

GOLD MARK

REAL ESTATE

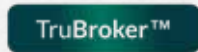
NOVEMBER 2025

TOWN SQUARE
MONTHLY MARKET REPORT

Karl is a dedicated Town Square property specialist with strong expertise in sales and client service. He connects clients with the right homes through smart marketing and a clear understanding of their needs. Known for his reliable guidance and local knowledge, Karl ensures every Town Square transaction is smooth, successful, and memorable.

KARL MCEVOY

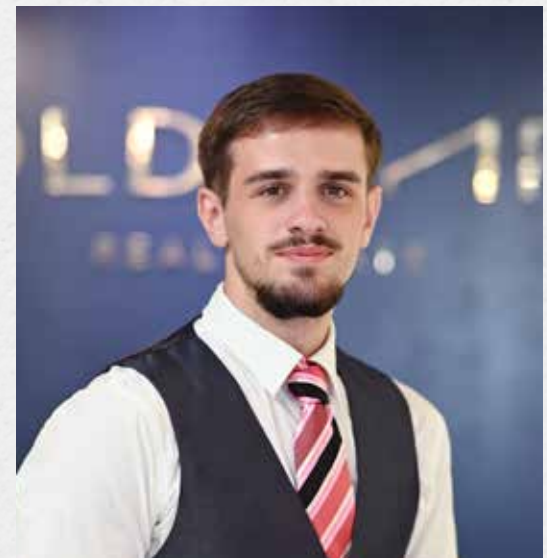
TOWN SQUARE SPECIALIST | REAL ESTATE BROKER



Josh is a focused real estate advisor specializing in Town Square. With 2+years of experience in Dubai's property market, he offers strategic, data-driven guidance tailored to the community. Known for his integrity and professional approach, Josh provides personalized support to help clients make confident and rewarding property decisions.

JOSHUA KELLY

TOWN SQUARE SPECIALIST | REAL ESTATE BROKER



SALES TRANSACTION IN THE LAST 30 DAYS IN TOWN SQUARE

The sales market for 3BR and 4BR properties in Town Square remains vibrant, for the last 30 days there were **26 - 3BR & 8 - 4BR Townhouses Sold.**

TOWNHOUSE	SPECS	AMOUNT (AED)
HAYAT TOWNHOUSES	3 BR	2,600,000 AED
HAYAT TOWNHOUSES	3 BR	2,650,000 AED
MAHA TOWNHOUSES	3 BR	2,720,000 AED
ZAHRA TOWNHOUSES	3 BR	2,725,000 AED
MAHA TOWNHOUSES	3 BR	2,800,000 AED
SHAMS TOWNHOUSES	3 BR	2,850,000 AED
NASEEM TOWNHOUSES	3 BR	3,000,000 AED
MAHA TOWNHOUSES	3 BR	3,500,000 AED
NOOR TOWNHOUSES	4 BR	3,200,000 AED
HAYAT TOWNHOUSES	4 BR	3,250,000 AED
MAHA TOWNHOUSES	4 BR	3,450,000 AED
NOOR TOWNHOUSES	4 BR	3,550,000 AED
MAHA TOWNHOUSES	4 BR	3,650,000 AED

Townhouse:

3BR: 3-Bedroom Townhouse transactions from AED 2.6M - 3.5M, with price per sqft ranging from AED 1208 - 1715 psf.

4BR: 4-Bedroom Townhouses sold for AED 3.2M - 3.65M, with price per sqft of AED 1323 - AED 1573 psf.

APARTMENT	SPECS	AMOUNT (AED)
ZAHRA BREEZE 4A	2 BR	1,150,000 AED
RAWDA 2	2 BR	1,180,000 AED
WARDA 1	2 BR	1,250,000 AED
ASCOT RESIDENCES	2 BR	1,300,000 AED
RAWDA	2 BR	1,310,000 AED
ALTON	2 BR	1,727,888 AED
CAMDEN	2 BR	1,758,888 AED
THE REGENT RESIDENCES	2 BR	1,650,000 AED
ROSEWELL	2 BR	1,650,888 AED
SAFI APARTMENTS 2B	3 BR	1,650,000 AED
JENNA 2	3 BR	1,900,000 AED
THE HAMILTON	3 BR	1,960,000 AED
FIORI	3 BR	2,376,888 AED
HAYAT BOULEVARD	3 BR	2,900,000 AED

Apartment:

2BR: 2-Bedroom Apartment transactions starting from AED 1.15M - 1.75M, with price per sqft ranging from AED 921- 1792 psf

3BR: 3-Bedroom Apartment transactions starting from AED 1.65M - 2.9M, with price per sqft AED 1169 - 1917 psf.

RENTAL TRANSACTIONS IN THE LAST 30 DAYS IN TOWN SQUARE

The rental market for 3BR and 4BR properties in Town Square remains vibrant, for the last 30 days there were **49 - 3BR & 16 - 4BR Townhouses and Villas Rented.**

TOWNHOUSE	SPECS	AMOUNT (AED)
HAYAT TOWNHOUSES	3 BR	105,517 AED
ZAHRA TOWNHOUSES	3 BR	110,000 AED
NASEEM TOWNHOUSES	3 BR	125,000 AED
NOOR TOWNHOUSES	3 BR	130,000 AED
HAYAT TOWNHOUSES	3 BR	135,000 AED
ZAHRA TOWNHOUSES	3 BR	138,000 AED
REEM TOWNHOUSES	3 BR	172,000 AED
NOOR TOWNHOUSES	3 BR	160,000 AED
SHAMS TOWNHOUSES	3 BR	165,000 AED
NOOR TOWNHOUSES	4 BR	136,620 AED
ZAHRA TOWNHOUSES	4 BR	140,000 AED
NOOR TOWNHOUSES	4 BR	190,000 AED
SHAMS TOWNHOUSES	4 BR	205,000 AED
NASEEM TOWNHOUSES	4 BR	177,000 AED
NOOR TOWNHOUSES	4 BR	180,000 AED

Townhouse:

3BR: 3-BR Townhouse transactions prices from AED 105K - 172K, with price per sqft ranging from AED 48 - 79 psf.

4BR: 4-BR Townhouses transaction prices from AED 136K - 205K, with price per sqft starting from AED 57 - 86 psf.

APARTMENT	SPECS	AMOUNT (AED)
AL QUDRA BUILDING 3A	2 BR	58,190 AED
SAFI APARTMENTS 2A	2 BR	62,890 AED
ZAHRA APARTMENTS 1A	2 BR	62,948 AED
WARDA 2	2 BR	107,000 AED
JENNA 1	2 BR	109,401 AED
RAWDA	2 BR	90,000 AED
HAYAT BOULEVARD-2A	2 BR	85,000 AED
SAFI APARTMENTS 1A	3 BR	60,000 AED
HAYAT BOULEVARD-2B	3 BR	82,655 AED
SAFI APARTMENTS 2A	3 BR	130,000 AED
RAWDA 3	3 BR	160,304 AED
ZAHRA APARTMENTS 2B	3 BR	105,000 AED
WARDA 1	3 BR	110,000 AED

Apartment:

2BR: 2-BR Apartment Rental Transaction prices from AED 58K - 109K, with price per sqft ranging from AED 47 - 105 psf.

3BR: 3-BR Apartment Rental Transaction prices from AED 60K - 160K, with price per sqft ranging from AED 40 - 98 psf.

GOLD MARK

REAL ESTATE

AVAILABLE NOW



FOR SALE

NOOR TOWNHOUSES
TOWN SQUARE

 4BR VILLA

 2,836 sqft

AED 3.7M



FOR SALE

ASCOT RESIDENCE
TOWN SQUARE

 2BR Apartment

 907 sqft

AED 1.4M



FOR RENT

HOLLAND GARDENS
TOWN SQUARE

 2BR Apartment

 1,119 sqft


AED 120K



FOR RENT

MAHA TOWNHOUSES
TOWN SQUARE

 3BR VILLA

 2,144 sqft

AED 160K

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REAL ESTATE

CLIENTS LOOKING TO BUY

BUYER

1

Mortgage-approved buyer looking for a townhouse. Greenbelt unit in Noor preferred. Tenanted unit acceptable

Budget - AED 3.7M

3

Cash buyer looking for a single-row 3BR townhouse, must be vacant.

Budget - AED 3.1M

2

Cash buyer, investment-focused. Seeking a 2BR apartment with an unobstructed view.

Budget - AED 1.5M

4

Mortgage buyer searching for a 2BR unit with pool view.

Budget - AED 1.55M

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



GOLD MARK

REAL ESTATE

LET'S EXPLORE THE OPPORTUNITIES
TOWN SQUARE HAS TO OFFER TOGETHER.

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