Project report: Address the Bay

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

Certificate

In short

Address the Bay is listed as under construction in Dubai Marina, Dubai, Dubai, UAE, by Emaar Properties. The handover date on record is December 2026. A permit number is published. Transparency score: 81 of 100, rank 98 of 482 in Dubai. 6 of 10 developer claims we tested are confirmed. Last checked 17 Nov 2026.

Key facts

Developer: Emaar Properties
source: https://dubairealestateiq.com/project/address-the-bay

Location: Dubai Marina, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/address-the-bay

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

Handover on record: December 2026
source: https://dubairealestateiq.com/project/address-the-bay

Permit or licence number: DLD project registration 2397
source: https://dubairealestateiq.com/project/address-the-bay

Price from: Registered sales from AED 2,300,000 to AED 19,000,000 (DLD, 31 Jul 2026 - 28 Oct 2026)
source: https://dubairealestateiq.com/project/address-the-bay

Payment plan: not published

Last checked: 17 Nov 2026

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

Transparency checklist

Transparency score: 81 of 100. Rank 98 of 482 in Dubai

[x] Developer identified by legal name: Legal name: Emaar Development P.J.S.C.

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

[x] Permit or licence number published: Number published: DLD project registration 2397

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

[x] Handover date published: Published: December 2026

[?] 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: Official register checked: Dubai DLD project register (published on dubairealestateiq.com)
https://kolaboro.com/registers/

17 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/address-the-bay/

Sources

https://dubairealestateiq.com/project/address-the-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/address-the-bay/
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