

GOLD MARK

REAL ESTATE

SEPTEMBER 2025

ARABIAN RANCHES 2
MONTHLY MARKET REPORT

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.

RAMON CLAYTON

ARABIAN RANCHES SPECIALIST | REAL ESTATE BROKER

★ SUPERAGENT

TruBroker™

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SALES TRANSACTION IN THE LAST 30 DAYS IN ARABIAN RANCHES 2

The sales market for 3BR, 4BR & 5BR properties in Arabian Ranches 2 remains vibrant, for the last 30 days, there were **1 - 3BR, 4 - 4BR, and 1 - 5BR villas Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
SAMARA	3 BR	5,550,000 AED

3-Bedroom Sales: 3-Bedroom Villa sold for AED 5.5M, with price per sqft starting from AED 1,084 sft.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AZALEA VILLAS	4 BR	5,400,000 AED
ROSA VILLAS	4 BR	8,825,000 AED
RASHA VILLAS	4 BR	9,655,000 AED
YASMIN VILLAS	4 BR	9,825,000 AED
SAMARA	5 BR	7,450,000 AED

4-Bedroom Sales: 4-Bedroom Villa sold for AED 5.4M - 9.8M, with price sqft ranging from AED 1,672 ~ AED 2,233 sft.

5-Bedroom Villa sold for AED 7.45M, with price per sqft starting from AED 1,848 sft.

RENTAL TRANSACTION IN THE LAST 30 DAYS

IN ARABIAN RANCHES 3

The rental market for 3BR, 4BR & 5BR properties in Arabian Ranches 2 remains vibrant, for the last 30 days there were **12 - 3BR & 12 - 4BR Townhouses and Villas Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
CAMELIA 2	3 BR	173,000 AED
CAMELIA 2	3 BR	175,000 AED
CAMELIA 1	3 BR	180,000 AED
CAMELIA 2	3 BR	180,000 AED
CAMELIA 1	3 BR	180,000 AED
CAMELIA 1	3 BR	190,000 AED
REEM COMMUNITY	3 BR	200,000 AED
REEM COMMUNITY	3 BR	210,000 AED
REEM COMMUNITY	3 BR	220,000 AED
REEM COMMUNITY	3 BR	220,000 AED
CASA	3 BR	275,000 AED
LILA VILLAS	3 BR	275,000 AED

3-Bedroom: 3BR Townhouses and Villas, Rental Transaction prices from AED 173,000 - 275,000, rental prices per Sqft range from AED 85 ~ AED 100.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
CAMELIA 2	4 BR	215,000 AED
CAMELIA 2	4 BR	225,000 AED
CAMELIA 1	4 BR	240,000 AED
CAMELIA 1	4 BR	240,000 AED
REEM COMMUNITY	4 BR	270,000 AED
CASA	4 BR	308,500 AED
CASA	4 BR	310,000 AED
CASA	4 BR	315,000 AED
AZALEA VILLAS	4 BR	315,000 AED
LILA VILLAS	4 BR	320,000 AED
CASA	4 BR	320,000 AED
CASA	4 BR	365,000 AED

4-Bedroom: 4BR Townhouses and Villas, Rental Transaction prices from AED 215,000 - 365,000, rental prices per Sqft range from AED 88 ~ AED 109.

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AVAILABLE NOW



FOR SALE

CASA
ARABIAN RANCHES 2



 4BR VILLA
 3,609 sqft

AED 8M



FOR SALE

ROSA
ARABIAN RANCHES 2



 6BR VILLA
 6,000 sqft

AED 12.5M



FOR SALE

YASMIN
ARABIAN RANCHES 2


 5BR VILLA
 4,354 sqft

AED 10M



FOR SALE

RASHA
ARABIAN RANCHES 2

 4BR VILLA
 4,309 sqft

AED 9.65M

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TESTIMONIALS

1 If you're considering purchasing a property in Dubai, I highly recommend Gold Mark Real Estate. They assisted me in buying my first home in the city. I want to extend a special thanks to Mr. George Lozeh, who was exceptionally patient with us. He is a highly professional and dedicated individual who understood our needs and made sure the entire process was completed efficiently.

Finding the right broker is essential in a city like Dubai, where there is high demand and quick-paced transactions. You don't want to waste your time and money working with the wrong people. That's why I highly recommend Gold Mark Real Estate.

NB



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 Big thanks to Martyn for helping me find such an amazing property! I really struggled to find something within my budget and, honestly, I thought it was never going to happen. But Martyn never gave up — he listened to everything I asked for and kept going until he found the right place.

He made the whole process so easy and enjoyable. Always quick to respond (even when I was being a bit awkward at times), and nothing was ever too much trouble. I'm over the moon with the place, and I can't recommend Martyn enough if you're looking for someone who genuinely cares and delivers.

Ashleigh Templeman



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CLIENTS LOOKING TO BUY OR RENT

BUYER

1

We have a cash buyer looking for a Standard villa (3-4BR) for full renovation

Budget AED 5,500,000 ~ 7,000,000

2

Mortgage Buyer (pre-approved) – Modern, upgraded 3BR townhouse, moving by Q1 2026.

Budget - AED 5,800,000

TENANT

1

British Tenant – seeking a 2-3BR property, prefers family-friendly areas, looking for a long-term lease.

Budget - AED 200,000 (in 2 cheques)

2

European Tenant – actively looking for a 4BR family villa in Casa, moving next month

Budget - AED 320,000 (in 4 cheques)

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

Ramon Clayton
SR. Client Manager

+971 58 526 3299
rc@goldmark.ae
ORN:16805 | BRN:63087

