Section 4 of the guide: Buying off-plan in Dubai: what you pay on day one, and what can happen to the price after you sign

Where the contract may leave you exposed

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A fixed price is only one side of the picture.

- **Late handover:** In Dubai the law does not set a fixed compensation amount; compensation is set in the contract. In serious cases, such as a long delay, you can go to court. In the contract I checked, the developer may push the handover date back by up to 24 months, and the compensation after that is 1% a year on the amount paid.
- **Changes to the apartment:** under the same contract, the developer may change materials and finishes without the buyer's consent, as long as the standard stays similar.

That is why the choice of developer and a careful read of the contract matter so much in Dubai. The checks I run before signing are in the guide to checking a developer.

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

Thinking about an investment apartment in Dubai?

Tell me your budget, whether you are buying in cash or with finance, and when you want to buy.

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This information is general and correct as of the update date. It is not legal or tax advice, and it does not replace reviewing your contract with a local lawyer.