Project report: Butterfly

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

Certificate

In short

Butterfly is listed as under construction in Arjan, Dubai, Dubai, UAE, by Al Sayyah. The handover date on record is January 2029. 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: Al Sayyah
source: https://dubairealestateiq.com/project/butterfly

Location: Arjan, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/butterfly

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

Handover on record: January 2029
source: https://dubairealestateiq.com/project/butterfly

Permit or licence number: DLD project registration 3060
source: https://dubairealestateiq.com/project/butterfly

Price from: Registered sales from AED 829,000 to AED 2,100,000 (DLD, 3 Jun 2026 - 7 Sept 2026)
source: https://dubairealestateiq.com/project/butterfly

Payment plan: not published

Last checked: 23 Nov 2026

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

Transparency checklist

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

[x] Developer identified by legal name: Legal name: Desert Falcon Real Estate Development L.L.C (DLD developer 1259)

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

[x] Permit or licence number published: Number published: DLD project registration 3060

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

[x] Handover date published: Published: January 2029

[?] 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/butterfly-dubai/

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

Sources

https://dubairealestateiq.com/project/butterfly

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/butterfly-dubai/

Free to share under CC BY 4.0, credit Kolaboro.