

GOLD MARK

REAL ESTATE

SEP - OCT 2025

ARABIAN RANCHES 3
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 3

The sales market for 3BR and 4BR properties in Arabian Ranches 3 remains vibrant, for the last 30 days there were **15 - 3 Bedroom & 12 - 4 Bedroom Townhouse Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
ANYA 2	3 BR	2,723,888 AED
RAYA	3 BR	2,850,000 AED
MAY	3 BR	2,900,000 AED
JOY	3 BR	2,870,000 AED
RAYA	3 BR	2,800,000 AED
BLISS	3 BR	3,250,000 AED
RAYA	3 BR	2,825,000 AED
SUN	3 BR	3,000,000 AED
BLISS	3 BR	3,450,000 AED
RUBA	3 BR	3,300,000 AED
BLISS	3 BR	3,675,000 AED
SUN	3 BR	2,950,000 AED
BLISS	3 BR	3,500,000 AED
RAYA	3 BR	2,900,000 AED

3-Bedroom Sales: 3-Bedroom Townhouses & Villa transacted between AED 2.7M - 3.68M, with price per sqft from AED 1368 psf ~ 1617 psf

SUB-COMMUNITY	SPECS	AMOUNT (AED)
BLISS	4 BR	4,650,000 AED
MAY	4 BR	3,600,000 AED
ANYA 2	4 BR	3,650,000 AED
SUN	4 BR	3,775,000 AED
BLISS	4 BR	4,425,000 AED
RAYA	4 BR	3,750,000 AED
ANYA 2	4 BR	3,800,000 AED
RAYA	4 BR	3,800,000 AED
RAYA	4 BR	3,800,000 AED
ANYA 2	4 BR	4,000,000 AED
SUN	4 BR	4,200,000 AED
SUN	4 BR	4,275,000 AED

4-Bedroom Sales: 4-Bedroom Villa transacted between AED 3.6M - 4.65M, with price per sqft from AED 1362 psf ~ 1759 psf

RENTAL TRANSACTION IN THE LAST 30 DAYS

IN ARABIAN RANCHES 3

The rental market for 3BR and 4BR properties in Arabian Ranches 3 remains vibrant, for the last 30 days there were **39 - 3 Bedroom & 17 - 4 Bedroom Townhouses Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
SUN	3 BR	140,000 AED
RUBA	3 BR	150,000 AED
JOY	3 BR	145,000 AED
SPRING	3 BR	155,000 AED
BLISS	3 BR	179,000 AED
SUN	3 BR	160,000 AED
SPRING	3 BR	160,000 AED
JOY	3 BR	160,000 AED
BLISS	3 BR	180,000 AED
BLISS	3 BR	200,000 AED
SUN	3 BR	180,000 AED
RUBA	3 BR	190,000 AED
JOY	3 BR	215,000 AED
BLISS	3 BR	190,000 AED
SPRING	3 BR	175,000 AED

3-Bedroom: 3-Bedroom Townhouses rented for AED 140K - AED 215K, with price per sqft ranging from AED 72 psf ~ 111 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
BLISS	4 BR	230,000 AED
JOY	4 BR	195,000 AED
SUN	4 BR	210,000 AED
SUN	4 BR	220,000 AED
SUN	4 BR	220,000 AED
SUN	4 BR	220,000 AED
RUBA	4 BR	235,000 AED
JUNE	4 BR	300,000 AED
BLISS	4 BR	300,000 AED
SUN	4 BR	240,000 AED
RUBA	4 BR	255,000 AED
RUBA	4 BR	260,000 AED
RUBA	4 BR	260,000 AED
JUNE	4 BR	350,000 AED

4-Bedroom: 4-Bedroom Townhouses rented between AED 195K - 350K, with price per sqft from AED 69 psf ~ 116 psf.

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AVAILABLE NOW



FOR SALE

CAYA
ARABIAN RANCHES 3

 4BR VILLA

 5,286 sqft


AED 8.2M



FOR SALE

BLISS
ARABIAN RANCHES 3

 3BR VILLA

 2,283 sqft


AED 3.5M



FOR RENT

CAYA
ARABIAN RANCHES 3

 4BR VILLA

 5,286 sqft


AED 450K



FOR RENT

RUBA
ARABIAN RANCHES 3

 3BR VILLA

 1,559 sqft

AED 185K

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CLIENTS LOOKING TO BUY OR RENT

1

Cash Buyer, actively searching for a 4 BR in June

Budget - AED 5.8M

3

An Investor looking for 3 BR townhouse in Sun or Joy

Budget - AED 3.1M

2

Mortgage (pre-approved) buyer for Caya, seeking a 4BR property

Budget - AED 8.2M

4

British family searching for a 4 bedroom townhouse in Bliss. Moving as soon as possible

Budget - AED 285K (in 2 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

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.

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

Ramon Clayton
SR. Client Manager

+971 58 526 3299
rc@goldmark.ae
ORN:16805 | BRN:63087

