Project report: Shione

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

Certificate

In short

Shione is listed as off-plan in Palm Deira, Dubai, UAE, by Lunai Real Estate Development L.L.C. The handover date on record is December 2030. 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: Lunai Real Estate Development L.L.C
source: https://dubairealestateiq.com/developer/lunai-real-estate-development-l-l-c

Location: Palm Deira, Dubai, UAE
source: https://dubairealestateiq.com/developer/lunai-real-estate-development-l-l-c

Stage: off-plan
source: https://dubairealestateiq.com/developer/lunai-real-estate-development-l-l-c

Handover on record: December 2030
source: https://dubairealestateiq.com/developer/lunai-real-estate-development-l-l-c

Permit or licence number: DLD project registration 4501
source: https://dubairealestateiq.com/developer/lunai-real-estate-development-l-l-c

Price from: not published

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://dubairealestateiq.com/developer/lunai-real-estate-development-l-l-c

Transparency checklist

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

[x] Developer identified by legal name: Legal name: Lunai Real Estate Development L.L.C (DLD developer 2477)

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

[x] Permit or licence number published: Number published: DLD project registration 4501

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

[x] Handover date published: Published: December 2030

[?] 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/shione-dubai/

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

Sources

https://dubairealestateiq.com/developer/lunai-real-estate-development-l-l-c
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/shione-dubai/

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