



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

STARTING FROM	RANGE	TOTAL UNITS	SIZES QUOTED	HANDOVER
AED 4.2M	4–7 BR + Mansions	1,069	BUA	Not disclosed

PROJECT DETAILS

Developer	Binghatti	Community	Not disclosed in brochure
Emirate	Dubai	Property types	Townhouse, Twin Villa, Standalone Villa, Mansion
Total units	1,069	Area basis	BUA (built-up)
Handover	Not disclosed	Payment plan	Not disclosed
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	PLOT SQFT	STARTING	AVG	MAX	AED/SQFT*	UNITS
The Dunes & Oasis Villa 4-bed	2,784	1,622–3,059	4.2M	4.4M	5M	1,509	712
5 Bed Townhouse — Premium End 5-bed	2,824	1,996–3,401	5.1M	5.4M	5.9M	1,806	—
The Dunes & Oasis Grand Villa 5-bed	3,065	3,430–4,973	6.2M	6.4M	6.7M	2,039	29
Tlal Island Mansions 6-bed	3,672	2,818–6,333	6.9M	7.1M	8.2M	1,879	246
Tlal Island Grand Mansions 6-bed	6,919	5,167–7,592	16M	16.4M	17.5M	2,312	73
Sea Palace 7-bed	10,602	9,346–9,349	49.5M	49.5M	49.5M	4,669	8
Royal Sea Palace Mansion	23,895	39,434–39,434	150M	150M	150M	6,277	1

* 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 4.2M)

Developer price	AED 4,200,000	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 168,000	
Registration & admin	≈ AED 5,250	
All-in, before mortgage	≈ AED 4,373,250	

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

- Handover date
- Payment plan
- Service charge (AED/sqft)
- Registration / DLD fees
- Master community / exact location

LIFE HERE

What you're actually buying into

Retail Boulevard

Clubhouse

Beach Zone

The Pearls

Beach Cinema

Central Parks

Kids Swimming Pools

Kids Play Area

The Farm House

The Animal House

Sport Yards

Mini Golf

Amenity Hub

Gym Area

Meditation Garden

Island Pool

Jogging & Cycling

- 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.