

GOLD MARK

REAL ESTATE

FEBRUARY 2026

TOWN SQUARE  
MONTHLY MARKET REPORT

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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.

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## KARL MCEVOY

TOWN SQUARE SPECIALIST | REAL ESTATE BROKER

★ SUPERAGENT

TruBroker™



Specializing in the Town Square community, Bahjat provides expert real estate guidance backed by market insights and a strategic approach. His commitment to client-focused service ensures buyers and investors feel confident throughout their property journey.

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## BAHJAT SAADE

TOWN SQUARE SPECIALIST | REAL ESTATE BROKER



**SALE TRANSACTION IN THE LAST 30 DAYS**  
IN TOWN SQUARE

VILLA / TOWNHOUSE	SPECS	AMOUNT (AED)
MAHA TOWNHOUSES	3 BR	2,900,000 AED
SAMA TOWNHOUSES	3 BR	3,000,000 AED
REEM TOWNHOUSES	3 BR	3,000,000 AED
SAFI TOWNHOUSES	3 BR	2,920,000 AED
MAHA TOWNHOUSES	3 BR	3,100,000 AED
HAYAT TOWNHOUSES	3 BR	2,650,000 AED
NOOR TOWNHOUSES	3 BR	2,700,000 AED
SAFI TOWNHOUSES	3 BR	2,870,000 AED
SHAMS TOWNHOUSES	3 BR	2,815,000 AED
REEM TOWNHOUSES	3 BR	2,400,000 AED
REEM TOWNHOUSES	3 BR	2,920,000 AED
MAHA TOWNHOUSES	3 BR	3,000,000 AED

VILLA / TOWNHOUSE	SPECS	AMOUNT (AED)
NOOR TOWNHOUSES	4 BR	3,525,000 AED
MAHA TOWNHOUSES	4 BR	3,500,000 AED
MAHA TOWNHOUSES	4 BR	3,600,000 AED
NASEEM TOWNHOUSES	4 BR	3,900,000 AED
MAHA TOWNHOUSES	4 BR	3,775,000 AED

**SALE TRANSACTION IN THE LAST 30 DAYS**  
IN TOWN SQUARE

APARTMENTS	SPECS	AMOUNT (AED)
LIVA	STUDIO	650,000 AED
HAYAT BOULEVARD	STUDIO	510,000 AED
UNA APARTMENTS	STUDIO	610,000 AED
THE HAMILTON	STUDIO	630,000 AED
UNA APARTMENTS	1 BR	765,000 AED
EVELYN ON THE PARK	1 BR	1,274,888 AED
UNA APARTMENTS	1 BR	750,000 AED
THE HAMILTON	1 BR	1,255,888 AED
OLBIA	1 BR	1,075,888 AED
HOLLAND GARDENS	1 BR	1,000,000 AED
THE HAMILTON	1 BR	1,100,000 AED
RAWDA	1 BR	900,000 AED
HILLCREST	1 BR	1,074,888 AED
HOLLAND GARDENS	1 BR	960,000 AED
THE HAMILTON	1 BR	985,000 AED
EVELYN ON THE PARK	1 BR	1,144,888 AED

APARTMENTS	SPECS	AMOUNT (AED)
EVELYN ON THE PARK	2 BR	1,656,888 AED
ROSEWELL	2 BR	2,057,888 AED
HOLLAND GARDENS	2 BR	1,620,000 AED
ROSEWELL	2 BR	1,658,888 AED
ORA	2 BR	1,490,000 AED
THE REGENT RESIDENCES	2 BR	1,780,888 AED
THE HAMILTON	2 BR	1,860,000 AED
HAYAT BOULEVARD	2 BR	1,264,000 AED
SAFI APARTMENTS	2 BR	1,200,000 AED
ROSEWELL	2 BR	1,570,888 AED
HOLLAND GARDENS	2 BR	1,590,000 AED
RAWDA	2 BR	1,400,000 AED
ARIA ON THE PARK	2 BR	1,400,000 AED
ALTON	3 BR	2,790,888 AED
JENNA	3 BR	2,000,000 AED
HOLLAND GARDENS	3 BR	2,300,000 AED
SAFI APARTMENTS	3 BR	1,765,000 AED
ZAHRA BREEZE	3 BR	2,150,000 AED

**RENTAL TRANSACTION IN THE LAST 30 DAYS**  
IN TOWN SQUARE

VILLA / TOWNHOUSE	SPECS	AMOUNT (AED)
NASEEM TOWNHOUSES	3 BR	160,000 AED
SAFI TOWNHOUSES	3 BR	165,000 AED
SAMA TOWNHOUSES	3 BR	150,000 AED
MAHA TOWNHOUSES	3 BR	165,000 AED
ZAHRA TOWNHOUSES	3 BR	150,000 AED
NOOR TOWNHOUSES	3 BR	160,000 AED
REEM TOWNHOUSES	3 BR	173,000 AED
NASEEM TOWNHOUSES	3 BR	160,000 AED
SAMA TOWNHOUSES	3 BR	155,000 AED
HAYAT TOWNHOUSES	3 BR	147,000 AED
MAHA TOWNHOUSES	3 BR	160,000 AED
SHAMS TOWNHOUSES	3 BR	145,000 AED
NASEEM TOWNHOUSES	3 BR	135,000 AED
NOOR TOWNHOUSES	3 BR	155,000 AED

VILLA / TOWNHOUSE	SPECS	AMOUNT (AED)
MAHA TOWNHOUSES	4 BR	180,000 AED
SAMA TOWNHOUSES	4 BR	165,000 AED
SAFI TOWNHOUSES	4 BR	160,000 AED
ZAHRA TOWNHOUSES	4 BR	175,000 AED
SHAMS TOWNHOUSES	4 BR	195,000 AED
NOOR TOWNHOUSES	4 BR	165,000 AED
SAFI TOWNHOUSES	4 BR	170,000 AED
ZAHRA TOWNHOUSES	4 BR	155,000 AED
SAMA TOWNHOUSES	4 BR	147,000 AED
HAYAT TOWNHOUSES	4 BR	220,000 AED
SHAMS TOWNHOUSE	4 BR	185,000 AED
HAYAT TOWNHOUSES	4 BR	155,000 AED

**RENTAL TRANSACTION IN THE LAST 30 DAYS**  
IN TOWN SQUARE

APARTMENTS	SPECS	AMOUNT (AED)
SAFI APARTMENTS	STUDIO	40,020 AED
LIVA	STUDIO	55,000 AED
UNA APARTMENTS	STUDIO	45,000 AED
THE REGENT RESIDENCES	STUDIO	50,000 AED
ZAHRA APARTMENTS	STUDIO	43,000 AED
LIVA	STUDIO	58,000 AED
THE REGENT RESIDENCES	STUDIO	45,000 AED
LIVA	1 BR	85,000 AED
ZAHRA BREEZE	1 BR	62,000 AED
RAWDA	1 BR	68,000 AED
HAYAT BOULEVARD	1 BR	63,000 AED
HOLLAND GARDENS	1 BR	75,000 AED
RAWDA	1 BR	64,000 AED
HOLLAND GARDENS	1 BR	55,000 AED
THE REGENT RESIDENCES	1 BR	85,000 AED
ZAHRA BREEZE	1 BR	62,000 AED

APARTMENTS	SPECS	AMOUNT (AED)
ZAHRA BREEZE	1 BR	60,000 AED
UNA APARTMENTS	1 BR	62,000 AED
RAWDA	1 BR	75,000 AED
JENNA	2 BR	90,000 AED
HOLLAND GARDENS	2 BR	120,000 AED
RAWDA	2 BR	95,000 AED
ASCOT RESIDENCES	2 BR	105,000 AED
ZAHRA BREEZE	2 BR	92,000 AED
SAFI APARTMENTS	2 BR	90,000 AED
THE REGENT RESIDENCES	3 BR	165,000 AED
ZAHRA BREEZE	3 BR	120,000 AED
RAWDA	3 BR	150,000 AED
ZAHRA APARTMENTS	3 BR	130,000 AED

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## AVAILABLE NOW



FOR SALE

SAMA TOWNHOUSES  
TOWN SQUARE

 3BR VILLA

 2,107 sqft

AED 3.2M



FOR SALE

MAHA TOWNHOUSES  
TOWN SQUARE

 4BR VILLA

 2,816 sqft


AED 3.8M



FOR SALE

THE HAMILTON  
TOWN SQUARE

 2BR APRT.

 1,110 sqft

AED 1.52M



FOR SALE

HOLLAND GARDENS  
TOWN SQUARE

 3BR APRT.

 1,528 sqft

AED 2.6M

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## CLIENTS LOOKING TO BUY OR RENT

BUYER

1

Pre-approved end-user client seeking a 3BR apartment

**Budget - AED 1.6M**

2

Cash buyer, Seeking a 2BR apartment in Ayala, Symphony, Aria or Grove, Ready to Sign

**Budget - AED 1.3M**

TENANT

1

British family seeking a 4BR unit in Safi Townhouses

**Budget - AED 165K - 175K**

2

End-user searching for a 3BR unit in Maha townhouses

**Budget - AED 155K**

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## RECENT TRANSACTIONS BY GOLD MARK TEAM

IN TOWN SQUARE



**GOLD MARK**  
REAL ESTATE

**LEASED**

UNA APARTMENTS  
TOWN SQUARE

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**AED 850,000**

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1 Bed | 713 sqft



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REAL ESTATE

**SOLD**

THE HAMILTON  
TOWN SQUARE

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**AED 1,860,000**

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2 Bed | 1,068 sqft



**GOLD MARK**  
REAL ESTATE

**SOLD**

THE MAYFAIR  
TOWN SQUARE

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**AED 1,600,000**

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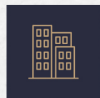
2 Bed | 1,312 sqft

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## PROPERTY MONITOR DATA

### MEDIAN PRICES



APARTMENTS

₪ 1,250,000



TOWNHOUSES

₪ 3,644,888



VILLAS

₪ 10,942,231



18,575

Number of Monthly Transactions



550M

Highest Recorded Sale



178K

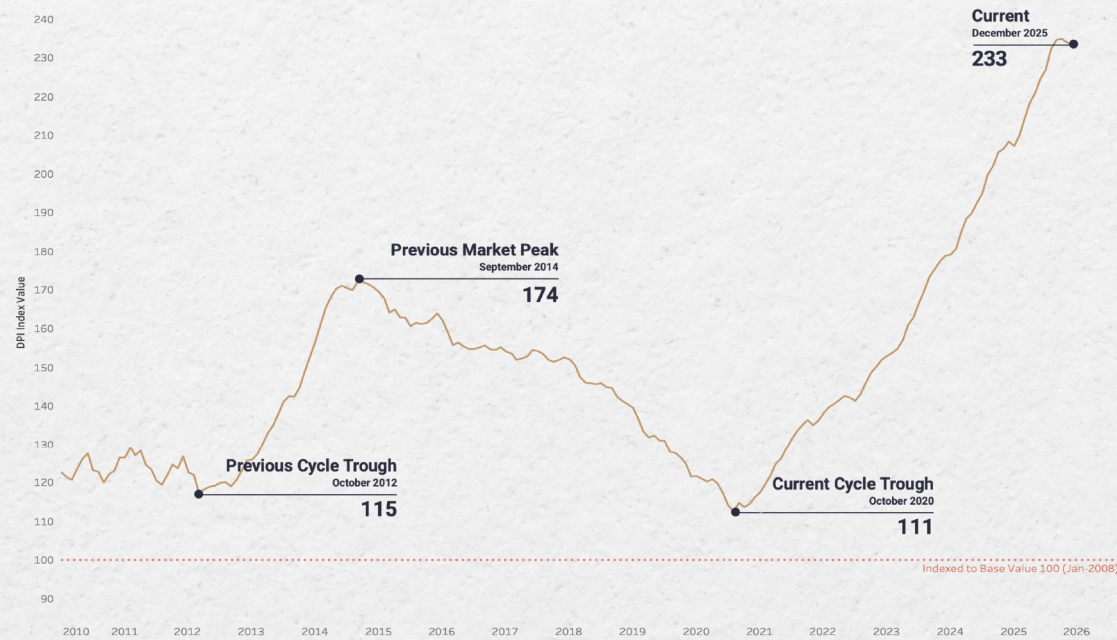
Lowest Recorded Sale

- Prices ease again (-0.17%), signaling consolidation rather than a break in the long-term uptrend.
- 18,575 sales in December, the strongest December on record, closing a year of near-continuous volume highs.
- New supply accelerates sharply, with 167K+ units launched in 2025—equivalent to a new project every 13.5 hours.
- Mortgage activity softens (-19.8%), driven by transaction mix as apartment sales ease while villa demand remains steady.

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## PROPERTY MONITOR DYNAMIC PRICE INDEX



-0.17%  
MoM Change



-0.46%  
QoQ Change



+12.09%  
YoY Change



AED 1,673  
Price Per Sqft

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## TESTIMONIALS

1

I am very impressed by the professionalism of Ms. Taous during the entire process of our property purchase deal. She is having complete knowledge of her work and I sincerely appreciate your dedication toward the work.

Fahad Khan



2

Professional, direct and trustworthy team. Provide value-based solutions and support. They are highly recommended!

Kiramgt



3

I highly recommend working with Anuj. He works smart, is efficient and is very responsive. His biggest trait is that he focuses on building a relationship rather than just closing a deal. A true professional who executed the entire deal smooth and stress-free.

Munir Taher



4

The Gold Mark team was highly efficient and responsive throughout the process. Everything was handled smoothly and professionally. Highly recommended!

Rebecca



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

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Karl McEvoy  
Client Manager

+971 56 919 3107  
km@goldmark.ae  
ORN:16805 | BRN:80964



Bahjat Saade  
Client Manager

+971 56 266 5255  
bs@goldmark.ae  
ORN:16805 | BRN:95293

