

GOLD MARK

REAL ESTATE

SEP-OCT 2025

MUDON AL RANIM
MONTHLY MARKET REPORT

With several years of experience in multinational work environments, I transitioned into Real Estate to channel my passion for sales and marketing. As a Property Consultant at Gold Mark, I bring a results-oriented mindset, perseverance, and an adaptable attitude to every client relationship. I believe that diligent work and continuous learning are the keys to success, and my focus on Mudon Al Ranim allows me to deliver tailored advice and meaningful results for buyers, sellers, and investors alike.

GEORGE LOZEH

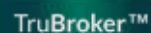
MUDON AL RANIM SPECIALIST | ASSOCIATE DIRECTOR



With over a decade of experience in the UAE real estate market, I bring deep market insight, strategic leadership, and a strong client-first approach to my role as Associate Director. Known for my integrity, professionalism, and results-driven mindset, I have consistently delivered exceptional value for both investors and end-users across residential and commercial properties, with a particular specialization in Mudon Al Ranim. My in-depth understanding of the ever-evolving Dubai property markets allows me to stay ahead of trends and deliver data-backed guidance to buyers, sellers, and developers alike, making me a trusted advisor and a key figure within the organization.

GEORGE MURAD

MUDON AL RANIM SPECIALIST | ASSOCIATE DIRECTOR



SALES TRANSACTION IN THE LAST 30 DAYS IN MUDON AL RANIM

The sales market for 3BR and 4BR properties in Mudon Al Ranim 1-6 remains vibrant. Over the last 30 days there were **33 - 3BR and 11 - 4BR Townhouses were Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MUDON AL RANIM 6	3 BR	2,750,000 AED
MUDON AL RANIM 6	3 BR	2,850,000 AED
MUDON AL RANIM 5	3 BR	2,865,000 AED
MUDON AL RANIM 6	3 BR	2,900,000 AED
MUDON AL RANIM 4	3 BR	3,100,000 AED
MUDON AL RANIM 2	3 BR	3,500,000 AED
MUDON AL RANIM 2	3 BR	3,600,000 AED
MUDON AL RANIM 1	3 BR	3,700,000 AED
MUDON AL RANIM 1	3 BR	3,275,000 AED
MUDON AL RANIM 1	3 BR	3,300,000 AED
MUDON AL RANIM 2	3 BR	3,360,000 AED
MUDON AL RANIM 3	3 BR	3,700,000 AED
MUDON AL RANIM 1	3 BR	3,750,000 AED
MUDON AL RANIM 2	3 BR	3,750,000 AED

3-Bedroom Sales: 3BR Townhouses sold for AED 2.75M – AED 3.75M, with price per sqft ranging from AED 1170 psf ~ AED 1579 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MUDON AL RANIM 5	4 BR	3,680,000 AED
MUDON AL RANIM 6	4 BR	4,000,000 AED
MUDON AL RANIM 5	4 BR	4,050,000 AED
MUDON AL RANIM 6	4 BR	4,100,000 AED
MUDON AL RANIM 2	4 BR	4,150,000 AED
MUDON AL RANIM 6	4 BR	4,200,000 AED
MUDON AL RANIM 1	4 BR	4,200,000 AED
MUDON AL RANIM 1	4 BR	4,300,000 AED
MUDON AL RANIM 1	4 BR	4,350,000 AED
MUDON AL RANIM 2	4 BR	4,550,000 AED
MUDON AL RANIM 1	4 BR	4,700,000 AED

4-Bedroom Sales: 4BR Townhouses sold for AED 3.6M – AED 4.7M, with price per sqft ranging from AED 1,332 psf ~ AED 1786 psf.

RENTAL TRANSACTIONS IN THE LAST 30 DAYS IN MUDON AL RANIM

The rental market for 3BR and 4BR properties in Mudon Al Ranim 1 & 2 remains vibrant, for the last 30 days there were **29 - 3BR** and **8 - 4BR Townhouses** were newly Rented.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MUDON AL RANIM 1	3 BR	175,000 AED
MUDON AL RANIM 1	3 BR	180,000 AED
MUDON AL RANIM 2	3 BR	180,000 AED
MUDON AL RANIM 1	3 BR	190,000 AED
MUDON AL RANIM 2	3 BR	190,000 AED
MUDON AL RANIM 2	3 BR	195,000 AED
MUDON AL RANIM 2	3 BR	197,000 AED
MUDON AL RANIM 2	3 BR	200,000 AED
MUDON AL RANIM 1	3 BR	210,000 AED
MUDON AL RANIM 1	3 BR	220,000 AED
MUDON AL RANIM 2	3 BR	225,000 AED
MUDON AL RANIM 1	3 BR	230,000 AED
MUDON AL RANIM 1	3 BR	240,000 AED

3-Bedroom: 3BR Townhouses transacted prices from AED 175K - AED 240K, at aed 79 psf ~ 95 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MUDON AL RANIM 1	4 BR	215,000 AED
MUDON AL RANIM 1	4 BR	225,000 AED
MUDON AL RANIM 1	4 BR	235,000 AED
MUDON AL RANIM 2	4 BR	250,000 AED
MUDON AL RANIM 1	4 BR	250,000 AED
MUDON AL RANIM 2	4 BR	265,000 AED
MUDON AL RANIM 1	4 BR	320,000 AED
MUDON AL RANIM 2	4 BR	330,000 AED

4-Bedroom: 4BR Townhouses transacted prices from AED 215K - aed 330K, at aed 84 psf ~ 111 psf.

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AVAILABLE NOW



FOR SALE

MUDON AL-RANIM 3
MUDON

 3BR VILLA

 1,808 sqft

AED 3.325M



FOR SALE

MUDON AL-RANIM 2
MUDON

 4BR VILLA


 2,729 sqft

AED 4.2M



FOR SALE

MUDON AL-RANIM 5
MUDON

 4BR VILLA


 2,940 sqft


AED 4.4M



FOR SALE

MUDON AL-RANIM 7
MUDON

 4BR VILLA

 3,046 sqft

AED 4M

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CLIENTS LOOKING TO BUY IN MUDON AL RANIM

BUYER

1

A cash buyer seeking a 3BR townhouse in Al Ranim

Budget ~ AED 3.3M

3

Investor, cash buyer looking for a 4BR in Mudon Al Ranim

Budget ~ AED 4.2M

2

Pre-approve mortgage buyer seeking a 4 bedroom unit with park view

Budget ~ AED 4.1M

4

Cash buyer looking to for a 3BR in Mudon Al Ranim

Budget - AED 3.1M

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TESTIMONIALS

1 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.

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
MUDON AL-RANIM HAS TO OFFER TOGETHER.

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