Project report: Cove Edition III by Imtiaz

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

Certificate

In short

Cove Edition III by Imtiaz is listed as under construction in Dubailand (DLRC), Dubai, Dubai, UAE, by Imtiaz Developments. The handover date on record is Q4 2026. A permit number is published. Transparency score: 86 of 100, rank 31 of 482 in Dubai. 7 of 14 developer claims we tested are confirmed. Last checked 17 Nov 2026.

Key facts

Developer: Imtiaz Developments
source: https://imtiaz.ae/property/cove-edition-iii-by-imtiaz

Location: Dubailand (DLRC), Dubai, Dubai, UAE
source: https://imtiaz.ae/property/cove-edition-iii-by-imtiaz

Stage: under construction
source: https://imtiaz.ae/property/cove-edition-iii-by-imtiaz

Handover on record: Q4 2026
source: https://imtiaz.ae/property/cove-edition-iii-by-imtiaz

Permit or licence number: DLD project registration 3466
source: https://imtiaz.ae/property/cove-edition-iii-by-imtiaz

Price from: Registered sales from AED 649,000 to AED 1,500,000 (DLD, 10 May 2026 - 8 Oct 2026)
source: https://imtiaz.ae/property/cove-edition-iii-by-imtiaz

Payment plan: • 50/50 Plan: 20% on booking (December 2024), followed by construction-linked installments, with 50% payable on completion in November 2026
source: https://imtiaz.ae/property/cove-edition-iii-by-imtiaz

Last checked: 17 Nov 2026

Page we read: https://imtiaz.ae/property/cove-edition-iii-by-imtiaz

Transparency checklist

Transparency score: 86 of 100. Rank 31 of 482 in Dubai

[x] Developer identified by legal name: Legal name: Imtiaz Real Estate Investment & Development L.L.C (DLD developer 1129)

[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 3466

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

[x] Handover date published: Published: Q4 2026

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[x] Address or plot location published: Precise enough for a map pin

[~] Developer website health: answers; valid TLS certificate; domain expiry within 60 days or unknown; lookalike-domain notice on record

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

17 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/cove-edition-iii-by-imtiaz/

Sources

https://imtiaz.ae/property/cove-edition-iii-by-imtiaz

https://dubairealestateiq.com/developer/imtiaz
https://dubairealestateiq.com/project/cove-edition-residence-3-by-imtiaz

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/cove-edition-iii-by-imtiaz/
Free to share under CC BY 4.0, credit Kolaboro.