

OFF-PLAN · DUBAI

Golf Fields

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 1.2M	1-3 BR	181	Unspecified	Sep 2030

PROJECT DETAILS

Developer	Emaar	Community	Emaar South
Emirate	Dubai	Property types	1-Bed Apartment, 2-Bed Apartment, 3-Bed Apartment, 3-Bed Townhouse
Total units	181	Area basis	Not stated in brochure
Handover	Sep 2030	Payment plan	10% down / staged 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	791	1.2M	1,593	93
2-Bedroom 2-bed	1,178	1.8M	1,587	59
3-Bedroom 3-bed	1,633	2.7M	1,666	22
3-Bedroom Townhouse 3-bed	2,670	5M	1,880	7

** 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 1.2M)

Developer price	AED 1,260,000
DLD transfer fee (4%)	AED 50,400
Registration & admin	≈ AED 5,250
All-in, before mortgage	≈ AED 1,315,650

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.

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

- Size basis (minimum area only)
- Service charge (AED/sqft)
- Net (usable) area
- Registration / DLD fees

LIFE HERE

What you're actually buying into

18-hole golf course

Infinity-edge pool

Kids pool

BBQ area

Padel court

Indoor & outdoor yoga

Indoor & outdoor gym

Kids play area

- 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.