

GOLD MARK

REAL ESTATE

SEP - OCT 2025

DUBAI HILLS ESTATE
MONTHLY MARKET REPORT

Hi, I'm Shaz Chaudhry, a seasoned leasing manager with over a decade of experience in real estate since 2014. I pride myself on my deep market knowledge and commitment to client satisfaction. I specialize in connecting clients with their ideal rental properties and offer personalized service at every stage. My expertise and professionalism have helped me build a reputation as a trusted leader in leasing management, and I'm dedicated to making your rental journey smooth and successful.

SHAZ CHAUDHRY

DUBAI HILLS ESTATE SPECIALIST | LEASING MANAGER

 **SUPERAGENT**



Hi, I'm Karl – Your Trusted Real Estate Agent! With three years of experience in the real estate industry, I've helped clients buy, sell, and invest in properties with confidence. My goal is to make the process smooth, stress-free, and successful for you! Whether you're searching for your dream home or looking to get the best value for your property, I'm here to guide you every step of the way. Let's turn your real estate goals into reality!

KARL MCEVOY

DUBAI HILLS ESTATE SPECIALIST | REAL ESTATE BROKER

 **SUPERAGENT**

TruBroker™



SALES TRANSACTION IN THE LAST 30 DAYS IN DUBAI HILLS ESTATE

The sales market for 4BR and 5BR properties in Dubai Hills remains vibrant. Over the last 30 days,
7 - 4BR and 8 - 5BR Townhouses and Villas were Sold.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAPLE 1	4 BR	5,250,000 AED
MAPLE 1	4 BR	5,300,000 AED
MAPLE 3	4 BR	5,650,000 AED
GOLF GROVE	4 BR	8,810,000 AED
PARK GATE	4 BR	10,500,000 AED
SIDRA VILLAS 2	4 BR	11,800,000 AED
GOLF PLACE 2	4 BR	18,850,000 AED

4-Bedroom Sales: Townhouses sold for AED 5.2M ~ AED 8.8M, at AED 2,154 psf ~ AED 2,625 psf.

Villas transacted from AED 10.5M ~ AED 18.5M, at AED 2,063 psf ~ AED 3,415 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAPLE 1	5 BR	6,400,000 AED
MAPLE 1	5 BR	6,400,000 AED
ADDRESS HILLCREST	5 BR	23,900,000 AED
ADDRESS HILLCREST	5 BR	26,000,000 AED
PARK GATE	5 BR	15,600,000 AED
PALM HILLS	5 BR	18,800,000 AED
SIDRA VILLAS 1	5 BR	14,150,000 AED
PALM HILLS	5 BR	25,100,000 AED

5-Bedroom Sales: Villas transacted from AED 14.6M – AED 26M, at AED 2,410 psf – AED 4,058 psf.

RENTAL TRANSACTIONS IN THE LAST 30 DAYS IN DUBAI HILLS ESTATE

The rental market for 4BR and 5BR properties in Dubai remains vibrant. Over the last 30 days, **28 - 4BR and 8 - 5BR Townhouses** were newly Rented.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAPLE 3	4 BR	210,000 AED
MAPLE 1	4 BR	260,000 AED
MAPLE 2	4 BR	265,000 AED
MAPLE 1	4 BR	275,000 AED
MAPLE 3	4 BR	280,000 AED
MAPLE 2	4 BR	285,000 AED
MAPLE 1	4 BR	290,000 AED
MAPLE 3	4 BR	320,000 AED
MAPLE 3	4 BR	325,000 AED
CLUB VILLAS	4 BR	575,000 AED
MAPLE 1	4 BR	305,000 AED
MAPLE 3	4 BR	310,000 AED

4-Bedroom: Townhouses transacted prices from AED 210,000 ~ AED 575,000, at AED 84 psf ~ 171 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAPLE 1	5 BR	320,000 AED
MAPLE 1	5 BR	320,000 AED
MAPLE 1	5 BR	324,000 AED
MAPLE 2	5 BR	320,000 AED
MAPLE 2	5 BR	380,000 AED
MAPLE 2	5 BR	380,000 AED
MAPLE 2	5 BR	380,000 AED
MAPLE 3	5 BR	340,000 AED

5-Bedroom: Townhouses transacted prices from AED 320,000 ~ AED 380,000, at AED 117 psf ~ 139 psf.

GOLD MARK

REAL ESTATE

AVAILABLE NOW



FOR RENT

COLLECTIVE 2.0
TOWER - B

 1BR Apartment


 496 sqft

AED 95K



FOR RENT

PARK POINT
BUILDING - A

 1BR Apartment

 655 sqft

AED 130K



FOR RENT

ACACIA - A
DUBAI HILLS ESTATE

 1BR Apartment

 658 sqft

AED 110K



FOR RENT

MULBERRY 1
DUBAI HILLS ESTATE

 3BR Apartment

 1,817 sqft

AED 355K

CLIENTS LOOKING TO BUY OR RENT

BUYER

1

Cash buyer is actively looking for a 1BR Apartment in Park Horizon, Elvira, Lime Gardens with park view

Budget AED 1.5M ~ AED 1.7M

2

We have a mortgage-approved buyer interested in a 4-bedroom townhouse in Maple 3

Budget - AED 5.7M

TENANT

1

Irish tenant looking for a 2BR family home in Maple 3. Need to move by November

Budget - AED 290K (in 2 cheques)

2

Austrian family searching for a 3BR property in Sidra 3. Need to move within a month

Budget - AED 400K (in 1 cheque)

GOLD MARK

REAL ESTATE

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



GOLD MARK

REAL ESTATE

LET'S EXPLORE THE OPPORTUNITIES
DUBAI HILLS ESTATE HAS TO OFFER TOGETHER.

Shaz Chaudhry
Leasing Manager

+971 55 603 2772
shaz@goldmark.ae
ORN:16805 | BRN:65804



Karl McEvoy
Client Manager

+971 56 919 3107
km@goldmark.ae
ORN:16805 | BRN:80964

