Project report: Mirdad

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

Certificate

In short

Mirdad is listed as under construction in Al Hebiah First, Dubai, Dubai, UAE, by Union Properties PJSC. The handover date on record is December 2028. A permit number is published. Transparency score: 75 of 100, rank 739 of 1,004 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 22 Nov 2026.

Key facts

Developer: Union Properties PJSC
source: https://dubairealestateiq.com/project/mirdad

Location: Al Hebiah First, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/mirdad

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

Handover on record: December 2028
source: https://dubairealestateiq.com/project/mirdad

Permit or licence number: DLD project registration 4158
source: https://dubairealestateiq.com/project/mirdad

Price from: Registered sales from AED 1,300,000 to AED 2,500,000 (DLD, 15 Sept 2026 - 28 Oct 2026)
source: https://dubairealestateiq.com/project/mirdad

Payment plan: not published

Last checked: 22 Nov 2026

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

Transparency checklist

Transparency score: 75 of 100. Rank 739 of 1004 in Dubai

[x] Developer identified by legal name: Legal name: Mirdad Real Estate Development L.L.C (DLD developer 2342)

[o] Developer found in an official company register: Not found in the global company register (GLEIF) under this exact name

[x] Permit or licence number published: Number published: DLD project registration 4158

[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

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

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

Sources

https://dubairealestateiq.com/project/mirdad

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/mirdad-dubai/
Free to share under CC BY 4.0, credit Kolaboro.