

OFF-PLAN · DUBAI

Salva

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
On request	3–5 BR	483	BUA	Jul 2030

PROJECT DETAILS

Developer	Emaar	Community	The Heights
Emirate	Dubai	Property types	3-Bed Villa, 4-Bed Villa, 5-Bed Villa
Total units	483	Area basis	BUA (built-up)
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	BUA SQFT	PLOT SQFT	STARTING	AED/SQFT*	UNITS
3-Bedroom Villa 3-bed	3,404	4,847–4,847	0	0	185
4-Bedroom Villa 4-bed	4,307	5,143–5,143	0	0	232
5-Bedroom Villa 5-bed	5,824	6,762–6,762	0	0	66

* 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 0)

Developer price	AED 0	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 0	
Registration & admin	≈ AED 5,250	
All-in, before mortgage	≈ AED 5,250	

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

- Starting prices (not yet published)
- Service charge (AED/sqft)
- Net (usable) area
- Registration / DLD fees

LIFE HERE

What you're actually buying into

☆ Wellness centre & clubhouse

📍 Nature trails

🏃 Outdoor fitness

🏊 Community pool

🎾 Sports courts

😊 Kids playscape

- 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.