Project report: Elinor

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

Certificate

In short

Elinor is listed as off-plan in Madinat Al Mataar, Dubai, Dubai, UAE, by Zoya. The handover date on record is June 2028. A permit number is published. Transparency score: 80 of 100, rank 231 of 948 in Dubai. 5 of 5 developer claims we tested are confirmed. Last checked 22 Nov 2026.

Key facts

Developer: Zoya
source: https://dubairealestateiq.com/project/elinor

Location: Madinat Al Mataar, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/elinor

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

Handover on record: June 2028
source: https://dubairealestateiq.com/project/elinor

Permit or licence number: DLD project registration 4513
source: https://dubairealestateiq.com/project/elinor

Price from: Registered sales from AED 680,000 to AED 1,100,000 (DLD, 2 Nov 2026)
source: https://dubairealestateiq.com/project/elinor

Payment plan: not published

Last checked: 22 Nov 2026

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

Transparency checklist

Transparency score: 80 of 100. Rank 231 of 948 in Dubai

[x] Developer identified by legal name: Legal name: Zoya One Real Estate Developments L.L.C (DLD developer 1816)

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

[x] Permit or licence number published: Number published: DLD project registration 4513

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

[x] Handover date published: Published: June 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

22 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/elinor-dubai/

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

Sources

https://dubairealestateiq.com/project/elinor

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/elinor-dubai/

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