-01 · CRT2133455116  
PRINCESS TOWER · Renew

AED 100,000  
923.4 sqft · w=0.515

69. 2025-11-01 · CNT2133287028  
PRINCESS TOWER · Renew

AED 78,000  
922.6 sqft · w=0.517

70. 2025-11-01 · CNT2133267470  
PRINCESS TOWER · New

AED 81,000  
922.6 sqft · w=0.517

71. 2025-10-30 · CNT2133425569  
PRINCESS TOWER · Renew

AED 85,000  
862.3 sqft · w=0.489

72. 2025-10-25 · CNT2133192483  
PRINCESS TOWER · Renew

AED 105,000  
863.7 sqft · w=0.487

73. 2025-10-25 · CNT2133198004  
PRINCESS TOWER · Renew

AED 90,000  
922.6 sqft · w=0.510

74. 2025-10-24 · CRT2133127029  
PRINCESS TOWER · Renew

AED 90,000  
922.6 sqft · w=0.509

75. 2025-10-24 · CNT2133307066  
PRINCESS TOWER · Renew

AED 100,000  
864.7 sqft · w=0.488

76. 2025-10-24 · CNT2133187060  
PRINCESS TOWER · New

AED 81,900  
923.7 sqft · w=0.507

77. 2025-10-20 · CRT2132984256  
PRINCESS TOWER · Renew

AED 87,500  
922.6 sqft · w=0.505

78. 2025-10-19 · CRT2132847636  
PRINCESS TOWER · Renew

AED 110,000  
923.4 sqft · w=0.503

## 18 / EVIDENCE APPENDIX

# Selected rental contracts

102 records retained in full

| DATE / ID / PROPERTY                                     | AMOUNT / SIZE / WEIGHT              |
|----------------------------------------------------------|-------------------------------------|
| 79. 2025-10-15 · CRT2133113826<br>PRINCESS TOWER · Renew | AED 85,000<br>864.7 sqft · w=0.480  |
| 80. 2025-10-14 · CNT2133047796<br>PRINCESS TOWER · New   | AED 112,000<br>864.2 sqft · w=0.478 |
| 81. 2025-10-12 · CRT2133038126<br>PRINCESS TOWER · New   | AED 85,000<br>922.7 sqft · w=0.497  |
| 82. 2025-10-06 · CRT2132782671<br>PRINCESS TOWER · New   | AED 90,000<br>862.3 sqft · w=0.468  |
| 83. 2025-10-05 · CNT2132871273<br>PRINCESS TOWER · New   | AED 90,000<br>923.4 sqft · w=0.490  |
| 84. 2025-10-05 · CNT2132775878<br>PRINCESS TOWER · Renew | AED 82,467<br>862.3 sqft · w=0.467  |
| 85. 2025-10-01 · CNT2132807664<br>PRINCESS TOWER · Renew | AED 100,000<br>861.7 sqft · w=0.462 |
| 86. 2025-10-01 · CRT2132702216<br>PRINCESS TOWER · Renew | AED 107,500<br>922.6 sqft · w=0.487 |
| 87. 2025-09-30 · CRT2132797585<br>PRINCESS TOWER · New   | AED 105,000<br>923.4 sqft · w=0.485 |
| 88. 2025-09-30 · CRT2132872726<br>PRINCESS TOWER · Renew | AED 100,000<br>923.4 sqft · w=0.485 |
| 89. 2025-09-28 · CNT2132804063<br>PRINCESS TOWER · New   | AED 80,000<br>863.7 sqft · w=0.463  |
| 90. 2025-09-28 · CNT2132629592<br>PRINCESS TOWER · Renew | AED 86,281<br>922.6 sqft · w=0.484  |
| 91. 2025-09-25 · CNT2132661934<br>PRINCESS TOWER · New   | AED 83,000<br>923.4 sqft · w=0.480  |

## 19 / EVIDENCE APPENDIX

# Selected rental contracts

102 records retained in full

DATE / ID / PROPERTY

AMOUNT / SIZE / WEIGHT

92. 2025-09-24 · CNT2132828410  
PRINCESS TOWER · Renew

**AED 121,275**  
861.7 sqft · w=0.456

93. 2025-09-23 · CRT2132847496  
PRINCESS TOWER · Renew

**AED 90,000**  
922.7 sqft · w=0.480

94. 2025-09-20 · CRT2132612366  
PRINCESS TOWER · Renew

**AED 86,000**  
923.4 sqft · w=0.476

95. 2025-09-20 · CNT2132943274  
PRINCESS TOWER · Renew

**AED 86,000**  
922.7 sqft · w=0.477

96. 2025-09-20 · CRT2132707796  
PRINCESS TOWER · New

**AED 85,000**  
862.3 sqft · w=0.454

97. 2025-09-15 · CRT2132522136  
PRINCESS TOWER · New

**AED 82,000**  
922.6 sqft · w=0.473

98. 2025-09-12 · CNT2132570546  
PRINCESS TOWER · Renew

**AED 86,000**  
922.7 sqft · w=0.470

99. 2025-09-12 · CNT2132533105  
PRINCESS TOWER · New

**AED 90,000**  
864.7 sqft · w=0.450

100. 2025-09-10 · CRT2132265229  
PRINCESS TOWER · Renew

**AED 85,000**  
862.3 sqft · w=0.445

101. 2025-09-05 · CNT2132517121  
PRINCESS TOWER · New

**AED 74,986**  
922.6 sqft · w=0.464

102. 2025-09-05 · CNT2132500552  
PRINCESS TOWER · New

**AED 78,000**  
863.7 sqft · w=0.443