

OFF-PLAN · DUBAI

Fior 1

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	RANGE	TOTAL UNITS	SIZES QUOTED	HANDOVER
AED 2.2M	1-3 BR	181	Unspecified	Jul 2030

PROJECT DETAILS

Developer	Emaar	Community	Rashid Yachts & Marina
Emirate	Dubai	Property types	1-Bed Apartment, 2-Bed Apartment, 3-Bed Apartment
Total units	181	Area basis	Not stated in brochure
Handover	Jul 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	AREA SQFT	STARTING	AED/SQFT*	UNITS
1-Bedroom 1-bed	760	2.2M	2,908	81
2-Bedroom 2-bed	1,141	3.1M	2,770	77
3-Bedroom 3-bed	1,592	4.5M	2,871	23

** 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 2.2M)

Developer price	AED 2,210,000	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 88,400	
Registration & admin	≈ AED 5,250	
All-in, before mortgage	≈ AED 2,303,650	

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

- Size basis (BUA / net not stated)
- Service charge (AED/sqft)
- Registration / DLD fees

LIFE HERE

What you're actually buying into

☆ Marina promenade & yacht club

🏊 Adult & kids' pool

◇ Splash pad

🏋️ Outdoor gym

🎾 Padel court

◇ Outdoor yoga area

🍷 BBQ area

😊 Kids' play area

◇ Event lawn

- 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.