Project report: Art House Hills by Adaan and Tuscany

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

Certificate

In short

Art House Hills by Adaan and Tuscany is listed as under construction in Arjan, Dubai, UAE, by Art House Hills Residences. The handover date on record is December 2028. 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: Art House Hills Residences
source: https://dubairealestateiq.com/project/art-house-hills-by-adaan-and-tuscany

Location: Arjan, Dubai, UAE
source: https://dubairealestateiq.com/project/art-house-hills-by-adaan-and-tuscany

Stage: under construction
source: https://dubairealestateiq.com/project/art-house-hills-by-adaan-and-tuscany

Handover on record: December 2028
source: https://dubairealestateiq.com/project/art-house-hills-by-adaan-and-tuscany

Permit or licence number: DLD project registration 4235
source: https://dubairealestateiq.com/project/art-house-hills-by-adaan-and-tuscany

Price from: Registered sales from AED 835,000 to AED 2,000,000 (DLD, 18 Jul 2026 - 26 Oct 2026)
source: https://dubairealestateiq.com/project/art-house-hills-by-adaan-and-tuscany

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://dubairealestateiq.com/project/art-house-hills-by-adaan-and-tuscany

Transparency checklist

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

[x] Developer identified by legal name: Legal name: Art House Hills Residences Development L.L.C (DLD developer 2530)

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

[x] Permit or licence number published: Number published: DLD project registration 4235

[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

[?] 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/art-house-hills-by-adaan-and-tuscany/

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

Sources

https://dubairealestateiq.com/project/art-house-hills-by-adaan-and-tuscany

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/art-house-hills-by-adaan-and-tuscany/
Free to share under CC BY 4.0, credit Kolaboro.