



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

STARTING FROM	RANGE	TOTAL UNITS	SIZES QUOTED	HANDOVER
AED 4.7M	4–5 BR	Not disclosed	BUA	Q1 2029

PROJECT DETAILS

Developer	Dubai South	Community	Hayat, Dubai South (Golf District)
Emirate	Dubai	Property types	Townhouse, Semi-Detached Villa
Total units	Not disclosed	Area basis	BUA (built-up)
Handover	Q1 2029	Payment plan	5% down / 35% during construction / 30% at handover / 30% post-handover (over 24 months)
Data source	Developer brochure, extracted 15 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
4-Bedroom (Middle) 4-bed	3,801	4.7M	1,250	—
4-Bedroom (Edge) 4-bed	4,123	4.9M	1,201	—
5-Bedroom (Edge) 5-bed	4,950	5.8M	1,182	—
5-Bedroom Semi-Detached A 5-bed	4,953	6M	1,211	—
5-Bedroom Semi-Detached AI 5-bed	4,915	6M	1,221	—

* 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 4.7M)

Developer price	AED 4,750,000	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 190,000	
Registration & admin	≈ AED 5,250	
All-in, before mortgage	≈ AED 4,945,250	

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

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

LIFE HERE

What you're actually buying into

Lush parks & shaded walking trails

Family play & outdoor recreation

Fitness & wellness facilities

Community pools & landscaped gardens

Lagoons & a community lake

Relaxation & gathering zones

Schools, retail & dining nearby

Community mall & retail boulevard

- 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.