

GOLD MARK

REAL ESTATE

JULY - AUG 2025

PALM JUMEIRAH  
MONTHLY MARKET REPORT

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STEFAN NOVKOVIC

I BEGAN MY REAL ESTATE CAREER IN 2016 AND HAVE SINCE BUILT A REPUTATION AS A SEASONED PROFESSIONAL RECOGNIZED FOR MY EXPERTISE, DEDICATION, AND CLIENT-FIRST APPROACH. I COMBINE IN-DEPTH KNOWLEDGE OF THE LOCAL MARKET WITH STRONG NEGOTIATION SKILLS AND A PROBLEM-SOLVING MINDSET, ALLOWING ME TO CREATE TAILORED SOLUTIONS FOR MY CLIENTS. WHETHER YOU'RE BUYING, SELLING, OR INVESTING, I AIM TO BE A TRUSTED PARTNER THROUGHOUT YOUR JOURNEY. BY COMMITTING TO CONTINUOUS LEARNING AND STAYING AHEAD OF MARKET TRENDS, I ENSURE THAT EVERY CLIENT RECEIVES THE BEST POSSIBLE ADVICE AND SERVICE.

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## STEFAN NOVKOVIC

PALM JUMEIRAH SPECIALIST | REAL ESTATE BROKER

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## SALES TRANSACTION IN THE LAST 30 DAYS IN PALM JUMEIRAH

The sales market for 3BR and 4BR properties in Palm Jumeirah remains vibrant, for the last 30 days there were **17 - 3BR & 5 - 4BR Apartments and Villas Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
GOLDEN MILE	3 BR	7,600,000 AED
OCEANA	3 BR	4,166,452 AED
GOLDEN MILE	3 BR	5,300,000 AED
ELLINGTON BEACH HOUSE	3 BR	12,700,000 AED
THE CRESCENT	3 BR	7,150,000 AED
SHORELINE APARTMENTS	3 BR	4,999,000 AED
MARINA RESIDENCES	3 BR	10,000,000 AED
MARINA RESIDENCES	3 BR	6,500,000 AED
SHORELINE APARTMENTS	3 BR	6,400,000 AED
THE CRESCENT	3 BR	10,000,000 AED
TIARA RESIDENCES	3 BR	8,000,000 AED
THE CRESCENT	3 BR	36,000,000 AED

**3-Bedroom Sales:** 3-Bedroom Apartments sold for AED 4.16m - 36m, with price per sqft ranging from AED 1,403 sqft - 10,505 sqft.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
SHORELINE APARTMENTS	4 BR	10,000,000 AED
THE FAIRMONT PALM RESIDENCES	4 BR	11,000,000 AED
THE CRESCENT	4 BR	18,500,000 AED
THE FRONDS	4 BR	30,000,000 AED
THE FRONDS	4 BR	43,500,000 AED

**4-Bedroom Sales:** 4-Bedroom Apartments transacted between AED 10M - 18M, with price per sqft from AED 1,909 sqft - 2,514 sqft. 4-Bedroom villas sold for AED 30M - 43.5M, with price per sqft between AED 6,000 sqft - 8,700 sqft.

## RENTAL TRANSACTION IN THE LAST 30 DAYS IN PALM JUMEIRAH

The rental market for 3BR and 4BR properties in Palm Jumeirah remains vibrant, for the last 30 days there were **19 - 3BR & 8 - 4BR Apartments/Villa newly Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
SHORELINE APARTMENTS	3 BR	300,000 AED
SHORELINE APARTMENTS	3 BR	360,000 AED
THE FAIRMONT PALM RESIDENCES	3 BR	375,000 AED
MARINA RESIDENCES	3 BR	400,000 AED
TIARA RESIDENCES	3 BR	440,000 AED
THE CRESCENT	3 BR	500,000 AED
FIVE PALM JUMEIRAH	3 BR	550,000 AED
TIARA RESIDENCES	3 BR	600,000 AED
CANAL COVE VILLAS	3 BR	700,000 AED
THE FAIRMONT PALM RESIDENCES	3 BR	800,000 AED
GOLDEN MILE	3 BR	300,000 AED

**3-Bedroom:** 3-Bedroom Apartments rented for AED 240,000 - 800,000, with price per sqft ranging from AED 103 sqft - 265 sqft.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
THE FRONDS	4 BR	100,000 AED
THE CRESCENT	4 BR	300,000 AED
SHORELINE APARTMENTS	4 BR	450,000 AED
CANAL COVE VILLAS	4 BR	550,000 AED
PALMA RESIDENCES	4 BR	450,000 AED
THE CRESCENT	4 BR	1,600,000 AED
THE FRONDS	4 BR	943,457 AED
THE FRONDS	4 BR	2,500,000 AED

**4-Bedroom:** 4-Bedroom Apartments/Villa transacted between AED 300,000 - 2.5M, with price per sqft from AED 89 sqft - 501 sqft.

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## AVAILABLE NOW



### FOR RENT

CANAL COVE VILLAS  
PALM JUMEIRAH

 4BR VILLA

 5,060 sqft


AED 650K



### FOR RENT

GARDEN HOMES  
PALM JUMEIRAH

 4BR VILLA

 6,695 sqft


AED 1.3M



### FOR RENT

MARINA RESIDENCES 5  
PALM JUMEIRAH

 3BR Apartment

 2,439 sqft

AED 310K



### FOR RENT

AL HALLAWI  
PALM JUMEIRAH

 3BR Apartment

 2,181 sqft

AED 350K

## 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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## CLIENTS LOOKING TO BUY OR RENT

BUYER

1

Investor, ready to proceed immediately, Seeking to buy a 3BR type-B unit in Marina Residence

**Budget - AED 7,500,000**

2

High-net-worth Buyer / end-user interested in a Canal Cove villa Standard unit without upgrades

**Budget - AED 14,500,000 ~ 15,000,000**

TENANT

1

British Family Looking for a new home: 3BR type-C unit in Shoreline

**Budget - AED 300,000 ~ 350,000**

2

European Family Searching for a 3-bedroom unit on The Crescent with sea view

**Budget - AED 500,000 ~ 800,000**

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LET'S EXPLORE THE OPPORTUNITIES  
PALM JUMEIRAH HAS TO OFFER TOGETHER.

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Stefan Novkovic  
Associate Director  
+971 54 420 2517  
stefan@goldmark.ae

ORN:16805 | BRN:39291

