



PLANNING TO BUY PROPERTY IN DUBAI?

*Read These Top
Off-Plan Tips and Tricks
No One Tells You*

Brought to you by
Swift Homes
Real Estate Brokers



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INTRODUCTION

Buying an off-plan property in Dubai offers tremendous potential for investors and homeowners, but it's essential to approach it with the right knowledge. Swift Homes Real Estate Brokers is here to guide you through the entire process, ensuring that you make the best investment decisions with peace of mind. We've compiled the top tips to simplify your journey, highlighting the most important factors you need to consider before making an off-plan purchase.

01. THE PRICES

1. Don't focus solely on the ticket price: It's important to consider the price per square foot, not just the total property price. A property with a lower ticket price might actually be more expensive when you calculate the cost per square foot.

- Swift Homes Real Estate Brokers will help you compare properties and ensure you're paying a fair price for the value offered.

2. Compare off-plan prices with ready properties: Sometimes, off-plan units are sold at similar prices to ready properties. Swift Homes can provide you with the latest data on ready property prices in your area of interest, giving you a full picture before making a decision.

3. Timing is key: Avoid buying during the initial launch phase, as developers often release better offers later, such as DLD fee waivers or post-handover payment plans. Our team at Swift Homes keeps you updated on the latest and most advantageous deals, ensuring you don't miss out.

4. Understand what you're paying for: Are you paying for net or total area? Swift Homes will clarify exactly what you're purchasing—whether it's internal space, balcony area, or utility space—so you know the true value of your investment.



02. THE PROPERTY DEVELOPER

5. Due diligence is critical: Just because a developer has had successful projects in the past doesn't mean their future projects will follow the same pattern. Swift Homes will help you investigate the developer's track record and delivery timelines, ensuring you're investing with confidence.

6. Delivery timelines matter: Many developers struggle with on-time delivery. Swift Homes provides tools and insights to track a developer's delivery record so you can avoid unnecessary delays.

7. Trust the experts: Rather than going directly to the developer, trust Swift Homes Real Estate Brokers to give you access to a wider variety of properties, offers, and investment opportunities. We don't charge commission for off-plan purchases, and we'll ensure you get the best advice, not just the best sales pitch.

03. THE AREA/LOCATION

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8. Visit the location: Never buy without visiting the property's area to see future developments that may impact views or surroundings. Swift Homes can arrange site visits, ensuring you understand the full context of your purchase.

9. Established vs. non-established areas: Properties in non-established areas may take longer to offer good returns. Swift Homes' expert knowledge of Dubai's growth patterns will help you choose the right location for your investment.



04. THE PROJECT

10. Project uniqueness: Swift Homes will help you identify what makes a project stand out, whether it's proximity to landmarks or unique design features. We ensure you're investing in a project with high potential for future appreciation.

11. The construction site visit: It's always best to visit the construction site and see progress firsthand. Our team at Swift Homes will arrange site visits and keep you updated on the development's status.



05. THE PROPERTY

12. Understand the property layout: The layout of a property affects its livability, rentability, and resale value. Swift Homes will help you scrutinize the layouts of potential properties, ensuring they meet your needs now and in the future.

13. Show properties and finishing standards: Whenever possible, buy in a development with a show property to better understand the expected quality and finishes. Swift Homes will help you verify the quality of the materials used and ensure the actual property aligns with the show unit.

14. Site plans and approved dimensions: Request the Dubai Land Department-approved site plan for your property, ensuring that the dimensions and layout match the plans you're shown. Swift Homes can help ensure that the property delivered meets your expectations.



06. LEGALITY

15. Trust Swift Homes for legal clarity: The Sales & Purchase Agreement (SPA) can include many nuances that impact your investment. Swift Homes ensures you understand every detail, from payment schedules to service charges and handover timelines. Our expert brokers are well-versed in Dubai property law, and we'll make sure you're fully informed.

16. Working with Swift Homes Real Estate Brokers:

- Our agents have in-depth market knowledge, offering access to multiple projects across developers. This ensures you never miss out on the best opportunities.
- We act in your best interest, not just to sell properties but to find the ideal match for your preferences and budget.
- At Swift Homes, we believe in building long-term relationships. That's why we'll be here to help you rent, sell, or manage your property after handover.
- We can negotiate on your behalf and ensure you get the best deals, including payment plans, project features, and more.

A modern high-rise apartment building with a swimming pool and lounge area in the foreground. The building features large glass windows and balconies. The pool area has lounge chairs and umbrellas. The background shows a city skyline under a blue sky.

07. PAYMENT PLAN

17. Payment terms matter: The payment plan for off-plan properties can vary. Opt for construction-progress-based payment plans over date-based plans to reduce risk. Swift Homes will negotiate the best payment plans on your behalf, ensuring that you're not overburdened by payments before the property is completed.

18. Post-handover payment plans: These plans can be beneficial, as they offer a delayed payment structure after the property is handed over. Swift Homes will keep you informed of the best offers, allowing you to maximize your cash flow.

08. INVESTMENT RETURN

19. Calculate returns wisely: Swift Homes helps you understand the true ROI by considering all factors, including service charges, maintenance fees, and potential appreciation. We'll ensure you make a well-informed investment with high returns.

20. Supply vs. demand: With our market insights, Swift Homes will guide you through the supply and demand trends in Dubai, helping you invest in areas and projects with strong potential for capital growth.



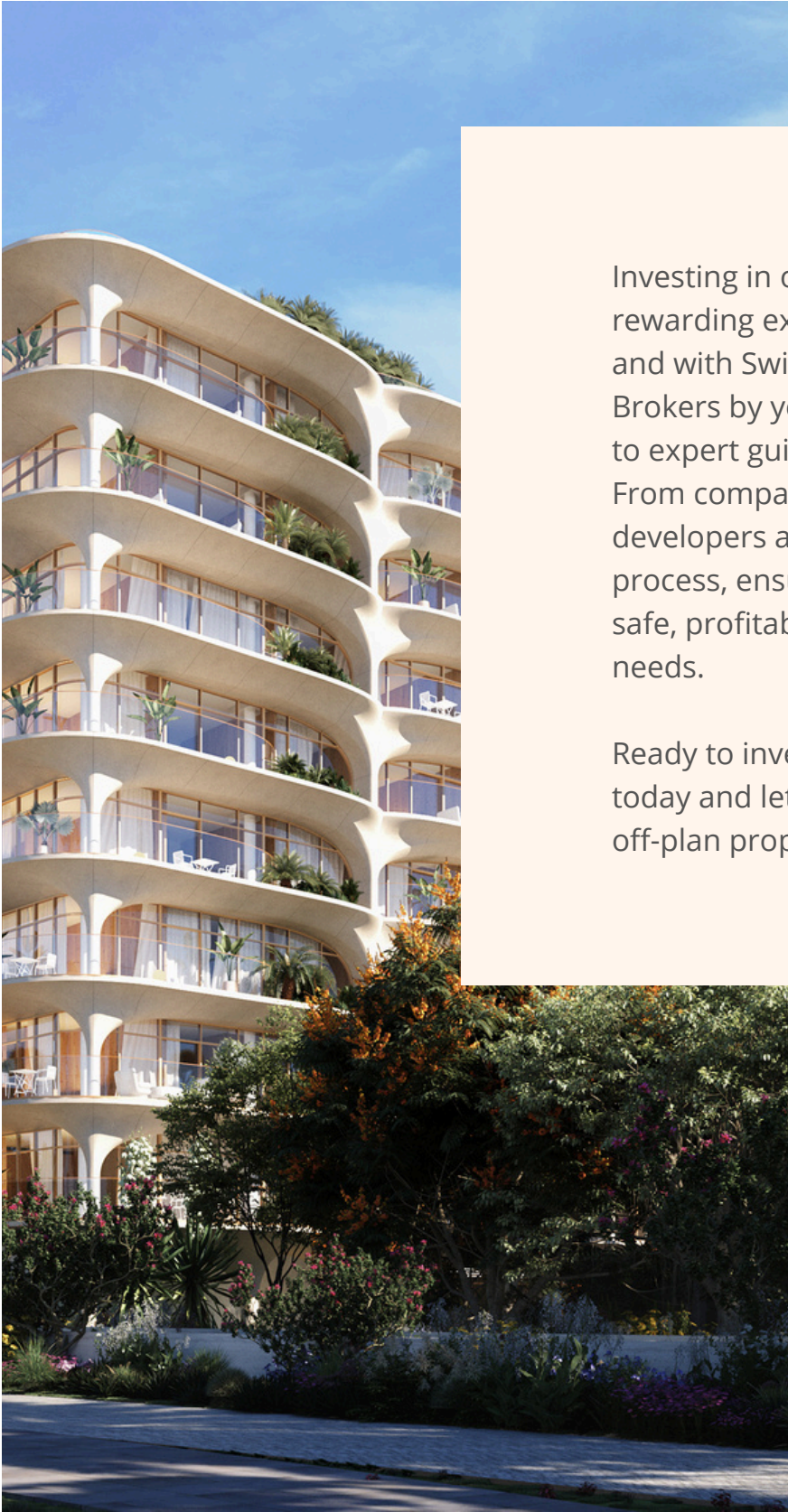
09. THE AGENCY AND BROKER

21. Choose an experienced agency: Working with an experienced agency like Swift Homes Real Estate Brokers ensures you're accessing a wide range of properties and market insights. We don't just sell you a property—we help you invest wisely and profitably.

22. Trust the process: At Swift Homes, we focus on building long-term relationships with our clients. We'll be there not only to help you buy your off-plan property but also to assist with renting or selling it in the future. Working with a knowledgeable broker helps you avoid missed opportunities and costly mistakes.



CONCLUSIONS



Investing in off-plan properties can be a rewarding experience if done correctly, and with Swift Homes Real Estate Brokers by your side, you'll have access to expert guidance every step of the way. From comparing prices to evaluating developers and areas, we simplify the process, ensuring your investment is safe, profitable, and tailored to your needs.

Ready to invest? Contact Swift Homes today and let us help you find the perfect off-plan property in Dubai.



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