

Why Snagging Is a Must at Madinat Jumeirah Living – Where Luxury Meets Heritage

Madinat Jumeirah Living (MJL) is Dubai Holding's premier **freehold luxury community**, nestled across from the **Burj Al Arab**. Designed with traditional Arabic architecture, car-free walkways, lush courtyards, and resort-style amenities, MJL is the epitome of upscale living in Dubai.

But even in a high-end development like MJL, **snagging inspections are essential**. Across towers like **Rahaal, Lamtara, Jadeel, Jomana, and Asayel**, our team has uncovered common post-handover issues—like **AC inefficiencies, improper sealing, loose floor tiles, and unfinished joinery**.

Whether you're an end-user or investor, our snagging ensures your home is delivered **flawlessly and defect-free**.

✓ Why Choose Us for MJL Snagging

- ✓ 44,000+ inspections completed across Dubai's luxury properties
- ✓ Experienced with MJL towers and Dubai Holding quality control standards
- ✓ 12-hour delivery of detailed snag reports via Spector & Onsite tools
- ✓ High-resolution photo checklists with clear room-by-room defect notes
- ✓ Assistance with DLP claims, follow-up, and developer coordination
- ✓ Trusted by MJL homeowners, brokers, and real estate firms

🔍 What We Inspect in Madinat Jumeirah Living Apartments

Even the finest units can hide construction or finishing flaws. Our inspection checklist covers **structure, MEP systems, interior quality, and balcony safety**—tailored specifically for MJL layouts and finishes.

🏠 Interior & Finishing:

- **Tile flatness and lippage check**, including hollow sound testing
- **Paint quality review**, including joints, corners, and ceiling lines
- **Wardrobe alignment**, soft-close fittings, and hinge strength
- **Window and sliding door sealing** – critical for sound and dust insulation

🚿 Bathrooms & Kitchen:

- **Cabinet and countertop level check**
- Mixer tap, **drainage, and water pressure tests**
- Shower and niche **waterproofing** assessment
- **Exhaust fan** performance and anti-condensation review

MEP (Mechanical, Electrical, Plumbing):

- Full **AC airflow test**, duct insulation, and noise level
- Electrical socket and **light switch polarity** test
- **DB board load balance** and breaker function
- **Water heater and plumbing leak test**
- **Pressure check** in kitchen and bathrooms

Balcony & Exterior:

- **Glass railing alignment**, joint sealing, and safety
- Balcony **drainage test** and slope verification
- **Window lock, seal, and handle** operation check
- Cleaning access test (important for upper floors)

Towers & Phases We Cover in MJL

We provide full snagging inspections for all **handed-over and upcoming buildings** within Madinat Jumeirah Living:

- **Rahaal**
- **Lamtara**
- **Asayel**
- **Jadeel**
- **Jomana**
- **Al Jazi**
- **Elara**
- **Lea at MJL**
- **All new towers upon release or handover**



Whether it's a brand-new unit, resale apartment, or pre-tenant inspection, we tailor each snag report to the **tower type, layout, and finish level**.

Real Client Example: Asayel Tower 2

Mr. Hussain, a first-time buyer, received keys to his **Asayel 2 apartment** and scheduled our snagging inspection before moving in. While the apartment seemed flawless, our report uncovered:

- **Two loose tiles** in the corridor with hollow sound
- **AC condensation stains** on the ceiling due to insulation gaps
- An **improperly sealed shower niche** with water seepage risk

Thanks to our detailed, photo-tagged report, he submitted the snag list to the developer and had all defects resolved **within 10 business days**.

"The sharp eye and thoroughness of the inspector saved me from future headaches," he said.

Luxury Doesn't Mean Defect-Free

Even premium apartments like MJL can suffer from rushed finishes, inconsistent workmanship, or post-construction settling. **Our inspection gives you leverage**—to request repairs, avoid delays, and ensure you're getting exactly what you paid for.

- ✓ Peace of mind
 - ✓ Transparent pricing
 - ✓ Certified inspectors
 - ✓ Expert support throughout the handover and DLP process
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Need an Inspection?

Dubai Property Snagging

 Call or WhatsApp: +971 56 378 7002

 Visit: <https://dubaipropertysnagging.ae>

