ROSENHEIM
LUXURY PROPERTIES

A ROSENHEIM RESOURCE

Buying Timeline

The full journey, mapped week by week, from first search to handover.

2026 EDITION

ROSENHEIM LUXURY PROPERTIES

I

CHAPTER ONE

Stages 1 to 6

Discovery through to negotiation

Week 1 — 1 **Discovery**

Define your budget, purpose (living or investment) and non-negotiables before viewing a single property.

Week 1-2 — 2 **Financing**

Get mortgage pre-approval or confirm proof of funds so you can move quickly once you find the right property.

Week 2 — 3 **Area Selection**

Shortlist two or three communities based on lifestyle, budget and investment goals.

Week 2-3 — 4 **Property Search**

Work with a RERA-registered agent to access listings that match your shortlist, including off-market opportunities.

Week 3-4 — 5 **Viewings**

View shortlisted properties at different times of day to get a true sense of traffic, noise and atmosphere.

Week 4 — 6 **Offer**

Submit a formal offer once you find the right property, backed by your financing position.

II

CHAPTER TWO

Stages 7 to 12

MOU through to aftercare

Week 4	7	**Negotiation** Agree final price and terms with the seller, typically through your agent.
Week 4-5	8	**MOU** Sign the Memorandum of Understanding (Form F) and pay the standard 10 percent deposit.
Week 5	9	**NOC** The developer issues a No Objection Certificate confirming no outstanding service charges or liabilities.
Week 5-6	10	**Transfer** Complete the transfer at a DLD trustee office, where the remaining balance and fees are settled.
Week 6	11	**Handover** Receive your title deed and keys, and complete a snagging inspection if the property is new.
Week 6+	12	**Aftercare** Set up DEWA, Ejari (if renting out), and ongoing property management if needed.

III

CHAPTER THREE

Timeline Variations

Cash, mortgage and off-plan run differently

PURCHASE TYPE	TYPICAL TIMELINE	WHAT CHANGES
Cash resale	1 to 3 weeks	No bank approval stage; transfer can happen as soon as both parties are ready
Mortgaged resale	4 to 8 weeks	Adds pre-approval, valuation and mortgage registration before transfer
Off-plan purchase	Reservation in days; full term runs to the developer's construction schedule	Staged payment plan replaces a single transfer; handover follows the build timeline, not a fixed number of weeks

ROSENHEIM TIP

Add one to two weeks of buffer to any timeline for document delays, especially if you are transferring funds internationally or applying for a Golden Visa alongside the purchase.

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READY WHEN YOU ARE

Speak to a Dubai Property Advisor

Every timeline shifts depending on financing, property type and how quickly documents come together. A Rosenheim advisor can build a realistic timeline around your specific purchase.

BOOK A FREE CONSULTATION

This timeline is indicative and provided for general information; actual timelines vary by transaction.