What Vakeel costs

A fixed monthly fee, set when you sign, from your built-up area, your budget and how often we visit. It never rises with your contract value. You pay your contractor directly; we never handle your money.

Site visits A MONTH · PREMIUM FINISH

BUILT-UP AREA	1 VISIT A WEEK	2 VISITS A WEEK	3 VISITS A WEEK
Up to 3,500 sq ft	AED 14,000	AED 20,000	AED 26,000
3,500 to 7,500 sq ft	AED 18,000	AED 26,000	AED 34,000
7,500 to 13,000 sq ft	AED 22,000	AED 32,000	AED 42,000

Light and standard finishes are 10% lower; luxury is 20% higher. The finish level comes from your budget per sq ft. Over 13,000 sq ft, we price it with you. Before work starts: half the one-visit rate.

TECHNICAL

Is it being built right?

- Work checked against your drawings and specification
- Waterproofing, structure and services inspected before they're covered
- Failures reported the same day, with photos

COMMERCIAL

Are you paying for what's built?

- Every payment application checked line by line
- A clear position each time: pay or hold, and why
- Variations checked against your contract before you agree them

Add-ons DURING THE BUILD

Hands-off — AED 6,000 a month
For owners abroad or busy: meetings attended, one weekly brief, your decisions passed on in writing

Cost forecast — AED 2,500 a month
Your final cost forecast against your ceiling, updated every month

Spot checks — AED 2,000 a month
Two unannounced visits a month, on top of your regular ones

Material checks at the supplier — AED 1,800 a month
Key materials checked against your specification before delivery

Live site cameras — from AED 1,500 a month
3, 5 or 7 cameras, with recordings and a time-lapse at handover. Set-up and upkeep below.

Live site cameras VIDEO ONLY, NO AUDIO

CAMERAS	ONE-OFF SET-UP	UPKEEP
3 cameras	AED 15,000	AED 1,500 a month
5 cameras	AED 20,000	AED 2,300 a month
7 cameras	AED 25,000	AED 3,100 a month

The kit stays ours and leaves at handover, with a time-lapse of your build. The first five owners get set-up included.

One-off services EACH STANDS ON ITS OWN

Detailed quote report — AED 12,000

Your quotes rebuilt line by line on one scope, every exclusion priced. Usually within 48 hours.

Pre-construction review — AED 15,000

Contract, BOQ, programme, payment schedule and insurance checked before you sign.

Baseline survey — AED 15,000

What's built against what you've paid, zone by zone. Credited against your first 3-month bill.

Project roadmap — AED 12,000

Scope, specification, drawing register, approvals route and a pricing schedule. AED 25,000 for a new villa.

Defects-period inspection — AED 5,000

One visit before your contractor's defects period ends, so nothing is missed.

Compare quotes — Free

Drop in two or three quotes and see what's missing and what looks high or low. An indicative first read, not a valuation.

Terms, plainly

Fixed when you sign

Set from your area, budget and visits. Your contract value and variations never move it.

Billed every 3 months

Your engineer's time is planned in 3-month blocks. Stop any time and the next block isn't charged. Paid blocks aren't refunded.

If the work runs late

Extra months at the one-visit rate for your project. We keep visiting as agreed.

Before work starts

Half the one-visit rate, for contract checks, approvals tracking and setting up your dashboard. The same rate covers monthly guidance after a Project roadmap.

Cameras

A one-off set-up, then monthly upkeep. The kit stays ours and leaves at handover, with a time-lapse of your build.

VAT

All prices exclude VAT at 5%.

Estimate your fee in two minutes.

Six questions at vakeel.ae/fees.html. It gives an estimate; your fee is set in your signed agreement.

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vakeel.ae

Published prices as at 6 October 2026, in UAE dirhams and excluding VAT at 5%. They may change without notice and are not an offer: your fee is set only in a signed agreement, after we've reviewed your project. Vakeel is an independent inspection service for villa owners in Dubai. We don't recommend contractors, and we never earn from anyone but you.