Project report: Address Residences Zabeel

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

Certificate

In short

Address Residences Zabeel is listed as under construction in Zaabeel First, Dubai, UAE, by Emaar Properties. No handover date is published in the sources we read. A permit number is published. Transparency score: 61 of 100, rank 1,019 of 1,154 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

Developer: Emaar Properties
source: https://dubairealestateiq.com/project/address-residences-zabeel

Location: Zaabeel First, Dubai, UAE
source: https://dubairealestateiq.com/project/address-residences-zabeel

Stage: under construction
source: https://dubairealestateiq.com/project/address-residences-zabeel

Handover on record: not published
source: https://dubairealestateiq.com/project/address-residences-zabeel

Permit or licence number: DLD project registration 2957
source: https://dubairealestateiq.com/project/address-residences-zabeel

Price from: Registered sales from AED 2,000,000 to AED 6,200,000 (DLD, 29 Sept 2026 - 30 Oct 2026)
source: https://dubairealestateiq.com/project/address-residences-zabeel

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://dubairealestateiq.com/project/address-residences-zabeel

Transparency checklist

Transparency score: 61 of 100. Rank 1019 of 1154 in Dubai

[x] Developer identified by legal name: Legal name: Zabeel Square L.L.C (DLD developer 1212)

[x] Developer found in an official company register: GLEIF record, LEI 254900YWYEXYXK1BMP81

[x] Permit or licence number published: Number published: DLD project registration 2957

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

[o] Handover date published: No handover date in the pages we read

[o] Handover date record: No dated handover record

[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

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

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

Sources

https://dubairealestateiq.com/project/address-residences-zabeel

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/address-residences-zabeel/
Free to share under CC BY 4.0, credit Kolaboro.