

GOLD MARK

REAL ESTATE

SEPTEMBER 2025

MUDON AL RANIM  
MONTHLY MARKET REPORT

---

With several years of experience in multinational work environments, I transitioned into Real Estate to channel my passion for sales and marketing. As a Property Consultant at Gold Mark, I bring a results-oriented mindset, perseverance, and an adaptable attitude to every client relationship. I believe that diligent work and continuous learning are the keys to success, and my focus on Mudon Al Ranim allows me to deliver tailored advice and meaningful results for buyers, sellers, and investors alike.

---

## GEORGE LOZEH

MUDON AL RANIM SPECIALIST | ASSOCIATE DIRECTOR

 SUPERAGENT

TruBroker™



With over a decade of experience in the UAE real estate market, I bring deep market insight, strategic leadership, and a strong client-first approach to my role as Associate Director. Known for my integrity, professionalism, and results-driven mindset, I have consistently delivered exceptional value for both investors and end-users across residential and commercial properties, with a particular specialization in Mudon Al Ranim. My in-depth understanding of the ever-evolving Dubai property markets allows me to stay ahead of trends and deliver data-backed guidance to buyers, sellers, and developers alike, making me a trusted advisor and a key figure within the organization.

---

## GEORGE MURAD

MUDON AL RANIM SPECIALIST | ASSOCIATE DIRECTOR

 SUPERAGENT

TruBroker™



## SALES TRANSACTION IN THE LAST 30 DAYS IN MUDON AL RANIM

The sales market for 3BR and 4BR properties in Mudon Al Ranim 1- 6 remains vibrant, for the last 30 days there were **18 - 3BR & 6 - 4BR Townhouses Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MUDON AL RANIM 1	3 BR	3,100,000 AED
MUDON AL RANIM 1	3 BR	3,160,000 AED
MUDON AL RANIM 2	3 BR	3,200,000 AED
MUDON AL RANIM 1	3 BR	3,250,000 AED
MUDON AL RANIM 1	3 BR	3,300,000 AED
MUDON AL RANIM 2	3 BR	3,320,000 AED
MUDON AL RANIM 1	3 BR	3,650,000 AED
MUDON AL RANIM 3	3 BR	3,000,000 AED
MUDON AL RANIM 1	3 BR	3,050,000 AED
MUDON AL RANIM 6	3 BR	2,880,000 AED
MUDON AL RANIM 5	3 BR	2,950,000 AED
MUDON AL RANIM 4	3 BR	2,975,000 AED
MUDON AL RANIM 8	3 BR	3,000,000 AED
MUDON AL RANIM 6	3 BR	2,865,000 AED

**3-Bedroom Sales:** 3-BR Townhouses sold for AED 2.865M - 3.65M AED, with price per sqft ranging from AED 1,222 ~ AED 1,498.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MUDON AL RANIM 2	4 BR	3,600,000 AED
MUDON AL RANIM 1	4 BR	4,000,000 AED
MUDON AL RANIM 1	4 BR	4,100,000 AED
MUDON AL RANIM 3	4 BR	4,150,000 AED
MUDON AL RANIM 2	4 BR	4,300,000 AED
MUDON AL RANIM 1	4 BR	5,000,000 AED

**4-Bedroom Sales:** 4BR Townhouses transacted between AED 3.6M - 5M, with price per sqft from AED 1,413 ~ AED 1,962.

## RENTAL TRANSACTIONS IN THE LAST 30 DAYS IN MUDON AL RANIM

The rental market for 3BR and 4BR properties in Mudon Al Ranim 1 remains vibrant, for the last 30 days there were **9 - 3BR & 7 - 4BR Townhouses Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MUDON AL RANIM 1	3 BR	190,000 AED
MUDON AL RANIM 1	3 BR	190,000 AED
MUDON AL RANIM 1	3 BR	221,823 AED
MUDON AL RANIM 1	3 BR	193,000 AED
MUDON AL RANIM 1	3 BR	225,000 AED
MUDON AL RANIM 1	3 BR	200,000 AED
MUDON AL RANIM 1	3 BR	205,000 AED
MUDON AL RANIM 1	3 BR	210,000 AED
MUDON AL RANIM 1	3 BR	210,000 AED

**3-Bedroom:** 3BR Apartment, Rental Transaction prices from AED 190,000 - 225,000, rental prices per Sqft range from AED 86 ~ AED 95.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MUDON AL RANIM 1	4 BR	240,000 AED
MUDON AL RANIM 1	4 BR	240,000 AED
MUDON AL RANIM 1	4 BR	260,000 AED
MUDON AL RANIM 1	4 BR	260,000 AED
MUDON AL RANIM 1	4 BR	300,000 AED
MUDON AL RANIM 1	4 BR	305,000 AED
MUDON AL RANIM 1	4 BR	310,000 AED

**4-Bedroom:** 4BR Apartment, Rental Transaction prices from AED 240,000 - 310,000, rental prices per Sqft range from AED 94 ~ AED 104.

# GOLD MARK

REAL ESTATE


## AVAILABLE NOW



### FOR SALE

MUDON AL-RANIM 2  
MUDON

 4BR VILLA

 2,727 sqft


AED 4.8M



### FOR SALE

MUDON AL-RANIM 2  
MUDON

 3BR VILLA

 1,809 sqft

AED 4M



### FOR SALE

MUDON AL-RANIM 4  
MUDON

 3BR VILLA

 1,853 sqft

AED 3.05M



### FOR RENT

MUDON AL-RANIM 1  
MUDON

 3BR VILLA

 1,890 sqft

AED 230K

# GOLD MARK

REAL ESTATE

## CLIENTS LOOKING TO BUY IN MUDON AL RANIM

### BUYER

1

Mortgage Buyer (Pre-approved) seeking for a 3BR Townhouse, Mudon Al Ranim (Park Views)

**Budget ~ AED 3,300,000**

3

Cash Client: Actively seeking a 4-bedroom townhouse in Mudon Al Ranim

**Budget ~ AED 4,100,000**

2

Pre-approved mortgage buyer interested in a 3-bedroom Parkview townhouse

**Budget ~ AED 3,200,000**

4

Serious mortgage buyer (pre-qualified) ready to purchase a 3-bedroom home

**Budget - AED 3,100,000 ~ 3,500,000**

# 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

LET'S EXPLORE THE OPPORTUNITIES  
MUDON AL-RANIM HAS TO OFFER TOGETHER.

---

George Lozeh  
Associate Director

+971 50 684 9827  
gl@goldmark.ae  
ORN:16805 | BRN:61002



George Murad  
Associate Director

+971 50 215 0574  
mg@goldmark.ae  
ORN:16805 | BRN:71095

