

OFF-PLAN · DUBAI

Aurea

Built by **Emaar** · independent analysis by Atif Bin Arif. The developer's numbers, read straight.

DEVELOPER RENDER TO FOLLOW — WE DON'T FAKE IMAGERY

Golden Visa eligible — priced from above the AED 2M investment threshold (10-year residency).

STARTING FROM AED 2.3M	RANGE 1-3 BR	TOTAL UNITS 169	SIZES QUOTED Unspecified	HANDOVER Not disclosed
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PROJECT DETAILS

Developer	Emaar	Community	Rashid Yachts & Marina
Emirate	Dubai	Property types	Apartment
Total units	169	Area basis	Not stated in brochure
Handover	Not disclosed	Payment plan	10% Downpayment on booking, 8 instalments (10% each Nov 2025, May 2026, Nov 2026, Jul 2027, Mar 2028, Sep 2028, Jan 2029) and 20% Jun 2030
Data source	Developer brochure, extracted 18 Jul 2026		

THE HARD MATH — EVERY UNIT

Nothing summarised. The developer's full unit matrix, exactly as quoted.

PRODUCT	AREA SQFT	STARTING	AED/SQFT*	UNITS
1-Bedroom 1-bed	799	2.3M	2,891	83
2-Bedroom 2-bed	1,229	3.3M	2,701	65
3-Bedroom 3-bed	1,698	4.8M	2,880	21

** AED/sqft on the size the brochure prints — it doesn't state whether that's built-up, net or gross — net/usable area is smaller, so real net price/sqft is higher. Prices "starting from", AED.*

WHAT IT REALLY COSTS — ENTRY UNIT (AED 2.3M)

Developer price	AED 2,310,000	Budget ~4–5% over the sticker in government & registration costs alone. Add a 2% agency fee and any mortgage costs if you finance. The "from" price is never the cheque you write.
DLD transfer fee (4%)	AED 92,400	
Registration & admin	≈ AED 5,250	
All-in, before mortgage	≈ AED 2,407,650	

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

- Handover date
- Service charge (AED/sqft)
- Registration / DLD fees
- Exact plot / building location within Rashid Yachts & Marina

LIFE HERE

What you're actually buying into

-  State-of-the-art gymnasiums
-  Kids' play areas
-  Multipurpose rooms
-  Padel court
-  BBQ Area
-  Infinity edge pool
-  Yoga Area
-  Lawn area

Book a Free Second Opinion
15-min deal triage · no cost

Full Dossier — with developer brochure
This analysis + the original brochure