Project report: 31 Above by Beyond

Facts as published, each with its source. Built by Kolaboro on 18 Nov 2026 from its public data. No verdicts.

Certificate

In short

31 Above by Beyond is listed as under construction in Dubai Maritime City, Dubai, Dubai, UAE, by Beyond Developments. The handover date on record is December 2028. A permit number is published. Transparency score: 75 of 100, rank 271 of 482 in Dubai. 5 of 5 developer claims we tested are confirmed. Last checked 18 Nov 2026.

Key facts

Developer: Beyond Developments
source: https://dubairealestateiq.com/project/31-above-by-beyond

Location: Dubai Maritime City, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/31-above-by-beyond

Stage: under construction
source: https://dubairealestateiq.com/project/31-above-by-beyond

Handover on record: December 2028
source: https://dubairealestateiq.com/project/31-above-by-beyond

Permit or licence number: DLD project registration 4183
source: https://dubairealestateiq.com/project/31-above-by-beyond

Price from: not published

Payment plan: not published

Last checked: 18 Nov 2026

Page we read: https://dubairealestateiq.com/project/31-above-by-beyond

Transparency checklist

Transparency score: 75 of 100. Rank 271 of 482 in Dubai

[x] Developer identified by legal name: Legal name: Beyond Vespera Real Estate Development L.L.C (DLD developer 2416)

[o] Developer found in an official company register: Not found in GLEIF by exact legal name

[x] Permit or licence number published: Number published: DLD project registration 4183

[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

18 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/31-above-by-beyond/

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

Sources

https://dubairealestateiq.com/project/31-above-by-beyond

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/31-above-by-beyond/
Free to share under CC BY 4.0, credit Kolaboro.