

GOLD MARK

REAL ESTATE

OCTOBER 2025

ARABIAN RANCHES 2
MONTHLY MARKET REPORT

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.

RAMON CLAYTON

ARABIAN RANCHES SPECIALIST | REAL ESTATE BROKER

★ SUPERAGENT

TruBroker™



SALES TRANSACTION IN THE LAST 30 DAYS IN ARABIAN RANCHES 2

The sales market for 3BR and 4BR properties in Arabian Ranches 2 remains vibrant, for the last 30 days there were **6 - 3BR & 2 - 4BR Townhouses and Villas Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
CASA	3 BR	5,000,000 AED
SAMARA	3 BR	4,999,999 AED
SAMARA	3 BR	4,999,999 AED
CASA	3 BR	5,500,000 AED
PALMA	3 BR	5,600,000 AED
LILA VILLAS	3 BR	5,830,000 AED

3-Bedroom Sales: 3-Bedroom Villas sold for AED 4.9M - 5.8M, with price per sqft ranging from AED 1,596 psf ~ 1,833 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
CASA	4 BR	7,000,000 AED
CASA	4 BR	7,950,000 AED

4-Bedroom Sales: 4-Bedroom Villas sold for 7M - 7.9M, with price per sqft ranging from AED 1,935 ~ 2,230 psf.

RENTAL TRANSACTION IN THE LAST 30 DAYS

IN ARABIAN RANCHES 2

The rental market for 3BR & 4BR properties in Arabian Ranches 2 remains vibrant, for the last 30 days there were **6 - 3BR & 17 - 4BR Townhouses and Villas Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
CASA	3 BR	240,000 AED
CAMELIA 1	3 BR	170,000 AED
CAMELIA 2	3 BR	175,000 AED
AZALEA VILLAS	3 BR	260,000 AED
CAMELIA 1	3 BR	180,000 AED
REEM COMMUNITY	3 BR	230,526 AED

3-Bedroom: 3-Bedroom Townhouses Transaction prices from AED 170,000 - 260,000, with price per sqft ranging from AED 74 ~ 105 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
CASA	4 BR	310,000 AED
LILA VILLAS	4 BR	315,000 AED
LILA VILLAS	4 BR	330,000 AED
RASHA VILLAS	4 BR	435,000 AED
REEM COMMUNITY	4 BR	275,000 AED
REEM COMMUNITY	4 BR	285,000 AED
CAMELIA 1	4 BR	208,000 AED
CAMELIA 2	4 BR	225,000 AED
CAMELIA 1	4 BR	230,000 AED
SAMARA	4 BR	234,300 AED
CAMELIA 1	4 BR	245,000 AED
CAMELIA 2	4 BR	250,000 AED

4-Bedroom: 4-Bedroom Townhouses Transaction prices from AED 208,000 - 435,000, with price per sqft ranging from AED 74 ~ 113 psf.

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AVAILABLE NOW



FOR SALE

CASA
ARABIAN RANCHES 2

 4BR VILLA
 3,609 sqft

AED 8M



FOR SALE

SAMARA
ARABIAN RANCHES 2

 3BR VILLA
 3,076 sqft

AED 5M



FOR SALE

LILA
ARABIAN RANCHES 2

 3BR VILLA
 3,181 sqft

AED 6M



FOR SALE

CAMELIA 1
ARABIAN RANCHES 2

 4BR VILLA
 2,208 sqft

AED 4.5M

CLIENTS LOOKING TO BUY OR RENT

BUYER

1

Cash-ready buyer seeking a 4-bedroom in Azalea Villas with room for renovation.

Budget AED 5.7M

2

Pre-approved mortgage buyer looking for a 4BR in Camelia, near the park or park-facing.

Budget - AED 4.45M

TENANT

1

Swedish family looking for a 5BR villa in Casa

Budget - AED 350,000 (in 2 cheques)

2

American couple seeking a 3BR in Camelia 1.

Budget - AED 180,000 (in 2 or 3 cheques)

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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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