# DUBAI PROPERTY

# Why Snagging Is Essential in District One West Phase 2 – Luxury Requires Precision

**District One West – Phase 2**, part of the prestigious Mohammed Bin Rashid Al Maktoum City, features some of Dubai's most sought-after waterfront villas. With **crystal lagoon views**, **contemporary architecture**, and expansive 4–6 bedroom layouts, these homes offer premium living in a gated, high-end community.

But luxury doesn't guarantee perfection. Our snagging inspections reveal **hidden defects even in the most upscale villas**—from improper AC duct sealing to waterproofing flaws and finishing errors. With us, your handover is seamless, safe, and snag-free.

# Why Choose Our Snagging Team

- ✓ 44,000+ inspections completed across Dubai's top villa communities
- Experts in large-format, luxury villa inspections
- ✓ 12-hour delivery of detailed snagging reports via Spectora & Onsite
- ✓ Skilled in lagoon-facing and custom layout assessments
- ✓ **DLP-period support** for follow-up repairs and developer coordination
- ✓ Trusted by private buyers, developers, and international investors

# **What We Inspect in District One West Phase 2 Villas**

With premium finishes and smart systems, these villas demand **comprehensive**, detail-driven **inspections**—far beyond a basic walkthrough.

#### SExterior & Structural:

- Roof slab slope and waterproof membrane testing
- Boundary wall cracking, plaster finish, and expansion joints
- Garden grading, carport tiles, and outdoor lighting fixtures
- Façade coating durability and paint uniformity

#### Interior & Finishes:

- Marble, porcelain, or hardwood floor issues: chips, lippage, hollowness
- Door alignment, lock pressure, and soft-close performance
- Staircase railings: structural firmness and glass finishing
- False ceilings, cove lighting accuracy, and joint quality

# **INSPECT BEFORE YOU INVEST**



# Bathrooms & Kitchen:

- Water pressure and drain flow across all sanitary fittings
- Shower glass and waterproofing test
- Vanity finish, backsplash alignment, and countertop fit
- Exhaust fan check and moisture-prone area detection

#### B Mechanical, Electrical, Plumbing (MEP):

- AC duct sealing, airflow balance, and vent noise detection
- DB board load and safety check: socket polarity, circuit labeling
- Smart home system testing and calibration (where fitted)
- Water heater and booster pump performance, pipe insulation

#### 1 Units & Layouts We Inspect in District One West – Phase 2

We inspect every villa type launched in Phase 2, including:

- Lagoon-facing villas and private internal plots
- 4-bedroom, 5-bedroom, and 6-bedroom villa formats
- Modern Arabic and sleek contemporary architecture
- Custom-upgraded homes with owner-led modifications
- Newly handed-over, resale, and DLP-phase villas

#### Real Client Example: Lagoon-Facing 5BR Villa

**Mr. Wael**, a Lebanese investor, engaged us to inspect his 5-bedroom lagoon-facing villa before final settlement. Despite the project's luxury status, our inspection uncovered:

- Incomplete silicone sealing on the rooftop terrace
- Misaligned kitchen cabinetry
- Inconsistent water pressure across three bathrooms

Our 38-point report with annotated photos was delivered within 12 hours. He shared the report with the developer, who resolved all issues within **10 business days**.

Mr. Wael's feedback: "The smartest move I made after purchasing this villa."

#### Your Luxury Home Deserves a Flawless Start

Buying into a prestigious community like District One West shouldn't come with after-handover regrets. Our inspection ensures:

## **INSPECT BEFORE YOU INVEST**



- ✓ No unexpected repair bills
- Peace of mind before title transfer
- ✓ Clear documentation for DLP or resale purposes

#### **C** Need an Inspection?

#### **Dubai Property Snagging**

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