

GOLD MARK

REAL ESTATE

OCT - NOV 2025

THE VALLEY  
MONTHLY MARKET REPORT

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WILL TAYLOR

I'm Will Taylor, your dedicated real estate expert specializing in The Valley. With deep knowledge of this unique community and Dubai's dynamic property market, I'm here to guide you through every step of your real estate journey. Whether you're buying, selling, or investing, my goal is to provide personalized service, expert advice, and strong negotiation to secure the best outcomes for you.

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## WILL TAYLOR

THE VALLEY SPECIALIST | REAL ESTATE BROKER

★ SUPERAGENT

TruBroker™



## SALES TRANSACTION IN THE LAST 30 DAYS IN THE VALLEY

The sales market for 3- and 4-bedroom properties in The Valley remains vibrant, for the last 30 days there were **24 - 3BR Villas & 24 - 4BR Villas Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
LILLIA	3 BR	2,510,000 AED
EDEN	3 BR	2,600,000 AED
ORANIA	3 BR	2,600,000 AED
ELORA	3 BR	2,690,000 AED
NARA TOWNHOUSES	3 BR	2,750,000 AED
TALIA	3 BR	2,750,000 AED
TALIA	3 BR	2,800,000 AED
NIMA	3 BR	2,850,000 AED
TALIA	3 BR	2,850,000 AED
NARA TOWNHOUSES	3 BR	2,900,000 AED
TALIA	3 BR	2,950,000 AED
KAIA	3 BR	2,954,888 AED
VELORA	3 BR	3,050,000 AED
RIVANA	3 BR	3,550,00 AED

**3-Bedroom Sales:** 3-Bedroom Townhouse transactions starting from AED 2.5M - 3.55M, with price per sqft ranging from AED 1,078 ~ 1,524 psf

SUB-COMMUNITY	SPECS	AMOUNT (AED)
ORANIA	4 BR	3,100,000 AED
LILLIA	4 BR	3,300,000 AED
NARA TOWNHOUSES	4 BR	3,330,000 AED
VENERA	4 BR	3,374,680 AED
NARA TOWNHOUSES	4 BR	3,400,000 AED
TALIA	4 BR	3,425,000 AED
TALIA	4 BR	3,600,000 AED
NARA TOWNHOUSES	4 BR	3,630,000 AED
TALIA	4 BR	3,800,000 AED
RIVANA	4 BR	4,300,000 AED
RIVANA	4 BR	4,400,000 AED
ALANA	4 BR	4,600,000 AED
ALANA	4 BR	4,900,000 AED
NARA TOWNHOUSES	4 BR	3,850,000 AED

**4-Bedroom Sales:** 4-Bedroom Townhouses sold for AED 3.1M - 4.9M, with price per sqft ranging from AED 1,027 ~ 1,741 psf

## RENTAL TRANSACTIONS IN THE LAST 30 DAYS IN THE VALLEY

For the last 30 days there were **27 - 3BR Villas** & **11 - 4BR Villas Rented**.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
TALIA	3 BR	125,000 AED
ORANIA	3 BR	130,000 AED
NARA TOWNHOUSES	3 BR	135,000 AED
NARA TOWNHOUSE	3 BR	136,000 AED
TALIA	3 BR	135,000 AED
EDEN	3 BR	140,000 AED
NARA TOWNHOUSES	3 BR	140,000 AED
TALIA	3 BR	140,000 AED
TALIA	3 BR	145,000 AED
TALIA	3 BR	148,374 AED
NARA TOWNHOUSES	3 BR	150,000 AED
TALIA	3 BR	150,000 AED
TALIA	3 BR	150,000 AED
ORANIA	3 BR	135,000 AED

**3-Bedroom Sales:** 3-Bedroom Townhouses Transaction prices from AED 125,000 - 150,000, with price per sqft ranging from AED 66 - 79 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
NARA TOWNHOUSES	4 BR	155,000 AED
NARA TOWNHOUSES	4 BR	165,000 AED
TALIA	4 BR	165,000 AED
TALIA	4 BR	165,000 AED
NARA TOWNHOUSES	4 BR	175,000 AED
NARA TOWNHOUSES	4 BR	175,000 AED
NARA TOWNHOUSES	4 BR	177,000 AED
NARA TOWNHOUSES	4 BR	180,000 AED
TALIA	4 BR	183,990 AED
TALIA	4 BR	185,000 AED
EDEN	4 BR	250,000 AED

**4-Bedroom Sales:** 4-Bedroom Townhouses Transaction prices from AED 155,000 - 250,000, with price per sqft starting from AED 72 ~ 109 psf.

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## AVAILABLE NOW



FOR SALE

TALIA  
THE VALLEY

 4BR VILLA

 2,773 sqft

AED 3.5M



FOR SALE

TALIA  
THE VALLEY

 3BR VILLA


 1,890 sqft


AED 2.75M



FOR RENT

TALIA  
THE VALLEY

 4BR VILLA

 2,773 sqft

AED 170K



FOR RENT

TALIA  
THE VALLEY

 3BR VILLA

 1,873 sqft

AED 145K

## CLIENTS LOOKING TO BUY OR RENT

### BUYER

1

Cash buyer actively seeking a 4BR corner end, single-row townhouse in Talia, ready to close immediately

**Budget - AED 3.5M**

2

Well-qualified mortgage buyer looking for a 3BR townhouse in Nara

**Budget - AED 2.8M**

### TENANT

1

Family of four looking to rent a 3BR in Talia, moving next month

**Budget - AED 130K**

2

European tenant searching for a 3BR in Talia, Nara, or Orania, preferring a middle-kitchen, single-row layout, moving as soon as possible

**Budget - AED 140K**

## TESTIMONIALS

1

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 Chan



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

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Katherine Chan



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

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