

OFF-PLAN · DUBAI

Palmiera Collective

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 16.5M	4 BR	38	BUA	Feb 2029

PROJECT DETAILS

Developer	Emaar	Community	The Oasis
Emirate	Dubai	Property types	4-Bed Villa
Total units	38	Area basis	BUA (built-up)
Handover	Feb 2029	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	PLOT SQFT	STARTING	AED/SQFT*	UNITS
Contemporary 4-bed	7,914	8,527–8,527	16.5M	2,085	11
Classic 4-bed	7,880	8,769–8,769	16.7M	2,119	13
Chamfer 4-bed	8,099	8,899–8,899	16.8M	2,074	14

*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 16.5M)

Developer price	AED 16,500,000	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 660,000	
Registration & admin	≈ AED 5,250	
All-in, before mortgage	≈ AED 17,165,250	

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

- Service charge (AED/sqft)
- Net (usable) area
- Registration / DLD fees
- Per-unit plot sizes (developer figures)

LIFE HERE

What you're actually buying into

Interconnected waterways & streams

Swimmable beach

Community parks & playgrounds

Jogging & cycling tracks

Pools & lagoons

- 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.