# Project report: Vestoria Bay

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

Certificate

## In short

Vestoria Bay is listed as under construction in Palm Deira, Dubai, UAE, by Ahmadyar. The handover date on record is November 2027. A permit number is published. Transparency score: 79 of 100, rank 372 of 1,004 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 23 Nov 2026.

## Key facts

Developer: Ahmadyar
source: https://dubairealestateiq.com/project/vestoria-bay

Location: Palm Deira, Dubai, UAE
source: https://dubairealestateiq.com/project/vestoria-bay

Stage: under construction
source: https://dubairealestateiq.com/project/vestoria-bay

Handover on record: November 2027
source: https://dubairealestateiq.com/project/vestoria-bay

Permit or licence number: DLD project registration 3858
source: https://dubairealestateiq.com/project/vestoria-bay

Price from: Registered sales from AED 1,400,000 to AED 2,900,000 (DLD, 12 Jun 2026 - 20 Oct 2026)
source: https://dubairealestateiq.com/project/vestoria-bay

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://dubairealestateiq.com/project/vestoria-bay

## Transparency checklist

**Transparency score: 79 of 100. Rank 372 of 1004 in Dubai**

[x] Developer identified by legal name: Legal name: Ahmadyar Real Estate Development L.L.C (DLD developer 1775)

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

[x] Permit or licence number published: Number published: DLD project registration 3858

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

[x] Handover date published: Published: November 2027

[?] 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

[?] 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

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/vestoria-bay/

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

## Sources

https://dubairealestateiq.com/project/vestoria-bay

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/vestoria-bay/

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