

OFF-PLAN · DUBAI

Creek Haven — Tower B

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

DEVELOPER RENDER TO FOLLOW — WE DON'T FAKE IMAGERY

STARTING FROM	RANGE	TOTAL UNITS	SIZES QUOTED	HANDOVER
AED 1.8M	1-3 BR	319	BUA	Mar 2030

PROJECT DETAILS

Developer	Emaar	Community	Dubai Creek Harbour
Emirate	Dubai	Property types	1-Bed Apartment, 2-Bed Apartment, 3-Bed Apartment
Total units	319	Area basis	BUA (built-up)
Handover	Mar 2030	Payment plan	10% down / 70% during construction / 20% on handover
Data source	Developer brochure, extracted 26 Jul 2026		

THE HARD MATH — EVERY UNIT

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

PRODUCT	BUA SQFT	STARTING	AED/SQFT*	UNITS
1-Bedroom 1-bed	728	1.8M	2,555	134
2-Bedroom 2-bed	1,189	2.8M	2,422	147
3-Bedroom 3-bed	1,869	4.8M	2,584	38

* AED/sqft on BUA (built-up), the metric the developer quotes — net/usable area is smaller, so real net price/sqft is higher. Prices "starting from", AED.

WHAT IT REALLY COSTS — ENTRY UNIT (AED 1.8M)

Developer price	AED 1,860,000	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 74,400	
Registration & admin	≈ AED 5,250	
All-in, before mortgage	≈ AED 1,939,650	

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

- Net (usable) area
- Service charge (AED/sqft)
- Registration / DLD fees

LIFE HERE

What you're actually buying into

Infinity pool

Kids pool & splash zone

Gym & outdoor fitness

Play area

Padel court

BBQ & picnic area

Table tennis

Yoga deck

- Book a Free Second Opinion
15-min deal triage · no cost
- Full Dossier — with developer brochure
This analysis + the original brochure

PART II

The developer's own brochure

Reproduced in full below, exactly as issued. Our read above is independent of it.