

GOLD MARK

REAL ESTATE

JULY 2025

TOWN SQUARE
MONTHLY MARKET REPORT

George is a dedicated real estate advisor specializing in Town Square. With over a decade of experience in Dubai's property market, he brings deep insight and strategic guidance tailored to Town Square's unique opportunities. Known for his integrity, professionalism, and results-driven approach, George consistently delivers exceptional value—whether clients are buying, selling, or investing. He provides data-backed advice and personalized service every step of the way, helping clients make smart, rewarding decisions in this vibrant community.

GEORGE MURAD

TOWN SQUARE SPECIALIST | ASSOCIATE DIRECTOR



Okba is a Town Square property specialist and trusted real estate consultant. His passion lies in connecting clients with the perfect Town Square property through strategic marketing and genuine understanding. With years of customer-focused experience in real estate and sales, Okba is dedicated to exceeding expectations and making every transaction seamless. As a trusted advisor, he offers expert guidance and local knowledge, ensuring every Town Square journey is both successful and memorable.

OKBA SHALHOUB

TOWN SQUARE SPECIALIST | ASSOCIATE DIRECTOR



SALES TRANSACTION IN THE LAST 30 DAYS IN TOWN SQUARE

The sales market for 3BR and 4BR properties in Town Square remains vibrant, for the last 30 days there were **35 - 3 BR & 14 - 4 BR Townhouses Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
NOOR TOWNHOUSES	3 BR	2,850,000 AED
NASEEM TOWNHOUSES	3 BR	2,700,000 AED
SAMA TOWNHOUSES	3 BR	2,700,000 AED
SAMA TOWNHOUSES	3 BR	2,820,000 AED
MAHA TOWNHOUSES	3 BR	2,675,000 AED
MAHA TOWNHOUSES	3 BR	2,600,000 AED
HAYAT TOWNHOUSES	3 BR	2,575,000 AED
MAHA TOWNHOUSES	3 BR	2,600,000 AED
HAYAT TOWNHOUSES	3 BR	2,610,000 AED
MAHA TOWNHOUSES	3 BR	2,700,000 AED
MAHA TOWNHOUSES	3 BR	2,700,000 AED
MAHA TOWNHOUSES	3 BR	2,750,000 AED
MAHA TOWNHOUSES	3 BR	2,725,000 AED
ZAHRA TOWNHOUSES	3 BR	2,500,000 AED

3-Bedroom Sales: Prices for 3-bedroom units span from around AED 2.5 million to AED 2.9 million. The price per square foot falls between AED 1,191 and AED 1,416.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
HAYAT TOWNHOUSES	4 BR	3,125,000 AED
NOOR TOWNHOUSES	4 BR	3,250,000 AED
NOOR TOWNHOUSES	4 BR	3,275,000 AED
NOOR TOWNHOUSES	4 BR	3,300,000 AED
MAHA TOWNHOUSES	4 BR	3,275,000 AED
MAHA TOWNHOUSES	4 BR	3,200,000 AED
MAHA TOWNHOUSES	4 BR	3,300,000 AED
REEM TOWNHOUSES	4 BR	3,550,000 AED
MAHA TOWNHOUSES	4 BR	3,275,000 AED
MAHA TOWNHOUSES	4 BR	3,300,000 AED
NASEEM TOWNHOUSES	4 BR	3,600,000 AED
SAMA TOWNHOUSES	4 BR	3,625,000 AED
SAMA TOWNHOUSES	4 BR	3,925,000 AED

4-Bedroom Sales: All 4-bedroom sales are villas, with prices ranging from AED 3.1 million to AED 3.9 million. The price per square foot varies from AED 1,292 to AED 1,600.

RENTAL TRANSACTIONS IN THE LAST 30 DAYS IN TOWN SQUARE

For the last 30 days there were **79 - 3BR** & **16 - 4BR Townhouses Rented**.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
ZAHRA BREEZE	3 BR	135,000 AED
ZAHRA APARTMENTS	3 BR	125,000 AED
SAMA TOWNHOUSES	3 BR	130,000 AED
NOOR TOWNHOUSES	3 BR	130,000 AED
HAYAT TOWNHOUSES	3 BR	140,000 AED
NASEEM TOWNHOUSES	3 BR	140,000 AED
NASEEM TOWNHOUSES	3 BR	140,000 AED
HAYAT TOWNHOUSES	3 BR	140,000 AED
HAYAT TOWNHOUSES	3 BR	135,000 AED
HAYAT TOWNHOUSES	3 BR	140,000 AED
HAYAT TOWNHOUSES	3 BR	140,000 AED
HAYAT TOWNHOUSES	3 BR	140,000 AED
HAYAT TOWNHOUSES	3 BR	140,000 AED
HAYAT TOWNHOUSES	3 BR	145,000 AED

SUB-COMMUNITY	SPECS	AMOUNT (AED)
REEM TOWNHOUSES	4 BR	330,000 AED
NOOR TOWNHOUSES	4 BR	162,000 AED
NOOR TOWNHOUSES	4 BR	170,000 AED
SAFI TOWNHOUSES	4 BR	175,000 AED
HAYAT TOWNHOUSES	4 BR	175,000 AED
NOOR TOWNHOUSES	4 BR	180,000 AED
NOOR TOWNHOUSES	4 BR	180,000 AED
NOOR TOWNHOUSES	4 BR	180,000 AED
NOOR TOWNHOUSES	4 BR	180,000 AED
MAHA TOWNHOUSES	4 BR	185,000 AED
NOOR TOWNHOUSES	4 BR	195,000 AED
MAHA TOWNHOUSES	4 BR	200,000 AED
NOOR TOWNHOUSES	4 BR	205,000 AED
MAHA TOWNHOUSES	4 BR	200,000 AED

3-Bedroom: Rental Transactions for 3-bedroom units span from around AED 110,000 to AED 170,000. The price per square foot falls between AED 46 and AED 98.

4-Bedroom: Rental Transactions for 4-bedroom units range from around AED 162,000 to AED 210,000. The price per square foot falls between AED 67 and AED 88.

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REAL ESTATE


AVAILABLE NOW



FOR SALE

HAYAT TOWNHOUSES
TOWN SQUARE

 4BR VILLA


 3,398 sqft

AED 3.5M



FOR SALE

MAHA TOWNHOUSES
TOWN SQUARE

 3BR VILLA

 1,873 sqft

AED 3M



FOR RENT

REEM TOWNHOUSES
TOWN SQUARE

 4BR VILLA

 2,835 sqft

AED 175K



FOR RENT

NOOR TOWNHOUSES
TOWN SQUARE

 3BR VILLA

 2,026 sqft

AED 165K

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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REAL ESTATE

CLIENTS LOOKING TO BUY OR RENT

BUYER

1

Cash buyer looking for a 3BR
single row, in Maha Townhouses

Budget - AED 2,850,000

2

Pre-approved mortgage buyer
seeking a 4BR in Maha Townhouses

Budget - AED 3,400,000

3

2 mortgage buyers, looking for
3BR in Maha Townhouses

Budget - AED 2,800,000

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LET'S EXPLORE THE OPPORTUNITIES
TOWN SQUARE HAS TO OFFER TOGETHER.

George Murad
Associate Director

+971 50 215 0574
mg@goldmark.ae
ORN:16805 | BRN:71095



Okba Shalhoub
Associate Director

+971 52 326 4585
ns@goldmark.ae
ORN:16805 | BRN:61982

