Section 6 of the guide:

The risks to know about

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1. **A lot of units in one community:** there are many clusters, and more projects keep being added. When many similar homes and apartments reach the market together, the rise in prices and rents can stall. Across Dubai, according to Cushman & Wakefield, about 55,600 new units are expected in 2026 and more than 60,000 in 2027.
2. **An early stage of construction:** at Sorrento, as of 18.10.2026, construction stood at 0.25%, having started on 15.07.2026. That is normal for a project that has just begun, but it leaves more time for delays.
3. **An apartment in a community of houses:** rental demand for studios in DAMAC Lagoons has not been tested in practice yet, because there are no completed apartments.
4. **Distance and traffic:** the drive to the city centre depends on the roads, and it takes longer at rush hour.

The full guide on the site: u810properties.com/en-guide-area-damac-lagoons

Want to find out whether DAMAC Lagoons is right for you?

Message me on WhatsApp and tell me your budget, whether you are buying in cash or with financing, and when you want to get the keys.

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