

GOLD MARK

REAL ESTATE

NOVEMBER 2025

VILLANOVA
MONTHLY MARKET REPORT

I'm Salem Karmouchy, an experienced real estate agent in Dubai, with a particular focus on the ever-growing community of Villanova. With a keen eye for detail and a deep understanding of Dubai's real estate landscape, I'm here to help you find your ideal property — whether it's a family-friendly home in Villanova, a luxury villa, a stylish apartment, or a prime investment opportunity. Let's work together to turn your Dubai real estate goals into reality.

SALEM KARMOUCHY

VILLANOVA SPECIALIST | REAL ESTATE BROKER



SALES TRANSACTION IN THE LAST 30 DAYS IN VILLANOVA DUBAI LAND

The sales market for 3BR and 4BR properties in Villanova remains vibrant, for the last 30 days there were
14 -3BR, & 12 - 4BR Townhouses Sold.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AMARANTA 2	3 BR	2,550,000 AED
AMARANTA 2	3 BR	2,600,000 AED
AMARANTA B	3 BR	2,650,000 AED
AMARANTA 2	3 BR	2,875,000 AED
AMARANTA 3	3 BR	2,875,000 AED
AMARANTA 1	3 BR	2,920,000 AED
AMARANTA 2	3 BR	2,950,000 AED
LA VIOLETA 2	3 BR	2,980,000 AED
LA VIOLETA 2	3 BR	3,000,000 AED
LA TILIA PHASE 1	3 BR	3,015,000 AED
LA VIOLETA 2	3 BR	3,025,000 AED
LA VIOLETA 1	3 BR	3,100,000 AED
LA VIOLETA 2	3 BR	3,200,000 AED
LA ROSA PHASE 4	3 BR	3,875,000 AED

3-Bedroom Sales: 3-Bedroom Townhouse transactions starting from AED 2.5M - 3.87M, with price per sqft ranging from AED 1281 - 1986 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
LA TILIA PHASE 1	4 BR	3,325,000 AED
LA VIOLETA 2	4 BR	3,550,000 AED
AMARANTA 1	4 BR	3,600,000 AED
LA VIOLETA 1	4 BR	3,600,000 AED
AMARANTA 2	4 BR	3,650,000 AED
LA ROSA PHASE 3	4 BR	3,750,000 AED
LA ROSA PHASE 3	4 BR	3,920,000 AED
LA VIOLETA 2	4 BR	4,015,000 AED
LA VIOLETA 1	4 BR	4,050,000 AED
LA VIOLETA 1	4 BR	4,050,000 AED
LA VIOLETA 2	4 BR	4,125,000 AED
LA VIOLETA 2	4 BR	4,150,000 AED

4-Bedroom Sales: 4-Bedroom Townhouse sold for AED 3.3M - 4.15M, with price per sqft of AED 1343 - AED 1783.

RENTAL TRANSACTIONS IN THE LAST 30 DAYS

IN VILLANOVA DUBAI LAND

The rental market for 3BR and 4BR properties in Villanova remains vibrant, for the last 30 days there were, **23 - 3BR & 9 - 4BR Townhouses and Villas Rented.**

SUB-COMMUNITY	SPECS	AMOUNT (AED)
LA VIOLETA 2	3 BR	120,000 AED
AMARANTA 3	3 BR	140,000 AED
AMARANTA B	3 BR	145,000 AED
LA VIOLETA 2	3 BR	155,000 AED
LA VIOLETA 2	3 BR	180,000 AED
LA VIOLETA 2	3 BR	185,000 AED
LA QUINTA	3 BR	197,230 AED
LAQUINTA	3 BR	200,000 AED
AMARANTA 1	3 BR	220,000 AED
AMARANTA 1	3 BR	165,000 AED
LA VIOLETA 2	3 BR	165,000 AED
LA VIOLETA 2	3 BR	170,000 AED
LA ROSA PHASE 6	3 BR	180,000 AED

3-Bedroom Townhouses: Transaction prices from AED 120,000 - 185,000, with price per sqft ranging from AED 60 - 93 psf.

3-Bedroom Villas: Transaction prices from AED 145,000 - 220,000, with price per sqft of AED 75 - 84 psf.

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AMARANTA B	4 BR	165,000 AED
AMARANTA 1	4 BR	185,000 AED
LA VIOLETA 2	4 BR	188,000 AED
LA VIOLETA 2	4 BR	190,000 AED
LA VIOLETA 2	4 BR	210,000 AED
LA ROSA PHASE 6	4 BR	215,000 AED
LA ROSA PHASE 5	4 BR	220,000 AED
LA VIOLETA 2	4 BR	230,000 AED
LA QUINTA	4 BR	300,000 AED

4-Bedroom Townhouses: Transaction prices from AED 188,000 - 230,000, with price per sqft starting from AED 81 - 99 psf.

4-Bedroom Villas: Rented from AED 165,000 - 300,000, with price per sqft starting from AED 74 - 102 psf.

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AVAILABLE NOW



FOR SALE

LA QUINTA
DUBAI LAND

 3BR VILLA

 3,498 sqft


AED 4.8M



FOR SALE

LA VIOLETA 2
VILLANOVA

 3BR VILLA

 1,790 sqft


AED 3.5M



FOR RENT

LA VIOLETA 2
VILLANOVA

 3BR VILLA


 1,771 sqft


AED 175K



FOR RENT

LA ROSA 6
VILLANOVA

 4BR VILLA

 2,639 sqft

AED 210K

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CLIENTS LOOKING TO BUY IN VILLANOVA

BUYER

1

Motivated cash buyer / investor actively seeking a 3BR townhouse in La Violeta

Budget ~ AED 3,000,000

2

Premium cash client interested in a townhouse near children's play area.

Budget ~ AED 2.9M

TENANT

1

American family looking for a 3BR in La Rosa

Budget ~ AED 290,000 (in 2-3 cheques)

2

A British family of 4 is seeking 4BR in Amaranta

Budget ~ AED 170,000 (in 2 cheques)

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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
VILLANOVA HAS TO OFFER TOGETHER.

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