Project report: Elmora

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

Certificate

In short

Elmora is listed as under construction in Al Satwa, Dubai, Dubai, UAE, by Neoterra. The handover date on record is February 2028. A permit number is published. Transparency score: 79 of 100, rank 372 of 948 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: Neoterra
source: https://dubairealestateiq.com/project/elmora

Location: Al Satwa, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/elmora

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

Handover on record: February 2028
source: https://dubairealestateiq.com/project/elmora

Permit or licence number: DLD project registration 4088
source: https://dubairealestateiq.com/project/elmora

Price from: Registered sales from AED 1,200,000 to AED 1,900,000 (DLD, 9 May 2026 - 3 Jul 2026)
source: https://dubairealestateiq.com/project/elmora

Payment plan: not published

Last checked: 23 Nov 2026

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

Transparency checklist

Transparency score: 79 of 100. Rank 372 of 948 in Dubai

[x] Developer identified by legal name: Legal name: Neoterra Real Estate Development L.L.C (DLD developer 2341)

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

[x] Permit or licence number published: Number published: DLD project registration 4088

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

[x] Handover date published: Published: February 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

[?] 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/elmora-dubai/

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

Sources

https://dubairealestateiq.com/project/elmora

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/elmora-dubai/

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