Project report: Empire Gardens

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Empire Gardens is listed as under construction in Dubai Land Residence Complex, Dubai, Dubai, UAE, by Empire. The handover date on record is December 2028. A permit number is published. Transparency score: 80 of 100, rank 231 of 1,004 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 21 Nov 2026.

Key facts

Developer: Empire
source: https://dubairealestateiq.com/project/empire-gardens

Location: Dubai Land Residence Complex, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/empire-gardens

Stage: under construction
source: https://dubairealestateiq.com/project/empire-gardens

Handover on record: December 2028
source: https://dubairealestateiq.com/project/empire-gardens

Permit or licence number: DLD project registration 4246
source: https://dubairealestateiq.com/project/empire-gardens

Price from: Registered sales from AED 770,000 to AED 3,200,000 (DLD, 15 Oct 2026 - 2 Nov 2026)
source: https://dubairealestateiq.com/project/empire-gardens

Payment plan: not published

Last checked: 21 Nov 2026

Page we read: https://dubairealestateiq.com/project/empire-gardens

Transparency checklist

Transparency score: 80 of 100. Rank 231 of 1004 in Dubai

[x] Developer identified by legal name: Legal name: Empire Gardens Real Estate Development L.L.C (DLD developer 2542)

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: DLD project registration 4246

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: December 2028

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

21 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/empire-gardens/

21 Nov 2026: Official register checked: Dubai DLD project register (published on dubairealestateiq.com)
https://kolaboro.com/registers/

Sources

https://dubairealestateiq.com/project/empire-gardens

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay. The live page has the latest data: https://kolaboro.com/projects/empire-gardens/

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