THE READ · n=14 DLD SALES

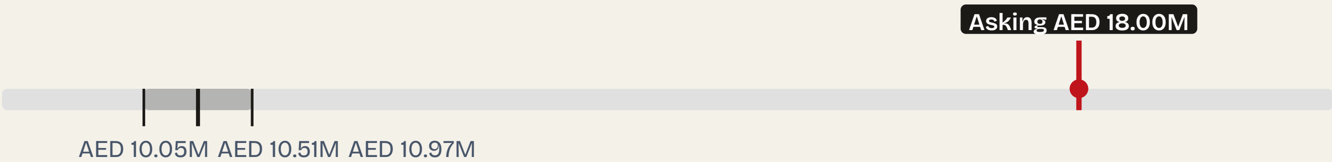
Ask sits 64.1% above the evidence ceiling

14 closed sales in this cohort place fair value between AED 10.05M–AED 10.97M against the AED 18.00M ask — the decision turns on the checks that would firm the band.

Property Intelligence Report · Jumeirah Golf Estates · Jouri Hills · 4BR+ · Villa · Off-Plan · 6,593 sqft

COMPARABLE EVIDENCE WINDOW · DLD 12-quarter rolling measurement window

ASKING	EVIDENCE BAND	NET YIELD (EST.)	PRICE POSITION
AED 18.00M	**AED 10.05-10.97M**	**2.0%**	**64.1% Above Ceiling**



ABOVE EVIDENCE CEILING 64.1% vs evidence ceiling

ASKING PSF	DLD PSF TREND
AED 2,730/sqft	**↑ 4% (4M)**

This asking sits above the comparable evidence band, and the area's own PSF trend has risen 4% over the 4M window — the two may be related: part of this premium could track a market moving up, not only this listing's own pricing.

THE READ

Jumeirah Golf Estates 4BR+ — provisional range from 14 area off-plan comparables (n=14) for Amara — raw cohort P50 AED 1,540/sqft (the band below reflects buyer-adjustment factors and dispersion controls on top of the raw comp median). Asking AED 18.00M sits above the provisional band of AED 10.05M–AED 10.97M. JGE commands a ~20% premium over its nearest peer communities (Arabian Ranches, Dubai Hills Estate), reflecting golf-course-integrated living, community maturity, and DP World Tour Championship association. The advisory checklist ahead names the specific documents to request next.

LENS: BUYER DECISION-SUPPORT

TYPE: OFF-PLAN VILLA/TOWNHOUSE

Prepared 2026-07-14

Decision-support analysis · not a certified valuation

DealCheck DXB · DLD-derived evidence · dealcheck.ae

Contents

The Whole Story

Ask sits 64.1% above the evidence ceiling. 14 closed sales in this cohort place fair value between AED 10.05M-AED 10.97M against the AED 18.00M ask - the decision turns on the checks that would firm the band.

Evidence confidence: Low · 14 comparable sales - there isn't enough usable comparable evidence yet for a confident figure.

CONTRACT PRICE
AED 18.00M

Top risks

Risk	Severity	What closes it
Asking above cohort range	Amber	Use the evidence band as your reference and avoid bidding up without unit-level proof.
Income support is modest	Yellow	Verify rent with current Ejari evidence and stress-test vacancy before committing.

Critical unknowns - documents to close before this deal is safe

Document	What closes it
Title deed / Oqood identity	Pull the current title deed / Oqood extract before relying on the price position above.
Seller authority to sell	Request the seller's Emirates ID/passport and, if applicable, a notarized Power of Attorney.
Encumbrance / mortgage on title	Request a DLD encumbrance/liability certificate covering this unit.
Tenancy status	Request the current Ejari certificate (or confirmation of vacant possession) for this unit.
Service-charge arrears	Request a service-charge clearance letter from the OA/management company.
Developer / OA No-Objection Certificate (NOC)	Request the developer/OA NOC before signing the transfer paperwork.
Oqood / project registration	Confirm Oqood/RERA project registration directly with the developer/DLD.
SPA / assignment restrictions	Confirm directly against the SPA.
Escrow account status	Confirm the escrow account's existence and status directly.
Handover specification / date	Confirm directly with the developer/SPA.

Subject Snapshot

Area	Jumeirah Golf Estates
Building / project	Jouri Hills
Unit	4BR+ Villa
Type	Off-Plan Villa / Townhouse
Size	6,593 sqft
Market	Off-Plan
Asking price	AED 17,999,900
Evidence band	AED 10,049,000-10,970,000
Comparable depth	14 comparable sales

PART I

THE PROPERTY CASE

The property's own evidence - price, income, asset quality, liquidity.

In this part: Price Evidence, Community & Plot Valuation, Value Decomposition, Plot & Community, Developer & Delivery, Community Build-Out Risk, Rent, Service Charge & Net Yield, Off-Plan Economics, Villa Carry & Capex Reserve, Plot & Structure Quality, Liquidity & Exit, Below-Market-Value Scanner.

Price Evidence

What this is: The closed-sale comparable evidence for this unit's price: bands, percentiles, per-sqft and per-bedroom.
Why it matters: This is the number every negotiation anchors to; everything else in the report explains whether to trust it.

01 / PRICE EVIDENCE

Asking vs Registered Comparables

n=14 off-plan comparables - the evidence range comes from DLD closed-sale evidence, not market-commentary filler.

Metric	Value	Source / note
Asking price	AED 18.00M	User/listing input
Asking PSF	AED 2,730.2/sqft	Derived from asking and size
DLD cohort depth	n=14 (3m: 0 · 6m: 0)	Dubai Land Department off-plan comparables
Measurement window	2023-08-03 to 2025-05-02	DLD off-plan comparables
Cohort scope	Building Size Band	DealCheck cohort match rules
Asking vs DLD P50	77.3% above raw cohort P50	Derived from asking PSF vs DLD P50
Asking vs evidence midpoint	71.3% above midpoint	Derived from subject range
Asking percentile	Top 10% (> P90)	Position within DLD cohort

Per-bedroom: 5 rooms · AED 3,599,980 per bedroom

Metric	Value	Derivation
Price per bedroom	AED 3.60M	Listed price AED 18.00M ÷ 5 bedrooms
Size per bedroom	1,319 sf/bed	6,593 sqft ÷ 5 bedrooms - livability signal

DLD Cohort Anchors - P50 AED 1,539.5/sqft, evidence range derivation

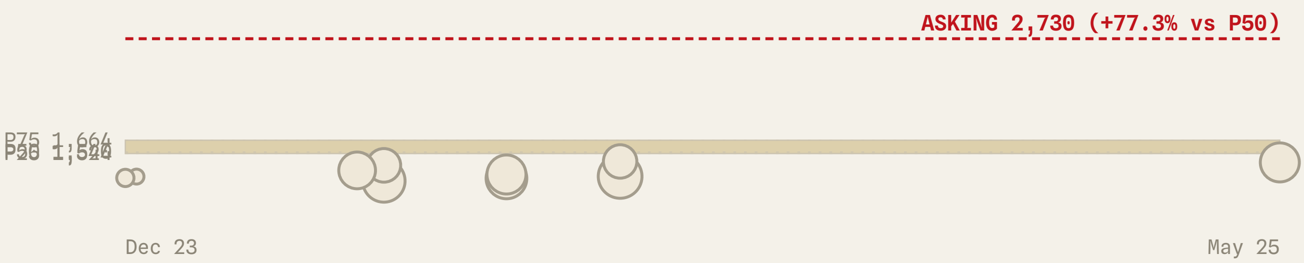
Anchor	PSF (AED/sqft)	Unit price at this sqft	Interpretation
25th (P25)	AED 1,524.1	AED 10.05M	Raw DLD lower quartile
50th (P50/Median)	AED 1,539.5	AED 10.15M	Raw DLD midpoint anchor
75th (P75)	AED 1,663.8	AED 10.97M	Raw DLD upper quartile
Subject range low	AED 1,524.2	AED 10.05M	Evidence range low after adjustments
Subject range high	AED 1,663.9	AED 10.97M	Evidence range high after adjustments
Asking	AED 2,730.2	AED 18.00M	Asking position: Top 10% (> P90)

Net-of-SC PSF - reveals 10-year holding cost drag

Scenario	Gross PSF	Annual SC (AED/sqft)	10-yr capitalised SC drag	Net-of-SC PSF
Asking	AED 2,730.2	AED 10	AED 67.1	AED 2,663
Cohort P50	AED 1,539.5	AED 10 (est.)	AED 67.1	AED 1,472

Capitalised drag = SC/sqft × 6.71 (8% discount rate, 10-year annuity factor). Verify current SC rate from OA schedule pre-offer.

Where the asking sits against 14 DLD closed sales



Bubble size = unit sqft · pale hollow marker (grey outline) = off-plan resale · shaded band = P25-P75 evidence range · red dashed line = asking PSF.

Recent Off-Plan Registrations (SPA) - 6 most recent of n=14 comparables (the scatter above carries the full cohort)

Date	Building / community	Beds	Size (sqft)	PSF	Price
2 May 25	Amara	4BR +	5,968	AED 1,431	AED 8.54M
10 Jul 24	Amara	4BR +	6,443	AED 1,284	AED 8.28M
10 Jul 24	Amara	4BR +	5,409	AED 1,441	AED 7.79M
20 May 24	Amara	4BR +	6,138	AED 1,263	AED 7.75M
20 May 24	Amara	4BR +	5,968	AED 1,304	AED 7.78M
26 Mar 24	Amara	4BR +	6,306	AED 1,236	AED 7.79M

Source: Dubai Land Department closed-sale records · 2023-08-03 to 2025-05-02 · 6 rows shown above, newest first, from cohort of n=14.

36-month context: AED 1,693/sqft median · ↓ the 12m anchor runs 9.1% below the 36m median. Source: DLD area-level 36-month transaction window.

If above P75	Ask for the premium proof: floor, view, fit-out, plot, payment-plan or like-for-like DLD comp.
If below P25	Check whether the discount is explained by condition, title, payment timing, service charge, handover or distress context.
If cohort is thin	Request the nearest DLD closed-sale extract and rerun; do not stretch a small sample into false certainty.
Villa lens	Treat BUA, plot tier, boundary position and cluster as price drivers; area-wide PSF alone is not enough.
Off-plan lens	Tie price to SPA payment schedule, escrow, handover and developer delivery evidence before using adjacent ready-stock comps.

Comparable distribution - min·P25·median·P75·max - asking sits at -

Comp band anchor	AED/sqft	Unit price at this sqft	Note
P25	AED 1,524	AED 10.05M	Lower quartile
Median	AED 1,540	AED 10.15M	Cohort midpoint
P75	AED 1,664	AED 10.97M	Upper quartile
This asking	AED 2,730	AED 18.00M	-

What this proves	The subject evidence range is AED 10.05M - AED 10.97M; raw DLD cohort position is above P75; n=14 controls confidence.
What it does not prove	It does not price unverified plot, position, condition or payment-plan premiums beyond the stated adjustment basis.

Income & Yield tests whether the rent this unit can actually earn supports that price.

YOUR DEAL	For THIS unit: AED 17,999,900 sits above the AED 10,049,000-10,970,000 evidence band, 64.1% over the high end.

Community & Plot Valuation

What this is: The villa's community and plot valuation core, replacing a same-building comp that doesn't exist for a villa.
Why it matters: A villa's price is a land-and-community bet first; this is where that bet is evidenced.

02 / COMMUNITY & PLOT VALUATION

Community & Plot Valuation

No resale comps exist pre-handover for an off-plan villa - the launch cohort and comparable-community phase pricing are the forward valuation anchor.

Community & Cluster - subject identity

Community	Jumeirah Golf Estates
Cluster / sub-community	Jouri Hills
Size (listed)	6,593 sqft - source did not distinguish plot vs built-up area; confirm BOTH the plot survey and the DLD-registered BUA on the title deed
Cohort scope	building size band - 14 off-plan comparables in the DLD 12-quarter rolling measurement window
Deal signal	52/100 - asking price vs. comparable evidence
Evidence depth	Low · n=14 comps - consistency behind the read; gates the signal above

Off-plan villa comp methodology: pricing for off-plan villas differs from ready resale in three ways. (a) Cohort is same-project launch sales or comparable community launches - no ready-resale same-building ring exists pre-handover. (b) PSF is benchmarked against the developer's own launch cohort and the adjacent ready-stock ceiling - post-handover resale value is a forward projection, not a current comp. (c) Plot size and community phase matter - earlier-phase units in the same community may trade at a discount; verify the exact phase, plot tier and handover schedule.

No phase-pricing registry coverage for this community - the launch cohort and adjacent ready-stock ceiling (see Off-Plan Economics) are the forward valuation anchors for this listing. No resale comp table is shown pre-handover.

Value Decomposition

What this is: The honest split of the price into land value and structure value.
Why it matters: Land holds value differently than structure does; knowing the split changes how you read the hold.

03 / VALUE DECOMPOSITION

Value Decomposition

Projected land + structure split at handover - wider uncertainty band than a ready villa because both the land-PSF derivation and the future handover state carry uncertainty.

This community has no derived land-PSF reference on file - the land/structure value split is not shown.

This is an honest gap, not a hidden one: DLD transaction records carry built-up area (BUA), never plot size, so the land/structure split can only be shown when the listing states a plot size AND the area has a derived land-PSF reference. Verify plot size via the title deed or a DLD extract to unlock this read.

Plot & Community

What this is: The villa's lead lens: plot economics, community trajectory, and comparable-format scarcity.
Why it matters: This is the defining analytical core for a villa purchase, the way price evidence is for an apartment.

04 / PLOT & COMMUNITY

Plot & Community

Is the plot/community itself a good asset - scarcity, land value, family fit, position — this is the villa's lead investment lens: the plot is the primary asset, the structure sits on top of it.

Villa Intelligence - scarcity, land value and end-use read

Read as an appreciation- and end-use-led hold: for this asset class the assessment weights land scarcity, community pull, and capital-growth track record ahead of rental income, which serves as a secondary check rather than the primary driver.

Scarcity / liquidity	Crowded launch window - among the higher off-plan villa/TH supply counts currently tracked; more competing units launching in this area.
Family fit	Family strong community for end-users.
Value-add levers	High headroom - finish specification rights (tiles, fixtures, kitchen fit-out) before lock-in, layout modification window - some developers allow unit-plan changes at early stage, upgrade package election (smart-home, premium appliances, landscape design).
Land value	Community land clears around AED 1,800/sqft of plot - a villa's land share is a core part of its value.
Plot tier basis	DLD-calibrated community plot tiers (thin sample).

Plot Position & BUA Verification - confirm before committing

Evidence anchor	Community and phase comps matter more than tower-style same-building logic. Confirm plot tier and BUA are comparable before using the cohort range.
Decision risk	Plot tier, BUA, condition, boundary and custom extensions can distort comparability. A range based on area-level comps will not capture these differences.
Verify first	Plot survey, title deed, DLD-registered BUA, community fee history and alteration approvals. Do not treat listed sizes as confirmed without a survey.

Developer & Delivery

What this is: The developer and project delivery record: scale, track history, escrow status.
Why it matters: Off-plan's single largest risk is counterparty, not the property; this is the counterparty file.

05 / DEVELOPER & DELIVERY

Developer & Delivery

Off-plan investment risk concentrates here: developer track record, construction speed and the off-plan vs ready-stock spread are the primary diligence anchors — no resale comps exist pre-handover - the developer's delivery history is the evidence base.

Community Build-Out Risk

What this is: The build-out state of the surrounding master community for an off-plan villa purchase.
Why it matters: Buying into a half-built community means years of construction noise and an uncertain final character.

06 / COMMUNITY BUILD-OUT RISK

Community Build-Out Risk

An off-plan villa's risk is not just the developer's tower - it's whether the wider community (infra, schools, retail, competing phases) actually gets built out on schedule.

Honest disclosure: this section evidences villa unit supply (DLD register) and, where the project is covered, phase-vs-community pricing (see Community & Plot Valuation). Community infrastructure, school and retail delivery DATES are not in our data - the engine does not fabricate a timeline for them. Verify masterplan infrastructure delivery directly with the developer/RERA before treating community maturity as settled.

Rent, Service Charge & Net Yield

What this is: Gross and net rental yield, service-charge drag, vacancy, and the ranged hold-period return.
Why it matters: The advertised yield and the yield you actually collect are rarely the same number; this section closes that gap.

07 / PAYMENT PLAN & DEVELOPER TRACK

Off-plan commitment lens

For off-plan stock, rent evidence is forward-looking and labelled — payment plan, escrow status and developer delivery evidence carry the page.

Item	Current memo treatment
Developer	Developer - verify with DLD project registry
Project status	Project status - verify with developer
Expected handover	Handover window not registered
Payment plan	Payment plan terms - verify SPA
Escrow	Escrow reference - verify with developer
Developer delivery history	Limited developer delivery history available - manual diligence advised

Measure	This unit	Area / Dubai norm	Rank
Gross yield	3.6%	area-wide 6.0%	below the area 4-bed yield

Ranked on gross yield against the area's 4-bed cohort. A net-of-service-charge rank is held back here because this unit's service charge is a modelled estimate with no OA filing or area benchmark on record - verify the actual charge with the owners' association to firm up the net rank. Context only · area-level beds-segment yield benchmark.

Payment plan commitment schedule

Payment plan data not available from public registrations - confirm booking deposit, construction milestone schedule, handover payment, and any post-handover instalment plan directly with the developer. All SPA terms must be reviewed by a RERA-registered property lawyer before any commitment.

So what: the developer track and escrow status - verify with RERA project registry protect your downside. Off-plan-vs-ready premium: not available for this listing - there is not enough real ready-stock DLD sale evidence in this area/size band to compute an honest premium-to-ready figure; do not infer one from the off-plan cohort shown elsewhere in this report. Run an independent SPA review before any non-escrow deposit.

Adjacent ready-stock comparison (post-handover price reference)

Not available for this listing: the subject area or unit size could not be resolved for a ready-stock lookup. Do not substitute the off-plan cohort shown elsewhere in this report for this comparison - that is a different, materially different population (SPA-registration off-plan paper, not settled ready-stock sales).

Developer past-project track record

No DLD-registered completed projects found for this developer entity in the current database. Verify independently via DLD project registry and RERA developer licence check before signing.

Post-handover yield: same-community Ejari evidence does not exist before the first registration cycle post-handover. Stress-test at 10% vacancy for off-plan commitments. SC will be set by the developer's OA and may differ from area benchmark by 10-20%.

Projected post-handover net yield of 2.0% trails the risk-free deposit benchmark by 2.5pp on income alone. Income alone falls short of cash. The return case rests on capital appreciation between today's ask and handover value - stress-test the flat-appreciation (0%) scenario before committing.

Net yield 2.0% on an area-level rent basis.

Asset Quality checks whether the building and community behind that income are sound.

Off-Plan Economics

What this is: The off-plan payment schedule translated into an effective price and a capital-at-risk curve by milestone.
Why it matters: Off-plan pricing is not comparable to ready pricing until the payment plan's time value is priced in.

08 / OFF-PLAN ECONOMICS

Construction-period appreciation context

Off-plan pricing reflects a forward commitment — the off-plan vs ready trajectory is detailed in the Asset section above; this section records the developer's historical post-handover premium - the second grounded indicator of the economics at handover.

Construction-period off-plan-vs-ready-stock spread and developer resale-uplift data are not available for this listing - this is separate from the price-position evidence in the earlier sections of this report. Verify construction-period economics, off-plan pricing, and developer track record directly with the developer and DLD records.

Villa Carry & Capex Reserve

What this is: Community fees plus an explicit owner-capex reserve for a villa's full maintenance burden.
Why it matters: A villa has no shared building to absorb maintenance costs; the owner carries the full reserve alone.

09 / VILLA CARRY & CAPEX RESERVE

Villa Carry & Capex Reserve

A villa's community fee funds shared masterplan amenities but typically excludes major-systems capex within the unit itself - the owner separately funds roof/pool/garden/AC-plant capex that an apartment's sinking fund already covers — this section makes that owner-borne cost explicit.

Carry item	Value	Basis
Community fee	Not on file	No master-community service-charge filing for this community - verify the current fee with the OA

The community fee above is not on file - no master-community service-charge filing exists for this community; verify the current fee with the OA before using the carry cost below. The owner capex reserve is a documented assumption (not a filed fee): it estimates the amortized annual cost of major systems a villa owner funds directly. This reserve is an ADDITIONAL carry cost - it is not already netted into the net yield shown elsewhere in this report; budget it on top of the service charge and maintenance figures in the Income section when sizing total holding cost.

Plot & Structure Quality

What this is: Plot position and structure condition, replacing the building-health composite a villa has no building for.
Why it matters: A strong price on a compromised plot or structure is a different bet than the same price on a sound one.

10 / PLOT & STRUCTURE QUALITY

Plot & Structure Quality

Pre-handover - physical condition is assessed via developer specification and plot tier, not current structure age (no built structure exists yet).

Plot & Structure Quality - 4 verification items

Verification item	Action required
Plot + boundary proof	Survey plot dimensions and boundary markers against DLD title deed.
Developer specification	Confirm the developer's build specification (materials, systems, warranty) in the SPA - there is no current structure to inspect pre-handover.
Community rules + fees	Confirm gate access, alteration rules, community fees and master-developer approvals.
Utilities + handover	Confirm DEWA, cooling, pool/garden obligations and any handover defects before offer.

This villa has not been built yet - structure condition is a forward assumption governed by the developer's specification and the eventual handover snagging inspection, not a current physical condition. Verify the SPA's specification schedule and warranty terms.

Liquidity & Exit

What this is: Depth of the resale/exit market at this ticket size: how many buyers are actually active here.
Why it matters: A great entry price is worth less if you cannot find a buyer when you need to sell.

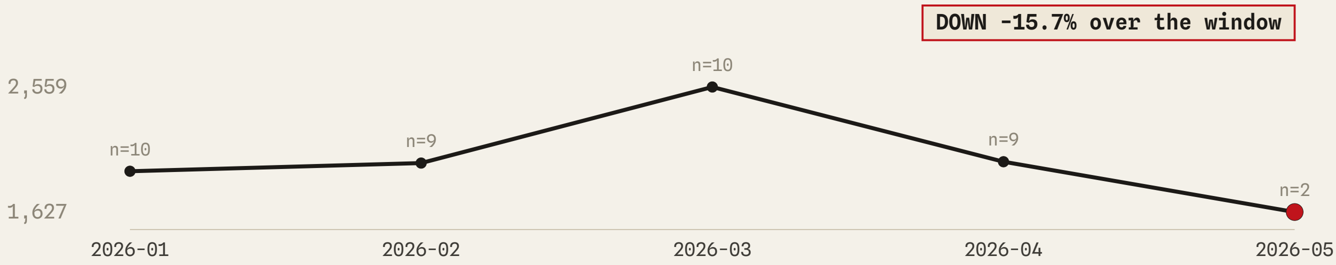
11 / LIQUIDITY & MARKET DIRECTION

Liquidity, Momentum & Exit Depth

This is past-tense market evidence, not a prediction.

Metric	Reading	Why it matters
Subject-lane transaction depth	n=14 off-plan comparables in the DLD 12-quarter rolling measurement window	Primary exit depth and fair-range confidence anchor
Trend direction	3.7% over DLD price-trend data supplied in the measurement window	Past transaction movement only - not a forecast
Cycle position signal	Computed from the DLD transaction measurement window - see Risk Flags for active cycle flag	Context only; no future price prediction is made

DLD price trend - full measurement window (median PSF per period)



Source: DLD closed-sale records · 5-month price-trend series, median PSF volume-weighted by period (a different window than the comp-cohort evidence above; thin periods, n<3, carry higher uncertainty). "Trades (n)" counts ALL closed sales for this area/segment — a broader population than this report's own size-matched comp cohort (n=14); the two series are not directly comparable.

Note: this chart's own plotted points (every point shown) compound to -15.7% across the full window above; the trend figure used elsewhere in this report (+3.7%) excludes 1 month shown above as thin (fewer than 5 closed sales that period) or price-anomalous - not a second, disagreeing number.

Liquidity context: Jouri Hills in Jumeirah Golf Estates.

Days-on-market: portal-observed, as of 2026-07-14.

Villa exit checks

Cluster match	Confirm phase, cluster and plot tier before using community-level resale depth.
Plot file	Keep plot survey, BUA evidence and title deed with the resale proof file.
Cost drag	Verify community fees, pool/garden obligations and near-term maintenance before final price posture.
Exit posture	Treat villa liquidity as cluster-specific; area-wide speed is context, not proof.
Broker proof	Ask for active competing villa links and recent viewing feedback before treating scarcity as real.

Dubai Seasonality - Q1-Q4 cycle: proceed in Q3/Q4, caution in Q2

Quarter	Pattern	Pricing implication
Q4 (Oct-Dec)	Peak buyer activity	Sale prices firm; days-on-market short; sellers have leverage
Q1 (Jan-Mar)	Strong continuation	Active market; evidence-anchored offers still respected
Q2 (Apr-Jun)	Cooling - Ramadan / summer	Buyer pool shrinks; listing removals increase; negotiate harder
Q3 (Jul-Sep)	Quietest (~30-40% below peak)	Best buyer entry window; motivated sellers most flexible

Timing implication: current period is Q3. quietest quarter (~30-40% below peak activity) - motivated sellers more flexible; historically the lowest-activity window. For resale listings, the optimal listing window is late September / early October - aligned with Q4 buyer re-entry and post-summer market re-activation.

The Risk Register (Part II) turns every open question above into a named item with a closing action.

Below-Market-Value Scanner

What this is: A scan for comparable listings currently priced below this deal's own evidence band.
Why it matters: If a better-priced comparable exists right now, that changes your negotiating leverage today.

Active-listing Check - 0 flags; DLD depth indicates liquidity

Liquidity is assessed from DLD closed-sale depth and price-trend evidence. Verify active-listing depth and days-on-market on the listing portal before committing.

What this means	Do not treat portal scarcity or agent urgency as proven without a fresh listing sweep.
Workaround	Ask the broker for three active same-community or same-cluster alternatives and compare asking PSF before signing.
Decision use	Closed-sale evidence still drives the memo; the scanner gap only limits live-market positioning confidence.

PART II

THE DECISION (YOU)

What that evidence means for you - scored, weighted, and actioned.

In this part: The Decision Matrix, The Situation Matrix, Investment Proposition Pack, Financing Paths, Risk Register, Action Path.

The Decision Matrix

What this is: The variant factor model scored for this deal, against benchmark, with a blank reader-owned weighting column.
Why it matters: It separates what the evidence says from how much any one factor should matter to you personally.

The Decision Matrix - this deal's factor-by-factor spread

#	Factor	This deal reads	Benchmark	Gap	Read	Your weight
1	Developer delivery evidence + sponsor profile	-	Match reason: no rung produced a single confident match: project_name=None against dld_projects (exact + fuzzy), building_name='Jouri Hills' against buildings->developer_scorecard	-	Withheld	—
2	Master-plan execution risk	-	Gated: canonical_area() could not resolve subject.area_name to a DLD area	-	Withheld	—
3	Phase sequencing risk	-	Gated: no villa_phase_registry match for this community/phase/bed-band	-	Withheld	—
4	Plot economics	-	-	-	Withheld	—
5	Payment-plan structure	-	This deal's own SPA payment schedule	-	Withheld	—

6	Community trajectory + master developer	-	-	-	Withheld	—
7	Handover-window cycle exposure	-	Gated: canonical_area() could not resolve subject.area_name	-	Withheld	—

The 'Your weight' column is intentionally left blank - this matrix scores the evidence for each factor; how much any one factor should matter to your decision is yours to fill in.

Disclosed thresholds behind the Read column

deal net yield – AED reference rate: Strong ≥+1.5pp · Weak <+0.0pp.

off-plan asking vs ready-stock benchmark: Strong ≤0% · Weak >+15%.

colliding units ÷ area's own trailing-12m sales activity: Strong ≤0x · Weak >+0x.

BASE-case return on capital deployed – return on the full contract price: Strong ≥+15.0pp · Weak <+5.0pp.

developer's own typical registration-to-completion duration: Strong ≤36mo · Weak >+60mo.

area transaction-volume peak-to-trough swing over the observed measurement window: Strong ≤20% · Weak >+50%.

estimated plot-value share of this asking price: Strong ≥+45.0% · Weak <+20.0%.

same-format (villa/townhouse) trailing-12m Sales ÷ the area's own total trailing-12m Sales: Strong ≥+15.0% · Weak <+5.0%.

same-format trailing-6m Sales pace vs the prior 6-month block: Strong ≥+10.0% · Weak <-15.0%.

delivered phases ÷ (delivered + active) tracked phases for this master community: Strong ≥+50.0% · Weak <+15.0%.

What would change each read

Developer delivery evidence + sponsor profile: A confident (exact or single-unambiguous) project-name or building-to-developer match would let both sub-reads compute.

Master-plan execution risk: Enough tracked phases (delivered + active) on record for this master community in the DLD project registry would let this execution-track-record read compute.

Phase sequencing risk: A villa_phase_registry match for this unit's own phase, plus at least one sibling phase on record for the same community, would let this sequencing read compute.

Plot economics (plot-vs-BUA split): This deal's own plot size and the area's land-PSF reference would let this split compute.

Payment-plan structure (capital-at-risk curve): This unit's own confirmed payment-plan milestones (confirm with the developer/SPA) would let the capital-at-risk curve and leveraged-return range compute.

Community trajectory + master developer: Enough recent area transaction depth (this report's own market-momentum lens) or a villa-phase-registry match for this community would let this factor render.

Handover-window cycle exposure: At least 12 months of the area's own monthly transaction-volume history (>=3 txns/month) would let this cycle read compute.

Negotiation context

Payment-plan structure (capital-at-risk curve): Market practice (DLD-sourced): Developers commonly require roughly 30-40% of contract value paid-in before issuing the assignment NOC, higher in premium projects - a developer SPA term, not a DLD/RERA-mandated threshold. - informational only, not this deal's own capital-at-risk curve.

The Situation Matrix

What this is: The same deal's numbers, read against different investor goals and holding horizons.
Why it matters: The useful read of this deal depends on what you are using it for; this shows the same facts from each angle.

Same deal, different situations - goal x horizon

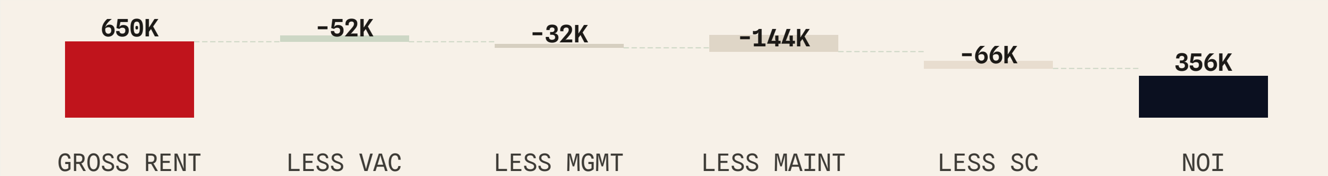
Goal	<2y	3-5y	5y+
Income	Net yield 2.0% vs 4.5% deposit - check the spread.	Net yield 2.0% vs 4.5% deposit - check the spread.	Net yield 2.0% vs 4.5% deposit - check the spread.
Appreciation	Appreciation read unavailable - ranged return not computed.	Appreciation read unavailable - ranged return not computed.	Appreciation read unavailable - ranged return not computed.
Own Use	Price sits above the evidence band - same read at any horizon.		
Visa	Eligibility checklist, not a computed outcome - see Residency & Tax.		
Wealth Parking	Exit-liquidity band: AED 8M+ - trophy / ultra-prime at this ticket size.		

Green = favors this goal · amber = worth a second look · sand = informational/horizon-invariant. Each cell reads this deal's own numbers for that goal and horizon - it never instructs; the leading row/column matches the profile settings you gave, when you gave any.

Investment Proposition Pack

What this is: The full ranged financial case: waterfall, scenario grid, 5-year DCF, sensitivity, and the full ratio set.
Why it matters: This is the number a sophisticated investor actually underwrites on, not a single-point valuation.

Gross-to-net income waterfall



Rental scenario grid - the same unit, four occupancy states

Scenario	Net operating income	Net yield
Occupied at index (no turnover void)	AED 551,570	3.1%
Re-let at market (this report's underwritten case)	AED 355,571	2.0%
Extended 2-month void (turnover stress case)	AED 448,653	2.5%
Renewal-capped (in-place tenant renews below index)	Withheld	needs this unit's in-place rent vs the RERA index - not available from listing data alone

Each row holds rent and service charge fixed and varies only the occupancy assumption - a stress test on vacancy and turnover, never a forecast of which state will occur.

Full ratio set

Ratio	Reading	What good looks like
GRM - price / gross rent	27.7x	13-16x norm (rich - above the income norm; appreciation must carry the case)
GRM - price / net income	50.6x	runs above the gross norm by construction
DSCR at 75% LTV	0.37x	bank floor 1.25x
Max LTV the income supports	22.3%	vs a realistic 75% ceiling
Break-even occupancy (cash)	45.3%	lower is a wider safety margin
Break-even occupancy (financed)	89.1%	lower is a wider safety margin
Cash-on-cash (Y1, levered)	0.5%	vs the assumed mortgage rate
Exit-liquidity band	AED 8M+ - trophy / ultra-prime	shallow pool; UHNW / cash buyers; longer exit timeline
Rent basis struck on	single-point	conservative basis

Off-plan swap - forward-handover economics

Capital-at-risk curve by milestone: withheld - this needs the unit's actual SPA payment schedule, which is buyer-supplied and not present in this report's listing data. See the Decision Matrix's 'Payment-plan structure' row for the same read.

Exit topology - the three ways out of an off-plan position

Exit	Availability	Price mechanics	Liquidity
Assignment window (pre-handover)	Developers commonly require roughly 30-40% of contract value paid-in before issuing the assignment NOC, higher in premium projects - a developer SPA term, not a DLD/RERA-mandated threshold.	This unit's own assignment premium is not evidenced in listing data - confirm with the developer.	Thin - pre-handover assignment sales are a narrower pool than the completed resale market.
At handover (converts to ready stock)	Always available - a completed, transferred unit enters the ordinary ready-stock resale/lease pool.	Off-plan vs ready spread not available for this listing/area.	This report's own 'AED 8M+ - trophy / ultra-prime' exit-liquidity read applies from handover.
Post-handover hold	Always available - the longer this unit is held past handover, the deeper the pool it competes in.	Projected post-handover value not available.	Deepens over a hold, off this report's own 'AED 8M+ - trophy / ultra-prime' read.

Off-plan exits are STAGED, not a single resale event like a ready purchase - each cell is data-gated independently against this deal's own facts.

Financing Paths

What this is: Cash, mortgage and payment-plan financing paths, side by side, with this deal's own cash-to-close/DSCR/spread figures where computable.
Why it matters: The same asking price is a different deal depending on how you finance it.

Path	Mechanics	This deal
Cash	Removes both the bank's loan-to-value ceiling and any construction-completion drawdown gate, at this variant's typically largest ticket size where financing friction is greatest.	Total outlay incl. price: AED 19.08M (includes the AED 719,996 in fees itemized on the Cash-to-Close page)
Mortgage (off-plan)	Off-plan/under-construction property carries a flat 50% loan-to-value cap, regardless of nationality, property count or owner-occupier intent. Common bank practice additionally requires roughly 40% construction completion before the first drawdown releases - operational lender practice, not a CBUAE-mandated threshold.	DSCR at 75% LTV: 0.37x (floor 1.25x); realistic financing ~22% LTV, equity ~AED 15.16M
Developer payment plan	The defining financing path for this variant, typically stretched over the longest build timeline of any of the four - the capital- at-risk curve by milestone is a deal-binding computation, not registry content.	-

Risk Register

What this is: Every material risk on this deal, each traced to the evidence that raised it.
Why it matters: A risk without a named next action is just anxiety; this page turns each one into something you can close.

12 / RISK FLAGS

Consolidated Cautions to Weigh

Every flag includes what it means and what the user can do next.

Asking above cohort range	Elevated
The asking price sits above the cohort midpoint, so negotiation discipline matters.	Dubai Land Department closed-sale records
Use the evidence band as your reference and avoid bidding up without unit-level proof.	Use the evidence band as your reference and avoid bidding up without unit-level proof.

Income support is modest	Moderate
The yield lens supports caution rather than aggressive pricing.	Registered Ejari rent contracts
Verify rent with current Ejari evidence and stress-test vacancy before committing.	Verify rent with current Ejari evidence and stress-test vacancy before committing.

How to read this page	Flags name what to verify against the evidence above.
What to do next	Confirm the advisory checklist items first; then rerun with your broker if the property still looks relevant.
Do not infer	A flag is not a transaction instruction and not a valuation conclusion.
Close the loop	For each flag, record either the document received or the reason it remains unresolved.
Price protection	Carry each unresolved flag into price protection rather than treating it as admin follow-up.
Evidence owner	Assign every open item to buyer, broker, seller, OA, developer, bank or lawyer before payment.
If flag affects price	Treat the flag as a price-protection item until the document proves it is harmless.
If flag is unverified	Keep the claim open in the checklist; do not let it disappear from the decision trail.
If timing matters	Treat NOC, handover, tenancy and transfer timing as risk items until a dated source closes them.
If finance matters	Keep mortgage, LTV, bank valuation and cash-buffer assumptions separate from the price evidence band.
If stock is new	Treat handover, snagging, resale depth and service-charge history as live verification items until the cohort matures.

Use this page as the verification call sheet: close each flag with a document, or carry it into price protection before payment.

Off-plan note: assign each open item to seller, broker, developer, OA, lawyer or bank before reservation.

Escrow owner	Developer or trustee bank must confirm escrow account and RERA project status before reservation.
Reservation boundary	No deposit should rely on marketing copy alone; SPA, NOC policy and payment schedule must be saved first.
Plot proof	Confirm plot tier, BUA, boundary position and community phase before using villa comps.
Developer proof	Confirm escrow, construction progress, SPA milestones and developer NOC policy before reservation.
Handover proof	Carry snagging, service-charge estimate and first-rent timing into the downside case.

Finance proof	Re-test payment schedule, LTV and rate buffer if deposit timing changes.
Exit proof	Confirm assignment threshold and developer NOC fee before assuming construction-stage resale.

Action converts that register into the concrete next moves and negotiation posture.

Action Path

What this is: The practical next steps: what to verify, negotiate, or ask for before moving.
Why it matters: This converts the evidence above into something you can actually do next.

13 / ACTION

Documents to confirm and next steps

These steps close the verification gaps before a commitment decision.

01	**Documents to request**	Request: the SPA payment schedule, RERA project escrow account confirmation, developer project-registration status, and any pending OA special levies once the OA is established post-handover.
02	**Evidence basis for this claim**	Comparable cohort depth: 14 off-plan comparables.
03	**Documents to confirm**	Complete the pre-offer checklist before any deposit or offer. Title, Ejari, OA service-charge, and OA litigation check are pre-commitment items.
04	**Price vs evidence - negotiation lever**	Asking AED 18.00M sits 64.1% above the evidence band AED 10.05M-AED 10.97M (n=14 off-plan comparables). A move toward the cohort midpoint (AED 10.51M) - roughly a 4.2% step down from the top of the band - is precedented within this cohort's own P25-P75 spread, not a request outside the data.
05	**Premium claims to verify**	Seller or broker may cite view, floor, amenities, renovation, plot or branded finishing as a premium. Only premiums verifiable against DLD comp records or the physical inspection are evidence-supported. Unverified premiums are not reflected in the comparable evidence.

Price vs band	Asking sits 64.1% above the comparable band AED 10.05M-AED 10.97M.
What to verify	Oqood (initial sale) registration extract, SC ledger, OA letter, Ejari (if tenanted). These are pre-offer items, not post-offer niceties.
Follow-up	Ask for source documents before forming a firm view on price.

Conversation guidance for the buyer

Script	What to say
Reading the evidence	The DLD cohort for this project: 14 off-plan comparables in the measurement window.
Responding to premium claim	I understand the plot/position is a positive. DLD comp evidence doesn't yet show a verified premium at this level. Show me a closed-sale comp on a comparable plot or position and I'll factor it in.

Use the full Q&A page for the expanded conversation bank; this Action page is intentionally kept to the next move.

Negotiation Basis - price evidence context

Price vs band	Asking AED 18.00M sits (AED 7.03M / 64.1%) above the comparable band AED 10.05M-AED 10.97M, where 14 off-plan comparables transacted. The gap is the starting data point for any price conversation, not a script.
Cohort depth	Comparable cohort: 14 off-plan comparables. Same project (2 pooled buildings), same bed-count, recent DLD closures anchor this comparison.

Before committing - confirm these items first

The band is a comparable-evidence range, not a committed position - confirm these items before forming a firm view.

Off-plan evidence packet - pre-signing items

Escrow proof	RERA project ID, escrow account reference and trustee-bank confirmation.
SPA payment schedule	Payment milestones, cancellation thresholds, handover obligations and refund terms.
Construction status	Latest construction progress, inspection note and expected handover protocol.
Resale limits	Developer NOC policy, minimum paid threshold and assignment-fee schedule.
Yield bridge	Adjacent ready-stock rent evidence plus post-handover vacancy and SC assumption.
Exit condition	Proof that the missing item would not change price, yield, legal status or exit confidence.

Advisory checklist	Obtain the documents on the advisory checklist page and cross-check against items identified in this report.
Provisional range use	The comparable band (AED 10.05M-AED 10.97M) is a market orientation - confirm with DLD comps and your own assessment before forming a firm position.
Do not smooth over	Do not replace missing documents with broker commentary, marketing brochures, portal averages or verbal assurances.
Decision record	Record whether each open item changes price, yield, legal status, transfer timing or exit confidence.

Verification (Part V) is the document-request map that closes the open items above.

PART IV

THE WIDER MARKET

The city and cycle this deal sits inside - good to know, not decisive.

In this part: The Regime Read, Why Dubai (and what held).

The Regime Read

What this is: The global capital and rate cycle read that prices Dubai real estate right now.
Why it matters: Your financing cost and exit timing both move with this cycle, not with the property alone.

The macro/rate-cycle backdrop that prices Dubai property today - 3-month EIBOR, the US 10-year yield, Brent, the AED peg - is in the Appendix; none of it is unique to this deal.

Why Dubai (and what held)

What this is: The structural case for Dubai property: tax structure, title system, market depth, stress-tested.
Why it matters: This is the backdrop risk/reward frame every other number in the report sits inside.

The structural case for Dubai property - tax treatment, escrow law, title system - is in the Appendix; it applies to every deal of this type, not just this one.

PART V

REFERENCE & DILIGENCE

Reference depth - playbook, law, documents, and the source trail.

In this part: Variant Playbook, Residency & Tax Lens, Legal 101, FAQs, Documents To Confirm, Document Status Board, Cash-to-Close & Payment Calendar, Source Ledger, Methodology & Scope, Closing.

Variant Playbook

What this is: The variant-specific playbook: the ranked factors that separate a strong deal from a weak one for this variant, applied here.
Why it matters: Not every factor matters equally for every variant; this ranks them so your own weighting is applied correctly.

At purchase

Line item	This deal (AED)	Basis
Oqood (initial sale) registration fee	AED 719,996	4% of this deal's price (DLD registration fee)
Developer off-plan licensing prerequisite (context, not a buyer fee)	-	Same 14-step DLD/RERA licensing floor as any off-plan project, including an unconditional bank guarantee for 20% of project value (or 20% construction completion) and an escrow-account NOC - the regulatory floor underneath the sale, not a buyer fee.

A dash means the registry's own cited basis renders instead of a single computed number - either the fee is a market-set range rather than a fixed rate, or it depends on a future event (a future exit's agent commission, a developer-set NOC fee) rather than this purchase itself.

Full variant analysis - instrument thesis, ranked-factor reference, pros/cons, and while-held/at-exit cost detail - is in the Appendix.

Residency & Tax Lens

What this is: A jurisdiction-question checklist - UAE side, India module, generic-international module - with official-source links, no computed after-tax outcome.
Why it matters: Tax follows the investor, not the property - the right questions depend on your own residency status.

The residency & tax checklist that applies to you - leading with Uae - is in the Appendix, alongside every other jurisdiction module this variant carries.

This checklist names the questions worth asking - it does not answer them for a specific individual. Confirm your own filing position with a licensed tax advisor in your home jurisdiction before relying on it for a decision.

Legal 101

What this is: A one-page plain-English guide to the law of buying property in Dubai: what is statute, what is norm.
Why it matters: Confusing market practice for law (e.g. deposit percentages) is a common, avoidable negotiating mistake.

This page never replaces a licensed conveyancer or lawyer - it exists so market-convention figures (deposit percentages, assignment thresholds) are never mistaken for statute before you rely on them. The full rule set - every statute/norm this variant touches, what is LAW versus market practice - is in the Appendix.

FAQs

What this is: Fact-bound answers to the questions this specific deal and variant raise.
Why it matters: A generic FAQ answer that does not bind to this deal's numbers erodes trust; every answer here should trace to a fact.

10 questions selected for this off-plan villa / townhouse deal - ranked by this deal's own facts (yield, financing exposure, handover timing, price position) and this instrument's mechanics; reference/legal answers common to every deal of this type are included where relevant, not presented as unique to yours.

How much can a bank lend against an off-plan property?

Off-plan/under-construction property carries a flat 50% loan-to-value cap, regardless of nationality, number of properties owned, or owner-occupier intent - this is the most consistently and unambiguously reported figure across every source checked for this report's registry.

Is there a cap on how much of a buyer's income a mortgage instalment can consume?

Yes - total monthly debt obligations, including the proposed mortgage instalment, are capped against gross income under CBUAE's mortgage regulations, with a lower cap for retirees.

What does DLD actually charge to register a Dubai property purchase?

4% of the purchase price, legally split 2% seller / 2% buyer unless otherwise agreed - though in practice the buyer pays the full 4% in the vast majority of Dubai transactions, a market convention, not a change to the legal split.

Is the 2% agency commission set by law?

No. The 2% of price plus VAT figure is a market norm, not a statutory rate - RERA's brokerage regulation sets the contractual framework (Form A/Form B) only, not the commission itself, so the rate is negotiable.

How much does the developer/OA No-Objection Certificate cost at resale?

There is no fixed DLD/RERA figure - each developer sets its own NOC/admin fee in the sale contract. The legacy statutory reference figure is low; current market-observed fees run materially higher and vary by developer, so this is worth confirming with the specific developer rather than assuming a fixed number.

What actually stops a developer from spending my off-plan payments on something else?

Law No. 8 of 2007 requires every buyer/financier payment on a genuine off-plan project to be deposited into a DLD-accredited escrow account used exclusively for that project's construction and financing settlement, audited by RERA's own Escrow Account Division.

What happens to my money if RERA cancels a stalled off-plan project?

RERA has the power to cancel a stalled or defaulting developer's project under Law No. 9 of 2009. On a full-project cancellation, the developer must refund all buyer payments without deduction within a fixed window (RERA may extend for valid reasons), and the developer has a short window to object in writing.

How long is a Dubai developer liable for construction defects?

Jointly Owned Property Law No. 27 of 2007 holds developers liable for structural defects for a full decade, and for minor defects for one year, both measured from the completion-certificate date.

Can I sell an off-plan unit before handover, and does the law set a minimum paid-in amount?

Selling before handover (assignment) is possible but gated by a developer-set minimum paid-in threshold and a developer NOC - this is a contract term the developer sets in the SPA, not a DLD/RERA-mandated rule. No legislation was found setting a universal minimum across all developers.

How much notice must a landlord give to evict a tenant for personal use at lease expiry?

At least 12 months, served via Notary Public or registered mail - this is the amended rule under Law No. 33 of 2008. The original 2007 text required only 90 days with no prescribed service method; that shorter figure no longer applies to this specific ground, and email/SMS/WhatsApp notice does not satisfy the requirement.

Documents To Confirm

What this is: The verification checklist: the documents that close the report's remaining unknowns.
Why it matters: This is the one home for every 'go verify this' instruction in the report; it never repeats elsewhere.

14 / VERIFICATION CHECKLIST

Documents to Confirm

The memo narrows the surface area of checks — it does not replace them.

Key document categories: title deed, SC ledger, tenancy register, NOC route, SPA terms, escrow account status, OA standing and inspection record. Off-plan items also include payment milestones, construction proof and handover obligations.

ITEM	WHO	WHEN
Phase 1 — Pre-offer (7 items)		
Pull the title deed via the DLD trustee portal — confirms ownership and plot details.	YOU + LAWYER	Pre-offer
Inspect the unit and common areas — check defects, fittings and view obstructions.	YOU	Pre-offer
Have a RERA lawyer review the SPA — confirms milestones and cancellation terms.	YOU + LAWYER	Pre-offer
Verify the RERA escrow account is active with the trustee bank.	BROKER	Pre-offer
Review the developer's DLD delivery history and complaint record before committing.	YOU	Pre-offer
Request the latest SC statement and 3-year history — confirms no arrears.	BROKER	Pre-offer
Confirm the developer or broker's RERA licence is registered.	YOU	Pre-offer
Phase 2 — Post-offer (3 items)		
Confirm the developer's snag-list process and handover window with them.	BROKER + LAWYER	Post-offer
Confirm the mortgage NOC path with seller's bank — sets the release timeline.	LAWYER	Post-offer
Confirm the DLD transfer fee (4% + admin) and conveyancing estimate.	LAWYER	Post-offer
Phase 3 — Pre-transfer (3 items)		
Verify escrow drawdowns match construction progress before each milestone release.	YOU + LAWYER	Pre-transfer
Engage a RERA conveyancer 3 months pre-handover — clears title and the Oqood transition.	LAWYER	Pre-transfer
Schedule the snagging inspection and DLD title-transfer with the developer's team.	YOU + BROKER	Pre-transfer

Villa/off-plan close-out	Unresolved plot, escrow, SPA, handover or SC items remain deposit blockers.
Rerun trigger	Rerun once plot proof, developer proof and first-year cost assumptions are documented.

Verify current listing velocity from portal before making a time-sensitive offer.

Items marked YOU + LAWYER require a registered Dubai property lawyer, not broker confirmation alone; pre-offer items close before any deposit or offer, and this checklist does not replace a full title search, physical inspection or OA service-charge verification.

Phase discipline: Pre-offer items are a prerequisite before any deposit, offer or intention letter. Post-offer items must be complete before the SPA is signed. Pre-transfer items must be complete before the DLD trustee appointment. Completing items out of phase creates legal and financial risk. DealCheck DXB does not verify these items - it surfaces them as a structured prompt for the buyer.

The advisory checklist below is the pre-offer sequence. Flag it here when the evidence shifts once these documents are in hand — rerun guidance is in Methodology & Scope.

Proof folder	Keep title, SC, Ejari or tenancy proof, NOC path, inspection notes and premium evidence in one folder with this report.
Open item	Any unanswered checklist row remains a negotiation caveat, not an administrative detail to fix later.
Before sharing	Share the checklist with the role owner attached so the report is not separated from the required checks.
Evidence owner	Assign every open item to buyer, broker, seller, OA, developer, bank or lawyer before the next decision point.
Price effect	Mark whether the missing proof affects price, rent, service charge, exit timing, title certainty or payment risk.
Proof standard	Use registry records, signed documents, dated portal extracts or OA/developer written replies; verbal comfort does not close a row.
Stop if	Escalate legal title, structural condition, bank valuation, tax, financing approval or certified valuation questions outside DealCheck.
Buyer boundary	Use the report to decide whether to continue diligence, request proof, or pause until the evidence improves - you set your own number.
Villa comparability	Keep bed count, BUA, plot tier, cluster/phase, boundary position and renovation condition tied to the price evidence.
Off-plan proof	Tie SPA, escrow, payment plan, assignment rules, handover protocol and developer NOC route to the decision route.

The Source Ledger traces every figure used above back to a named, dated source.

Document Status Board

What this is: Every deal-killer document's status: Verified, Declared, or Unverified, stated plainly.
Why it matters: An honestly-stated unknown is safer than a silent one; this is where nothing gets hidden.

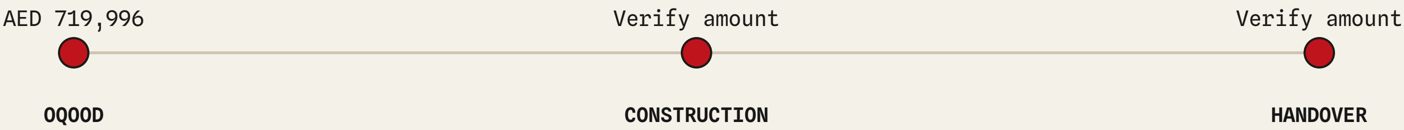
Document	Status	What this confirms	What closes it
Title deed / Oqood identity	Unverified	Confirms who is actually registered as owner on the DLD title / Oqood record.	Pull the current title deed / Oqood extract before relying on the price position above.
Seller authority to sell	Unverified	Confirms the seller (or a Power of Attorney holder) has the legal right to dispose of this exact unit.	Request the seller's Emirates ID/passport and, if applicable, a notarized Power of Attorney.
Encumbrance / mortgage on title	Unverified	Confirms whether the unit carries an existing mortgage or lien that must clear before transfer.	Request a DLD encumbrance/liability certificate covering this unit.
Tenancy status	Unverified	Confirms whether the unit is vacant or occupied, and under what lease terms, at transfer.	Request the current Ejari certificate (or confirmation of vacant possession) for this unit.
Service-charge arrears	Unverified	Confirms no unpaid service-charge balance attaches to the unit at transfer.	Request a service-charge clearance letter from the OA/management company.
Developer / OA No-Objection Certificate (NOC)	Unverified	Confirms the developer/OA has cleared the unit for transfer.	Request the developer/OA NOC before signing the transfer paperwork.

Oqood / project registration	Unverified	No DLD project-registry record is on file for this project.	Confirm Oqood/RERA project registration directly with the developer/DLD.
SPA / assignment restrictions	Unverified	No project-status record is on file for this project.	Confirm directly against the SPA.
Escrow account status	Unverified	No RERA escrow record is on file for this project.	Confirm the escrow account's existence and status directly.
Handover specification / date	Unverified	No handover-date record is on file for this project.	Confirm directly with the developer/SPA.

Cash-to-Close & Payment Calendar

What this is: A dated table of every cash outlay from deposit to handover: DLD fees, agent, trustee, NOC, initial SC.
Why it matters: The number buyers get surprised by is never the asking price; it is the fees stacked on top of it.

TOTAL FEES AT CLOSE: AED 719,996



Fees at close, computed above: AED 719,996.
A dash on the chart's own milestone means the registry's cited basis is a market-set range or a future-event dependency this report cannot price today, never a zero.

Milestones group every line item due at that phase; the itemized fee-by-fee basis for each one is the "At purchase" cost table in Part V's Variant Playbook.

Source Ledger

What this is: The full source ledger: every dataset and its measurement window used in this report.
Why it matters: Evidence you cannot trace to a source is an opinion, not evidence; this ledger is the trace.

15 / SOURCE LEDGER

Source Ledger — named datasets, models and evidence windows

Each material claim must trace to a ledger row; computed rows identify the DealCheck model and input basis.

Source	Measurement window	Used for / source reliability
Dubai Land Department closed-sale records Official source	DLD 12-quarter rolling measurement window	price benchmark, evidence band, cycle position, liquidity. Source reliability: High
Registered Ejari rent contracts Official source	Ejari 12-month registration history	achievable rent, yield, vacancy assumption. Source reliability: High
Service-charge schedule Official source	3-year SC schedule	net yield, cost of hold, service charge trajectory. Source reliability: Medium

Source	Measurement window	Used for / source reliability
DealCheck cycle position model (report engine version)	DLD-linked scoring window	cycle position, trend smoothing. Source reliability: Computed
DealCheck cost-of-hold model (report engine version)	projected on completion - forward-looking income model	projected net yield (on completion), holding cost, scenario math. Source reliability: Computed
DealCheck cohort match rules	same scoring window as DLD closed-sale records	cohort scope, scope label. Source reliability: Computed

Computed-model rows use DealCheck report engine version recorded in report metadata; externally sourced rows link to the public authority. Open the link to inspect the publisher, then use the printed measurement window to assess recency.

Key metrics: P50 PSF: 1540 AED/sqft (DLD cohort median, 12-quarter window) · Evidence band: AED 10.05M-AED 10.97M (supportable range after adjustments, n=14 DLD off-plan comparables) · Net yield: 2.0% (after SC, vacancy and maintenance reserve - DealCheck cost-of-hold model).

10-year PSF trend	10-year PSF trend: historical transaction depth below derivation threshold for this cohort. Source: DLD transactions · measurement window limited.
Off-plan vs ready	Off-plan vs ready PSF comparison is below derivation threshold for this cohort. Source: off-plan listing comparables · listing-data measurement window.

6 sources in the ledger. Each source below carries its verification route - use the ledger to trace any claim before relying on it in price negotiations.

Source Audit Map - shows every claim traces to a named source

Quoted AED figure	Must trace to DLD, Ejari, service-charge schedule, cost-of-hold model or the source ledger row printed above.
Time-bound metric	Must include a named measurement window, registration history, or filing history.
Area / provisional source	Must be labelled as area, community or provisional; it cannot be promoted to building-specific proof.
Missing source	Must be cut, softened or moved to Documents To Confirm; it cannot stay as a decorative data point.

Closing carries the same numbers into a proof trail to keep with the offer.

Methodology & Scope

What this is: A compact methodology and scope note: how the report is built and its boundaries.
Why it matters: Knowing what the report does NOT do is as decision-relevant as what it does.

Scope: this is a decision-support report, not a certified valuation, an official DLD/RERA product, financial advice, or legal advice. It does not replace independent professional advice or a licensed valuation before a purchase, sale or financing decision.

Full methodology detail - how the engine is built, and (for off-plan deals) why a rerun later can read differently - is in the Appendix.

Rendered 2026-07-14.

Closing

What this is: The closing handoff: what to do with this report right now.
Why it matters: A report that ends without a next action gets filed away and never acted on.

01	Verification use	Use this as a document-request map. It reduces the surface area to check before relying on price guidance or paying a deposit.
02	Price Evidence - shows DLD band	Use the price page for asking-vs-range, comp depth and cohort position; do not turn it into a certified valuation.
03	Risk Evidence - flag 2 open items	Carry active flags into the next conversation as questions to close, not as automatic rejection or acceptance signals.
04	Verification - 8 doc categories	Allocate title, SC, Ejari, NOC, inspection, escrow, SPA or plot items before deposit or transfer.
05	Ownership - 4 title items	Keep title deed, seller authority, mortgage/NOC route and trustee-office notes beside this report.
06	Unit Facts - floor, size, condition	Keep floor plan, size proof, plot/BUA certificate for villas, inspection photos and defect notes.
07	Income/Costs - 4 annual figures	Keep Ejari or tenancy proof, service-charge ledger, cooling or utility obligations and OA notices.
08	Transaction Trail - 5 items	Keep offer messages, SPA draft, payment schedule, bank pre-approval and broker-written representations.
09	Rerun - flag when evidence shifts	Rerun when missing primary evidence is collected.
10	Scope - shows 6 limits	Decision support only — see Methodology & Scope for this report's full limits.

Contact: support@dealcheck.ae · Keep the report reference visible when sharing this PDF for review.

Spotted an error? Send feedback: dealcheck.ae/feedback
DealCheck DXB automated decision-support report.

APPENDIX

Extended education & reference detail - every figure traces to the Source Ledger in the report body.

In this appendix: +8 more.

The Regime Read - the full macro cycle read

3-month EIBOR - the benchmark UAE lenders price variable-rate mortgages against - reads 3.75% as of 2026-08-01. This is the direct cost of financing a leveraged purchase today, before any lender spread.

Why Dubai (and what held) - the structural case

No UAE federal personal income tax - The UAE levies no federal personal income tax on individuals; salaries, freelance income, rental income, and personal capital gains are not subject to any UAE income tax.

Natural-person Real Estate Investment income - Corporate Tax exclusion - The sale, leasing, sub-leasing and renting of land or real estate property in the UAE by a natural person is EXCLUDED from Corporate Tax scope entirely, regardless of the size, quantity or value of the property or the amount of income derived, provided the activity is not conducted (and not required to be conducted) through a Licence from a UAE Licensing Authority.

VAT treatment of residential and commercial property - Standard VAT rate 5%. The FIRST supply (sale or lease) of a newly-constructed residential building within 3 years of completion is zero-rated (0%, input tax recoverable); the supply of a residential building OTHER than the first supply is VAT-EXEMPT; commercial property sale/lease is taxable at the standard 5% rate.

Escrow accounts for off-plan developments - Law No. 8 of 2007 mandates that developers deposit ALL buyer/financier payments into a DLD-accredited escrow account used exclusively for that project's construction/financing settlement, audited/monitored by RERA's Real Estate Escrow Account Division.

Title Deed Certificate issuance fee - AED 250 flat

A sound legal and tax structure does not remove area-level supply or timing risk on any single deal.

Variant Playbook - Off-Plan Villa / Townhouse

Off-Plan Villa / Townhouse — The longest-duration promise

An off-plan villa or townhouse stacks two promises on top of each other: the developer's promise to deliver this specific unit, and the master developer's promise to finish the community around it. It combines 1B's counterparty exposure with 2A's land-and-scarcity thesis, on the thinnest comparable-evidence base and the longest cycle exposure of any of the four variants - the buyer is underwriting a market and a neighbourhood that do not exist yet, not just a unit.

Factor reference - what each Decision Matrix row tests

Developer delivery evidence + sponsor profile - As with any off-plan purchase, the developer's own delivery history and escrow/sponsor status describe how much of this deal is a bet on a promise being kept, before the land-and-community case even enters the picture.

Master-plan execution risk - The unit's own construction can finish on schedule while the surrounding master community - roads, retail, shared amenities - lags years behind; buying the unit does not buy the finished neighbourhood around it.

Phase sequencing risk - Large master communities deliver in phases; which phase this unit sits in changes both the construction-noise exposure during the hold and how long before the community reaches a state that supports full resale demand.

Plot economics - How much of the contract price is land versus built structure still matters here exactly as it does for a ready villa - it sets how the eventual delivered asset should be expected to hold value over a long horizon.

Payment-plan structure - At this variant's typically larger ticket size and longer build timeline, the shape of the payment schedule determines how much capital sits at risk, for how long, before a finished asset exists at all.

Community trajectory + master developer - The master developer's track record across its OTHER completed communities is the closest available evidence for how this specific, still-unbuilt community is likely to mature.

Handover-window cycle exposure - The longest build timelines of any variant mean the market cycle at handover is the hardest of all four variants to reason about today - a multi-year gap between underwriting and delivery.

Pros and cons of this variant

Pros	Cons
Inherits 1B's staged-payment structure - capital required at any one point is a fraction of the full price, with the payment plan itself functioning as developer-provided leverage.	No rental income at all until handover, on top of the longest typical build timeline of any variant - the longest pure capital-at-risk period in the whole product set.

Inherits 2A's land-and-scarcity case, applied to the newest available land in a master community - often the only way to access land in a community that is otherwise already sold out.	Both the unit's own construction AND the surrounding master community's build-out are outside the buyer's control - two independent sources of delay and specification risk stacked on each other.
A newly delivered villa or townhouse competes as the newest format in its community for a period after handover.	Comparable evidence is thinnest here of all four variants - an unbuilt villa in an unfinished community has the fewest genuine precedent transactions to price against.
No service charge, no maintenance reserve and no structural exposure accrue during the construction period.	The gap between underwriting and handover is the longest of any variant, which means the market cycle this unit actually delivers into is the hardest of all four to reason about today.
—	Once delivered, the same full structural maintenance burden as any ready villa applies - there is no shared building to absorb it, and it starts the moment the build-period exemption ends.

While held (annual)

Line item	This deal (AED)	Basis
Payment-plan instalments	-	The dominant hold-phase cost is the payment-plan schedule itself, typically over a longer build timeline than an off-plan apartment. No service charge or maintenance reserve applies until handover.

At future exit

Line item	This deal (AED)	Basis
Assignment / pre-handover resale paid-in threshold	-	Developers commonly require roughly 30-40% of contract value paid-in before issuing the assignment NOC, higher in premium projects - a developer SPA term, not a DLD/RERA-mandated threshold.
Illustrative total cost stack for an off-plan assignment/resale	-	On the order of 6-11% of sale price when DLD 4%, developer NOC/admin fee, an assignment fee of roughly 2-5%, and agent commission of roughly 2% plus VAT are stacked together - an illustrative range, not a fixed figure.

A dash means the registry's own cited basis renders instead of a single computed number - either the fee is a market-set range rather than a fixed rate, or it depends on a future event (a future exit's agent commission, a developer-set NOC fee) rather than this purchase itself.

Goal fit

Income: The weakest fit of any variant on income terms - zero income for the longest pre-handover period of the four, into a segment that already yields less than apartments once let.

Appreciation: The highest-leverage appreciation case of the four variants where the master-community thesis holds, and the widest range of outcomes if it does not.

Own Use: Workable for a buyer planning several years ahead of an eventual move - occupancy waits not just for the unit's own handover but for the surrounding community to mature.

Visa: A property-linked residency route generally needs the property fully owned; that state only arrives at handover here, later than any other variant. See the residency checklist in Part V for eligibility conditions themselves.

Wealth Parking: The weakest fit of any variant for passive parking - the longest active-monitoring period of the four, across both a developer promise and a master-community promise at once.

Residency & Tax - Uae

Uae

Does the UAE itself levy personal income tax on rental income or capital gains for individuals?

No. The UAE levies no federal personal income tax on individuals - salaries, freelance income, rental income and personal capital gains are not subject to any UAE income tax under current policy.

Does your real-estate activity require a UAE business Licence (e.g., short-term/holiday-home letting)?
If the activity is conducted through, or requires, a Licence from a UAE Licensing Authority, the natural-person Real Estate Investment exclusion from Corporate Tax does not apply, and the income becomes ordinary taxable Business income above the relevant turnover threshold. A standard buy-and-hold rental through an agent does not trigger this.

Does registering Ejari for your tenancy contract count as holding a 'Licence'?
No. A Licence to merely register a tenancy contract (Ejari for Dubai) is explicitly not a 'Licence' for Corporate-Tax purposes - it is an administrative record, not permission to conduct Business.

Official sources: UAE Government - Taxation overview: https://u.ae/en/information-and-services/finance-and-investment/taxation · FTA - Real Estate Investment for Natural Persons (Corporate Tax Guide CTGREI1): https://tax.gov.ae/Datafolder/Files/Pdf/2024/Real-Estate-Investment-for-natural-persons-22-10-2024.pdf · UAE Ministry of Finance - AEOI (FATCA & CRS): https://mof.gov.ae/en/public-finance/international-relations/automatic-exchange-of-information-aeoi-fatca-crs/

Residency & Tax - India

India

How many days were, or will you be, present in India this financial year, and across the preceding years?
Residential status under Income Tax Act 1961 Section 6 is tested by: (a) presence in India of 182 days or more in the relevant financial year, OR (b) presence of 60 days or more in the relevant financial year AND 365 days or more across the preceding 4 financial years. Failing both tests classifies the individual as a Non-Resident Indian (NRI) for that year.

If resident, are you Resident & Ordinarily Resident (ROR) or Resident but Not Ordinarily Resident (RNOR)?
A resident individual is ROR only if BOTH: resident in India in 2 or more of the preceding 10 financial years, AND present in India 730 days or more across the preceding 7 financial years. Failing either sub-test means RNOR status instead.

If you are NRI or RNOR, is your UAE property income taxed by India at all?
For NRI and RNOR individuals, India's taxing scope is limited to India-sourced income (received in India, or accruing/arising/deemed to accrue or arise in India). Foreign - e.g. UAE - real estate income is outside India's taxing scope for these two statuses. This is the core "tax follows you, not the property" fact for this checklist.

If you are ROR, is your UAE rental income or capital gain taxed by India?
For ROR (Resident & Ordinarily Resident) individuals, India taxes GLOBAL income - including UAE rental income and any UAE property capital gain - regardless of where it was earned.

Do you need to disclose the UAE property on Schedule FA of your Indian tax return?
Schedule FA (Foreign Assets) requires ROR individuals to disclose foreign bank/custodial accounts, equity/debt interests, immovable property, and other foreign financial interests. NRI and RNOR individuals are NOT required to file Schedule FA.

What is the cost of NOT disclosing a foreign asset that Schedule FA requires?
Failure to disclose a foreign asset in Schedule FA (or filing inaccurate/incomplete disclosure) can trigger a flat penalty of INR 10,00,000 (10 lakh) under Section 43 of the Black Money (Undisclosed Foreign Income and Assets) and Imposition of Tax Act, 2015 - irrespective of whether any tax was actually evaded. Separately, undisclosed foreign income/assets discovered under the Act are taxed at a flat 30% rate plus a penalty of 3x the tax computed.

Is there a tax treaty between India and the UAE?
Yes. The India-UAE Double Taxation Avoidance Agreement (DTAA) was signed at New Delhi on 29 April 1992 and entered into force 22 September 1993, later amended by a protocol effective 28 November 2007.

If you are ROR, does the DTAA let you offset Indian tax using UAE tax paid?
Because the UAE levies no personal income tax, there is generally no 'foreign tax paid' on UAE-source income for an Indian ROR to claim as a Foreign Tax Credit against Indian tax on that same income - the DTAA's relief-from-double-taxation mechanism has nothing to credit in the zero-UAE-tax case. This is general mechanics, not personalized advice: an ROR should expect UAE rental/gain income to be fully taxable in India at applicable rates once includible, rather than assuming the treaty removes the Indian liability.

Does India's tax authority already know about a UAE property purchase?
Potentially. The UAE has participated in CRS (Common Reporting Standard) automatic exchange of information since going live 1 January 2017, under UAE Federal Laws No. 54 of 2018 and No. 48 of 2018. India signed the CRS Multilateral Competent Authority Agreement on 3 June 2015, with first information exchange from September 2017 - India maintains active AEOI relationships with a large and growing number of jurisdictions, which can include UAE-sourced account/asset data.

Official sources: Income Tax Department India - UAE Comprehensive Agreements (DTAA): https://www.incometaxindia.gov.in/w/uae-comprehensive-agreements-1 · Income Tax Department India - Schedule FA: https://www.incometaxindia.gov.in/w/schedule_fa · India Code - Black Money (Undisclosed Foreign Income and Assets) and Imposition of Tax Act, 2015: https://www.indiacode.nic.in/handle/123456789/2147 · Income Tax Department India - Automatic Exchange of Information (AEOI): https://incometaxindia.gov.in/Pages/eoi/automatic-exchange-of-information.aspx

Residency & Tax - Generic International

Generic International

Which country are you tax-resident in, and does that country tax worldwide income or only domestic-source income?

Tax follows the investor, not the property - the UAE side of this deal carries no personal income or capital-gains tax (see the UAE module above); what a UAE property purchase means for a buyer's own return depends entirely on their home jurisdiction's residency rules and any treaty it has with the UAE.

Could your home tax authority already be receiving data about a UAE property purchase?

The UAE participates in CRS automatic exchange of information, live since 1 January 2017. A buyer's home tax authority may already receive UAE account/asset data if that jurisdiction has an active AEOI relationship with the UAE.

Where should you go for a definitive answer on your own filing position?

Confirm with a licensed tax advisor in your own jurisdiction before relying on any of the education above for a filing decision - this checklist names the questions worth asking, it does not answer them for a specific individual.

Official sources: UAE Ministry of Finance - AEOI (FATCA & CRS): https://mof.gov.ae/en/public-finance/international-relations/automatic-exchange-of-information-aeoi-fatca-crs/

Legal 101 - full rule set

Rule	What it means	Basis
DLD registration fee (Sale & Purchase Contract)	DLD registration fee (Sale & Purchase Contract) - 4% of purchase price	law (4% total, Executive Council Resolution No. 30 of 2013); the buyer-pays-100% pattern is market convention, not a change to the legal split
Off-plan Oqood (initial sale) registration fee	Off-plan Oqood (initial sale) registration fee - 4% of sale value (2% 'seller'/developer + 2% purchaser), plus AED 10 knowledge + AED 10 innovation; developer self-registration on the Oqood portal adds AED 1,000	law
Real-estate agency commission	Real-estate agency commission - Market norm 2% of sale price + 5% VAT on the commission	market (rate); law (framework only)
Escrow accounts for off-plan developments	Escrow accounts for off-plan developments - Law No. 8 of 2007 mandates that developers deposit ALL buyer/financier payments into a DLD-accredited escrow account used exclusively for that project's construction/financing settlement, audited/monitored by RERA's Real Estate Escrow Account Division.	law
Interim Real Estate Register (off-plan disposals)	Interim Real Estate Register (off-plan disposals) - Law No. 13 of 2008, as amended by Law No. 9 of 2009 (and reportedly Law No. 19 of 2020 per a secondary cross-reference), requires off-plan/under-construction unit disposals - sale, long-term lease, musataha, mortgage - to be registered on the Interim Real Estate Register; unregistered disposals are null and void.	law

Off-plan assignment/resale paid-in threshold	Off-plan assignment/resale paid-in threshold - Developers commonly require roughly 30-40% of contract value paid-in before issuing the assignment NOC, higher in premium/waterfront projects.	market - a developer/SPA term, NOT a DLD/RERA-mandated threshold. No DLD/RERA legislation was found setting a universal paid-in percentage; Law 13/2008 and Executive Council Resolution 6/2010 govern registration/cancellation mechanics but not this figure.
Developer defect-liability period	Developer defect-liability period - Jointly Owned Property Law No. 27 of 2007 holds developers liable for structural defects for 10 years and minor defects for 1 year from the completion-certificate date.	law
Principal tenancy law + Ejari registration requirement	Principal tenancy law + Ejari registration requirement - Law No. 26 of 2007 'Regulating the Relationship between Landlords and Tenants in Dubai' is the principal tenancy law; all lease contracts must be registered with RERA (via Ejari) to be enforceable before any judicial/government authority (Art. 4).	law
Eviction at lease expiry (the four statutory grounds) - 12-MONTH notice	Eviction at lease expiry (the four statutory grounds) - 12-MONTH notice - On the four statutory grounds (government-ordered demolition/ reconstruction; full renovation requiring vacancy; landlord demolition/reconstruction; landlord or first-degree-relative personal use), the landlord must notify the tenant AT LEAST 12 MONTHS before the eviction date, served via Notary Public or registered mail. This is the AMENDED Article 25(2).	law (amended by Law No. 33 of 2008)
—	Note: The original (unamended) 2007 text of Art. 25(2) required only 90 days' notice with no prescribed service method. Law No. 33 of 2008 extended this to 12 months via Notary Public/registered mail - do NOT render the superseded 90-day figure for this ground. Email/SMS/WhatsApp notice is NOT valid service.	—
Non-renewal / term-amendment notice	Non-renewal / term-amendment notice - At least 90 days before contract expiry, unless otherwise agreed (Art. 14, original 2007 text - NOT amended by Law 33/2008).	law
—	Note: Distinct from the Art. 25(2) eviction-for-cause notice below (12 months) - the two 90-day-vs-12-month notice regimes must never be conflated.	—
Two-year rent-increase freeze	Two-year rent-increase freeze - Rent may not be increased, and no lease term amended, before 2 years from the original contractual relationship (Art. 9); RERA sets rent-increase criteria (Art. 10).	law
RERA Rental Index / rent-increase mechanics - legal basis	RERA Rental Index / rent-increase mechanics - legal basis - Decree No. 43 of 2013 'Determining Rent Increase for Real Property in the Emirate of Dubai', issued 18 December 2013, applies to all landlords (private and public) across Dubai including Special Development Zones and free zones such as DIFC.	law
Security deposit	Security deposit - Market norm 5% of annual rent (unfurnished) / 10% (furnished).	market (the 5%/10% figures); law (the right to obtain a deposit at all, no percentage set)

No UAE federal personal income tax	No UAE federal personal income tax - The UAE levies no federal personal income tax on individuals; salaries, freelance income, rental income, and personal capital gains are not subject to any UAE income tax.	law (structural policy)
RERA's official service-charge regulation platform	RERA's official service-charge regulation platform - RERA's official platform publishes the RERA-approved Service Charge Index (the benchmark for every registered building), requires OA/management-company annual budgets to be submitted to and approved by RERA before charges are levied, and licenses management companies and auditors.	law/official mechanism
Jointly Owned Property Law No. 27 of 2007 - OA governance	Jointly Owned Property Law No. 27 of 2007 - OA governance - Governs owner/OA rights and obligations, requires a Jointly Owned Property Declaration and Disclosure Statement for off-plan sales, and empowers RERA to review/approve service-charge budgets.	law

Methodology - how this report is built

This report is generated from DealCheck's deterministic property-intelligence engine: Dubai Land Department transaction records, Ejari rent evidence, service-charge filings and listing telemetry, combined through fixed rules, never a generative estimate. Every figure traces to the Source Ledger above.

Data currency: this is off-plan (SPA/registration) evidence, not settled DLD closed-sale history. DLD posts new registrations continuously during an active sales phase, so a report rerun later reads the same methodology against a wider, more current registration set - the closer to project launch or a sell-out milestone, the faster that evidence base moves. The Source Ledger above names the exact measurement window this report's own figures used.

End of Appendix - every figure above traces back to the Source Ledger in the report body.