Project report: Bayview

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

Certificate

In short

Bayview is listed as under construction in Dubai Marina, Dubai, Dubai, UAE, by Emaar Properties. The handover date on record is July 2028. 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/bayview

Location: Dubai Marina, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/bayview

Stage: under construction
source: https://dubairealestateiq.com/project/bayview

Handover on record: July 2028
source: https://dubairealestateiq.com/project/bayview

Permit or licence number: DLD project registration 2646
source: https://dubairealestateiq.com/project/bayview

Price from: Registered sales from AED 182,000 to AED 21,000,000 (DLD, 4 Jun 2026 - 29 Oct 2026)
source: https://dubairealestateiq.com/project/bayview

Payment plan: not published

Last checked: 18 Nov 2026

Page we read: https://dubairealestateiq.com/project/bayview

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 2646

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

[x] Handover date published: Published: July 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

[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/bayview-dubai/

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

Sources

https://dubairealestateiq.com/project/bayview

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/bayview-dubai/
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