

GOLD MARK

REAL ESTATE

DECEMBER 2025

EMAAR SOUTH  
MONTHLY MARKET REPORT

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HI, I'M RYAN DALTON, A REAL ESTATE AGENT SPECIALIZING IN EMAAR SOUTH. I WORK CLOSELY WITH CLIENTS TO UNDERSTAND THEIR GOALS AND GUIDE THEM TOWARD MODERN HOMES AND SMART INVESTMENT OPPORTUNITIES IN ONE OF DUBAI'S MOST PROMISING MASTER-PLANNED COMMUNITIES.

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## RYAN DALTON

EMAAR SOUTH SPECIALIST | REAL ESTATE BROKER



## SALES TRANSACTION IN THE LAST 30 DAYS IN EMAAR SOUTH

The sales market for properties in EMAAR South remains vibrant, for the last 30 days there were  
**26 - 3 & 4BR Townhouses & 12 - 2 & 3BR Apartments Sold.**

TOWNHOUSE	SPECS	AMOUNT (AED)
PARKSIDE 2	3 BR	2,175,000 AED
PARKSIDE 3	3 BR	2,200,000 AED
PARKSIDE 2	3 BR	2,300,000 AED
GREENVIEW 2	3 BR	2,450,000 AED
GREENVIEW 2	3 BR	2,575,000 AED
GREENWAY 2	3 BR	2,900,000 AED
GREENRIDGE	3 BR	2,989,870 AED
PARKSIDE 1	4 BR	3,100,000 AED
GREENVIEW 3	4 BR	3,200,000 AED
GREENVIEW 2	4 BR	3,500,000 AED
GREENVIEW 3	4 BR	3,725,000 AED
FAIRWAY VILLAS 2	4 BR	4,000,000 AED
FAIRWAY VILLAS 2	4 BR	5,750,000 AED
FAIRWAY VILLAS 2	4 BR	6,150,000 AED
FAIRWAY VILLAS 2	3 BR	4,130,000 AED

**Townhouse:**

**3BR:** Starting from AED2.17M - 2.99M, with price per square foot ranging from AED 1118 - 1362 psf. **Villa** transactions from AED 4M - 4.13M, with price per sqft ranging from AED 1338- 1382 psf.

**4BR:** sold for AED3.1M - 4M, with price per square foot ranging from AED 1215 - 1606. **Villa** transacting from AED 4.54M - 6.15M, with price per sqft ranging from AED 1127 - 1820 psf.

APARTMENT	SPECS	AMOUNT (AED)
URBANA 2	2 BR	1,250,000 AED
GOLF VIEWS BLOCK B	2 BR	1,360,000 AED
GOLF POINT BUILDING 1	2 BR	1,385,000 AED
URBANA 3	2 BR	1,560,000 AED
URBANA 3	2 BR	1,590,000 AED
URBANA 3	2 BR	1,600,000 AED
URBANA 1	2 BR	1,650,000 AED
URBANA 3	2 BR	1,700,000 AED
URBANA 2	2 BR	1,790,000 AED
URBANA 2	3 BR	2,100,000 AED
URBANA 2	3 BR	2,200,000 AED
URBANA 3	3 BR	2,200,000 AED

**Apartment:**

**2BR:** Transactions starting from AED 1.25M - 1.79M, with price per sqft ranging from AED 1030 - 1374 psf.

**3BR:** Transactions starting from AED 2.1M - AED 2.2M, with price per sqft ranging from AED 728 - 1022 psf.

## RENTAL TRANSACTION IN THE LAST 30 DAYS IN EMAAR SOUTH

The rental market for properties in EMAAR South remains vibrant, for the last 30 days there were **58 - 3 & 4BR Townhouses and 30 - 2 & 3BR Apartments Rented.**

TOWNHOUSE	SPECS	AMOUNT (AED)
PARKSIDE 2	3 BR	100,000 AED
PARKSIDE 1	3 BR	105,000 AED
PARKSIDE 3	3 BR	106,000 AED
GREENVIEW 1	3 BR	110,000 AED
GREENVIEW 2	3 BR	110,000 AED
GREENVIEW 1	3 BR	110,752 AED
PARKSIDE 3	3 BR	115,000 AED
PARKSIDE 1	3 BR	120,000 AED
PARKSIDE 1	4 BR	125,000 AED
GREENVIEW 3	3 BR	127,000 AED
PARKSIDE 1	4 BR	130,000 AED
GREENVIEW 3	4 BR	160,000 AED
GREENVIEW 3	4 BR	170,000 AED
GREENVIEW 2	4 BR	150,000 AED
GREENVIEW 2	3 BR	150,000 AED
GREENVIEW 3	3 BR	145,000 AED

**Townhouse:**

**3BR:** Transaction prices from AED 100,000 - 150,000, with price per sqft ranging from AED 50 - 80 psf.

**4BR:** Transaction prices from AED 125,000 - 170,000, with price per sqft starting from AED 53 - 71 psf.

APARTMENT	SPECS	AMOUNT (AED)
URBANA 3	2 BR	75,000 AED
URBANA 1	2 BR	80,000 AED
GOLF VIEWS BLOCK A	2 BR	80,000 AED
URBANA 1	2 BR	82,000 AED
URBANA 1	2 BR	85,000 AED
GOLF VIEWS BLOCK B	2 BR	85,000 AED
URBANA 1	2 BR	90,000 AED
GOLF VIEWS BLOCK A	2 BR	93,000 AED
URBANA 1	2 BR	95,000 AED
URBANA 3	2 BR	100,000 AED
URBANA 2	3 BR	105,000 AED
GOLF VIEWS BLOCK A	3 BR	125,000 AED
URBANA 3	3 BR	130,000 AED
URBANA 2	3 BR	110,000 AED
URBANA 1	3 BR	115,000 AED

**Apartment:**

**2BR:** Transactions prices from AED75,000 - 100,000, with price per sqft ranging from AED 51 - 94 psf.

**3BR:** Transactions prices from AED 105,000 - 130,000, with price per sqft ranging from AED 44 - 82 psf.

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## AVAILABLE NOW



### FOR SALE

FAIRWAY VILLAS 2  
EMAAR SOUTH

 3BR VILLA

 4,923 sqft

AED 4.15M



### FOR SALE

GOLF LINKS  
EMAAR SOUTH

 3BR VILLA

 5,575 sqft

AED 4.95M



### FOR RENT

PARKSIDE 1  
EMAAR SOUTH

 3BR VILLA

 1,398 sqft

AED 110K



### FOR RENT

URBANA  
EMAAR SOUTH

 2BR VILLA

 1,301 sqft

AED 88K

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## CLIENTS LOOKING TO BUY OR RENT

BUYER

1

Cash buyer looking for a 3 bedroom unit in Parkside

**Budget ~ AED 2.2M**

2

Pre approve mortgage buyer looking for a unit in Greenviews 2

**Budget ~ AED 2.55M**

TENANT

1

Italian family of 4 looking for a 4 bedroom unit in Greenviews 2

**Budget ~ AED 150K**

2

British couple looking for a 3 Bed unit in Greenviews 3

**Budget ~ AED 120K**

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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

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.

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LET'S EXPLORE THE OPPORTUNITIES  
EMAAR SOUTH HAS TO OFFER TOGETHER.

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Ryan Dalton  
Client Manager

+971 58 563 5847  
rd@goldmark.ae

ORN:16805

