

GOLD MARK

REAL ESTATE

AUGUST 2025

MUDON AL RANIM
MONTHLY MARKET REPORT

With over a decade of experience in the UAE real estate market, I bring deep market insight, strategic leadership, and a strong client-first approach to my role as Associate Director. Known for my integrity, professionalism, and results-driven mindset, I have consistently delivered exceptional value for both investors and end-users across residential and commercial properties, with a particular specialization in Mudon Al Ranim. My in-depth understanding of the ever-evolving Dubai property markets allows me to stay ahead of trends and deliver data-backed guidance to buyers, sellers, and developers alike, making me a trusted advisor and a key figure within the organization.

GEORGE MURAD

MUDON AL RANIM SPECIALIST | ASSOCIATE DIRECTOR

 SUPERAGENT

TruBroker™



With several years of experience in multinational work environments, I transitioned into Real Estate to channel my passion for sales and marketing. As a Property Consultant at Gold Mark, I bring a results-oriented mindset, perseverance, and an adaptable attitude to every client relationship. I believe that diligent work and continuous learning are the keys to success, and my focus on Mudon Al Ranim allows me to deliver tailored advice and meaningful results for buyers, sellers, and investors alike.

GEORGE LOZEH

MUDON AL RANIM SPECIALIST | ASSOCIATE DIRECTOR

 SUPERAGENT

TruBroker™



SALES TRANSACTION IN THE LAST 30 DAYS IN MUDON AL RANIM

The sales market for 3BR and 4BR properties in Mudon Al Ranim 1- 6 remains vibrant, for the last 30 days there were **23 - 3BR & 10 - 4BR Townhouses Sold.**

| SUB-COMMUNITY | SPECS | AMOUNT (AED) |
|------------------|-------|---------------|
| MUDON AL RANIM 3 | 3 BR | 2,550,000 AED |
| MUDON AL RANIM 6 | 3 BR | 2,850,000 AED |
| MUDON AL RANIM 6 | 3 BR | 2,900,000 AED |
| MUDON AL RANIM 5 | 3 BR | 2,900,000 AED |
| MUDON AL RANIM 3 | 3 BR | 3,200,000 AED |
| MUDON AL RANIM 4 | 3 BR | 2,808,000 AED |
| MUDON AL RANIM 3 | 3 BR | 3,310,000 AED |
| MUDON AL RANIM 3 | 3 BR | 2,950,000 AED |
| MUDON AL RANIM 1 | 3 BR | 3,500,000 AED |
| MUDON AL RANIM 3 | 3 BR | 3,050,000 AED |
| MUDON AL RANIM 1 | 3 BR | 3,100,000 AED |
| MUDON AL RANIM 1 | 3 BR | 3,130,000 AED |
| MUDON AL RANIM 1 | 3 BR | 3,200,000 AED |
| MUDON AL RANIM 1 | 3 BR | 3,250,000 AED |

3-Bedroom Sales: 3-Bedroom Townhouses sold for AED 2.55M - 3.5M AED, with price per sqft ranging from AED 1,150 - AED 1,471.

| SUB-COMMUNITY | SPECS | AMOUNT (AED) |
|------------------|-------|---------------|
| MUDON AL RANIM 5 | 4 BR | 3,366,000 AED |
| MUDON AL RANIM 3 | 4 BR | 3,550,000 AED |
| MUDON AL RANIM 3 | 4 BR | 4,150,000 AED |
| MUDON AL RANIM 4 | 4 BR | 4,175,000 AED |
| MUDON AL RANIM 3 | 4 BR | 3,700,000 AED |
| MUDON AL RANIM 1 | 4 BR | 3,925,000 AED |
| MUDON AL RANIM 1 | 4 BR | 4,000,000 AED |
| MUDON AL RANIM 1 | 4 BR | 4,700,000 AED |
| MUDON AL RANIM 1 | 4 BR | 4,125,000 AED |
| MUDON AL RANIM 6 | 4 BR | 4,000,000 AED |

4-Bedroom Sales: 4BR Townhouses transacted between AED 3.36M - 4.7M, with price per sqft from AED 1,120 - AED 1,621.

RENTAL TRANSACTIONS IN THE LAST 30 DAYS

IN MUDON AL RANIM

The rental market for 3BR and 4BR properties in Mudon Al Ranim 1 remains vibrant, for the last 30 days there were **13 - 3BR & 5 - 4BR Townhouses Rented.**

| SUB-COMMUNITY | SPECS | AMOUNT (AED) |
|------------------|-------|--------------|
| MUDON AL RANIM 1 | 3 BR | 170,000 AED |
| MUDON AL RANIM 1 | 3 BR | 180,000 AED |
| MUDON AL RANIM 1 | 3 BR | 182,500 AED |
| MUDON AL RANIM 1 | 3 BR | 187,000 AED |
| MUDON AL RANIM 1 | 3 BR | 190,000 AED |
| MUDON AL RANIM 1 | 3 BR | 190,000 AED |
| MUDON AL RANIM 1 | 3 BR | 190,000 AED |
| MUDON AL RANIM 1 | 3 BR | 190,000 AED |
| MUDON AL RANIM 1 | 3 BR | 190,000 AED |
| MUDON AL RANIM 1 | 3 BR | 200,000 AED |
| MUDON AL RANIM 1 | 3 BR | 220,000 AED |
| MUDON AL RANIM 1 | 3 BR | 220,000 AED |
| MUDON AL RANIM 1 | 3 BR | 235,000 AED |

3-Bedroom: 13 - 3BR Apartment, Rental Transaction prices from AED 170,000 - 235,000, rental prices per Sqft range from AED 77- AED 99.

| SUB-COMMUNITY | SPECS | AMOUNT (AED) |
|------------------|-------|--------------|
| MUDON AL RANIM 1 | 4 BR | 230,000 AED |
| MUDON AL RANIM 1 | 4 BR | 240,000 AED |
| MUDON AL RANIM 1 | 4 BR | 240,000 AED |
| MUDON AL RANIM 1 | 4 BR | 250,000 AED |
| MUDON AL RANIM 1 | 4 BR | 260,000 AED |

4-Bedroom: 5 - 4BR Townhouses, Rental transaction prices from AED 230,000- 260,000, rental prices per sqft range from AED 90- AED 102.

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AVAILABLE NOW



FOR SALE

MUDON AL-RANIM 1
MUDON

 3BR VILLA


 1,808 sqft

AED 3.3M



FOR SALE

MUDON AL-RANIM 3
MUDON

 4BR VILLA

 2,769 sqft


AED 4M



FOR RENT

MUDON AL-RANIM 1
MUDON

 3BR VILLA

 1,808 sqft

AED 250K



FOR RENT

MUDON AL-RANIM 1
MUDON

 4BR VILLA

 2,908 sqft

AED 270K

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CLIENTS LOOKING TO BUY IN MUDON AL RANIM

BUYER

1

Qualified cash buyer in search of a 3-bedroom unit featuring a left-side kitchen

Budget ~ AED 3,000,000

3

High-Intent mortgage Buyer (pre-qualified) searching for a 4-bedroom + family property

Budget ~ AED 5,000,000

2

Pre-approved mortgage buyer interested in a 3-bedroom Parkview townhouse

Budget ~ AED 3,200,000

4

Serious mortgage buyer (pre-qualified) ready to purchase a 3-bedroom home

Budget - AED 3,100,000 ~ 3,500,000

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



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

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



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LET'S EXPLORE THE OPPORTUNITIES
MUDON AL-RANIM HAS TO OFFER TOGETHER.

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