

GOLD MARK

REAL ESTATE

SEP-OCT 2025

DAMAC LAGOONS  
MONTHLY MARKET REPORT

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I am dedicated to forging lasting connections between clients and exceptional properties in Damac Lagoons. My approach combines strategic marketing with a deep understanding of each client's goals. With several years in customer-focused sales, I have earned a reputation as a trusted consultant who offers clear advice and steady guidance at every step. I know property investment is a pivotal decision, so I deliver tailored proposals that aim to exceed expectations and create a memorable experience. Outside work I enjoy reading, which helps me stay calm, focused and client-centred.

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## SALEM KARMOUCHY

DAMAC LAGOONS SPECIALIST | REAL ESTATE BROKER



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## SALES TRANSACTION IN THE LAST 30 DAYS IN DAMAC LAGOONS

The sales market for 4BR, and 5BR properties in DAMAC Lagoons remains vibrant, for the last 30 days there were **57 4-Bedroom & 37 5-Bedroom Townhouses Sold.**

| SUB-COMMUNITY | SPECS | AMOUNT (AED)  |
|---------------|-------|---------------|
| IBIZA         | 4 BR  | 2,301,000 AED |
| IBIZA         | 4 BR  | 2,400,000 AED |
| MARBELLA      | 4 BR  | 2,450,000 AED |
| MALTA         | 4 BR  | 3,000,000 AED |
| SANTORINI 1   | 4 BR  | 3,050,000 AED |
| SANTORINI 1   | 4 BR  | 3,100,000 AED |
| SANTORINI 1   | 4 BR  | 2,900,000 AED |
| MOROCCO 1     | 4 BR  | 2,902,000 AED |
| COSTA BRAVA 1 | 4 BR  | 2,950,000 AED |
| SANTORINI 2   | 4 BR  | 2,850,000 AED |
| PORTOFINO     | 4 BR  | 2,700,000 AED |
| MALTA         | 4 BR  | 2,800,000 AED |
| NICE 2        | 4 BR  | 2,600,000 AED |
| IBIZA         | 4 BR  | 2,590,000 AED |
| MARBELLA      | 4 BR  | 2,600,000 AED |

**4-Bedroom Sales:** 4-Bedroom Townhouse transacted between AED 2.3M - 3.1M, with price per sqft from AED 995 psf ~ 1,406 psf

| SUB-COMMUNITY | SPECS | AMOUNT (AED)  |
|---------------|-------|---------------|
| NICE 1        | 5 BR  | 2,550,000 AED |
| COSTA BRAVA 2 | 5 BR  | 3,400,000 AED |
| NICE 2        | 5 BR  | 3,450,000 AED |
| IBIZA         | 5 BR  | 3,450,000 AED |
| SANTORINI 2   | 5 BR  | 3,480,000 AED |
| MALTA 2       | 5 BR  | 3,500,000 AED |
| SANTORINI 1   | 5 BR  | 3,500,000 AED |
| COSTA BRAVA 1 | 5 BR  | 3,600,000 AED |
| COSTA BRAVA 1 | 5 BR  | 3,650,000 AED |
| SANTORINI 2   | 5 BR  | 3,700,000 AED |
| COSTA BRAVA 1 | 5 BR  | 3,900,000 AED |
| SANTORINI 2   | 5 BR  | 3,900,000 AED |
| COSTA BRAVA 1 | 5 BR  | 3,950,000 AED |
| MOROCCO 1     | 5 BR  | 4,200,000 AED |
| SANTORINI 1   | 5 BR  | 4,340,000 AED |

**5-Bedroom Sales:** 5-Bedroom Townhouse transacted between AED 2.55M - 4.3M, with price per sqft from AED 817 psf ~ 1400 psf

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## AVAILABLE NOW



FOR SALE

MALTA  
DAMAC LAGOONS

 4BR VILLA

 1,550 sqft

AED 2.8M



FOR SALE

PORTOFINO  
DAMAC LAGOONS

 4BR VILLA

 1,550 sqft

AED 2.8M



FOR SALE

NICE  
DAMAC LAGOONS

 4BR VILLA

 1,550 sqft

AED 2.8M



FOR SALE

PORTOFINO  
DAMAC LAGOONS

 4BR VILLA

 1,550 sqft

AED 2.9M

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## CLIENTS LOOKING TO BUY

BUYER

1

Mortgage Buyer seeking for a 4-bedroom townhouse in Costa Brava

**Budget - AED 2.8M**

3

Mortgage pre-approved buyer seeking a 3BR in Santorini 1

**Budget - AED 2.8M ~ AED 3M**

2

British Mortgage buyer actively seeking for a 3BR in Portofino

**Budget - AED 2.2M ~ AED 2.3M**

4

Cash-ready buyer seeking a 5BR corner, single-row villa in Damac Lagoons

**Budget - AED 3.5M ~ AED 3.7M**

## 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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REAL ESTATE

LET'S EXPLORE THE OPPORTUNITIES  
DAMAC LAGOONS HAS TO OFFER TOGETHER.

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