

GOLD MARK

REAL ESTATE

AUG-SEP 2025

DUBAI HILLS ESTATE  
MONTHLY MARKET REPORT

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Hi, I'm Shaz Chaudhry, a seasoned leasing manager with over a decade of experience in real estate since 2014. I pride myself on my deep market knowledge and commitment to client satisfaction. I specialize in connecting clients with their ideal rental properties and offer personalized service at every stage. My expertise and professionalism have helped me build a reputation as a trusted leader in leasing management, and I'm dedicated to making your rental journey smooth and successful.

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## SHAZ CHAUDHRY

DUBAI HILLS ESTATE SPECIALIST | LEASING MANAGER

★ SUPERAGENT

TruBroker™



Hi, I'm Karl – Your Trusted Real Estate Agent! With three years of experience in the real estate industry, I've helped clients buy, sell, and invest in properties with confidence. My goal is to make the process smooth, stress-free, and successful for you! Whether you're searching for your dream home or looking to get the best value for your property, I'm here to guide you every step of the way. Let's turn your real estate goals into reality!

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## KARL MCEVOY

DUBAI HILLS ESTATE SPECIALIST | REAL ESTATE BROKER

★ SUPERAGENT

TruBroker™



## SALES TRANSACTION IN THE LAST 30 DAYS IN DUBAI HILLS ESTATE

The sales market for 4BR and 5BR properties in Dubai Hills remains vibrant, Over the last 30 days, **9 - 4Bedroom and 6 - 5Bedroom townhouses and villas were sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAPLE 1	4 BR	4,990,000 AED
MAPLE 3	4 BR	5,500,000 AED
GOLF GROVE	4 BR	6,000,000 AED
MAPLE 3	4 BR	6,000,000 AED
MAPLE 2	4 BR	6,450,000 AED
SIDRA VILLAS III	4 BR	9,600,000 AED
CLUB VILLAS AT DUBAI HILLS	4 BR	9,800,000 AED
SIDRA VILLAS II	4 BR	10,400,000 AED
SIDRA VILLAS I	4 BR	11,000,000 AED

**4-Bedroom Sales:** Townhouses sold for AED 4.9M – AED 9.8M, prices per sqft range from AED 1,788 ~ AED 2,918.

Villas transacted from AED 9.6M – AED 11M, prices per sqft range from AED 2,672 ~ AED 3,361.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAPLE 3	5 BR	5,600,000 AED
MAPLE 1	5 BR	5,800,000 AED
SIDRA VILLAS I	5 BR	12,000,000 AED
SIDRA VILLAS II	5 BR	13,725,000 AED
PALM HILLS	5 BR	17,900,000 AED
PALM HILLS	5 BR	23,750,000 AED

**5-Bedroom Sales:** Townhouses sold for AED 5.6M – AED 5.8M, prices per sqft range from AED 2,023 ~ AED 2,121.

Villas transacted from AED 12M – AED 23.7M, prices per sqft range from AED 3,207 ~ AED 3,839.

## RENTAL TRANSACTIONS IN THE LAST 30 DAYS

### IN DUBAI HILLS ESTATE

The rental market for 4BR and 5BR properties in Dubai Hills remains vibrant. Over the last 30 days, **61 - 4Bedroom and 20 - 5Bedroom townhouses and villas were newly rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAPLE 2	4 BR	235,000 AED
MAPLE 3	4 BR	255,000 AED
MAPLE 2	4 BR	260,000 AED
MAPLE 3	4 BR	265,000 AED
MAPLE 1	4 BR	265,000 AED
SIDRA VILLAS III	4 BR	450,000 AED
MAPLE 2	4 BR	275,000 AED
MAPLE 3	4 BR	280,000 AED
MAPLE 1	4 BR	310,000 AED
MAPLE 2	4 BR	320,000 AED
MAPLE 3	4 BR	320,000 AED
GOLF GROVE	4 BR	700,000 AED
SIDRA VILLAS III	4 BR	770,000 AED
GOLF PLACE 2	4 BR	1,193,460 AED
CLUB VILLAS AT DUBAI HILLS	4 BR	600,265 AED

**4-Bedroom:** Townhouses transacted prices from AED 235,000 - AED 700,000, at AED 98 psf ~ AED 209 psf.

Villas transacted from AED 450K - AED 1.1M, at AED 125 psf ~ AED 214 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAPLE 1	5 BR	255,580 AED
MAPLE 2	5 BR	300,000 AED
MAPLE 2	5 BR	310,000 AED
MAPLE 2	5 BR	315,000 AED
MAPLE 3	5 BR	350,000 AED
MAPLE 1	5 BR	350,000 AED
SIDRA VILLAS III	5 BR	680,000 AED
SIDRA VILLAS II	5 BR	480,000 AED
SIDRA VILLAS II	5 BR	555,000 AED
SIDRA VILLAS I	5 BR	650,000 AED
SIDRA VILLAS I	5 BR	630,000 AED
GOLF PLACE 2	5 BR	1300,000 AED
GOLF PLACE 2	5 BR	1,600,000 AED
PALM HILLS	5 BR	1,398,723 AED
MAPLE 1	5 BR	330,000 AED

**5-Bedroom:** Townhouses transacted prices from AED 255,000 - AED 350,000, at AED 94 psf ~ AED 128 psf.

Villas transacted from AED 480K - AED 1.6M, at AED 116 psf ~ AED 269 psf.

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## AVAILABLE NOW



**FOR SALE**

MAPLE 2  
DUBAI HILLS ESTATE

 4BR VILLA


 3,153 sqft


AED 5.8M



**FOR RENT**

MAPLE 1  
DUBAI HILLS ESTATE

 4BR VILLA


 2,930 sqft

AED 305K



**FOR RENT**

ACACIA - A  
DUBAI HILLS ESTATE

 1BR Apartment

 658 sqft

AED 120K



**FOR RENT**

CLUB VILLAS  
DUBAI HILLS ESTATE

 3BR VILLA

 3,069 sqft

AED 470K

## CLIENTS LOOKING TO BUY OR RENT

### BUYER

1

We have a mortgage-approved buyer interested in a 4-bedroom villa (VOT - Vacant on Transfer) in Club Villas

**Budget - AED 12,000,000**

2

A cash buyer is actively looking for a 4-bedroom villa in Club Villas, requiring vacant possession by January,

**Budget - AED 12,000,000**

### TENANT

1

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

**Budget - AED 350,000 in 2 cheques**

2

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

**Budget - AED 280,000 in 1 cheque**

## 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

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

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