

Professional Snagging for Apartments & Penthouses in Downtown Dubai

Precision Inspections for Dubai's Most Iconic District

Downtown Dubai is the city's most prestigious address — home to the **Burj Khalifa**, **Dubai Mall**, and luxury towers by **Emaar**, **Omniyat**, and **Select Group**. But even in high-end developments, rushed handovers or missed checks can leave behind hidden defects.

At **Dubai Property Snagging**®, we provide **expert inspection services** for luxury apartments, penthouses, and branded residences in Downtown Dubai. Whether you're moving in, leasing out, or reselling, we help you ensure your unit is handover-ready and **100% defect-free**.

✓ Why Downtown Clients Trust Dubai Property Snagging

✓ Deep Experience in Premium Towers

From **Burj Vista** to **Opera Grand** and **Address Residences**, we've inspected dozens of Downtown buildings — giving us unmatched insight into layout issues and recurring defects.

✓ Developer-Grade Reports in 24 Hours

Receive a detailed PDF report with **issue photos**, **trade tags (Civil/MEP/HVAC)**, and **priority levels** — ready for submission to Emaar or any private developer.

✓ Remote Investor Support

Buying from abroad? We coordinate access, inspect, and send you **walkthrough videos and report summaries** — all via email and WhatsApp.

✓ Value-Driven, High-Quality Service

We price our inspections competitively — without compromising on detail, accuracy, or customer service.

✓ Snag Now, Pay Later

Book today and pay in 4 interest-free installments with **Tabby**.

What We Inspect in Downtown Dubai Units

Finishes & Interiors

- Paint uniformity, ceiling line alignment, and shadow gaps
- Marble or tile floor inspection — cracks, lippage, grout tone
- Door and window operation, rubber seals, and lock testing

Kitchen & Bathrooms

- Cabinet alignment, soft-close hinges, handle inspection
- Countertop sealing and backsplash tile quality
- Water pressure, drainage slope, under-sink leakage test
- WC flush, bidet function, and shower glass sealing

Electrical & HVAC

- Socket polarity test and DB board load check
- Smart switch function (where applicable)
- AC airflow test, duct positioning, thermostat accuracy
- Fire alarm and intercom system test

Balcony & Outdoor Areas

- Glass railing safety inspection
- Sliding door operation, track smoothness, lock test
- Floor slope toward drain and waterproofing quality

Downtown Projects We Cover

We've inspected units across all major towers in the Downtown Dubai district, including:

- **Burj Khalifa**
- **The Address (Boulevard, Downtown, Fountain Views)**
- **Burj Vista**
- **Opera Grand**
- **Act One | Act Two**
- **Downtown Views 1 & 2**
- **The Residences**
- **Bellevue Towers**
- **29 Boulevard**
- **RP Heights**
- All **Emaar** and **Private Developer** towers within Downtown

Real Client Story

“A property investor contacted us before leasing out a 2BHK in **Act One Tower**. Our inspection found **47 issues**, including weak AC airflow, misaligned wardrobe doors, and a drain improperly sealed in the guest bathroom. With our professional snagging report, all defects were rectified within 5 working days — allowing for a flawless handover to the new tenant.”

📞 Need an Inspection?

Dubai Property Snagging

📞 Call or WhatsApp: +971 56 378 7002

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

