

Buying a Dubai apartment remotely with an AI assistant

Series 2. Finding an apartment on developer websites

I asked Claude Code to find a ready one-bedroom apartment on Dubai developers' websites. Here is what it could learn without contacting sales teams.

- 1 We reviewed 38 of 55 websites. Nine mentioned completed buildings with one-bedroom apartments; two of those websites said the buildings were sold out.**
 - 2 On the websites we reviewed, we found no specific ready apartment with all three details: a unit number, current availability and the full price.**
 - 3 We found specific one-bedroom apartments in two buildings under construction. One had an exact price and the other a starting price. Neither was a ready apartment matching the original request.**
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Sergey Ponomarev · AI Business · aibusiness.vc · draft 0.4 · 26 October 2026

We tested the apartment-buying journey on Dubai developers' websites

What can a buyer learn about apartments from a developer's website, and what still needs to be clarified with the sales team?

Sergey Ponomarev · AI Business, independent project · version 0.4, draft · website review conducted on 26 October 2026

1. Summary: what the buyer's AI found on developers' websites

In the first episode, my AI assistant looked for a broker. This time, I asked it to find a ready one-bedroom apartment directly from a developer. I live in Bulgaria, am paying with my own funds and want to rent the apartment out long-term. I prefer a completed home so I can start renting sooner. Personally, I would also consider a building under construction if its handover date were known, but the task for this review specifically asked for a ready apartment. I did not set a budget in advance.

This was a research test purchase: I am not buying an apartment. We looked at what a buyer can learn about apartments from websites; we did not assess the quality of buildings or developers. Three main findings follow.

Review stage	Websites	What this means
In the sample	55	Developer websites selected for this review
Stopped because of website terms	12	Published terms prohibited automated access
Could not be opened	5	Technical stop; we draw no conclusions about their listings
Reviewed	38	We gathered information about projects and apartments from these sites

1. Websites for 9 developers mentioned one-bedroom apartments in completed buildings.

What the website tells a buyer	Number	Developers
The building is marked ready; the page mentions one-bedroom apartments and indicates availability, but gives no price for a specific apartment	1	Binghatti
The building is ready; the website gives a starting price for the project, not for an individual apartment	2	Object 1, TownX
The building is ready and one-bedroom apartments are mentioned, but no price is given	4	Ellington, Deyaar, Imtiaz, Iman
The buildings are marked sold out	2	Meraas, Al Seeb

A mention of an apartment in a completed building does not mean that the apartment is currently for sale. On the pages we reviewed, we could not establish which specific apartment was available or how much it cost.

2. In addition, websites for two buildings under construction listed specific one-bedroom apartments with prices: one exact price and one starting price.

Developer and project	What the website says	What this means for the buyer
Union Properties - Takaya, Motor City	Unit 1404: 1 bedroom, 14th floor, 94.3 m ² , AED 2,068,100. Handover is listed as Q4 2027	The buyer can assess a specific apartment and price, but cannot rent it out immediately because the building is still under construction
Mira - Trussardi Residences II	Unit 306: 1 bedroom, 3rd floor, 86.7 m ² ; price listed as "from AED 2 million". Handover: Q2 2027	Apartment details are available, but the exact price needs to be confirmed; the building is still under construction

I prefer a ready apartment so I do not have to wait for handover. That is what the AI was asked to find in this review. We recorded apartments in buildings under construction as additional findings: they do not meet the original request, but show what information developers publish about individual units. For a buyer, it helps to see the building's status, which units are still for sale, their prices and sizes; for a building under construction, the expected handover date also matters.

3. Two other details were difficult to check on the websites: the annual building service charge and the project's registration.

What we looked for	Websites	What this means
Sales phone number or email available without submitting a form	32 of 38	In most cases, we found a way to get in touch
Annual building service charge with the year specified	0 of 38	TownX listed AED 14-18 per square foot, but did not specify the year
Dubai Land Department (DLD) project registration number	0 of 38	We did not find a number on the pages reviewed

What we tested. Whether AI could find a ready one-bedroom apartment on a website, learn its price and identify the next step. We separately noted information about apartments in buildings under construction, but did not count those as answers to the original request. We did not confirm actual apartment availability or assess the quality of buildings or developers. This is not a rating or recommendation. We did not buy anything or submit enquiries; the developers did not commission this review.

2. The apartment the buyer was looking for

The same protagonist returns from the first episode: I live in Bulgaria and want to buy a new one-bedroom apartment in Dubai and rent it out long-term. I prefer a completed home so I can start renting sooner. Personally, I would also consider a building under construction if its handover date were known. I am paying without a mortgage and would like to handle as much as possible remotely. I do not want an apartment far from urban life. A water view, a higher floor, parking and a metro station within a 15-minute walk are preferences, not requirements. For this review, however, the task was narrower: find a ready apartment.

Why go directly to developers? In the first episode, we found brokers but did not contact them. Here we looked at what buyers can learn on developers' own websites. We excluded Bayut and Property Finder:

the first did not let the agent through, while the second site's terms prohibited automated access.

I did not set a budget because I first wanted to see what ready apartments developers offered and how much they cost. Apartments under construction that we found along the way are listed separately and do not count as matches for the original request.

What we asked the AI to do. Find a new, ready one-bedroom apartment directly from a developer; give its price, size, readiness and availability; cite sources; and list questions for the sales team. The full prompt is retained in the research materials. Buildings under construction did not count as answers to this request; apartments found there are listed separately.

3. What a buyer can learn from a website without contacting sales

The AI read each site's terms first. If they prohibited automated access, it stopped there. Otherwise, it opened the home page, project and apartment sections, building pages, filters and brochures. It did not submit forms or send enquiries.

What the buyer wanted to know	Websites where we found it	What this gives the buyer
Sales phone number or email without submitting a form	32 of 38	A way to get in touch without leaving details in a form
Separate sections for completed and under-construction buildings	12 of 38	Easier to tell when the buyer could move in and start renting
Filters by bedroom count, price or building status	12 of 38	An easier way to narrow the search
Apartment or typical floor-plan area	12 of 38	A way to compare apartment sizes
Floor plan described in words, not only as an image	9 of 38	Key details can be understood without interpreting a diagram
Floor number for a specific apartment	2 of 38	A way to check whether the floor suits the buyer
Price of a specific apartment	3 of 38	Specific offers can be compared; in one case we could not confirm the bedroom count
Annual building service charge with the year specified	0 of 38	The buyer cannot establish current annual costs
Service charge amount without a year	1 of 38	TownX listed AED 14-18 per square foot, but the year was unknown
DLD project or developer registration number	0 of 38	We did not find a number on the pages reviewed

Specific prices and floor numbers were found only for apartments in buildings under construction. At Aldar, we could not confirm that the apartment we found had one bedroom, so only Union Properties and Mira are included in the examples above. We found no prices for individual apartments in completed buildings.

4. What the websites said about 9 completed buildings with one-bedroom apartments

This is not a ranking: developers are listed in the order we reviewed them. We recorded what their websites said on 26 October 2026. The information may have changed since then. We did not call sales teams or confirm which apartments were actually available.

Developer	What is known about the building and apartments	Price and availability	How to get in touch
Binghatti	Dusk and Dawn in JVC are marked ready; one-bedroom apartments are marked available	A starting price of 750,000 is shown without a currency. No specific available apartment or its price is identified	Phone
Ellington	The site lists 16 completed buildings, including Oakley Square and Hamilton House in JVC, Ellington House in Dubai Hills and DT1 in Downtown	Apartment prices and availability are not shown; only payment-plan options are listed	Phone
Deyaar	The Atria and Burlington in Business Bay, and Bella Rose in Dubai Science Park. The Atria lists one-bedroom apartment sizes of about 74-91 m ² (796-984 sq ft)	Price and availability are not shown. Another building, Mont Rose, is marked sold out	Phone and email
Object 1	RA1N building in JVC	Project starting price: AED 959,936. No price or availability for an individual apartment	Phone and email
TownX	Luma Park Views in JVC. The website says the building was handed over on 9 October 2025	Project starting price: AED 1.3 million. No price or availability for individual apartments	Phone and email
Imtiaz	Pearl House in JVC	Apartment prices and availability are not shown	Phone and WhatsApp
Iman	Oxford Terraces and Oxford Residence in JVC. Terraces is listed as having 51 one-bedroom apartments	No price or availability for individual apartments	Phone and email
Meraas	Marsa Al Arab Residences and Port de La Mer were handed over in 2023 and 2021	The website says both buildings are sold out	Phone
Al Seeb	Safeer Tower 1 in Business Bay and Safeer Residences 2 in Dubailand	Project starting price: AED 1.6 million. The website says both buildings are sold out	Phone and email

Nakheel and Azizi also have completed projects, but on the pages we reviewed, one-bedroom apartments were mentioned in general descriptions rather than tied to a specific building.

Six of the nine developers in the table showed completed buildings in JVC (Jumeirah Village Circle). The pages reviewed did not establish whether a specific apartment has a water view, which floor it is on or whether parking is included. The buyer would need to ask about these details.

What the buyer should ask the sales team. Websites for 9 developers mentioned one-bedroom apartments in completed buildings, but we could not confirm a specific available unit. Before calling, I would write down these 5 questions:

1. Is a one-bedroom apartment available now? What is its unit number, floor and area?
2. What is the full price, and what does it include: parking, finishes, kitchen?
3. What additional costs are due on top of the apartment price?
4. What is this year's annual building service charge?
5. Is the apartment sold directly by the developer, and can the purchase be completed without travelling to Dubai?

5. What developers can show on an apartment page

It is easier for a buyer and their AI assistant to compare apartments when one page states the building's status, which apartments are available, their prices and key details. We did not test whether this affects selection or sales; the points below are simply what we observed on the websites.

1. **Say whether the building is complete and when it was handed over.** Binghatti's Dusk and Dawn pages say the buildings are ready to move into; Ellington and Deyaar let visitors see readiness in their project catalogues. This helps distinguish completed buildings from those still under construction.
2. **Show which apartments are still for sale.** Binghatti displays an availability label beside the one-bedroom apartment type. But it does not identify a specific unit or give an update date. Buyers can make a more informed decision if the site shows the actual available apartments and when that information was last updated.
3. **Give each apartment its own listing.** Union Properties and Mira show individual apartments with unit number, area, floor and price. These examples are in buildings under construction. The same details would also help buyers looking at completed buildings.
4. **State the area and floor plan.** Deyaar publishes an area range, while Iman says how many one-bedroom apartments a building has. This helps show the size of the offering, but not which apartments remain available.
5. **Explain annual costs.** TownX gives an estimated building service charge of AED 14-18 per square foot but does not state the year. We did not find an annual amount on the other pages reviewed.
6. **Give distances in clear numbers.** Nakheel lists travel times from completed projects to key places, including metro stations. This helps a buyer abroad assess the location beyond the neighbourhood name.

6. Five cases where buyers may need clarification

These cases appeared on individual pages we reviewed. We do not name the companies: they illustrate where a buyer may need clarification, but do not characterize an entire website or developer.

1. **A building is marked complete, but a future year appears beside it.** It is unclear whether the building has been handed over or is still expected.
2. **A building is marked ready, but its progress is shown as 0%.** A short explanation of what each status means would help.
3. **A building is called ready in the catalogue, while its page shows construction updates.** The current status needs clarification and should be stated consistently.
4. **A building is marked sold out but also appears in a sales section.** A date or explanation would help buyers understand whether any apartments are currently available.
5. **A price is shown as "from 750,000" without a currency; different floor counts appear on project pages.** The buyer needs to clarify the currency and the building details.

On the pages reviewed, these details could not be understood unambiguously. This does not mean the information is wrong; the buyer needs to clarify it with the sales team. We did not test how such wording affects choice or sales.

7. How we carried out the review

Websites included

We assembled a list of developers with their own websites, excluding listing portals and without searching the Dubai Land Department register. Before the review, we removed 12 candidates: we could not find an official website for 4, 3 build outside Dubai, and 5 addresses led to other companies' websites. We reviewed 55 developer websites. This is not a complete list of Dubai developers or a random sample of the market.

How the review worked

On 26 October 2026, starting at 08:50 UTC, Claude Code opened pages in the Chrome browser, clicked menus, filters, tabs and project cards, opened public brochures and saved what it read. It did not submit forms, send enquiries, make bookings or purchases, or enter personal data. In the first episode, the AI did not click buttons, so the figures from the two episodes cannot be compared directly.

The AI read each website's terms first. If the terms explicitly prohibited automated access or automated data collection, we stopped. References to copyright or personal, non-commercial use alone were not treated as such a prohibition. This was our selection rule, not a legal conclusion about the permissibility of access or subsequent use of materials. We do not publish copies of pages; we use only short quotations.

How we checked the answers

We checked each factual statement in the AI's responses against a saved page; all 1,048 quotations were found in the saved text. We counted a building as completed only when the website explicitly said it had been handed over or construction was complete. We counted an apartment as available only when the site explicitly marked it for sale or listed it among available units. A completed building alone does not prove that any apartments are still for sale.

What we did not check

- Every page on each website. The AI read page text and clicked menus and filters, but did not submit forms or open brochures behind forms. Not finding something does not mean it is absent from every other page.
- Whether prices, availability and readiness were accurate. We recorded what the websites said and did not call sales teams.
- Two long apartment lists were not reviewed in full: we read 1 of 15 pages at Union Properties; at Ellington, some apartments did not load after clicking "Show more".
- We could not assess 4 of the 38 websites where we looked for listings: the pages reviewed had almost no text, only project names. They are marked in Appendix B.

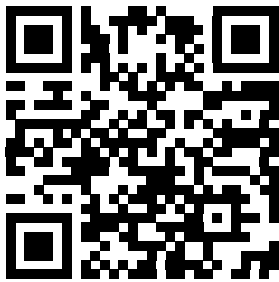
8. What a developer can improve on its website

Open the page for one completed building and review it from a buyer's perspective: is it clear that the building is ready; which apartments are still for sale; what they cost and what the price includes; their area; this year's service charge; and how to contact the sales team? For a building under construction, add the expected handover date. Also check that the catalogue and building page do not contradict each other.

You can do this yourself or ask us to review the site. Before starting, we agree on what will be checked:

- **AI Company Scan.** We ask five AI models what they know about your company and show you their answers.
- **AI Visibility Check.** We check whether AI can access and understand your website, then suggest improvements. We do not guarantee inclusion in AI recommendations.
- **AI Test Purchase.** We ask an AI agent to carry out a buyer's task on your website. We show what it found, where it stopped and what to fix first. We do not submit enquiries or buy anything.

Request a review: aibusiness.vc/service-check · Questions: info@aibusiness.vc. If your developer appears in Appendix B, we can send you what we recorded about it for free. No purchase is required.



What comes next

This review looks at what a buyer can learn from developers' websites with the help of AI. We do not buy apartments, assess building quality or confirm actual apartment availability. This episode included both completed and under-construction buildings; completed homes were the buyer's preference.

In the next episode, we will look at what AI can find out about the purchase itself: which steps can be completed without travelling to Dubai, where a person is needed, and what developers' websites, brokers and the Dubai Land Department say about the process. Episode 3: "Can you buy an apartment from your sofa?"

If you would like us to include your website in a future test or review it in more detail, write to info@aibusiness.vc. We cannot promise inclusion or a positive assessment.

About the author

Sergey Ponomarev, PhD in Political Science. He led public-service quality assessment for 7 years, developing standards and conducting independent reviews and hundreds of test purchases. He now conducts AI-assisted test purchases on company websites and helps businesses prepare for customers who arrive with an AI assistant.

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Appendix A. Research materials

The author retains the AI prompt, its responses for each developer, the list of pages visited and the basis for each decision. Copies of pages and brochures were saved with a date, time and checksum that can be used to verify that a file has not changed. Full page copies, screenshots and brochures are not published. A developer mentioned in the report may request the links and excerpts on which our description is based. These materials are not a substitute for an official registry extract and do not confirm apartment availability.

Corrections and clarifications

If a developer finds an error or would like to add context, email info@aibusiness.vc. We will review the request and correct any confirmed error with the date noted. This is free and does not require purchasing our services.

Appendix B. What we found on 55 developers' websites

This is not a ranking or assessment of developers. It records what we could read on the pages reviewed on 26 October 2026. A suggestion to add information does not mean that it is absent from other pages on the website. We did not verify apartment availability, prices or project registration, and did not call sales teams.

General suggestion: on each building page, state whether it has been handed over, which apartments are still for sale, their prices and sizes, and the current year's service charge.

No.	Developer	What we found on the pages reviewed	What a buyer can already learn	What else the website could state
1	Emaar	Terms prohibit automated access. We stopped there	The terms are easy to find on the website	Clearly state whether AI assistants may read information on the site
2	DAMAC	The home page opened, but the terms pages did not. We stopped there		Check whether the website terms can be opened from other countries
3	Nakheel	Completed projects are listed, but one-bedroom apartments are not linked to a specific building	List of recent handovers; travel time to the metro and city centre	For every completed building, show apartment types, availability and prices
4	Meraas	The website says completed buildings with one-bedroom apartments are sold out	Readiness and handover date for each project	If apartments become available again, show their availability and prices
5	Sobha	We found no one-bedroom apartments in completed buildings; the site lists project handovers in 2029-2030	Bedroom and price filters; project starting prices	Separate completed buildings from those under construction
6	Azizi	Completed buildings are named, but one-bedroom apartments are not linked to them	Project starting prices; phone number near the top of the site	For each completed building, show apartment types and individual apartment availability and prices
7	Danube	Terms prohibit automated access. We stopped there	The terms are easy to find on the website	Clearly state whether AI assistants may read information on the site
8	Binghatti	The site says the buildings are ready and marks one-bedroom apartments as available	Readiness and availability appear on one page	Name the available units and give each unit's currency, price and last-updated date
9	Ellington	The site lists 16 completed buildings with one-bedroom apartments; prices are not shown	A filter lets visitors select completed buildings	Add prices, sizes and availability for each completed building
10	Omniyat	Terms prohibit automated access. We stopped there	The terms are easy to find on the website	Clearly state whether AI assistants may read information on the site
11	Select Group	Terms prohibit automated access. We stopped there	The terms are easy to find on the website	Clearly state whether AI assistants may read information on the site
12	Dubai Properties	The only project we found with one-bedroom apartments is marked sold out	Sold projects are separated from current ones	If completed apartments are for sale, state their availability and prices
13	Deyaar	Completed buildings with one-bedroom apartments; no price shown	Handover status, project areas and building descriptions	Add prices and availability for each completed building
14	Union Properties	Apartments with prices and floor numbers are listed, but the building is under construction until 2027	List of apartments with unit number, floor, area and price	Show completed buildings too; we reviewed 1 of 15 list pages

No.	Developer	What we found on the pages reviewed	What a buyer can already learn	What else the website could state
15	Meydan	The site did not open during our review		Check whether the website opens from other countries
16	Majid Al Futtaim	We found no apartments; the site shows villas and townhouses		If apartments are available, add them to the community website
17	Nshama	We could not assess it: the pages reviewed showed only project names	Handover markers on a neighbourhood map	Add building apartment types, prices and availability in readable text
18	Dubai South	We could not assess it: we found only commercial property pages	"Book" button; phone number	Add a residential apartment page with prices and availability
19	Wasl	The site displayed an access check. We stopped there		Clearly state whether AI assistants may read information on the site
20	Al Habtoor	One-bedroom apartment types are listed, but readiness and prices are not	Apartment types and sales email	Show which buildings are complete, and list apartment availability and prices
21	Samana	One-bedroom apartments were found in buildings under construction; no ready ones were found	Project starting prices and payment calculations	Separate completed buildings from those under construction; remove sold-out units from listings presented as available
22	Object 1	RA1N, with one-bedroom apartments, is marked complete; a project starting price is shown	Handover marker and starting price	Show which individual apartments are available and how much they cost
23	Tiger Properties	A completed building is listed, but the one-bedroom apartments we found are in buildings under construction	Project handover dates and apartment list	For completed buildings, show apartment types, availability and prices
24	Imtiaz	Pearl House, with one-bedroom apartments, is marked complete; no price is shown	Building completion marker	State prices and availability; use a consistent neighbourhood name across pages
25	Vincitore	Terms prohibit automated data collection. We stopped there	The terms are easy to find on the website	Clearly state whether AI assistants may read information on the site
26	Pantheon	The page opened without text. We stopped there		Check whether the website text is visible without scripts and from other countries
27	Iman	Completed buildings with one-bedroom apartments; no price shown	Completion status and number of such apartments in the building	Add prices and say which apartments are still for sale
28	Condor	We could not assess it: the pages contained only news		Add project pages with apartment types, status and prices

No.	Developer	What we found on the pages reviewed	What a buyer can already learn	What else the website could state
29	Prestige One	Terms prohibit automated access. We stopped there	The terms are easy to find on the website	Clearly state whether AI assistants may read information on the site
30	LEOS	One-bedroom apartments and project starting prices are listed, but building status is not	Apartment sizes and phone number	State which buildings are complete and which apartments are still for sale
31	Taraf	Terms prohibit automated data collection. We stopped there	The terms are easy to find on the website	Clearly state whether AI assistants may read information on the site
32	SOL Properties	The pages reviewed showed buildings under construction, not completed ones	Project starting price	Separate completed buildings from those under construction and list apartment types
33	Peace Homes	Terms prohibit automated access. We stopped there	The terms are easy to find on the website	Clearly state whether AI assistants may read information on the site
34	Siadah	A one-bedroom apartment appeared only as a floor plan, without a location or price	Floor-plan areas	State location, completion status, price and availability
35	AARK	One building is complete and another is under construction; a starting price is shown for the latter	Handover status and starting price	For the completed building, show apartment types, availability and prices
36	Arista	We found no apartments: the site showed villas and offices		If apartments are available, add them to the website
37	Seven Tides	Terms prohibit automated access. We stopped there	The terms are easy to find on the website	Clearly state whether AI assistants may read information on the site
38	Al Barari	One-bedroom apartments appear as a type, without readiness or price	Apartment types by project	Add readiness, availability and prices
39	TownX	Luma Park Views, with one-bedroom apartments, is complete; a project starting price is shown	Handover date, service charge and sold-out markers	Show prices and availability for individual apartments; state the year for the service charge
40	AHS Properties	Terms prohibit automated data collection. We stopped there	The terms are easy to find on the website	Clearly state whether AI assistants may read information on the site
41	Mira	Apartments with prices and floor numbers are listed, but the buildings are under construction until 2027	List of apartments with unit number, price and floor	Show completed buildings too when they become available
42	Reportage	One-bedroom apartments are marked available for purchase, but the building completion status is not stated	Project starting prices, phone and WhatsApp	State each building's status; check why visitors from Europe see the French version of the site

No.	Developer	What we found on the pages reviewed	What a buyer can already learn	What else the website could state
43	Aldar	We found no ready one-bedroom apartments in Dubai: the site showed villas and buildings under construction	Individual apartment prices and a booking button	If ready apartments are available, show them and state their prices
44	H&H	No one-bedroom apartments found; branded residences start at two bedrooms	Project portfolio	Clarify readiness labels, and add prices and a sales contact
45	Expo City	Project starting prices are shown for one-bedroom apartments, but building status is not	Project starting prices and phone number	State which buildings are complete and which apartments are still for sale
46	Dubai Holding	Terms prohibit automated access. We stopped there	The terms are easy to find on the website	Clearly state whether AI assistants may read information on the site
47	Sankari	We found no one-bedroom apartments: residences occupy full floors, and villas are listed		Add apartment types, status, prices and a contact
48	Nabni	Terms prohibit automated data collection. We stopped there	The terms are easy to find on the website	Clearly state whether AI assistants may read information on the site
49	Swiss Property	We could not assess it: the pages contained almost no text	Phone and email	Complete project pages with status, apartment types and prices
50	Gemini	A one-bedroom apartment is shown as a type, but readiness and price are not stated	Apartment-type area	Add readiness, prices and availability, and provide a phone number instead of only a form
51	Al Seeb	The website says completed buildings with one-bedroom apartments are sold out	Project readiness and starting price	If apartments are for sale, identify which ones and how much they cost
52	Dubai Investments	The page opened without text. We stopped there		Check whether the website text is visible without scripts
53	Wellington	One-bedroom apartments are listed, but readiness and prices are not	Apartment floors and sales phone number	Add readiness, prices and availability
54	Gulf Land	The website says buildings with one-bedroom apartments are sold out	Project starting prices and phone number	If apartments are for sale, identify which ones and how much they cost
55	Fakhruddin	We found no ready apartments; the projects are under construction	Project areas	State when completed buildings are expected to become available