

GOLD MARK

REAL ESTATE

AUGUST 2025

ARABIAN RANCHES 1  
MONTHLY MARKET REPORT

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RAMON CLAYTON

HI, I'M RAMON CLAYTON, AN EXPERIENCED REAL ESTATE AGENT SPECIALIZING IN ARABIAN RANCHES. 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 SPECIALIST | REAL ESTATE BROKER

★ SUPERAGENT

TruBroker™

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## SALES TRANSACTION IN THE LAST 30 DAYS IN ARABIAN RANCHES 1

The sales market for 3BR and 5BR properties in Arabian Ranches 1 remains vibrant, for the last 30 days there were **24 - 3BR, 1 - 4BR, & 5 - 5BR Townhouse and Villas Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AL REEM 3	3 BR	4,720,000 AED
AL REEM 2	3 BR	3,900,000 AED
AL REEM 1	3 BR	4,250,000 AED
AL REEM 3	3 BR	4,950,000 AED
PALMERA 1	3 BR	5,850,000 AED
PALMERA 2	3 BR	6,100,000 AED
AL REEM 2	3 BR	4,550,000 AED
PALMERA 3	3 BR	6,200,000 AED
SAHEEL	3 BR	8,600,000 AED
ALVORADA	3 BR	9,100,000 AED
ALMA	3 BR	6,450,000 AED
SAHEEL	3 BR	10,200,000 AED
AL REEM 1	3 BR	4,975,000 AED
AL REEM 1	3 BR	5,700,000 AED

**3-Bedroom Sales:** 3-Bedroom Townhouses & Villa transacted between AED 3.9M - 10.2M, with price per sqft from AED 1,505 ~ AED 2,578.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
ALVORADA 4	4 BR	16,350,000 AED
MIRADOR	5 BR	12,100,000 AED
TERRA NOVA	5 BR	12,850,000 AED
LA AVENIDA	5 BR	13,250,000 AED
MIRADOR	5 BR	16,000,000 AED
SAHEEL	5 BR	19,000,000 AED

**5-Bedroom Sales:** 5-Bedroom Villa transacted between AED 12.1M - 19M, with price per sqft from AED 1,505 ~ AED 4,372.

## RENTAL TRANSACTION IN THE LAST 30 DAYS

### IN ARABIAN RANCHES 1

The rental market for 3BR and 5BR properties in Arabian Ranches 1 remains vibrant, for the last 30 days there were **15 - 3BR, 1 - 4BR, & 14 - 5BR Townhouses and Villa Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AL REEM 2	3 BR	275,000 AED
AL REEM 1	3 BR	158,400 AED
AL REEM 3	3 BR	260,000 AED
ALMA 1	3 BR	260,000 AED
ALVORADA 4	3 BR	350,000 AED
AL REEM 3	3 BR	250,000 AED
ALMA 1	3 BR	300,000 AED
SAVANNAH	3 BR	380,000 AED
SAHEEL	3 BR	340,000 AED
PALMERA 2	3 BR	320,000 AED
SAHEEL	3 BR	350,000 AED
PALMERA 2	3 BR	350,000 AED
ALMA 2	3 BR	320,000 AED
SAVANNAH	3 BR	450,000 AED
SAHEEL	3 BR	1,075,000 AED

**3-Bedroom:** 3-Bedroom Townhouses and Villa rented for AED 158,000 - 1.07M, with price per sqft ranging from AED 70 ~ AED 289.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MIRADOR LA COLECCION	4 BR	430,000 AED
SAHEEL	5 BR	354,530 AED
SAHEEL	5 BR	420,000 AED
MIRADOR	5 BR	400,000 AED
SAHEEL	5 BR	420,000 AED
ALVORADA 2	5 BR	440,000 AED
ALVORADA 3	5 BR	465,000 AED
MIRADOR LA COLECCION	5 BR	850,000 AED
ALVORADA	5 BR	878,228 AED
GOLF HOMES	5 BR	1,500,000 AED
SAHEEL	5 BR	540,000 AED
TERRA NOVA	5 BR	530,000 AED
ASEEL VILLAS	5 BR	820,000 AED
ALVORADA 2	5 BR	420,000 AED
ASEEL VILLAS	5 BR	820,000 AED

**5-Bedroom:** 5-Bedroom Townhouses rented between AED 354,000 - 1.5M, with price per sqft from AED 63 ~ AED 212.

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## AVAILABLE NOW



### FOR SALE

LA AVENIDA  
ARABIAN RANCHES 1

 6BR VILLA

 13,158 sqft


AED 30M



### FOR SALE

PALMERA 2  
ARABIAN RANCHES 3

 2BR VILLA

 2,219 sqft

AED 5M



### FOR RENT

LA AVENIDA  
ARABIAN RANCHES 1

 6BR VILLA

 13,158 sqft


AED 1.5M



### FOR RENT

SAHEEL 1  
ARABIAN RANCHES 1

 5BR VILLA

 6,000 sqft

AED 725K

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## 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

TENANT

1

Mortgage buyer (pre-approved) actively searching for a 2-Bedroom property in Palmera

**Budget - AED 3,400,000**

1

European tenant looking for a 3 bedroom family home. Need to move ASAP

**Budget - AED 260,000 in 2 cheques**

2

European Mortgage buyer (pre-approved) actively searching for a 4-Bedroom property in Al Reem

**Budget - AED 6,000,000**

2

British family searching for a 4 bedroom property. Need to move within a month

**Budget - AED 420,000 in 1 cheque**

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

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