

Why Snagging Is Crucial in Mira Oasis – A Popular Emaar Family Community

Mira Oasis, part of the wider **Reem development by Emaar**, is one of Dubai's most in-demand townhouse communities. Known for its spacious layouts, family-centric design, and affordability, Mira Oasis features **3 and 4-bedroom villas and townhouses** across **three phases: Mira Oasis 1, 2, and 3**.

While the homes are built to Emaar standards, our inspections have repeatedly revealed **hidden defects**—from **waterproofing issues** to **warped doors** and **tile alignment problems**. Whether you're moving in, renting out, or preparing for resale, a **professional snagging inspection in Mira Oasis is essential** to protect your investment.

✓ Why Choose Us for Snagging in Mira Oasis

- ✓ **44,000+ villa and townhouse inspections completed in Dubai**
- ✓ **Deep experience with Emaar-built properties across all Mira phases**
- ✓ **Same-day inspection reports delivered in 12 hours**
- ✓ **Comprehensive MEP, waterproofing, structural, and finishing checks**
- ✓ **Support throughout the DLP or resale negotiations**
- ✓ **Trusted by landlords, investors, and agents in Reem and Mira communities**

🔍 What We Inspect in Mira Oasis Villas & Townhouses

Our Mira Oasis inspection checklist is tailored for the construction style and layout of Emaar's townhouses and includes detailed assessments of every major system and finish.

🏠 External & Structural:

- **Roof slab checks** and waterproofing membrane inspection
- **Boundary walls** for cracks, render wear, and paint inconsistencies
- Carport and walkway **drainage slope & water pooling risks**
- Gate operation, exterior paint quality, and facade sealing

🏠 Interior & Finishing:

- Floor tile defects: **hollow sounds**, chipped edges, uneven joints
- Skirting and **paint finish along corners and baseboards**
- **Staircase railing alignment and strength testing**
- Door, wardrobe, and hinge inspection – soft-close and latching function
- Wall and ceiling **cracks, damp patches, or poor touch-up jobs**

 Bathrooms & Kitchen:

- Mixer taps, water pressure test, and pipe leak check
- **Silicone sealing** around basins, showers, bathtubs, and backsplashes
- Kitchen cabinets, countertop slope, appliance space and exhaust fan
- **Drainage slope** in wet areas to prevent standing water

 MEP (Mechanical, Electrical, Plumbing):

- HVAC system: **AC duct leakage, airflow rates, and insulation review**
- DB board testing, socket polarity, and switch alignment
- Plumbing joints, **water heater**, and pressure balancing valves
- **Pump system and sump test** where applicable in backyards

 Phases & Units We Cover in Mira Oasis

We inspect every layout and unit type across all Mira Oasis phases:

- **Mira Oasis 1**
- **Mira Oasis 2**
- **Mira Oasis 3**
- **3-bedroom & 4-bedroom townhouses**
- Corner units, middle units, and end-of-row villas
- Investor-owned units, resale properties, and tenant-ready handovers

Whether you're a homeowner preparing for move-in or an investor ensuring handover quality, we tailor the inspection to your specific unit's age and status.

 Real Client Example: Mira Oasis 2 Townhouse

Ms. Leila, an investor from Sharjah, booked our snagging service for her Mira Oasis 2 unit before handing it over to a new tenant. The unit looked move-in ready on the surface—but our report uncovered:

- **Incomplete silicone sealing** around the kitchen sink
- **Misaligned backyard sliding door**, causing poor locking and airflow
- **Condensation buildup** at the AC return grill

Within 72 hours, her contractor fixed every item on our snag list. The result? A smooth tenant handover with no post-occupancy complaints.

"The report helped me avoid tenant issues before they even started."

📞 Need an Inspection?

Dubai Property Snagging

📞 Call or WhatsApp: +971 56 378 7002

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

