

UAE OFF-PLAN BUYER GUIDE

The practical steps from first enquiry to handover - and the questions to ask before you commit.

Start with a process - not a promise.

Use this guide to compare the developer, project, exact unit, payment plan and written terms before deciding what deserves deeper research.

Keep this guide beside you when speaking with an agent or developer.

BEFORE YOU SHORTLIST

Get clear on three things first

You do not need perfect answers. A useful range is enough to make the first comparison more relevant.

1**GOAL**

Income, long-term growth, future use, diversification, or a mix? The property should have a clear job.

2**BUDGET**

Set an approximate total commitment in AUD and AED. Allow for fees, exchange rates and ongoing ownership costs.

3**TIMEFRAME**

Decide whether you are researching, ready for the next suitable launch, or working toward a later purchase.

A sensible first brief

I'm exploring a total commitment around A\$____, my main goal is ____, and my preferred timing is ____.

THE BUYING ROADMAP

Steps 1-4: research and reserve

1

SET YOUR GOAL, BUDGET AND TIMEFRAME

Write down the outcome you want and the total commitment that feels comfortable, including likely fees and ongoing costs.

2

COMPARE LOCATION, DEVELOPER AND PROJECT

Look beyond the marketing image. Check the developer's record, project documents, location fundamentals and likely end-user demand.

3

CHOOSE THE EXACT UNIT

Confirm the unit number, floor, orientation, view, internal and external area, current price, inclusions and availability in writing.

4

REVIEW THE RESERVATION TERMS

Before paying, understand the reservation amount, deadline, refund or cancellation conditions, fees and what happens next.

Pause point

Do not rely on a verbal summary for price, availability, payment timing or refund terms. Ask for the current written document and keep a copy.

THE BUYING ROADMAP

Steps 5-7: contract to handover

5

SIGN THE SALE AGREEMENT AND COMPLETE REGISTRATION

Read the sale and purchase agreement carefully. Confirm the registration pathway and use qualified legal, tax or finance advice where needed.

6

FOLLOW THE WRITTEN PAYMENT PLAN

Off-plan payments are usually staged. Record every due date, construction-linked milestone and amount, and keep receipts and notices.

7

INSPECT, HAND OVER AND ACTIVATE YOUR PLAN

Before handover, check the inspection process, outstanding balance and required documents. Then arrange occupancy, leasing, management or a resale review.

Why the payment plan matters

The whole purchase price is generally not paid on day one. Your actual schedule depends on the project contract, so compare both the headline price and when each payment is due.

Never assume one launch follows the same structure as another.

BEFORE YOU PAY

Questions worth asking

- + Who is the developer, and what relevant projects have they completed?
- + What is the exact unit, current price, area, view and availability date?
- + Which fees sit outside the advertised property price?
- + What are the payment dates, amounts and construction milestones?
- + What do the reservation and sale agreements say about cancellation and refunds?
- + What registration, escrow or project documentation can I verify?
- + What is the expected completion and handover process, and what can change?
- + What service charges, management costs or other ongoing costs should I allow for?

Independent advice

For advice specific to your circumstances, speak with appropriately qualified legal, tax, finance or investment professionals. This guide is a research aid.

YOUR NEXT STEP

BRING YOUR QUESTIONS TO A 15-MINUTE CALL

Request a free, no-obligation Off-Plan Clarity Call for a practical explanation of the buying process.

- + Your goal, budget range and timing
- + How staged payment plans work
- + Which costs and documents to check
- + What to research before choosing a launch

DOWNLOAD - DISCUSS - DECIDE YOUR NEXT STEP

DM "GUIDE" on Instagram

@bricks_mortar_uae

bricksandmortar.properties/off-plan-call.html

Choose an available time in Calendly and receive your booking confirmation.