

PRICE VERDICT · DLD REGISTERED SALES

# DAMAC ISLANDS – MALDIVES 1 · DAMAC ISLANDS – MALDIVES 1

Broker offer vs Dubai Land Department registered transactions

Al Yelayiss 1 · DAMAC ELITE INVESTMENT CO. L.L.C

DEAL UNDER REVIEW	
Size	1,500 sqft
Asking price	2,400,000 AED

ROUGHLY IN LINE

## 2.3% above median resales

Your ask is close to the median of registered resales we matched. The deal can be fine if the unit story (view, floor, finish, plan) matches the average comp.

<p>YOUR OFFER</p> <p><b>2,400,000 AED</b></p> <p>1,600 sqft</p>	<p>DLD MEDIAN</p> <p><b>1,564 sqft</b></p> <p>AED</p>
<p>GAP VS MEDIAN</p> <p><b>+2.3%</b></p>	<p>NEGOTIATION ANCHOR</p> <p><b>2,345,313 AED</b></p>

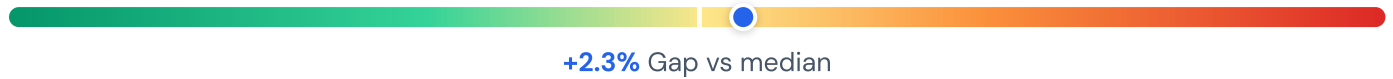
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## Executive summary

BELOW

MEDIAN

ABOVE



Sales in comp set: 274 · Comp window: 2025-02-03 → 2026-04-28

**Possible overpay:** 54,687 AED

## Why this verdict

- We pulled 274 real completed sales from Dubai's land register between 2025-02-03 to 2026-04-28. Each one is roughly the same unit size as yours (we use the official size on each deed record — not the marketing brochure size).
- Only genuine buyer-seller sale lines count; bank mortgages and similar records are left out so they don't skew the picture.
- Across the whole project there were about 128 sales in the last year — that only tells you the place isn't "dead", not how fast your exact layout will resell.
- Your price per square foot works out about 2.3% above the middle of those comparable sales. In plain words: you're paying a visible premium versus those closes.

## Negotiation arguments

- Anchor at the median total implied by your 274 rows: "I'm not bridging 2.3% above that with adjectives — show three filed sales above median with the same checklist (view, floor, finish, plan, fees) or we reset price now."
- Pick two closes from the list priced below the ask and ask which line on the paperwork proves you should pay more than both today.
- Line up transfer costs, service charge, and sinking fund vs those cheaper closes — any worse number on your listing is AED off the ask, not "we'll discuss".

## Green flags

There are plenty of comparable past sales, so one odd price doesn't skew the whole story.

Plenty of people traded in this project in the last year — usually a calmer picture if you sell later.

## Broker question script

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- Which three DLD registered sales in DAMAC ISLANDS – MALDIVES 1 support the asking price? Please send date, total AED, and size.
- If this unit deserves a premium over the median, which documented attribute carries it: view, floor, layout, fit-out, payment plan, or vacant status?
- What is the current service charge AED/sqft and are there any OA or service-charge arrears on this unit?
- Can you match the SPA/title deed project name and DLD project number to the offer sheet?
- If the seller will not move price, which comparable registered close should I remove from the evidence table and why?

## Counter-offer message

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Thanks. The DLD evidence puts this offer close to the current range, so I am not increasing based on listing screenshots. Please send the service-charge position, title/SPA details, and the three closest registered sales you want me to price against before I make the next written offer.

## DLD evidence base

DATE	AED	SQFT	AED/SQFT
2026-04-28	2,100,000 AED	1,550 sqft	1,355 sqft
2026-01-30	2,800,000 AED	1,550 sqft	1,806 sqft
2026-01-07	2,570,000 AED	1,550 sqft	1,658 sqft
2026-01-07	2,570,000 AED	1,550 sqft	1,658 sqft
2026-01-06	2,530,000 AED	1,551 sqft	1,631 sqft

## Verification checklist

Before deposit, verify documents outside the price model.

- Ask for the title deed or SPA name and match it to the DLD project/building name.
- Request service charge, OA budget, and arrears confirmation.
- Check NOC requirements, transfer fees, mortgage discharge, and escrow/RERA status where relevant.
- If the unit claims a view, floor, fit-out, or payment-plan premium, require written proof before pricing it.

## Methodology

- We use only DLD-registered sales — not Property Finder, Bayut, or broker PDF asking prices.
- Comps match your procedure-area band in the same project or linked tower using official DLD area.
- We compute AED/sqft and a period median so one expensive or cheap close does not drive the verdict.
- When the sample is large enough, statistical outliers are trimmed so one odd close does not look “market”.
- We check market depth: how many sales, how recent they are, and whether the project looks illiquid.
- We surface what averages hide: developer/project risk, service charges, documents, and broker claim wording.

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Dubai Offer Verdict · Generated 21 May 2026

Free verdict uses registered DLD resale transactions where they match your filters. When there are at least eight comps in your band, we drop statistically extreme high AED/m<sup>2</sup> observations (Tukey upper fence  $Q3 + 1.5 \times IQR$ ); loose floor  $Q1 - 3 \times IQR$  catches obvious bad lows — smaller samples stay untouched. Medians and fair bands use this robust set when it still leaves at least three sales (otherwise we revert to the full band). Not investment advice; does not replace legal, mortgage, or snagging due diligence.