Section 3 of the guide: Buying off-plan in Dubai: what you pay on day one, and what can happen to the price after you sign

What happens to the price after you sign

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The sale contract sets one price, and that price is not linked to an index. The contract of one of Dubai's large developers states that the price is final and cannot be changed, with one exception explained below. The payment plan only sets when you pay each part, not how much you pay in total. I cover payment plans in the guide to buying off-plan.

When the price does change: when the area measured at the end of construction differs from the area in the contract. In the contract I checked, the price goes up if the area is larger by more than 3%, and goes down if the area is smaller by more than 5%. The threshold varies from contract to contract, so check this clause before you sign.

The full guide on the site: u810properties.com/en-guide-purchase-fee-and-price

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