Project report: Edgewater Residences 3

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

Certificate

In short

Edgewater Residences 3 is listed as under construction in Palm Deira, Dubai, Dubai, UAE, by M G S. The handover date on record is January 2027. 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: M G S
source: https://dubairealestateiq.com/project/edgewater-residences-3

Location: Palm Deira, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/edgewater-residences-3

Stage: under construction
source: https://dubairealestateiq.com/project/edgewater-residences-3

Handover on record: January 2027
source: https://dubairealestateiq.com/project/edgewater-residences-3

Permit or licence number: DLD project registration 3177
source: https://dubairealestateiq.com/project/edgewater-residences-3

Price from: Registered sales from AED 2,200,000 to AED 3,000,000 (DLD, 27 Mar 2026 - 10 Sept 2026)
source: https://dubairealestateiq.com/project/edgewater-residences-3

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://dubairealestateiq.com/project/edgewater-residences-3

Transparency checklist

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

[x] Developer identified by legal name: Legal name: M G S Development L.L.C (DLD developer 1624)

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

[x] Permit or licence number published: Number published: DLD project registration 3177

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

[x] Handover date published: Published: January 2027

[?] 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/edgewater-residences-3/

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

Sources

https://dubairealestateiq.com/project/edgewater-residences-3

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/edgewater-residences-3/
Free to share under CC BY 4.0, credit Kolaboro.