

GOLD MARK

REAL ESTATE

SEP - OCT 2025

TOWN SQUARE  
MONTHLY MARKET REPORT

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Okba is a Town Square property specialist and trusted real estate consultant. His passion lies in connecting clients with the perfect Town Square property through strategic marketing and genuine understanding. With years of customer-focused experience in real estate and sales, Okba is dedicated to exceeding expectations and making every transaction seamless. As a trusted advisor, he offers expert guidance and local knowledge, ensuring every Town Square journey is both successful and memorable.

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## OKBA SHALHOUB

TOWN SQUARE SPECIALIST | ASSOCIATE DIRECTOR

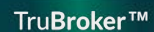


George is a dedicated real estate advisor specializing in Town Square. With over a decade of experience in Dubai's property market, he brings deep insight and strategic guidance tailored to Town Square's unique opportunities. Known for his integrity, professionalism, and results-driven approach, George consistently delivers exceptional value—whether clients are buying, selling, or investing. He provides data-backed advice and personalized service every step of the way, helping clients make smart, rewarding decisions in this vibrant community.

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## GEORGE MURAD

TOWN SQUARE SPECIALIST | ASSOCIATE DIRECTOR



## SALES TRANSACTION IN THE LAST 30 DAYS IN TOWN SQUARE

The sales market for 3BR and 4BR properties in Town Square remains vibrant, for the last 30 days there were **18 - 3BR & 9 - 4BR Townhouses Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
NOOR TOWNHOUSES	3 BR	1,500,000 AED
ZAHRA TOWNHOUSES	3 BR	2,100,000 AED
SAMA TOWNHOUSES	3 BR	2,650,000 AED
NOOR TOWNHOUSES	3 BR	2,700,000 AED
MAHA TOWNHOUSES	3 BR	2,725,000 AED
ZAHRA TOWNHOUSES	3 BR	2,750,000 AED
MAHA TOWNHOUSES	3 BR	2,750,000 AED
MAHA TOWNHOUSES	3 BR	2,775,000 AED
MAHA TOWNHOUSES	3 BR	2,875,000 AED
MAHA TOWNHOUSES	3 BR	2,900,000 AED
MAHA TOWNHOUSES	3 BR	2,950,000 AED
MAHA TOWNHOUSES	3 BR	3,000,000 AED
NOOR TOWNHOUSES	3 BR	2,800,000 AED

**3-Bedroom Sales:** 3-Bedroom Townhouses sold for AED 1.5M - 3M AED, with price per sqft ranging from AED 713 ~ AED 1450.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
SAFI TOWNHOUSES	4 BR	2,900,000 AED
MAHA TOWNHOUSES	4 BR	2,935,000 AED
NOOR TOWNHOUSES	4 BR	3,350,000 AED
MAHA TOWNHOUSES	4 BR	3,400,000 AED
MAHA TOWNHOUSES	4 BR	3,400,000 AED
REEM TOWNHOUSES	4 BR	3,650,000 AED
SAFI TOWNHOUSES	4 BR	3,600,000 AED
MAHA TOWNHOUSES	4 BR	3,500,000 AED
MAHA TOWNHOUSES	4 BR	3,500,000 AED

**4-Bedroom Sales:** 4-Bedroom Townhouses sold for 2.9M - 3.65M, with price per sqft ranging from AED 1212 ~ AED 1508.

## RENTAL TRANSACTIONS IN THE LAST 30 DAYS IN TOWN SQUARE

For the last 30 days there were **90- 3BR & 18 - 4BR Townhouses Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
ZAHRA TOWNHOUSES	3 BR	120,000 AED
HAYAT TOWNHOUSES	3 BR	130,000 AED
ZAHRA TOWNHOUSES	3 BR	135,000 AED
NOOR TOWNHOUSES	3 BR	135,000 AED
NASEEM TOWNHOUSE	3 BR	140,000 AED
MAHA TOWNHOUSES	3 BR	170,000 AED
MAHA TOWNHOUSES	3 BR	170,000 AED
MAHA TOWNHOUSES	3 BR	175,000 AED
NOOR TOWNHOUSES	3 BR	180,000 AED
NOOR TOWNHOUSES	3 BR	162,000 AED
MAHA TOWNHOUSES	3 BR	165,000 AED
SAMA TOWNHOUSES	3 BR	150,000 AED
NASEEM TOWNHOUSES	3 BR	150,000 AED
HAYAT TOWNHOUSES	3 BR	150,000 AED
SAFI TOWNHOUSES	3 BR	150,000 AED

**3-Bedroom:**3-Bedroom Townhouses rental prices from AED 120K - 180K, with price per sqft ranging from AED 57 ~ 86 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAHA TOWNHOUSES	4 BR	185,000 AED
NASEEM TOWNHOUSES	4 BR	190,000 AED
NOOR TOWNHOUSES	4 BR	190,000 AED
MAHA TOWNHOUSES	4 BR	190,000 AED
HAYAT TOWNHOUSES	4 BR	200,000 AED
NOOR TOWNHOUSES	4 BR	200,000 AED
REEM TOWNHOUSES	4 BR	170,000 AED
NASEEM TOWNHOUSES	4 BR	175,000 AED
NOOR TOWNHOUSES	4 BR	175,000 AED
SHAMS TOWNHOUSES	4 BR	180,000 AED
MAHA TOWNHOUSES	4 BR	200,000 AED
MAHA TOWNHOUSES	4 BR	205,000 AED
MAHA TOWNHOUSES	4 BR	210,000 AED
MAHA TOWNHOUSES	4 BR	210,000 AED
HAYAT TOWNHOUSES	4 BR	170,000 AED

**4-Bedroom:**4-Bedroom Townhouses Rental prices from AED 170K - 210K, with price per sqft ranging from AED 69 ~ 90 psf.

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## AVAILABLE NOW



FOR SALE

HAYAT TOWNHOUSES  
TOWN SQUARE

 4BR VILLA


 3,398 sqft

AED 3.5M



FOR SALE

MAHA TOWNHOUSES  
TOWN SQUARE

 4BR VILLA

 3,033 sqft

AED 3.5M



FOR SALE

MAHA TOWNHOUSES  
TOWN SQUARE

 3BR VILLA

 1,854 sqft

AED 2.85M



FOR SALE

NOOR TOWNHOUSES  
TOWN SQUARE

 4BR VILLA

 2,835 sqft

AED 3.35M

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## CLIENTS LOOKING TO BUY

BUYER

1

Pre-approved mortgage buyer searching for a 3-Bedroom property

**Budget - AED 2.8M ~ AED 2.9M**

3

Pre-approved mortgage buyer searching for a 4-Bedroom property

**Budget - AED 3.4M ~ AED 3.5M**

2

Pre-approved mortgage buyer seeking a 3-Bedroom single-row unit

**Budget - AED 1.8M**

4

European cash buyer interested in a 4-Bedroom property

**Budget - AED 3.4M**

## 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  
TOWN SQUARE HAS TO OFFER TOGETHER.

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