

OFF-PLAN · DUBAI

Park Gate 2

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 14.1M	4–5 BR	17	BUA	Feb 2027

PROJECT DETAILS

Developer	Emaar	Community	Dubai Hills Estate
Emirate	Dubai	Property types	4-Bed Villa, 5-Bed Villa
Total units	17	Area basis	BUA (built-up)
Handover	Feb 2027	Payment plan	20% down / 60% 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
4-Bedroom Villa 4-bed	5,146	5,472–5,472	14.1M	2,744	13
5-Bedroom Villa 5-bed	5,392	6,698–6,698	16.2M	3,010	4

* 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 14.1M)

Developer price	AED 14,120,000	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 564,800	
Registration & admin	≈ AED 5,250	
All-in, before mortgage	≈ AED 14,690,050	

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

- Service charge (AED/sqft)
- Net (usable) area
- Registration / DLD fees
- Plot sizes (developer averages)

LIFE HERE

What you're actually buying into

Fitness facilities

Swimming pools

Children's play areas

Padel court & table tennis

Communal spaces

BBQ areas

Near 18-hole championship golf course

- 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.