

GOLD MARK

REAL ESTATE

SEP-OCT 2025

ARABIAN RANCHES  
MONTHLY MARKET REPORT

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RAMON CLAYTON

Hi, I'm Ramon Clayton, an experienced real estate agent specializing in Arabian Ranches. With a keen eye for detail and a deep understanding of Dubai's dynamic property market, I'm here to help you find your ideal property—whether it's a luxury villa or a prime investment opportunity. Let's work together to make your Dubai real estate dreams a reality.

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## RAMON CLAYTON

ARABIAN RANCHES SPECIALIST | REAL ESTATE BROKER

★ SUPERAGENT

TruBroker™



## SALES TRANSACTION IN THE LAST 30 DAYS IN ARABIAN RANCHES 1

The sales market for 3BR, 4BR, and 5BR properties in Arabian Ranches 1 remains vibrant, for the last 30 days there were **13 - 3BR, 4 - 4BR, & 3 - 5BR Townhouse and Villa Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
ALMA 1	3 BR	4,200,000 AED
AL REEM 1	3 BR	4,264,000 AED
AL REEM 2	3 BR	4,450,000 AED
AL REEM 1	3 BR	4,700,000 AED
AL REEM 2	3 BR	4,850,000 AED
AL REEM 1	3 BR	4,950,000 AED
AL REEM 3	3 BR	4,995,000 AED
AL REEM 3	3 BR	5,775,000 AED
PALMERA 3	3 BR	5,900,000 AED
ALMA 1	3 BR	6,000,000 AED
ALVORADA 2	3 BR	10,300,000 AED
SAVANNAH	3 BR	11,000,000 AED
SAHEEL 1	3 BR	13,200,000 AED

**3-Bedroom Sales:** 3-BR Townhouses & Villa transacted between AED 4.2M - 13.2M, with price per sqft from AED 1,667 psf ~ AED 3,731 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
TERRA NOVA	4 BR	8,350,000 AED
MIRADOR LA COLECCION	4 BR	11,000,000 AED
ALVORADA	4 BR	11,325,000 AED
AL MAHRA	4 BR	12,700,000 AED
MIRADOR	5 BR	10,450,000 AED
ASEEL VILLAS	5 BR	10,650,000 AED
SAHEEL	5 BR	12,000,000 AED

**4-Bedroom Sales:** 4-BR Villa transacted between AED 8.4M - 12.7M, with price per sqft from AED 1,971 psf ~ AED 3,277 psf

**5-Bedroom Sales:** 5-BR Villa transacted between AED 10.4M - 12M, with price per sqft from AED 1,929 psf ~ AED 2,340 psf

## RENTAL TRANSACTION IN THE LAST 30 DAYS IN ARABIAN RANCHES 1

The rental market for 4BR and 5BR properties in Arabian Ranches 1 remains vibrant, for the last 30 days there were **7 - 4BR & 5 - 5BR Townhouses and Villa Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
ALVORADA 3	4 BR	400,000 AED
MIRADOR	4 BR	370,000 AED
MIRADOR	4 BR	390,000 AED
MIRADOR	4 BR	390,000 AED
TERRA NOVA	4 BR	435,000 AED
TERRA NOVA	4 BR	460,000 AED
MIRADOR	4 BR	450,000 AED

**4-Bedroom:** 3-Bedroom Townhouses and Villa rented for AED 400,000 - 450,000, with price per sqft ranging from AED 94 psf ~ 127 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MIRADOR LA COLECCION	5 BR	400,000 AED
SAHEEL 2	5 BR	550,000 AED
TERRA NOVA	5 BR	460,000 AED
SAHEEL 2	5 BR	364,000 AED
ALVORADA 4	5 BR	420,000 AED

**5-Bedroom:** 5-Bedroom Townhouses rented between AED 364,000 - AED 550,000, with price per sqft from AED 71 psf ~ 107 psf.

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## AVAILABLE NOW



**FOR SALE**

LA AVENIDA  
ARABIAN RANCHES 1

 6BR VILLA  
 13,158 sqft

AED 26M



**FOR SALE**

PALMERA 2  
ARABIAN RANCHES 1



 2BR VILLA  
 2,219 sqft

AED 5M



**FOR RENT**

LA AVENIDA  
ARABIAN RANCHES 1

 6BR VILLA  
 13,158 sqft

AED 1.5M



**FOR RENT**

SAHEEL 1  
ARABIAN RANCHES 1

 5BR VILLA  
 6,000 sqft

AED 725K

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## CLIENTS LOOKING TO BUY OR RENT

1

Cash Buyer, actively searching for an upgraded 5 or 6 BR villa with pool, large plot

**Budget - AED 20M**

3

British family searching for a 3 - 4 bedroom standalone Villa. Cash buyer

**Budget - AED 10M**

2

An Investor looking for 4 or 5 BR standard villa, for renovation project

**Budget - AED 10M**

4

East-Asian family seeking a for a 3 BR -4BR standalone villa. Need to move by end of month

**Budget - AED 300K ~ 340K (in 1 cheque)**

## TESTIMONIALS

1

Highly recommend this company! Professional, efficient and always responsive. Our estate agent, Okba Shalhoub, was incredibly helpful, kind and went above and beyond to guide us through every step. We felt confident and well-looked after throughout the process and the whole experience was smooth and stress-free. We would not hesitate to recommend Okba and the company to anyone.

Anon.



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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LET'S EXPLORE THE OPPORTUNITIES  
ARABIAN RANCHES HAS TO OFFER TOGETHER.

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