

# HOME | HOUSE

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## **Buyer's Guide for Ready Properties in Dubai**

Dubai offers a wide range of ready-to-move-in properties, making it an attractive destination for investors and homeowners. This guide will help you understand the process, benefits, and considerations when purchasing a ready property in Dubai.



## 1. What is a Ready Property?

A ready property refers to a completed property that is available for immediate occupancy. These properties are ideal for buyers looking for immediate rental income or a home to move into without waiting for construction to be completed.

## 2. Benefits of Buying a Ready Property

- **Immediate Occupancy:** Move in right away or start renting it out..
- **See Before You Buy:** Inspect the property before making a decision.
- **Established Communities:** Most ready properties are in developed areas with existing infrastructure.

A dimly lit living room with a bookshelf on the left, a sofa in the foreground, and another sofa in the background. A coffee table is in front of the background sofa. A potted plant is on the floor between the sofas. A panda sticker is on the wall in the background.

### 3. Key Considerations Before Buying

- 1. Budget:** Determine your budget, including upfront costs.
- 2. Location:** Choose a property in a location that meets your lifestyle or investment needs.
- 3. Property Condition:** Inspect the property thoroughly to assess its condition.
- 4. Developer Reputation:** Check the credibility of the developer or owner.
- 5. Legal Compliance:** Verify that the property has no outstanding issues or disputes.

## 4. STEPS TO PURCHASE A READY PROPERTY

### 1. Get a preapproval for a Mortgage purchase

Search and Shortlist: Research properties online or with the help of your chosen real estate agent.

2. Inspect the Property: Visit the property to check its condition and amenities.

### 3. Negotiate the Price

4. Sign the Memorandum of Understanding (MOU): Outline the terms of the sale and pay a deposit (usually 10% of the property value).

### 5. Arrange Financing

6. Transfer Ownership: Complete the transaction at the Dubai Land Department (DLD) and pay applicable fees.

7. Receive the Title Deed: Obtain the title deed to confirm your ownership.

## 5. COSTS INVOLVED

**1.Purchase Price:** The agreed price of the property.

**2.Dubai Land Department Fee:** 4% of the property value, plus AED 580 administrative fee.

**3.Agent Commission:** 2% of the property value.

**4.Mortgage Fees:** If applicable, include bank processing fees and valuation fees.

**5.Maintenance Fees:** Annual service charges as set by the developer or community management.

## 6. RISKS TO CONSIDER

- **Overpriced Properties:** Ensure the price aligns with market value.
- **Hidden Defects:** Conduct a professional inspection to avoid unexpected repair costs.

## 7. LEGAL PROTECTIONS

Dubai offers strong legal protections for property buyers:

- **RERA Oversight:** The Real Estate Regulatory Agency ensures compliance and regulates transactions.
- **DLD Registration:** All property transactions are registered with the Dubai Land Department.
- **Dispute Resolution:** The DLD provides mechanisms to resolve disputes between buyers and sellers.

## **8. WHY CHOOSE HOMEHOUSE FOR YOUR PROPERTY PURCHASE?**

Homehouse offers unparalleled expertise in Dubai's real estate market. Our personalized service ensures you find the perfect ready property, navigate the buying process smoothly, and make a secure investment. Trust us to turn your vision into reality.

**For expert advice in buying ready properties in Dubai, contact  
Homehouse today**

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