

GOLD MARK

REAL ESTATE

AUGUST 2025

DAMAC HILLS
MONTHLY MARKET REPORT

MARTYN BARNES

I'M MARTYN BARNES, YOUR DEDICATED REAL ESTATE EXPERT SPECIALIZING IN DAMAC HILLS. WITH DEEP KNOWLEDGE OF THIS UNIQUE COMMUNITY AND DUBAI'S DYNAMIC PROPERTY MARKET, I'M HERE TO GUIDE YOU THROUGH EVERY STEP OF YOUR REAL ESTATE JOURNEY. WHETHER YOU'RE BUYING, SELLING, OR INVESTING, MY GOAL IS TO PROVIDE PERSONALIZED SERVICE, EXPERT ADVICE, AND STRONG NEGOTIATION TO SECURE THE BEST OUTCOMES FOR YOU. INVESTING, MY GOAL IS TO PROVIDE PERSONALIZED SERVICE, EXPERT ADVICE, AND STRONG NEGOTIATION TO SECURE THE BEST OUTCOMES FOR YOU.

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DAMAC HILLS SPECIALIST | REAL ESTATE BROKER

★ SUPERAGENT

TruBroker™

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SALES TRANSACTION IN THE LAST 30 DAYS IN DAMAC HILLS

The sales market for 4BR and 5BR properties in DAMAC Hills remains vibrant, for the last 30 days there were **9 - 4BR & 5 - 5BR Townhouse and Villas Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
PARK RESIDENCES 1	4 BR	3,650,000 AED
THE TRUMP ESTATES	4 BR	5,500,000 AED
AKOYA PARK	4 BR	3,200,000 AED
PARK RESIDENCES 1	4 BR	3,200,000 AED
TRINITY	4 BR	3,300,000 AED
PARK RESIDENCES 1	4 BR	3,750,000 AED
PARK RESIDENCES 1	4 BR	4,200,000 AED
PARK RESIDENCES 1	4 BR	3,870,000 AED
CALERO	4 BR	4,950,000 AED

4-Bedroom Sales: 4-BR Townhouses & Villa transacted between AED 3.2M - 5.5M, with price per sqft from AED 1,436 ~ 2,186.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
THE TRUMP ESTATES	5 BR	4,900,000 AED
PICADILLY GREEN	5 BR	6,800,000 AED
SILVER SPRINGS	5 BR	7,150,000 AED
FLORA	5 BR	11,100,000 AED
VENETO VILLAS	5 BR	9,700,000 AED

5-Bedroom Sales: 5-Bedroom Villa transacted between AED 4.9M - 11.1M, with price per sqft from AED 1,245 ~ 2,3506.

RENTAL TRANSACTIONS IN THE LAST 30 DAYS IN DAMAC HILLS

The rental market for 3BR and 4BR properties in Damac Hills remains vibrant, for the last 30 days there were **27 - 3BR & 13 - 4BR Townhouses Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
PARK RESIDENCES 1	3 BR	160,000 AED
PELHAM	3 BR	190,000 AED
PARK RESIDENCES 1	3 BR	175,000 AED
FLORA	3 BR	250,000 AED
ROCHESTER	3 BR	190,000 AED
BROOKFIELD	3 BR	250,000 AED
PARK RESIDENCES 4	3 BR	165,000 AED
ROCKWOOD	3 BR	210,000 AED
ROCHESTER	3 BR	200,000 AED
RICHMOND	3 BR	205,000 AED
PICADILLY GREEN	3 BR	300,000 AED
TOPANGA	3 BR	210,000 AED
TRINITY	3 BR	185,000 AED
BROOKFIELD 2	3 BR	380,000 AED

SUB-COMMUNITY	SPECS	AMOUNT (AED)
THE LEGENDS	4 BR	190,000 AED
ROCKWOOD	4 BR	185,000 AED
PARK RESIDENCES 1	4 BR	187,100 AED
PARK RESIDENCES 4	4 BR	190,000 AED
PARK RESIDENCES 1	4 BR	215,000 AED
THE LEGENDS	4 BR	210,000 AED
QUEENS MEADOW	4 BR	350,000 AED
CALERO	4 BR	250,000 AED
PARK RESIDENCES 1	4 BR	205,000 AED
TRINITY	4 BR	230,000 AED
PARK RESIDENCES 4	4 BR	240,000 AED
PARK RESIDENCES 4	4 BR	240,000 AED
PARK RESIDENCES 4	4 BR	230,000 AED

3-Bedroom: 3-Bedroom Townhouses rented for AED 160,000 - 380,000, with price per sqft ranging from AED 81 ~ 138.

4-Bedroom: 4-Bedroom Townhouses rented between AED 185,000 - 350,000, with price per sqft from AED 95 ~ 122.

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AVAILABLE NOW



FOR SALE

PARK RESIDENCES 1
DAMAC HILLS

 4BR VILLA

 1,614 sqft


AED 3.65M



FOR SALE

ARTESIA - A
DAMAC HILLS

 1BR APARTMENT

 604.6 sqft

AED 800K



FOR RENT

GOLF PANORAMA B
DAMAC HILLS

 2BR APARTMENT

 1,509 sqft


AED 150K



FOR RENT

PARK RESIDENCES 1
DAMAC HILLS

 3BR VILLA

 1,485 sqft

AED 167K

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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



CLIENTS LOOKING TO BUY OR RENT

BUYER

1

Indian buyer (mortgage pre-approved) actively searching for a 5-Bedroom property in Belair Estate

Budget ~ AED 6,400,000

2

Cash buyer looking for 2 studios in Artesia for investment

Budget ~ AED 600,000

TENANT

1

British tenant seeking a 4-Bedroom + Maid's family home. Strong & reliable profile.

Budget ~ AED 250,000

2

A large number of professionals looking to rent in Damac Hills

Budget - AED 175,000 ~ AED 245,000

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LET'S EXPLORE THE OPPORTUNITIES
DAMAC HILLS HAS TO OFFER TOGETHER.

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