Project report: Oleander Residences by Yoo

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

Oleander Residences by Yoo is listed as under construction in Palm Deira, Dubai, UAE, by Gramercy. The handover date on record is April 2028. A permit number is published. Transparency score: 57 of 100, rank 1,038 of 1,154 in Dubai. 4 of 4 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

Developer: Gramercy
source: https://dubairealestateiq.com/developer/gramercy

Location: Palm Deira, Dubai, UAE
source: https://dubairealestateiq.com/developer/gramercy

Stage: under construction
source: https://dubairealestateiq.com/developer/gramercy

Handover on record: April 2028
source: https://dubairealestateiq.com/developer/gramercy

Permit or licence number: DLD project registration 4094
source: https://dubairealestateiq.com/developer/gramercy

Price from: not published

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://dubairealestateiq.com/developer/gramercy

Transparency checklist

Transparency score: 57 of 100. Rank 1038 of 1154 in Dubai

[x] Developer identified by legal name: Legal name: Gramercy Real Estate Development L.L.C (DLD developer 2462)

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

[x] Permit or licence number published: Number published: DLD project registration 4094

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

[x] Handover date published: Published: April 2028

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

[o] Deposit protection stated: No deposit protection stated in the pages we read

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

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

[?] Official lists screened: not screened yet

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

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

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/oleander-residences-by-yoo/

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

Sources

https://dubairealestateiq.com/developer/gramercy
https://dubairealestateiq.com/off-plan

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/oleander-residences-by-yoo/

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