

GOLD MARK

REAL ESTATE

SEPTEMBER 2025

VILLANOVA
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 Villanova allows me to deliver tailored advice and meaningful results for buyers, sellers, and investors alike.

GEORGE LOZEH

VILLANOVA SPECIALIST | ASSOCIATE DIRECTOR

★ SUPERAGENT

TruBroker™



I'm Joseph Lozeh, an experienced real estate agent in Dubai, with a particular focus on the ever-growing community of Villanova. With a keen eye for detail and a deep understanding of Dubai's real estate landscape, I'm here to help you find your ideal property — whether it's a family-friendly home in Villanova, a luxury villa, a stylish apartment, or a prime investment opportunity. Let's work together to turn your Dubai real estate goals into reality.

JOSEPH LOZEH

VILLANOVA SPECIALIST | REAL ESTATE BROKER

★ SUPERAGENT

TruBroker™



SALES TRANSACTION IN THE LAST 30 DAYS
IN VILLANOVA DUBAI LAND

The sales market for 3BR and 4BR properties in Villanova remains vibrant, for the last 30 days there were **12 -3BR, 4 - 4BR Townhouses Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AMARANTA 3	3 BR	2,700,000 AED
AMARANTA B	3 BR	2,700,000 AED
AMARANTA 3	3 BR	2,750,000 AED
LA TILIA PHASE 2	3 BR	2,811,000 AED
LA VIOLETA 2	3 BR	2,870,000 AED
LA VIOLETA 2	3 BR	2,950,000 AED
LA ROSA PHASE 5	3 BR	3,075,000 AED
LA VIOLETA 1	3 BR	3,100,000 AED
LA ROSA PHASE 2	3 BR	3,150,000 AED
LA ROSA PHASE 4	3 BR	3,200,000 AED
LA VIOLETA 1	3 BR	3,225,000 AED
LA VIOLETA 1	3 BR	3,250,000 AED

3-Bedroom Sales: 3-Bedroom Villa sold for AED 2.7M - 3.25M, with price per sqft starting from AED 1,197 ~ AED 1,641.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AMARANTA 3	4 BR	3,315,000 AED
AMARANTA B	4 BR	3,400,000 AED
LA VIOLETA 1	4 BR	3,950,000 AED
LA VIOLETA 1	4 BR	4,250,000 AED

4-Bedroom Sales: 4-Bedroom Villa sold for AED 3.3M - 4.25M, with price per sqft starting from AED 1,474 ~ AED 1825.

RENTAL TRANSACTIONS IN THE LAST 30 DAYS

IN VILLANOVA DUBAI LAND

The rental market for 3BR and 4BR properties in Villanova remains vibrant, for the last 30 days there were, **24 - 3BR & 22 - 4BR Townhouses and Villas Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AMARANTA 3	3 BR	133,000 AED
LA VIOLETA 1	3 BR	170,000 AED
AMARANTA 2	3 BR	145,000 AED
AMARANTA B	3 BR	148,000 AED
AMARANTA A	3 BR	150,000 AED
AMARANTA 3	3 BR	155,000 AED
AMARANTA 2	3 BR	155,000 AED
LA ROSA PHASE 6	3 BR	160,000 AED
AMARANTA 3	3 BR	160,000 AED
AMARANTA A	3 BR	160,000 AED
LA ROSA PHASE 2	3 BR	180,000 AED
LA QUINTA	3 BR	220,000 AED
AMARANTA B	3 BR	170,000 AED
LA ROSA PHASE 6	3 BR	175,000 AED

3-Bedroom: 3BR Townhouses and Villas, Rental Transaction prices from AED 133,000 - 220,000, rental prices per Sqft range from AED 68 ~ AED 92.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AMARANTA B	4 BR	140,000 AED
AMARANTA 1	4 BR	170,000 AED
LA ROSA PHASE 2	4 BR	180,000 AED
AMARANTA 3	4 BR	185,000 AED
LA VIOLETA 1	4 BR	220,000 AED
LA VIOLETA 1	4 BR	230,000 AED
LA QUINTA	4 BR	250,000 AED
LA ROSA PHASE 4	4 BR	210,000 AED
LA ROSA PHASE 6	4 BR	210,000 AED
LA ROSA PHASE 1	4 BR	210,000 AED
LA ROSA PHASE 3	4 BR	220,000 AED
AMARANTA B	4 BR	205,000 AED
AMARANTA 3	4 BR	190,000 AED
LA ROSA PHASE 2	4 BR	190,000 AED

4-Bedroom: 4BR Townhouses and Villas, Rental Transaction prices from AED 140,000 - 250,000, rental prices per Sqft range from AED 63 ~ AED 99.

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AVAILABLE NOW



FOR SALE

CHERRYWOODS
DUBAI LAND

 4BR VILLA


 3,320 sqft

AED 4.4M



FOR SALE

LA VIOLETA 2
VILLANOVA

 4BR VILLA

 3,081 sqft


AED 4.25M



FOR RENT

AMARANTA
VILLANOVA

 4BR VILLA

 2,943 sqft

AED 210K



FOR RENT

LA VIOLETA 1
VILLANOVA

 4BR VILLA

 2,565 sqft

AED 200K

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CLIENTS LOOKING TO BUY IN VILLANOVA

BUYER

1

Mortgage buyer seeking a 4-bedroom property

Budget ~ AED 4,000,000

3

Mortgage buyer looking for a 4-bedroom property
on a large plot

Budget ~ AED 4,200,000

2

Cash buyer for a 3-bedroom property

Budget ~ AED 2,960,000

4

Mortgage buyer interested in a 3-bedroom
property

Budget ~ AED 3,000,000

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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

★★★★★

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LET'S EXPLORE THE OPPORTUNITIES
VILLANOVA HAS TO OFFER TOGETHER.

George Lozeh
Associate Director

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



Joseph Lozeh
Client Manager

+971 58 581 8338
jl@goldmark.ae
ORN:16805 | BRN:65588

