Project report: Lia

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

Certificate

In short

Lia is listed as under construction in Palm Deira, Dubai, UAE, by Avenew. The handover date on record is May 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 22 Nov 2026.

Key facts

Developer: Avenew
source: https://dubairealestateiq.com/project/lia

Location: Palm Deira, Dubai, UAE
source: https://dubairealestateiq.com/project/lia

Stage: under construction
source: https://dubairealestateiq.com/project/lia

Handover on record: May 2028
source: https://dubairealestateiq.com/project/lia

Permit or licence number: DLD project registration 4195
source: https://dubairealestateiq.com/project/lia

Price from: Registered sales from AED 2,200,000 to AED 12,000,000 (DLD, 2 Apr 2026 - 8 Sept 2026)
source: https://dubairealestateiq.com/project/lia

Payment plan: not published

Last checked: 22 Nov 2026

Page we read: https://dubairealestateiq.com/project/lia

Transparency checklist

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

[x] Developer identified by legal name: Legal name: Avenew Real Estate Development L.L.C (DLD developer 1511)

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

[x] Permit or licence number published: Number published: DLD project registration 4195

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

[x] Handover date published: Published: May 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

22 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/lia-dubai/

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

Sources

https://dubairealestateiq.com/project/lia

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/lia-dubai/

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