

◆ PURCHASE AGREEMENT / TAX / LEGAL

Q: What is the procedure for buying an apartment? What documents are necessary?

Procedure:

- The client will select his/her preferred unit based on the unit availability as provided by the developer.
- The client and the developer will agree on the unit price and payment schedule.
- The developer will proceed with the unit sales registration process in the records of the Dubai Land Department.

Documents required:

- Valid passport copy.
- Valid Residence visa copy/Visit visa copy.
- Valid personal identification documents, Emirates ID card or valid ID card of the client's Country of Residence.

Documents to be signed:

- Reservation Agreement between the developer and the client.
- Sale and Purchase Agreement between developer and buyer.
- Oqood (online service provided by Emirates Real Estate Solutions) Registration documents.

Q: What are the property taxes? When and to whom are they paid?

As of 10/2022, there are no property taxes levied in Dubai.

Q: What is the real estate transfer tax? When and to whom is it paid?

Registration Fees are paid to Dubai Land Department (DLD) at the time of interim registration of the unit owner, which would be after reservation payment, i.e. down payment of 20% from the client to the developer account.

DLD Fees = 4% of the property price + AED 40 + AED 1050 (Registration Fees)

No Objection Certificate (NOC) Fees for Developer AED 5,000 + VAT (5%) = AED 5,250

The client pay all fees to the developer. The developer will arrange for proper payments to specific authorities and confirm to the client.

Q: When will I receive an extract from the property register?

Upon paying the reservation payment and execution of SPA, Oqood or interim property registration will be done by the developer.

Q: What are the bank financing options for the purchase of the apartment?

For UAE Non-Residence the banks do not provide financing or refinancing of credit lines.

Q: How is it possible to get a residence permit in Dubai?

A separate department in RERA/DLD deals with this facility. Eligibility for a residence visa is based on the property value, which the government of Dubai will decide from time to time. As of now, the property value must be a minimum of AED 750,000 to become eligible for a property based visa and should have the Fully paid Title Deed free from any encumbrance. Residence visa are valid for 2 - 3 years.

Q: How is it possible to get a Golden visa?

Real estate investors can obtain a Golden visa in the UAE if they fulfill the following condition:

- ◆ Purchase of property worth more than AED 2,000,000 (Dirham Two Million Only).

Golden visa are valid for 5 - 10 years.

Q: Can I buy an apartment as a legal entity?

Yes. The apartment can also be purchased by a legal entity in Marina (For purchase options and more information, it is recommended to contact the developer).

◆ LOCATION / AMENITIES

Q: Where is the project located?

Al Marsa Area - Al Seba St - Dubai Marina - Dubai

Google Maps Link: <https://goo.gl/maps/9AQqMbWfHWP6yTf9>

Q: What is the distance from Dubai International Airport?

Distance from the Dubai International Airport to the Marina Star Residences is 36 Km. Client can use Taxi, Metro or Bus for transport, which will take approx. 30 minutes.

Q: How far is the beach from Condor Marina Star Residences?

Closest beach within walking distance is the public beach at JBR (Jumeirah Beach Residence), which is only ten minutes' walk 1.2 Km from the building.

Q: How far are the hospital and other points of interest (shopping mall, bank, restaurants)?

There are multiple Medical Centers, banks, restaurants and shops in Dubai Marina Mall within walking distance of 1.6 Km

◆ FACILITIES / SERVICES

Q: What are the costs associated with maintenance and utilities?

Maintenance Fees are managed by OAM (Owners Association Management). The Owner's share of the Service Charges will be calculated based on the area of the unit as recorded in the Real Property Register.

Average monthly utility cost approx.

Unit	AED	USD
Studio	1650	450
1 BR	2020	550
2 BR	2380	650

Utility charges include electricity, water and sewerage consumptions. These charges are being managed by a Government Agency called DEWA. DEWA would send the monthly consumption bill to the owner of the flat directly and it can be settled online.

Service Charges will be yearly approx.

Area Sq ft		Area Sq m	
AED	USD	AED	USD
20	5.45	215	58.66

Q: Is parking included in the price of the apartment?

No. Parking space can be purchased for additional AED 100,000. Each client is entitled to 1 parking space. In case of a penthouse, 2 parking spaces are available for purchase.

Q: What cooling method is used in the apartments?

All rooms in the apartments are equipped with built-in ceiling cooling. The system includes an occupancy sensor and triggers cooling accordingly. This ensures a comfortable temperature and energy efficiency.

Q: What are the options for entering the apartment?

A key card, fingerprint or numeric code can be used to enter the apartment. The key card is also used to operate the elevator, and access is only allowed to the floor on which the apartment is located.

Q: What are the terms and conditions for using the fitness center and pool?

Terms & Conditions are to be defined by OAM at the time of handing over apartment to the client.

Q: What are the mobile carrier and internet connection options?

Etisalat and Du are the prominent mobile carriers, but the developer recommends Mobile Carrier Du. Each apartment will be equipped with fiber optic cable.

Q: What are the insurance options for the apartment?

Various property insurances are available in the UAE market. Based on the client's preference, the developer will assist the client with selecting the insurance company.

Q: Who can I call if I need something to fix in the apartment?

The client can call Property Manager or service team. All important contacts will be handed over to the client during the time of apartment handover. The terms and conditions are as defined by OAM.

Q: Can I have the apartment fully furnished? What are the options?

Yes, the client can get in touch with the developer. The developer has a reputed Interior fitter company which provides multiple furnishing & Appliance packages for the client's selection.

Q: What are the warranty periods for construction defects, kitchen equipment and other electronic equipment?

All equipment comes with a standard 2-year warranty. The building itself has a 20 year warranty and construction defects have a 1 year warranty.

Q: Is it possible to park my yacht in the Marina?

Yes, the client can rent a Berth at the client's cost, subject to Emaar Community terms & conditions. For rent options and more information it is recommended to contact the developer.
For more information check www.dubaimarinayachtclub.com

Q: Is there a doorkeeper and security in the building?

Yes, these professionals are managed by OAM. All important contacts will be handed over to the client during the time of apartment handover.

Q: Will there be an administrator available in the building?

Yes. All important contacts will be handed over to the client during the time of apartment handover.

Q: Where will my mail go?

Standard courier service will be delivered to the apartment directly.
Postal mail can be delivered in the P. O. Box, which needs to be rented. For rent options for P. O. Box please check www.emiratespost.ae.

Q: Is it possible to order regular maid service for my apartment?

Yes, it can be ordered from the licensed cleaning company in the market at client cost.

◆ RENTAL APARTMENT

Q: Can I put the apartment for rent?

Yes, Terms & Conditions will be explained during the time of apartment handover.

Q: What is the estimated rental yield?

The expected annual rental yield is calculated in a range of 3,5% - 6%.