

GOLD MARK

REAL ESTATE

JULY - AUG 2025

ARABIAN RANCHES 3  
MONTHLY MARKET REPORT

RAMON CLAYTON

HI, I'M RAMON CLAYTON, AN EXPERIENCED REAL ESTATE AGENT SPECIALIZING IN ARABIAN RANCHES 3. WITH A KEEN EYE FOR DETAIL AND A DEEP UNDERSTANDING OF DUBAI'S DYNAMIC PROPERTY MARKET, I'M HERE TO HELP YOU FIND YOUR IDEAL PROPERTY—WHETHER IT'S A LUXURY VILLA OR A PRIME INVESTMENT OPPORTUNITY. LET'S WORK TOGETHER TO MAKE YOUR DUBAI REAL ESTATE DREAMS A REALITY.

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## RAMON CLAYTON

ARABIAN RANCHES 3 SPECIALIST | REAL ESTATE BROKER

★ SUPERAGENT

TruBroker™

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## SALES TRANSACTION IN THE LAST 30 DAYS IN ARABIAN RANCHES 3

The sales market for 3BR and 4BR properties in Arabian Ranches 3 remains vibrant, for the last 30 days there were **23 - 3BR & 25 - 4BR Townhouses and Villas Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
ANYA	3 BR	2,700,000 AED
ANYA 2	3 BR	2,722,888 AED
ANYA 2	3 BR	2,725,000 AED
SPRING	3 BR	2,750,000 AED
RAYA	3 BR	2,785,000 AED
SUN	3 BR	2,800,000 AED
JOY	3 BR	2,800,000 AED
CAYA	3 BR	6,000,000 AED
JOY	3 BR	2,870,000 AED
RAYA	3 BR	2,900,000 AED
RUBA	3 BR	3,100,000 AED
BLISS	3 BR	3,250,000 AED
RUBA	3 BR	3,250,000 AED
CAYA	3 BR	6,450,000 AED
BLISS	3 BR	3,383,500 AED
BLISS	3 BR	3,500,000 AED

**3-Bedroom Sales:** 21 - 3BR Townhouses, Sales Transaction prices from AED 2.68M - 3.5M, prices per Sqft range from AED 1,393 sft - 1,652 sft  
2 - 3BR Villa, Sales Transaction prices from AED 6M - 6.45M, prices per Sqft range from AED 1,655 sft - 1,790 sft

SUB-COMMUNITY	SPECS	AMOUNT (AED)
ANYA	4 BR	3,750,000 AED
RAYA	4 BR	3,500,000 AED
ANYA	4 BR	3,600,000 AED
RAYA	4 BR	3,650,000 AED
BLISS 2	4 BR	3,930,000 AED
JOY	4 BR	4,075,000 AED
BLISS	4 BR	4,150,000 AED
JOY	4 BR	4,150,000 AED
BLISS 2	4 BR	4,300,000 AED
BLISS	4 BR	4,300,000 AED
BLISS	4 BR	4,400,000 AED
JUNE	4 BR	5,500,000 AED
ELIE SAAB	4 BR	5,900,000 AED
CAYA	4 BR	7,000,000 AED
CAYA	4 BR	7,450,000 AED
CAYA	4 BR	7,775,000 AED

**4-Bedroom Sales:** 20 - 4BR Townhouses, Sales Transaction prices from AED 3.5M - 5.5M, prices per Sqft range from AED 1,285 sft - 1,897 sft  
5 - 4BR Villa, Sales Transaction prices from AED 5.9M - 7.77M, prices per Sqft range from AED 1,1272 sft - 1,1834 sft

## RENTAL TRANSACTION IN THE LAST 30 DAYS IN ARABIAN RANCHES 3

The rental market for 3BR and 4BR properties in Arabian Ranches 3 remains vibrant, for the last 30 days there were **44 - 3BR & 16 - 4BR Townhouses newly Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
BLISS	3 BR	180,000 AED
BLISS	3 BR	180,000 AED
BLISS	3 BR	180,000 AED
JOY	3 BR	150,000 AED
JOY	3 BR	155,000 AED
SPRING	3 BR	165,000 AED
SUN	3 BR	150,000 AED
SUN	3 BR	155,000 AED
JOY	3 BR	160,000 AED
RUBA	3 BR	180,000 AED
RUBA	3 BR	190,000 AED
RUBA	3 BR	190,000 AED
SUN	3 BR	170,000 AED
SUN	3 BR	175,000 AED
RUBA	3 BR	195,000 AED
BLISS	3 BR	190,000 AED

**3-Bedroom:** 44 - 3BR Townhouses, Rental Transaction prices from AED 143,000 - 195,000, rental prices per Sqft range from 74 sft - 95 sft

SUB-COMMUNITY	SPECS	AMOUNT (AED)
JUNE	4 BR	330,000 AED
BLISS	4 BR	230,000 AED
BLISS	4 BR	250,000 AED
BLISS	4 BR	245,000 AED
JOY	4 BR	190,000 AED
JOY	4 BR	200,000 AED
RUBA	4 BR	230,000 AED
RUBA	4 BR	230,000 AED
RUBA	4 BR	240,000 AED
RUBA	4 BR	250,000 AED
RUBA	4 BR	260,000 AED
SPRING	4 BR	240,000 AED
SUN	4 BR	190,000 AED
SUN	4 BR	210,000 AED
SUN	4 BR	225,000 AED
SUN	4 BR	230,000 AED

**4-Bedroom:** 16 - 4BR Townhouses/Villa, Rental Transaction prices from AED 190,000 - 330,000, prices per Sqft range from 72 sft - 107 sft

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## AVAILABLE NOW



FOR SALE

CAYA 2  
ARABIAN RANCHES 3

 5BR VILLA

 6,629 sqft

AED 10.9M

CHEAPEST PRICED  
ON THE MARKET


2-year Post handover payment plan



FOR SALE

BLISS  
ARABIAN RANCHES 3

 3BR VILLA


 2,283 sqft


AED 3.5M



FOR RENT

CAYA  
ARABIAN RANCHES 3

 4BR VILLA

 4,841 sqft


AED 480K



FOR RENT

BLISS  
ARABIAN RANCHES 3

 3BR VILLA

 2,283 sqft

AED 190K

## TESTIMONIALS

1

Will helped us to find our new rental property - he was extremely responsive to messages, had viewings sorted within days and then ensured that our offer was communicated to the landlord and signed only a couple of days later. He was straightforward to deal with, clear with what he needed from us to secure the property, always on time and readily available for questions. Would recommend him to anyone looking for a new property!

Katherine Chan



2

Gold Mark - they actually stay true to the name by delivering Gold Standard service. I am impressed and thankful to the team, specially to George Mrad. George was extremely professional and guided us throughout the process. He was super responsive, explained each detail and addressed all queries promptly. George knows his stuff and I will highly recommend him and Gold Mark to anyone looking to buy/rent property in Dubai.

Shikhar Angra



3

It was a pleasure working with a team that truly prioritizes quality and client satisfaction. Special thanks to Wissam and Okba for their professionalism, responsiveness, and support throughout the process. Wissam's efficiency and attention to detail made everything smooth and stress-free. I'm grateful for the excellent service and will definitely return for future real estate needs. Highly recommended!

Maha Mohammad



4

Very professional, always available and supportive team.

Tamer Kassem



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## CLIENTS LOOKING TO BUY OR RENT

BUYER

1

High-net-worth buyer looking for a 5-bed in Caya or Elie Saab

**Budget - AED 11,000,000**

2

Cash buyer, ready to proceed immediately, looking for a 4-bed villa in June

**Budget - AED 5,500,000**

TENANT

1

Professional couple wanting to rent a 4 & 5 BR Villa in June , Caya and Elie Saab

**Budget - AED 450,000**

2

British family, ready to move in September, 1-4 cheques

**Budget - AED 330,000**

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LET'S EXPLORE THE OPPORTUNITIES  
ARABIAN RANCHES HAS TO OFFER TOGETHER.

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