Section 6 of the guide: Dubai Maritime City: what to know before you buy an apartment on the water

The risks to know about

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1. **A lot of construction at once:** dozens of projects in the area will be handed over between 2027 and 2029. Across Dubai, according to Cushman & Wakefield, about 55,600 new apartments are expected in 2026 and more than 60,000 in 2027. When many apartments reach the market together, rents and sale prices can stop rising.
2. **Construction delays:** at Chelsea, for example, construction stood at 5.19% in the Dubai Land Department inspection report of 07.08.2026. Keep an eye on the pace of construction against the handover date.
3. **Need for a car:** with no metro inside the area, most residents will need a car or a taxi.
4. **The view:** not every apartment "on the water" faces the open sea. Check the floor plan to see which way the apartment faces and what is planned in front of it.

The full guide on the site: u810properties.com/en-guide-area-maritime-city

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This is general information. The figures come from property websites, brokers and developers, and they change over time. The binding terms are the ones in your contract.