

GOLD MARK

REAL ESTATE

OCT-NOV 2025

ARABIAN RANCHES 3
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

★ SUPERAGENT

TruBroker™



SALES TRANSACTION IN THE LAST 30 DAYS IN ARABIAN RANCHES 3

The sales market for 3BR and 4BR properties in Arabian Ranches 3 remains vibrant, for the last 30 days there were **24 - 3 Bedroom & 15 - 4 Bedroom Townhouse Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAY	3 BR	2,725,000 AED
ANYA	3 BR	2,800,000 AED
ANYA 2	3 BR	2,850,000 AED
SUN	3 BR	2,900,000 AED
JOY	3 BR	2,920,000 AED
RAYA	3 BR	2,950,000 AED
BLISS	3 BR	3,000,000 AED
RAYA	3 BR	3,000,000 AED
JOY	3 BR	3,100,000 AED
ANYA 2	3 BR	3,200,000 AED
BLISS	3 BR	3,250,000 AED
BLISS	3 BR	3,400,000 AED
BLISS	3 BR	3,500,000 AED
BLISS	3 BR	3,590,000 AED

3-Bedroom Sales: 3-Bedroom Townhouse transactions starting from AED 2.73M - 3.59M, with price per sqft ranging from AED 1341 ~ 1622 psf .

SUB-COMMUNITY	SPECS	AMOUNT (AED)
SPRING	4 BR	3,150,000 AED
RAYA	4 BR	3,800,000 AED
MAY	4 BR	3,900,000 AED
ANYA	4 BR	3,950,000 AED
JOY	4 BR	4,450,000 AED
JUNE	4 BR	5,650,000 AED
ELIE SAAB 2	4 BR	7,000,000 AED
ELIE SAAB	4 BR	7,100,000 AED
CAYA	4 BR	7,250,000 AED
CAYA	4 BR	7,400,000 AED
CAYA	4 BR	7,400,000 AED
ELIE SAAB	4 BR	7,600,000 AED

4-Bedroom Sales: 4-Bedroom Townhouses sold for AED 3.1M - 5.95M, with price per sqft ranging from AED 1227 ~ 1926 psf. **Villas** sold from AED 7M - 7.6M, with psf ranging from AED 1509 ~ 1839.

RENTAL TRANSACTION IN THE LAST 30 DAYS

IN ARABIAN RANCHES 3

The rental market for 3BR and 4BR properties in Arabian Ranches 3 remains vibrant, for the last 30 days there were **31 - 3 Bedroom & 16 - 4 Bedroom Townhouses Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
JOY	3 BR	150,000 AED
SUN	3 BR	155,000 AED
BLISS	3 BR	160,000 AED
SUN	3 BR	160,000 AED
JOY	3 BR	160,000 AED
BLISS	3 BR	170,000 AED
RUBA	3 BR	175,000 AED
BLISS	3 BR	185,000 AED
BLISS	3 BR	185,000 AED
RUBA	3 BR	185,000 AED
RUBA	3 BR	190,000 AED
RUBA	3 BR	190,000 AED
BLISS	3 BR	190,000 AED
RUBA	3 BR	205,000 AED
SUN	3 BR	250,000 AED

3-Bedroom: 3-Bedroom Townhouses Transaction prices from AED 150,000 - 250,000, with price per sqft ranging from AED 74 ~ 129 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
SUN	4 BR	190,269 AED
JOY	4 BR	200,000 AED
SUN	4 BR	200,000 AED
SUN	4 BR	209,426 AED
JOY	4 BR	215,000 AED
SUN	4 BR	224,027 AED
BLISS	4 BR	250,000 AED
RUBA	4 BR	250,000 AED
RUBA	4 BR	265,000 AED
JUNE	4 BR	280,000 AED
JUNE	4 BR	290,000 AED
JUNE	4 BR	295,000 AED
JUNE	4 BR	335,000 AED
CAYA	4 BR	420,000 AED

4-Bedroom: 4-Bedroom Townhouses Transaction prices from AED 190,000 - 295,000, with price per sqft starting from AED 75 ~ 109 psf.

Villas rented from AED 224,000 - 420,000, with price per sqft starting from AED 91 ~ 108 psf.

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AVAILABLE NOW



FOR SALE

CAYA
ARABIAN RANCHES 3

 4BR VILLA

 5,286 sqft

AED 8.2M



FOR SALE

ANYA 2
ARABIAN RANCHES 3

 4BR VILLA

 3,326 sqft

AED 4.2M



FOR RENT

CAYA 2
ARABIAN RANCHES 3

 4BR VILLA

 6,579 sqft

AED 445K



FOR RENT

JUNE
ARABIAN RANCHES 3

 4BR VILLA

 3,257 sqft

AED 335K

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CLIENTS LOOKING TO BUY OR RENT

1

Motivated cash buyer actively seeking a 4BR townhouse in June. with a comfortable

Budget - AED 5.6M ~ 5.8M

3

Serious cash buyer looking for a 4BR in Anya, open to the best layouts and locations.

Budget - AED 4M

2

Premium cash client interested in Elie Saab villas, with a strong offer for right unit

Budget - AED 10M

4

Well-qualified cash buyer searching for a 3BR in Bliss 2, for a well-priced opportunity.

Budget - AED 3.2M

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 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
★★★★★

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LET'S EXPLORE THE OPPORTUNITIES
ARABIAN RANCHES HAS TO OFFER TOGETHER.

Ramon Clayton
SR. Client Manager

+971 58 526 3299
rc@goldmark.ae
ORN:16805 | BRN:63087

