

GOLD MARK

REAL ESTATE

JULY-AUG 2025

DUBAI HILLS ESTATE
MONTHLY MARKET REPORT

Hi, I'm Shaz Chaudhry, a seasoned leasing manager with over a decade of experience in real estate since 2014. I pride myself on my deep market knowledge and commitment to client satisfaction. I specialize in connecting clients with their ideal rental properties and offer personalized service at every stage. My expertise and professionalism have helped me build a reputation as a trusted leader in leasing management, and I'm dedicated to making your rental journey smooth and successful.

SHAZ CHAUDHRY

DUBAI HILLS ESTATE SPECIALIST | LEASING MANAGER

 **SUPERAGENT**



Hi, I'm Karl – Your Trusted Real Estate Agent! With three years of experience in the real estate industry, I've helped clients buy, sell, and invest in properties with confidence. My goal is to make the process smooth, stress-free, and successful for you! Whether you're searching for your dream home or looking to get the best value for your property, I'm here to guide you every step of the way. Let's turn your real estate goals into reality!

KARL MCEVOY

DUBAI HILLS ESTATE SPECIALIST | REAL ESTATE BROKER

 **SUPERAGENT**

TruBroker™



SALES TRANSACTION IN THE LAST 30 DAYS IN DUBAI HILLS ESTATE

The sales market for 3BR and 4BR properties in Dubai Hills remains vibrant, for the last 30 days there were **15 - 3BR & 16 - 4BR Apartments, Townhouses and Villas Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
PARK HEIGHTS 2	3 BR	3,200,000 AED
LIME GARDENS	3 BR	3,300,000 AED
LIME GARDENS	3 BR	3,660,000 AED
ELVIRA	3 BR	4,200,000 AED
MULBERRY A	3 BR	4,300,000 AED
ACACIA B	3 BR	4,500,000 AED
MULBERRY A2	3 BR	4,600,000 AED
MAPLE 2	3 BR	4,850,000 AED
MAPLE 1	3 BR	4,950,000 AED
CLUB VILLAS AT DUBAI HILLS	3 BR	9,000,000 AED
ACACIA B	3 BR	6,400,000 AED
SIDRA VILLAS	3 BR	7,500,000 AED
ELVIRA	3 BR	3,800,000 AED
MAPLE 2	3 BR	4,950,000 AED

3-Bedroom Sales: 3-BR Apartments sold for AED 3.2M - 6.4M, with price per sqft ranging from AED 1,988 - 3,032. While 3-BR Townhouses/Villa sold for AED 4.85M - 9M, with price per sqft ranging from AED 2,155 - 3,151.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAPLE 1	4 BR	5,050,000 AED
MAPLE 3	4 BR	5,375,000 AED
MAPLE 2	4 BR	5,400,000 AED
MAPLE 3	4 BR	5,650,000 AED
MAPLE 1	4 BR	5,825,000 AED
MAPLE 3	4 BR	6,350,000 AED
MAPLE 3	4 BR	6,600,000 AED
SIDRA VILLAS I	4 BR	9,000,000 AED
SIDRA VILLAS II	4 BR	9,500,000 AED
SIDRA VILLAS I	4 BR	9,950,000 AED
SIDRA VILLAS III	4 BR	10,900,000 AED
SIDRA VILLAS I	4 BR	11,000,000 AED
GOLF PLACE 2	4 BR	20,000,000 AED
SIDRA VILLAS II	4 BR	13,800,000 AED

4-Bedroom Sales: 4-BR Townhouses transacted between AED 5.05M - 6.6M, with price per sqft from AED 2,099 - 2,640. 4-BR villas sold for AED 9M - 20M, with price per sqft between AED 2,750 - 3,994.

RENTAL TRANSACTIONS IN THE LAST 30 DAYS IN DUBAI HILLS ESTATE

The rental market for 3BR and 4BR properties in Dubai Hills remains vibrant, for the last 30 days there were **41 - 3BR & 38 - 4BR Apartment, Townhouses, and Villa newly Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
PARK POINT B	3 BR	220,000 AED
PARK RIDGE C	3 BR	240,000 AED
MULBERRY B1	3 BR	300,000 AED
PARK POINT B	3 BR	275,000 AED
MAPLE 2	3 BR	220,000 AED
MAPLE 2	3 BR	230,000 AED
MAPLE 1	3 BR	240,000 AED
MAPLE 2	3 BR	230,000 AED
CLUB VILLAS AT DUBAI HILLS	3 BR	570,000 AED
SIDRA VILLAS III	3 BR	360,000 AED
SIDRA VILLAS II	3 BR	410,000 AED
MAPLE 2	3 BR	245,000 AED
SIDRA VILLAS I	3 BR	360,000 AED
EXECUTIVE RESIDENCE 2	3 BR	300,000 AED
PARK POINT C	3 BR	190,000 AED

3-Bedroom: 3-BR Apartments rented for AED 190,000 - 360,000, rental prices range from (AED 110 – 202 per sqft). Townhouses and villas ranged from AED 220,000 to AED 570,000 (AED 98-200 per sqft).

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAPLE 2	4 BR	215,854 AED
GOLF PLACE 2	4 BR	1,100,000 AED
MAPLE 1	4 BR	250,000 AED
MAPLE 3	4 BR	260,000 AED
MAPLE 2	4 BR	270,000 AED
MAPLE 2	4 BR	275,000 AED
GOLF PLACE 2	4 BR	1,250,000 AED
MAPLE 3	4 BR	280,000 AED
MAPLE 3	4 BR	287,000 AED
MAPLE 2	4 BR	290,000 AED
GOLF GROVE	4 BR	700,000 AED
MAPLE 3	4 BR	300,000 AED
MAPLE 3	4 BR	260,000 AED
SIDRA VILLAS I	4 BR	400,000 AED
SIDRA VILLAS III	4 BR	470,000 AED

4-Bedroom: 4-BR Townhouses transacted between AED 215K- AED 700K, rental prices per sqft range from (AED 90 – 209 sqft), while Villas ranged from AED 260K to AED 1.24M (AED 104 – 223 per sqft).

GOLD MARK

REAL ESTATE

AVAILABLE NOW



FOR SALE

MAPLE 2
DUBAI HILLS ESTATE

 4BR VILLA

 3,153 sqft

AED 5.8M



FOR SALE

PARK FIELD TOWER 1
DUBAI HILLS ESTATE

 2BR Apartment

 988 sqft

AED 2.65M



FOR RENT

SIDRA VILLAS 2
DUBAI HILLS ESTATE

 3BR VILLA

 4,508 sqft


AED 380K



FOR RENT

CLUB VILLAS
DUBAI HILLS ESTATE

 3BR VILLA

 3,069 sqft

AED 470K

GOLD MARK

REAL ESTATE

CLIENTS LOOKING TO BUY OR RENT

BUYER

1

Mortgage end user (pre-approved), ready to close, looking for a Series 10 or 09 unit in Tower 1, Park Field

Budget - AED 2,700,000

2

Investor ready to proceed, seeking 4-bed Type 3M in Maple (vacant or tenanted)

Budget - AED 5,500,000

TENANT

1

German family looking to move asap for a single row 4bed unit in Maple

Budget - AED 290,000

2

Family from the UK looking for a 3M Maple 3 unit. Ready to move

Budget - AED 330,000

TESTIMONIALS

1

Very professional, always available and supportive team.

Tamer Kassem



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



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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

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 Chen



GOLD MARK

REAL ESTATE

LET'S EXPLORE THE OPPORTUNITIES
DUBAI HILLS ESTATE HAS TO OFFER TOGETHER.

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