

GOLD MARK

REAL ESTATE

AUGUST 2025

TOWN SQUARE
MONTHLY MARKET REPORT

Okba is a Town Square property specialist and trusted real estate consultant. His passion lies in connecting clients with the perfect Town Square property through strategic marketing and genuine understanding. With years of customer-focused experience in real estate and sales, Okba is dedicated to exceeding expectations and making every transaction seamless. As a trusted advisor, he offers expert guidance and local knowledge, ensuring every Town Square journey is both successful and memorable.

OKBA SHALHOUB

TOWN SQUARE SPECIALIST | ASSOCIATE DIRECTOR



George is a dedicated real estate advisor specializing in Town Square. With over a decade of experience in Dubai's property market, he brings deep insight and strategic guidance tailored to Town Square's unique opportunities. Known for his integrity, professionalism, and results-driven approach, George consistently delivers exceptional value—whether clients are buying, selling, or investing. He provides data-backed advice and personalized service every step of the way, helping clients make smart, rewarding decisions in this vibrant community.

GEORGE MURAD

TOWN SQUARE SPECIALIST | ASSOCIATE DIRECTOR



SALES TRANSACTION IN THE LAST 30 DAYS IN TOWN SQUARE

The sales market for 3BR and 4BR properties in Town Square remains vibrant, for the last 30 days there were **32 - 3 BR & 11 - 4 BR Townhouses Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
HAYAT TOWNHOUSES	3 BR	2,700,000 AED
HAYAT TOWNHOUSES	3 BR	2,650,000 AED
MAHA TOWNHOUSES	3 BR	2,750,000 AED
MAHA TOWNHOUSES	3 BR	2,800,000 AED
MAHA TOWNHOUSES	3 BR	2,800,000 AED
NOOR TOWNHOUSES	3 BR	2,950,000 AED
MAHA TOWNHOUSES	3 BR	2,775,000 AED
MAHA TOWNHOUSES	3 BR	2,800,000 AED
MAHA TOWNHOUSES	3 BR	2,800,000 AED
NOOR TOWNHOUSES	3 BR	2,500,000 AED
REEM TOWNHOUSES	3 BR	2,820,000 AED
SAFI TOWNHOUSES	3 BR	2,610,000 AED
SAFI TOWNHOUSES	3 BR	2,700,000 AED
SAMA TOWNHOUSES	3 BR	2,625,000 AED

3-Bedroom Sales: 3-Bedroom Townhouses sold for AED 2.5M - 2.95M, with price per sqft ranging from AED 1149 ~ AED 1409.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAHA TOWNHOUSES	4 BR	2,950,000 AED
MAHA TOWNHOUSES	4 BR	3,300,000 AED
MAHA TOWNHOUSES	4 BR	3,300,000 AED
MAHA TOWNHOUSES	4 BR	3,350,000 AED
MAHA TOWNHOUSES	4 BR	3,440,000 AED
MAHA TOWNHOUSES	4 BR	3,535,000 AED
NASEEM TOWNHOUSES	4 BR	3,400,000 AED
NASEEM TOWNHOUSES	4 BR	3,550,000 AED
NOOR TOWNHOUSES	4 BR	3,385,000 AED
REEM TOWNHOUSES	4 BR	3,640,000 AED
SAMA TOWNHOUSES	4 BR	3,485,000 AED

4-Bedroom Sales: 4-Bedroom Townhouses sold for 2.95M - 3.64M, with price per sqft ranging from AED 1271 ~ AED 1523.

RENTAL TRANSACTIONS IN THE LAST 30 DAYS IN TOWN SQUARE

For the last 30 days there were **62 - 3BR** & **16 - 4BR Townhouses Rented**.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
ZAHRA TOWNHOUSES	3 BR	135,000 AED
NOOR TOWNHOUSES	3 BR	142,000 AED
HAYAT TOWNHOUSES	3 BR	145,000 AED
HAYAT TOWNHOUSES	3 BR	142,000 AED
NASEEM TOWNHOUSES	3 BR	150,000 AED
SAMA TOWNHOUSES	3 BR	150,000 AED
NASEEM TOWNHOUSES	3 BR	250,000 AED
MAHA TOWNHOUSES	3 BR	165,000 AED
SAFI TOWNHOUSES	3 BR	155,000 AED
NOOR TOWNHOUSES	3 BR	160,000 AED
REEM TOWNHOUSES	3 BR	155,000 AED
HAYAT TOWNHOUSES	3 BR	155,000 AED
ZAHRA TOWNHOUSES	3 BR	155,000 AED
SAMA TOWNHOUSES	3 BR	160,000 AED

3-Bedroom: 3-Bedroom Townhouses Transaction prices from AED 135,000 - 250,000, with price per sqft ranging from AED 62 ~ AED 112.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
NASEEM TOWNHOUSES	4 BR	175,000 AED
REEM TOWNHOUSES	4 BR	175,000 AED
ZAHRA TOWNHOUSES	4 BR	170,000 AED
HAYAT TOWNHOUSES	4 BR	175,000 AED
HAYAT TOWNHOUSES	4 BR	180,000 AED
NASEEM TOWNHOUSES	4 BR	180,000 AED
REEM TOWNHOUSES	4 BR	190,000 AED
REEM TOWNHOUSES	4 BR	195,000 AED
MAHA TOWNHOUSES	4 BR	175,000 AED
REEM TOWNHOUSES	4 BR	200,000 AED
MAHA TOWNHOUSES	4 BR	200,000 AED
SHAMS TOWNHOUSES	4 BR	215,000 AED
REEM TOWNHOUSES	4 BR	190,000 AED
HAYAT TOWNHOUSES	4 BR	175,000 AED

4-Bedroom: 4-Bedroom Townhouses Transaction prices from AED 170,000-215,000, with price per sqft ranging from AED 71 ~ AED 90.

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REAL ESTATE

AVAILABLE NOW



FOR SALE

HAYAT TOWNHOUSES
TOWN SQUARE

 4BR VILLA


 3,398 sqft

AED 3.5M



FOR SALE

MAHA TOWNHOUSES
TOWN SQUARE

 4BR VILLA

 2,815 sqft

AED 3.5M



FOR SALE

THE MAYFAIR
TOWN SQUARE

 2BR Apartment

 1,323 sqft

AED 1.5M



FOR SALE

MAHA TOWNHOUSES
TOWN SQUARE

 3BR VILLA

 1,873 sqft

AED 3M

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



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REAL ESTATE

CLIENTS LOOKING TO BUY

BUYER

1

Pre-approved mortgage buyer seeking a 3-Bedroom single-row unit

Budget - AED 2,650,000

3

Mortgage pre-approve buyer seeking a tenanted 3-Bedroom unit

Budget - AED 2,600,000 ~ 2,700,000

2

Pre-approved mortgage buyer searching for a 4-Bedroom property

Budget - AED 3,350,000

4

European cash buyer interested in a 4-Bedroom property

Budget - AED 3,300,000

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REAL ESTATE

LET'S EXPLORE THE OPPORTUNITIES
TOWN SQUARE HAS TO OFFER TOGETHER.

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