Project report: Bay Estate

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

Certificate

In short

Bay Estate is listed as off-plan in Palm Deira, Dubai, Dubai, UAE, by Nakheel. The handover date on record is August 2030. A permit number is published. Transparency score: 75 of 100, rank 271 of 482 in Dubai. 5 of 5 developer claims we tested are confirmed. Last checked 18 Nov 2026.

Key facts

Developer: Nakheel
source: https://dubairealestateiq.com/project/bay-estate

Location: Palm Deira, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/bay-estate

Stage: off-plan
source: https://dubairealestateiq.com/project/bay-estate

Handover on record: August 2030
source: https://dubairealestateiq.com/project/bay-estate

Permit or licence number: DLD project registration 4553
source: https://dubairealestateiq.com/project/bay-estate

Price from: not published

Payment plan: not published

Last checked: 18 Nov 2026

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

Transparency checklist

Transparency score: 75 of 100. Rank 271 of 482 in Dubai

[x] Developer identified by legal name: Legal name: Dubai Islands L.L.C (DLD developer 105)

[o] Developer found in an official company register: Not found in GLEIF by exact legal name

[x] Permit or licence number published: Number published: DLD project registration 4553

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

[x] Handover date published: Published: August 2030

[?] 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/bay-estate/

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

Sources

https://dubairealestateiq.com/project/bay-estate

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/bay-estate/
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