

GOLD MARK

REAL ESTATE

AUG-SEP 2025

ARABIAN RANCHES 3  
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™

**GOLD MARK**  
REAL ESTATE



## SALES TRANSACTION IN THE LAST 30 DAYS IN ARABIAN RANCHES 3

The sales market for 3BR and 4BR properties in Arabian Ranches 3 remains vibrant, for the last 30 days there were **26 - 3BR & 10 - 4BR Townhouses and Villas Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAYA	3 BR	2,650,000 AED
ANYA	3 BR	2,650,000 AED
ANYA 2	3 BR	2,700,000 AED
ANYA 2	3 BR	2,750,000 AED
ANYA	3 BR	2,750,000 AED
SUN	3 BR	2,775,000 AED
RAYA	3 BR	2,780,000 AED
SUN	3 BR	2,850,000 AED
JOY	3 BR	3,000,000 AED
BLISS 2	3 BR	3,100,000 AED
BLISS	3 BR	3,300,000 AED
RUBA	3 BR	3,375,000 AED
BLISS	3 BR	3,600,000 AED
BLISS	3 BR	3,700,000 AED

**3-Bedroom Sales:** 3-Bedroom Townhouses sold for AED 2.65M - 3.7M, with price per sqft ranging from AED 1,304 ~ AED 1,709.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
SPRING	4 BR	3,400,000 AED
BLISS 2	4 BR	4,150,000 AED
ANYA 2	4 BR	3,550,000 AED
ELIE SAAB	4 BR	6,900,000 AED
ANYA	4 BR	3,675,000 AED
ANYA	4 BR	3,850,000 AED
CAYA	4 BR	7,900,000 AED
SUN	4 BR	4,275,000 AED
CAYA	4 BR	7,450,000 AED
JUNE	4 BR	5,720,000 AED

**4-Bedroom Sales:** 4-Bedroom Townhouses and Villas sold for 3.4M - 7.9M, with price per sqft ranging from AED 1325 ~ AED 1852.

## RENTAL TRANSACTION IN THE LAST 30 DAYS

### IN ARABIAN RANCHES 3

The rental market for 3BR and 4BR properties in Arabian Ranches 3 remains vibrant, for the last 30 days there were **39 - 3BR & 15 - 4BR Townhouses Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
JOY	3 BR	126,000 AED
SUN	3 BR	130,000 AED
SPRING	3 BR	140,000 AED
SUN	3 BR	135,000 AED
SPRING	3 BR	136,500 AED
JOY	3 BR	145,000 AED
SPRING	3 BR	145,000 AED
JOY	3 BR	145,000 AED
SUN	3 BR	147,500 AED
RUBA	3 BR	148,000 AED
JOY	3 BR	150,000 AED
SUN	3 BR	165,000 AED
RUBA	3 BR	170,000 AED
RUBA	3 BR	170,467 AED
RUBA	3 BR	180,000 AED

**3-Bedroom:** 3-Bedroom Townhouses Transaction prices from AED 126,000 - 180,000, with price per sqft ranging from AED 65 ~ AED 86.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
JOY	4 BR	175,000 AED
JOY	4 BR	175,306 AED
JOY	4 BR	179,375 AED
JOY	4 BR	185,000 AED
JOY	4 BR	190,000 AED
JOY	4 BR	190,000 AED
SUN	4 BR	175,000 AED
JOY	4 BR	190,000 AED
JOY	4 BR	195,000 AED
JOY	4 BR	200,000 AED
SPRING	4 BR	200,000 AED
SPRING	4 BR	201,657 AED
SUN	4 BR	200,000 AED
RUBA	4 BR	220,000 AED
RUBA	4 BR	223,000 AED

**4-Bedroom:** 4-Bedroom Townhouses Transaction prices from AED 175,000 - 223,000, with price per sqft ranging from AED 66 ~ AED 90.

# GOLD MARK

REAL ESTATE

## AVAILABLE NOW




FOR SALE

CAYA 2

ARABIAN RANCHES 3

 5BR VILLA

 6,629 sqft

AED 10.9M

CHEAPEST PRICED  
ON THE MARKET

2-YEAR PHPP




FOR SALE

BLISS

ARABIAN RANCHES 3

 3BR VILLA

 2,283 sqft

AED 3.5M



FOR RENT

RUBA

ARABIAN RANCHES 3

 3BR VILLA

 1,559 sqft

AED 185K




FOR RENT

JUNE

ARABIAN RANCHES 3

 4BR VILLA

 3,090 sqft

AED 330K

# GOLD MARK

REAL ESTATE

## 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



GOLD MARK

REAL ESTATE

## CLIENTS LOOKING TO BUY OR RENT

BUYER

1  
Mortgage buyer seeking a 4-bedroom twin villa  
in June

**Budget AED 5,500,000 ~ 5,700,000**

3  
Cash buyer seeking a 4-bedroom villa in Caya

**Budget - AED 8,000,000**

2  
Cash buyer interested in a 5-bedroom villa in  
Elie Saab

**Budget - AED 9,400,000**

4  
Cash buyer, ready to proceed immediately,  
looking for a 4-bedroom villa in June

**Budget - AED 5,500,000**

# GOLD MARK

REAL ESTATE

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

