Gratia Grande Real Estate LLC
Dubai, United Arab Emirates
gratiagrande.com

Terms of Use

The terms that apply when you use this website, how to pay safely, and the law that governs both.

1. Who we are and what these terms cover

This website, gratiagrande.com, is run by Gratia Grande Real Estate LLC ("Gratia Grande", "we", "us"), a real estate brokerage licensed in Dubai: Trade License 1656444, RERA Office Registration Number (ORN) 65187, Office 103, Sky Business Centre, Al Kheeran, Dubai Festival City, Dubai, UAE.

By using this website you agree to these terms. If you do not agree, please do not use it. Our Privacy Policy explains how we use your personal data.

2. Information, not advice

The website gives general information about off-plan projects and property in the UAE. It is not financial, legal, tax or investment advice. Take your own advice before you buy, sell or lease.

3. Prices, payment plans, sizes and dates

- Prices, payment plans, unit sizes, layouts, specifications and handover dates for a project are the developer's own, as the developer published them on the date shown on the page.
- Developers can change them, and units can sell, at any time and without notice to us.
- Distances and drive times are the developer's where the developer publishes them. Where it does not, they are our estimate by car without traffic.
- Before you commit to anything, we confirm in writing the price, payment plan and terms for the specific unit, from the developer's or owner's written material.

4. No offer

Nothing on this website is an offer to sell or lease, or a contract. A form you send is an enquiry, not a booking. A unit is reserved only when the developer or owner confirms it in writing and the required documents are signed and payments made under the developer's or owner's process.

When you send a form, we contact you about it by WhatsApp, phone or email, and may follow up about the project you asked about and suggest other properties that may suit you. You can stop our follow-ups at any time with the Unsubscribe link in any of our follow-up emails, or by telling us. Our Privacy Policy explains this in full.

5. Advertising permits

Where Dubai law requires an advertising permit for a property advertisement, we show its Trakheesi permit number and QR code with that advertisement, so you can check it with the Dubai Land Department. If you think something on the site is wrong or out of date, write to info@gratiagrande.com.

6. Paying safely

These rules follow the Dubai Land Department's instructions and protect your money:

- For an off-plan unit, every instalment is paid to the developer's escrow account named in your Sales and Purchase Agreement, or by the method the developer sets out in writing. Never to Gratia Grande and never to an individual.
- Our agents may not accept cash, cheques or transfers into their own accounts. Any fee due to Gratia Grande is invoiced by email from info@gratiagrande.com and paid only to the company bank account named on that invoice.
- A payment to us is confirmed only by an official receipt sent from info@gratiagrande.com.
- If anyone asks you to pay in any other way, call or WhatsApp us on +971 58 908 0663 before you pay.

7. Pictures, renders and brochures

- Images, renders, videos, floor plans and brochures of a project belong to the developer or their owners. We show them with the developer's approval or as the developer publishes them for brokers.
- Renders are for illustration. The finished property may differ.
- The Gratia Grande name, logo, text, photographs and the design of this website belong to Gratia Grande.
- You may view and download brochures and floor plans for your own decision to buy or lease. You may not copy, republish, sell or otherwise use any content of this site without written permission from us or, for developer material, from the developer.

8. Using the website

You agree not to:

- send false information, or information about another person without their permission
- try to break into, overload or disrupt the website
- copy listings or data from the website by automated means
- use the website for anything unlawful

9. Links and embedded services

The website links to and embeds services run by others, including WhatsApp, Google Maps, Google Calendar and Google Meet. Their own terms and privacy policies apply, and we are not responsible for their content or how they work.

10. Liability

- We take care to keep the website accurate and up to date, but we do not guarantee that all information is complete, current or free of errors, or that the website will always be available.
- To the extent UAE law allows, we are not liable for any loss arising from relying on information on the website that we have not confirmed to you in writing under section 3, or from the website being unavailable.
- Nothing in these terms limits a liability that UAE law does not allow to be limited, including for fraud or wilful misconduct.

11. Changes to these terms

We may change these terms. The version on this page, with its date, applies from the date it is posted.

12. Governing law and courts

These terms are governed by the laws of the Emirate of Dubai and the federal laws of the United Arab Emirates. The courts of Dubai have jurisdiction over any dispute about them.

13. Contact

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