

GOLD MARK

REAL ESTATE

OCT - NOV 2025

EMAAR SOUTH
MONTHLY MARKET REPORT

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 **27 - 3 & 4BR Townhouses and 11 - 2 & 3BR Apartments Sold.**

TOWNHOUSE	SPECS	AMOUNT (AED)
PARKSIDE 1	3 BR	2,170,000 AED
PARKSIDE 3	3 BR	2,200,000 AED
PARKSIDE 1	3 BR	2,200,000 AED
PARKSIDE 2	3 BR	2,255,000 AED
PARKSIDE 1	3 BR	2,255,000 AED
PARKSIDE 2	3 BR	2,340,000 AED
PARKSIDE 1	3 BR	2,490,000 AED
GREENVIEW 3	3 BR	2,785,000 AED
GREENVIEW 2	3 BR	2,600,000 AED
GREENWAY 2	3 BR	3,100,000 AED
GREENWAY	3 BR	3,355,888 AED
PARKSIDE 1	4 BR	2,800,000 AED
GREENVIEW 3	4 BR	3,200,000 AED
GREENVIEW 3	4 BR	3,265,000 AED
GREENVIEW 3	4 BR	3,450,000 AED
GREENVIEW 3	4 BR	3,800,000 AED

Townhouse:

3BR: 3-Bedroom Townhouse transactions starting from AED2.17M - 3.35M, with price per sqft ranging from AED 1085 ~ 1423 psf

4BR: 4-Bedroom Townhouses sold for AED2.8M - 3.8M, with price per sqft ranging from AED 1208 ~ 1583.

APARTMENT	SPECS	AMOUNT (AED)
URBANA 1	2 BR	1,900,000 AED
URBANA 1	2 BR	1,580,000 AED
URBANA 1	2 BR	1,600,000 AED
URBANA 3	2 BR	1,610,000 AED
URBANA 2	3 BR	2,525,000 AED
URBANA 1	3 BR	2,050,000 AED
URBANA 3	3 BR	2,150,000 AED
URBANA 1	3 BR	2,250,000 AED
URBANA 3	3 BR	2,300,000 AED
GOLF VIEWS BLOCK A	3 BR	2,450,000 AED
GOLF VIEWS BLOCK B	3 BR	2,350,000 AED

Apartment:

2BR: 2-Bedroom Apartment transactions starting from AED 1.58M - 1.9M, with price per sqft ranging from AED 1134 ~ 1326 psf.

3BR: 3-Bedroom Apartment transactions starting from AED 2M - 2.5M, with price per sqft ranging from AED 579 ~ 1531 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 **59 - 3 & 4BR Townhouses and 27 - 2 & 3BR Apartments Rented.**

TOWNHOUSE	SPECS	AMOUNT (AED)
PARKSIDE 2	3 BR	100,000 AED
PARKSIDE 1	3 BR	150,000 AED
GREENVIEW 1	3 BR	110,000 AED
PARKSIDE 1	3 BR	95,000 AED
GREENVIEW 3	3 BR	142,000 AED
PARKSIDE 1	3 BR	125,000 AED
PARKSIDE 1	3 BR	115,000 AED
GREENVIEW 3	3 BR	135,000 AED
PARKSIDE 2	3 BR	120,000 AED
PARKSIDE 1	3 BR	110,000 AED
GREENVIEW 3	3 BR	130,000 AED
PARKSIDE 2	4 BR	130,000 AED
PARKSIDE 3	4 BR	135,000 AED
GREENVIEW 2	4 BR	155,000 AED
GREENVIEW 3	4 BR	160,000 AED
GREENVIEW 3	4 BR	185,000 AED

Townhouse:

3BR: 3-Bedroom Townhouses Transaction prices from AED 95K - 150K, with price per sqft ranging from AED 51 ~ 86 psf.

4BR: 4-Bedroom Townhouses Transaction prices from AED 130K - 185K, with price per sqft starting from AED 51 ~ 77 psf.

APARTMENT	SPECS	AMOUNT (AED)
URBANA 2	2 BR	70,000 AED
URBANA 1	2 BR	80,000 AED
GOLF VIEWS BLOCK A	2 BR	83,000 AED
URBANA 1	2 BR	85,000 AED
URBANA 3	2 BR	85,000 AED
GOLF VIEWS BLOCK B	2 BR	85,000 AED
URBANA 1	2 BR	88,000 AED
URBANA 3	2 BR	89,918 AED
URBANA 2	2 BR	90,000 AED
URBANA 1	2 BR	90,000 AED
GOLF VIEWS BLOCK A	2 BR	93,000 AED
URBANA 2	3 BR	100,000 AED
URBANA 2	3 BR	115,000 AED
URBANA 1	3 BR	110,000 AED
GOLF VIEWS BLOCK B	3 BR	120,000 AED

Apartment:

2BR: 2-Bedroom Apartment transactions prices from AED70K - 93K, with price per sqft ranging from AED 51 ~ 86 psf.

3BR: 3-Bedroom Apartment transactions prices from AED 100K - 120K, with price per sqft ranging from AED 23 ~ 78 psf.

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REAL ESTATE

AVAILABLE NOW



FOR SALE

FAIRWAY VILLAS 2
EMAAR SOUTH

 3BR VILLA

 3,030 sqft

AED 4.3M



FOR SALE

PARKSIDE 1
EMAAR SOUTH

 3BR VILLA


 1,951 sqft

AED 2.4M



FOR SALE

GREENVIEW 2
EMAAR SOUTH

 3BR VILLA

 1,890 sqft

AED 2.6M



FOR RENT

GREENVIEW 3
EMAAR SOUTH

 3BR VILLA

 2,051 sqft

AED 130K

CLIENTS LOOKING TO BUY OR RENT

BUYER

1

Cash buyer looking for a 3 bedroom unit in Parkside

Budget ~ AED 2,200,000

2

Pre approve mortgage buyer looking for a unit in
Greenviews 2

Budget ~ AED 2,550,000

TENANT

1

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

Budget ~ AED 150,000

2

British couple looking for a 3 bedroom unit
in Greenviews 3

Budget ~ AED 120,000

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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



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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



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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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