Project report: Avarra by Palace

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

Certificate

In short

Avarra by Palace is listed as under construction in Business Bay, Dubai, Dubai, UAE, by Emaar Properties. The handover date on record is June 2031. A permit number is published. Transparency score: 81 of 100, rank 98 of 482 in Dubai. 8 of 8 developer claims we tested are confirmed. Last checked 18 Nov 2026.

Key facts

Developer: Emaar Properties
source: https://dubairealestateiq.com/project/avarra-by-palace

Location: Business Bay, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/avarra-by-palace

Stage: under construction
source: https://dubairealestateiq.com/project/avarra-by-palace

Handover on record: June 2031
source: https://dubairealestateiq.com/project/avarra-by-palace

Permit or licence number: DLD project registration 4227
source: https://dubairealestateiq.com/project/avarra-by-palace

Price from: Registered sales from AED 2,200,000 to AED 13,900,000 (DLD, 22 Apr 2026 - 29 Oct 2026)
source: https://dubairealestateiq.com/project/avarra-by-palace

Payment plan: not published

Last checked: 18 Nov 2026

Page we read: https://dubairealestateiq.com/project/avarra-by-palace

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. (DLD developer 1211)

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

[x] Permit or licence number published: Number published: DLD project registration 4227

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

[x] Handover date published: Published: June 2031

[?] 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/avarra-by-palace/

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

Sources

https://dubairealestateiq.com/project/avarra-by-palace

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/avarra-by-palace/
Free to share under CC BY 4.0, credit Kolaboro.