

GOLD MARK

REAL ESTATE

OCTOBER 2025

VILLANOVA
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 Villanova allows me to deliver tailored advice and meaningful results for buyers, sellers, and investors alike.

GEORGE LOZEH

VILLANOVA SPECIALIST | ASSOCIATE DIRECTOR

★ SUPERAGENT

TruBroker™



I'm Joseph Lozeh, an experienced real estate agent in Dubai, with a particular focus on the ever-growing community of Villanova. With a keen eye for detail and a deep understanding of Dubai's real estate landscape, I'm here to help you find your ideal property — whether it's a family-friendly home in Villanova, a luxury villa, a stylish apartment, or a prime investment opportunity. Let's work together to turn your Dubai real estate goals into reality.

JOSEPH LOZEH

VILLANOVA SPECIALIST | REAL ESTATE BROKER

★ SUPERAGENT

TruBroker™



SALES TRANSACTION IN THE LAST 30 DAYS IN VILLANOVA DUBAI LAND

The sales market for 3BR and 4BR properties in Villanova remains vibrant, for the last 30 days there were **18 -3BR, & 6 - 4BR Townhouses Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AMARANTA 2	3 BR	2,550,000 AED
AMARANTA 1	3 BR	2,600,000 AED
AMARANTA B	3 BR	2,680,000 AED
LA VIOLETA 2	3 BR	2,812,500 AED
AMARANTA 3	3 BR	2,830,000 AED
LA ROSA PHASE 6	3 BR	3,000,000AED
LA TILIA PHASE 1	3 BR	3,015,000 AED
LA VIOLETA 1	3 BR	3,060,000 AED
LA TILIA PHASE 2	3 BR	3,107,520 AED
LA VIOLETA 2	3 BR	3,200,000 AED
LA TILIA PHASE 1	3 BR	3,302,000 AED
LA ROSA PHASE 2	3 BR	3,090,000 AED

3-Bedroom Sales: Prices for 3-BR units span from around AED 2.5M to AED 3.3M. The price per sqft falls between AED 1,202 ~ AED 1,612 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AMARANTA 1	4 BR	3,200,000 AED
AMARANTA 2	4 BR	3,250,000 AED
LA TILIA PHASE 2	4 BR	3,635,500 AED
LA VIOLETA 2	4 BR	3,550,000 AED
LA TILIA PHASE 1	4 BR	3,776,780 AED
LA VIOLETA 1	4 BR	4,000,000 AED

4-Bedroom Sales: Prices for 4-BR units span from around AED 3.2M to AED 4M. The price per sqft falls between AED 1,383 ~ AED 1,717 psf.

RENTAL TRANSACTIONS IN THE LAST 30 DAYS

IN VILLANOVA DUBAI LAND

The rental market for 3BR and 4BR properties in Villanova remains vibrant, for the last 30 days there were, **38 - 3BR & 22 - 4BR Townhouses and Villas Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AMARANTA 3	3 BR	109,699 AED
AMARANTA 3	3 BR	120,000 AED
AMARANTA 3	3 BR	126,500 AED
AMARANTA B	3 BR	130,000 AED
AMARANTA 2	3 BR	143,000 AED
AMARANTA 3	3 BR	148,374 AED
LA ROSA PHASE 5	3 BR	155,000 AED
LA ROSA PHASE 6	3 BR	155,000 AED
LA ROSA PHASE 6	3 BR	160,000 AED
LA ROSA PHASE 1	3 BR	160,000 AED
LA ROSA PHASE 5	3 BR	170,000 AED
LA QUINTA	3 BR	170,000 AED
AMARANTA 1	3 BR	160,000 AED

3-Bedroom Townhouses: Rental Transaction prices from AED 110K - 170K, rental prices per Sqft range from AED 57 ~ 87 psf.

3-Bedroom Villas: Rental transaction prices for Villas ranges from AED 125K- AED210K at rental prices per sft from 62 ~ 80 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AMARANTA 3	4 BR	149,404 AED
AMARANTA 3	4 BR	152,250 AED
AMARANTA 1	4 BR	154,350 AED
AMARANTA B	4 BR	170,000 AED
AMARANTA 3	4 BR	175,000 AED
LA ROSA PHASE 5	4 BR	195,000 AED
LA ROSA PHASE 6	4 BR	195,000 AED
LA ROSA PHASE 4	4 BR	220,000 AED
AMARANTA 1	4 BR	269,262 AED
LA ROSA PHASE 6	4 BR	210,000 AED
LA ROSA PHASE 5	4 BR	215,000 AED
AMARANTA 3	4 BR	152,000 AED
AMARANTA 3	4 BR	165,909 AED

4-Bedroom Townhouses: Rental Transaction prices from AED 149K - 220K, rental prices per Sqft range from AED 67 ~ 95 psf.

4-Bedroom Villas: Rental transaction prices for Villas ranges from AED 165K - AED 269K at rental prices per sft from 41 - 81 psf.

GOLD MARK

REAL ESTATE


AVAILABLE NOW



FOR SALE

CHERRYWOODS
DUBAI LAND

 4BR VILLA

 3,320 sqft

AED 4.3M



FOR SALE

LA VIOLETA 2
VILLANOVA

 3BR VILLA


 1,761 sqft


AED 3M



FOR RENT

AMARANTA
VILLANOVA

 4BR VILLA

 2,628 sqft


AED 190K



FOR RENT

LA VIOLETA 2
VILLANOVA

 3BR VILLA

 1,732 sqft

AED 175K

GOLD MARK

REAL ESTATE

CLIENTS LOOKING TO BUY IN VILLANOVA

BUYER

1

Pre-approved mortgage buyer seeking a 3-bedroom property in Villanova

Budget ~ 3M (slightly flexible)

3

Mortgage buyer looking for a 3-bedroom property with a park view or near the park

Budget ~ AED 3.1M

2

Cash buyer looking for a 3-bedroom townhouse in Amaranta

Budget ~ AED 2.9M

4

Cash buyer seeking a 4-bedroom townhouse in La Violeta, around 2,500 sq ft,

Budget ~ AED 3.6M

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.

NB



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 Big thanks to Martyn for helping me find such an amazing property! I really struggled to find something within my budget and, honestly, I thought it was never going to happen. But Martyn never gave up — he listened to everything I asked for and kept going until he found the right place. He made the whole process so easy and enjoyable. Always quick to respond (even when I was being a bit awkward at times), and nothing was ever too much trouble. I'm over the moon with the place, and I can't recommend Martyn enough if you're looking for someone who genuinely cares and delivers.

Ashleigh Templeman



GOLD MARK

REAL ESTATE

LET'S EXPLORE THE OPPORTUNITIES
VILLANOVA HAS TO OFFER TOGETHER.

George Lozeh
Associate Director

+971 50 684 9827
gl@goldmark.ae
ORN:16805 | BRN:61002



Joseph Lozeh
Client Manager

+971 58 581 8338
jl@goldmark.ae
ORN:16805 | BRN:65588

