

GOLD MARK

REAL ESTATE

DECEMBER 2025

ARABIAN RANCHES 2
MONTHLY MARKET REPORT

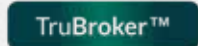
RAMON CLAYTON

Hi, I'm Ramon Clayton, an experienced real estate agent specializing in Arabian Ranches. With a keen eye for detail and a deep understanding of Dubai's dynamic property market, I'm here to help you find your ideal property—whether it's a luxury villa or a prime investment opportunity.

Let's work together to make your Dubai real estate dreams a reality.

RAMON CLAYTON

ARABIAN RANCHES SPECIALIST | REAL ESTATE BROKER



SALES TRANSACTION IN THE LAST 30 DAYS IN ARABIAN RANCHES 2

The sales market for 3BR and 4BR properties in Arabian Ranches 2 remains vibrant, for the last 30 days there were **3 - 3BR & 5 - 4BR Villas Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
CASA	3 BR	5,300,000 AED
CASA	3 BR	5,400,000 AED
LILA VILLAS	3 BR	5,800,000 AED

3-Bedroom Sales: 3-Bedroom Villa transactions starting from AED 3.45M - 5.8M, with price per sqft ranging from AED 1632 - 1818 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
PALMA	4 BR	6,700,000 AED
PALMA	4 BR	7,000,000 AED
CASA	4 BR	7,400,000 AED
ROSA VILLAS	4 BR	9,050,000 AED
RASHA VILLAS	4 BR	9,600,000 AED

4-Bedroom Sales: 4-Bedroom Villa sold for AED 6.7M- 9.6M, with price per sqft of AED 1838 - 2196.

RENTAL TRANSACTION IN THE LAST 30 DAYS

IN ARABIAN RANCHES 2

The rental market for 3BR & 4BR properties in Arabian Ranches 2 remains vibrant, for the last 30 days there were **11 - 3BR & 13 - 4BR Townhouses and Villa Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
CAMELIA	3 BR	185,000 AED
CAMELIA	3 BR	200,000 AED
REEM COMMUNITY	3 BR	215,000 AED
REEM COMMUNITY	3 BR	215,000 AED
REEM COMMUNITY	3 BR	220,000 AED
SAMARA	3 BR	265,000 AED
SAMARA	3 BR	270,000 AED
LILA VILLAS	3 BR	272,500 AED
SAMARA	3 BR	275,000 AED
LILA VILLAS	3 BR	275,000 AED
LILA VILLAS	3 BR	275,000 AED

3-Bedroom Townhouses: Transaction prices from AED 185K - 220K, with price per sqft ranging from AED 90 - 99 psf.

Villas: Rented from AED 265K - 275K, with price per sqft ranging from AED 86- 89 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
CAMELIA	4 BR	233,000 AED
CAMELIA	4 BR	235,000 AED
REEM COMMUNITY	4 BR	270,000 AED
LILA VILLAS	4 BR	320,000 AED
AZALEA VILLAS	4 BR	320,000 AED
CASA	4 BR	325,000 AED
CASA	4 BR	338,147 AED
CASA	4 BR	340,000 AED
SAMARA	4 BR	340,934 AED
CASA	4 BR	390,000 AED
ROSA VILLAS	4 BR	448,688 AED
RASHA VILLAS	4 BR	475,000 AED
ROSA VILLAS	4 BR	500,000 AED

4-Bedroom: Transaction prices from AED 233K - 270K, with price per sqft starting from AED 104 - 106 psf.

Villas: Rented from AED 320K - 500K, with price per sqft starting from AED 96 - 114 psf.

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AVAILABLE NOW



FOR SALE

CASA
ARABIAN RANCHES 2

 4BR VILLA
 5,020 sqft

AED 7.8M



FOR SALE

SAMARA
ARABIAN RANCHES 2

 3BR VILLA
 3,076 sqft

AED 5.5M



FOR SALE

CAMELIA 1
ARABIAN RANCHES 2

 4BR VILLA
 2,208 sqft

AED 4.8M



FOR RENT

CAMELIA 1
ARABIAN RANCHES 2

 4BR VILLA
 2,208 sqft

AED 260K

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CLIENTS LOOKING TO BUY

1

Motivated cash buyer / investor actively seeking a 4BR townhouse in Camelia

Budget AED 4.4M

3

Serious cash buyer looking for a 3BR in Samara, open to the best layouts and locations

Budget - AED 5.2M

2

Italian family who sold their house recently wants to buy a 5BR in Rasha or Rosa type-4,

Budget - AED 12.5M

4

Premium cash client interested in Lila Villas

Budget - AED 6.7M

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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
ARABIAN RANCHES HAS TO OFFER TOGETHER.

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