

GOLD MARK

REAL ESTATE

OCTOBER 2025

TOWN SQUARE
MONTHLY MARKET REPORT

Okba is a Town Square property specialist and trusted real estate consultant. His passion lies in connecting clients with the perfect Town Square property through strategic marketing and genuine understanding. With years of customer-focused experience in real estate and sales, Okba is dedicated to exceeding expectations and making every transaction seamless. As a trusted advisor, he offers expert guidance and local knowledge, ensuring every Town Square journey is both successful and memorable.

OKBA SHALHOUB

TOWN SQUARE SPECIALIST | ASSOCIATE DIRECTOR



George is a dedicated real estate advisor specializing in Town Square. With over a decade of experience in Dubai's property market, he brings deep insight and strategic guidance tailored to Town Square's unique opportunities. Known for his integrity, professionalism, and results-driven approach, George consistently delivers exceptional value—whether clients are buying, selling, or investing. He provides data-backed advice and personalized service every step of the way, helping clients make smart, rewarding decisions in this vibrant community.

GEORGE MURAD

TOWN SQUARE SPECIALIST | ASSOCIATE DIRECTOR



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 **20 - 3BR & 12 - 4BR Townhouses Sold.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
HAYAT TOWNHOUSES	3 BR	2,560,000 AED
SAFI TOWNHOUSES	3 BR	2,700,000 AED
HAYAT TOWNHOUSES	3 BR	2,750,000 AED
MAHA TOWNHOUSES	3 BR	2,750,000 AED
NOOR TOWNHOUSES	3 BR	2,800,000 AED
ZAHRA TOWNHOUSES	3 BR	2,800,000 AED
SAMA TOWNHOUSES	3 BR	2,850,000 AED
NOOR TOWNHOUSES	3 BR	2,850,000 AED
MAHA TOWNHOUSES	3 BR	2,850,000 AED
MAHA TOWNHOUSES	3 BR	3,000,000 AED
MAHA TOWNHOUSES	3 BR	3,300,000 AED
MAHA TOWNHOUSES	3 BR	2,920,000 AED
MAHA TOWNHOUSES	3 BR	2,950,000 AED

3-Bedroom Sales: 3-BR Townhouses sold for AED 2.5M - 3.3M, with price per sqft ranging from AED 1,149 ~ AED 1,563 psf

SUB-COMMUNITY	SPECS	AMOUNT (AED)
SAFI TOWNHOUSES	4 BR	3,375,000 AED
NOOR TOWNHOUSES	4 BR	3,350,000 AED
HAYAT TOWNHOUSES	4 BR	3,450,000 AED
NOOR TOWNHOUSES	4 BR	3,375,000 AED
SHAMS TOWNHOUSES	4 BR	3,450,000 AED
SAFI TOWNHOUSES	4 BR	3,500,000 AED
MAHA TOWNHOUSES	4 BR	3,400,000 AED
MAHA TOWNHOUSES	4 BR	3,425,000 AED
MAHA TOWNHOUSES	4 BR	3,350,000 AED
NOOR TOWNHOUSES	4 BR	3,500,000 AED
MAHA TOWNHOUSES	4 BR	3,500,000 AED
NOOR TOWNHOUSES	4 BR	3,650,000 AED

4-Bedroom Sales: 4-BR Townhouses sold for AED 3.3M - 3.65M, with price per sqft ranging from AED 1,397 ~ 1,549 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 **61 - 3BR & 22 - 4BR Townhouses Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
MAHA TOWNHOUSES	3 BR	135,185 AED
HAYAT TOWNHOUSES	3 BR	140,000 AED
HAYAT TOWNHOUSES	3 BR	143,000 AED
NASEEM TOWNHOUSES	3 BR	145,000 AED
NOOR TOWNHOUSES	3 BR	150,000 AED
MAHA TOWNHOUSES	3 BR	150,000 AED
SHAMS TOWNHOUSES	3 BR	150,000 AED
SAMA TOWNHOUSES	3 BR	155,000 AED
SAFI TOWNHOUSES	3 BR	155,000 AED
MAHA TOWNHOUSES	3 BR	155,000 AED
SAMA TOWNHOUSES	3 BR	160,000 AED
REEM TOWNHOUSES	3 BR	160,000 AED
NOOR TOWNHOUSES	3 BR	160,000 AED
MAHA TOWNHOUSES	3 BR	160,000 AED
MAHA TOWNHOUSES	3 BR	162,500 AED

3-Bedroom: Transaction prices from AED 135K - 162K, with price per sqft ranging from AED 64 ~ 80 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
NASEEM TOWNHOUSES	4 BR	160,000 AED
NASEEM TOWNHOUSES	4 BR	170,000 AED
HAYAT TOWNHOUSES	4 BR	170,000 AED
NOOR TOWNHOUSES	4 BR	170,000 AED
NOOR TOWNHOUSES	4 BR	185,000 AED
MAHA TOWNHOUSES	4 BR	185,000 AED
MAHA TOWNHOUSES	4 BR	190,000 AED
MAHA TOWNHOUSES	4 BR	190,000 AED
NOOR TOWNHOUSES	4 BR	190,104 AED
SAFI TOWNHOUSES	4 BR	195,000 AED
MAHA TOWNHOUSES	4 BR	195,000 AED
MAHA TOWNHOUSES	4 BR	200,000 AED
MAHA TOWNHOUSES	4 BR	205,000 AED
MAHA TOWNHOUSES	4 BR	210,000 AED
MAHA TOWNHOUSES	4 BR	185,000 AED

4-Bedroom: Transaction prices from AED 160K -210K , with price per sqft ranging from AED 65 ~ 93 psf.

GOLD MARK

REAL ESTATE


AVAILABLE NOW



FOR SALE

NOOR TOWNHOUSES
TOWN SQUARE

 4BR VILLA

 2,836 sqft

AED 3.35M



FOR SALE

MAHA TOWNHOUSES
TOWN SQUARE

 4BR VILLA

 3,033 sqft


AED 3.5M



FOR SALE

FIORI
TOWN SQUARE

 3BR Apartment

 1,432 sqft

AED 2.4M



FOR SALE

HAYAT TOWNHOUSES
TOWN SQUARE

 4BR VILLA

 3,398 sqft

AED 3.5M

GOLD MARK

REAL ESTATE

CLIENTS LOOKING TO BUY

BUYER

1

Mortgage buyer looking for a 3BR property in
Town Square

Budget - AED 2.8M ~ AED 3M

3

Pre-approved mortgage buyer seeking a 2BR property
in Town Square

Budget - AED 1.6M

2

Cash buyer looking for a 2BR property in Mayfair,
Town Square

Budget - AED 1.35M

4

Pre-approved mortgage buyer seeking a 4BR
property in Town Square

Budget - AED 3.5M ~ AED 6M

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.

George Murad
Associate Director

+971 50 215 0574
mg@goldmark.ae
ORN:16805 | BRN:71095



Okba Shalhoub
Associate Director

+971 52 326 4585
ns@goldmark.ae
ORN:16805 | BRN:61982

