

# Luxury Living Deserves Flawless Finishing

## Expert Snagging for Bay Villas – Dubai Islands by Nakheel

Set along the pristine coastline of **Dubai Islands**, **Bay Villas** by Nakheel offers a rare blend of **architectural elegance**, **sea-facing terraces**, and **lush green spaces** — the definition of modern beachfront living. But beneath even the most premium finishes, **hidden defects** in waterproofing, cooling systems, or detailing can go unnoticed without expert inspection.

At **Dubai Property Snagging**®, we specialize in **coastal villa inspections** — ensuring your home is not just beautiful, but technically flawless. Whether you're at **handover**, **settlement**, or pre-move-in, we inspect every surface, system, and seal — safeguarding your investment.

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### ✓ Why Villa Buyers Trust Us at Bay Villas

#### ✓ Coastal Construction Specialists

We know the **unique challenges of island living** — from **salt exposure** and **moisture ingress** to **roof slab waterproofing** and **terrace drainage**.

#### ✓ Developer-Formatted Snagging Reports

Get a clean, annotated PDF report in **24 hours** — complete with **photos**, **defect categories**, and **fix recommendations**, ready for submission to **Nakheel**.

#### ✓ Deep Experience with Nakheel Builds

From **Palm Jumeirah villas** to **Murooj Al Furjan** and now **Bay Villas**, we understand Nakheel's systems, finishes, and common defect zones.

#### ✓ Remote Buyer Support

Not in Dubai? We manage everything — from **access coordination** to **video walkthroughs**, with regular updates via **WhatsApp** and **email**.

#### ✓ Pay Later with Tabby

Book now and split your inspection into **4 easy, interest-free payments** — no stress, no delay.

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### 🔍 What We Inspect at Bay Villas – 360° Precision

#### 🏠 Exterior

- **Façade cracks**, uniformity, and anti-salt coating integrity
- **Terrace slope**, membrane sealing, and slab drainage test
- **Garden irrigation** and outdoor tap testing
- **Boundary wall finish**, cracks, and waterproofing

- **Driveway gradient, garage floor level, and gate alignment**

### Interior

- **Ceiling paint finish**, cornice straightness, and wall line angles
- **Door alignment**, hinge tension, and soft-close check
- **Staircase railings**, glass panel stability, landing tile finish
- **Skirting gaps**, wall crack check, and paint consistency

### Kitchen & Bathrooms

- **Countertop edging, backsplash grout**, and cabinet alignment
- **Sink drainage, pipe sealing**, and leak detection
- **Shower glass silicone, floor slope**, and water splash zones
- **Mixer balance, flush pressure**, and **water temperature test**
- **Water heater positioning** and **exhaust fan functionality**

### MEP, AC & Electrical

- **AC airflow testing** room-by-room
- **Duct sealing**, diffuser check, and **thermostat zoning**
- **Socket polarity**, DB board structure, and **smart switch function**
- **Lighting circuits, fire alarm** presence, and video intercom (if applicable)

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### Villa Types We Inspect at Bay Villas

- 3-Bedroom **Garden Villas**
- 4-Bedroom **Family Villas**
- 5-Bedroom **Beachfront Villas**
- Sea-Facing **Corner Units**
- Custom Upgraded or Extended Villas

Whether you're **accepting keys, preparing for move-in**, or requesting **developer rectifications**, we ensure your villa is **technically sound and visually flawless**.

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### Real Inspection Story – 5BR Beachfront Villa

“A client from Abu Dhabi booked us for a **5-bedroom Bay Villa** inspection before handover. We found **62 issues**, including **moisture buildup** at a sea-facing terrace edge, **airflow imbalance** in the master suite, and **poor silicone work** in the guest bath. Our report was accepted by Nakheel's site team, and all key items were resolved before the client collected the keys.”

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**☎ Need an Inspection?**

**Dubai Property Snagging**

**☎ Call or WhatsApp: +971 56 378 7002**

**🌐 Visit: <https://dubaipropertysnagging.ae>**

