Project report: Ayaan Heights I

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

Certificate

In short

Ayaan Heights I is listed as under construction in Bukadra, Dubai, Dubai, UAE, by IGO. The handover date on record is March 2028. A permit number is published. Transparency score: 64 of 100, rank 929 of 1,004 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: IGO
source: https://dubairealestateiq.com/project/ayaan-heights-i

Location: Bukadra, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/ayaan-heights-i

Stage: under construction
source: https://dubairealestateiq.com/project/ayaan-heights-i

Handover on record: March 2028
source: https://dubairealestateiq.com/project/ayaan-heights-i

Permit or licence number: DLD project registration 3610
source: https://dubairealestateiq.com/project/ayaan-heights-i

Price from: Registered sale of AED 1,500,000 (DLD, 14 May 2026)
source: https://dubairealestateiq.com/project/ayaan-heights-i

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://dubairealestateiq.com/project/ayaan-heights-i

Transparency checklist

Transparency score: 64 of 100. Rank 929 of 1004 in Dubai

[o] Developer identified by legal name: No legal company name in the pages we read

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

[x] Permit or licence number published: Number published: DLD project registration 3610

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

[x] Handover date published: Published: March 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/ayaan-heights-i/

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

Sources

https://dubairealestateiq.com/project/ayaan-heights-i

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/ayaan-heights-i/
Free to share under CC BY 4.0, credit Kolaboro.